# Regular City Commission Meeting
# Agenda
**October 11, 2021**

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|---|---|
| **Mayor Gib Coerper** | **City Manager Mike DaRoza** |
| **Vice Mayor Shirley Green Brown** | City Attorney Marian Rush |
| Commissioner Jennifer Blalock | |
| Commissioner Dayna Miller | |
| Commissioner Robert Wilford | |

The City Commission will conduct a
## Regular City Commission Meeting
**At 6:00 PM**
to address the item(s) below.

**Meeting Date:** October 11, 2021

**Meeting Location:** James A Lewis Commission Chambers
15100 NW 142 Ter.

## City Commission Meeting

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

### CALL TO ORDER

### INVOCATION

### PLEDGE TO THE FLAG

### APPROVAL OF THE AGENDA

### APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

## I. SPECIAL PRESENTATIONS

**A.** Legacy Summer Camp Artwork Certificate Presentation

**B.** Colonial Heritage Month

**C.** National Community Planning Month Proclamation

**D.** Florida City Government Week Proclamation 2021

**E.** White Cane Safety Month Proclamation

**F.** Red Ribbon Week Proclamation

**G.** 2021 National Breast Cancer Awareness Month & Alachua Goes Pink! Proclamation

## II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

## III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

**A.** North Central Florida Regional Planning Council (NCFRPC) Report

## IV. PUBLIC HEARINGS AND ORDINANCES

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

**A.** Ordinance 21-09, Second Reading: Large Scale Comprehensive Plan Amendment (LSCPA) - A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres. Tax Parcel Number 05970-004-000 (Legislative Hearing).

**B.** Ordinance 21-10, Second Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning): - A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres. Tax Parcel Number 05970-004-000 (Quasi-Judicial Hearing).

**C.** Ordinance 22-01, Second Reading: Land Development Regulations (LDR) Text Amendment: Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., to amend or create the following Sections of the City of Alachua LDRs: 2.4.10(B)(3); 3.5.2(F); 4.1.1; 4.3.1(A)(5); 5.1.3; 6.1.4(B)(1); 6.2.2(B); 6.2.2(D)(3)(c); 7.2.4(A)(2); 7.3.1(B)(1); and 10.2; and amending Tables 4.1-1; 5.1-3; 6.1-1; 6.2-2; 7.3-1; and Table 7.3-2 (Legislative Hearing).

**D.** Public Hearing – Florida Community Development Block Grant - Coronavirus (CDBG-CV) Program

## V. AGENDA ITEMS

**A.** Resolution 22-01: Foundation Park Phase 2 Off-Site Tree Mitigation Request

**B.** Power Purchase Agreement with FPL

## 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

September 27, 2021 City Commission Meeting Minutes

City of ALACHUA
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** 10/11/2021
**SUBJECT:** Legacy Summer Camp Artwork Certificate Presentation
**PREPARED BY:** Brenda Phillips, Staff Assistant to Deputy City Clerk

**RECOMMENDED ACTION:**
Mayor Coerper and Ladtetre McCLain to present certificates to the students.

## Summary

In Recognition of the student artists, we are presenting art certificates to Legacy Summer Camp students who had their artwork featured on display in the foyer of City Hall.

City of ALACHUA
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** 10/11/2021
**SUBJECT:** Colonial Heritage Month
**PREPARED BY:** LeAnne Williams, Deputy City Clerk

**RECOMMENDED ACTION:**
Mayor Coerper read the proclamation and present it to President Kaye Hall.

## Summary

National Colonial Heritage month brings to mind the first courageous settlers who arrived in America and who determined the direction for the formation of our country. It is a reminder to uphold and continue the values of our ancestors to love our country, obey its laws, respect its flag, and defend it against all enemies. Kaye Hall, President of the Abraham Venable I Chapter National Society Colonial Dames XVII Century is here to receive the Colonial Heritage Month proclamation.

**ATTACHMENTS:**

Description

- Proclamation

# *City of Alachua, Florida*

## *Office of Mayor Gib Coerper*

## PROCLAMATION

***WHEREAS***, Abraham Venable I Chapter of the National Society Colonial Dames XVII (17) Century of Gainesville, FL is locally sponsoring National Colonial Heritage Month during the month of October 2021; and,

***WHEREAS***, National Colonial Heritage Month brings to mind the first courageous settlers who arrived in America and who determined the direction for the formation of our country; and

***WHEREAS***, The members of this Society, by virtue of their lineal descent from those early arrivals, feel an obligation to work for the preservation of the priceless legacy that these early arrivals left to all American citizens; and

***WHEREAS***, They continue to convey the true meaning of the inheritance by reminding us that our privilege to live in a free country has stemmed from "loving our country, obeying its laws, respecting its flag and defending it against all enemies"

***NOW, THEREFORE***, I, Gib Coerper, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **October** as

*COLONIAL HERITAGE MONTH*

***IN WITNESS WHEREOF,*** I have hereunto set my hand this 11th day of October, 2021, and encourage all Citizens of the City of Alachua to observe this month as a means of reinforcing the priceless legacy that we inherit with our citizenship, in order to help preserve our rich culture and heritage with deep respect for the principles upon which our great country was founded.

ATTEST:

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Gib Coerper, Mayor

City of ALACHUA
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** 10/11/2021
**SUBJECT:** National Community Planning Month Proclamation
**PREPARED BY:** LeAnne Williams, Deputy City Clerk

**RECOMMENDED ACTION:**
Mayor Coerper to read the proclamation and present it to Kathy Winburn, Planning and Community Development Director.

## Summary

Community planning can be summarized as a process by which comprehensive, community-focused choices are made to enhance the spaces where people live, work, and play. While many people may not notice it, planning has a significant impact on their day-to-day life. From where they live, to how they commute, to the type of home they live in, planning plays a vital role in a person's life and well-being.

Established in 2006, National Community Planning Month is celebrated each October as a way to highlight the role of planners and the importance of good planning in our communities.

Through planning, strategic investments in innovation and infrastructure can boost the economy and strengthen communities. Planning helps leverage public and private funds that lead to business growth, job creation, robust infrastructure, and economically resilient communities. Planners help create communities of lasting value. Community Planning Month provides an opportunity to acknowledge the dedication of our communities' planners to the betterment of their community. Community Planning Month also provides an opportunity to acknowledge the contributions made by involved community members who volunteer to serve on the City's Planning & Zoning Board, and to thank them for their contributions to creating a vibrant community for others to live, work, and play.

**FINANCIAL IMPACT:** No

**BUDGETED:** No

**ATTACHMENTS:**

Description

- Proclamation - Community Planning Month 2021

# *City of Alachua, Florida*

## Office of Mayor *Gib Coerper*

## PROCLAMATION

***WHEREAS***, change is constant and affects all cities, towns, suburbs, counties and rural areas; and

***WHEREAS***, community planning and planners help manage this change in a way that provides better choices for how people live, work and play; and

***WHEREAS***, community planning provides an opportunity for residents to be involved in the decision-making process that determines the shared vision of their neighborhoods; and

***WHEREAS***, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

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

***WHEREAS***, the American Planning Association and its professional institute, the American Institute of Certified Planners, endorse National Community Planning Month as an opportunity to highlight the contributions sound planning and plan implementation make to the quality of our neighborhoods and environment;

***WHEREAS,*** the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of the Planning and Zoning Board who have contributed their time and expertise to the planning process in the City of Alachua; and

***WHEREAS,*** we recognize the many valuable contributions made by professional community and regional planners of the State of Florida and extend our thanks for the continued commitment to public service by these professionals;

***NOW, THEREFORE***, I, Gib Coerper, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim October as

***Community Planning Month in the City of Alachua, in conjunction with the celebration of National Community Planning Month***

***IN WITNESS WHEREOF***, I have hereunto set my hand this 11th day of October, 2021.

ATTEST:

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Gib Coerper, Mayor

City of ALACHUA
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** 10/11/2021
**SUBJECT:** Florida City Government Week Proclamation 2021
**PREPARED BY:** LeAnne Williams, Deputy City Clerk

**RECOMMENDED ACTION:**
Mayor to read the Proclamation and proclaim Oct. 18-24 as Florida City Government Week.

## Summary

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

Florida City Government Week is an opportunity to help residents become more informed about the many services we provide, which will lead to more knowledgeable citizen participation in the future. Florida City Government Week is October 18 through October 24, 2021.

**ATTACHMENTS:**

Description

- Proclamation

# *City of Alachua, Florida*

**Office of Mayor** *Gib Coerper*

## PROCLAMATION

***WHEREAS***, city government is the government closest to most citizens, and the one with the most direct daily impact upon its residents; and

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

***HEREAS***, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

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

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

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

***WHEREAS***, that the City of Alachua does support and encourage all city governments to actively promote and sponsor "Florida City Government Week."

***NOW, THEREFORE***, I, Gib Coerper, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **October 18-24, 2021** as

*Florida City Government Week*

***IN WITNESS WHEREOF***, I have hereunto set my hand this 11th day of October 2021

ATTEST:

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Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** 10/11/2021
**SUBJECT:** White Cane Safety Month Proclamation
**PREPARED BY:** LeAnne Williams, Deputy City Clerk

**RECOMMENDED ACTION:**
Mayor to read the proclamation and present it to the Alachua Lions Club.

## Summary

"White canes" are the universally recognized symbol identifying the blind or visually impaired. Since 1964, by a joint resolution of the U.S. Congress, October 15th of each year has been designated White Cane Safety Day. Further, the month of October each year is also designated as White Cane Safety Month.

The Lions Club is known internationally for its commitment to the prevention of blindness and to improve eye health and eye care. The Alachua Lions Club each years sponsor a public awareness campaign and White Cane Awareness Walk to publicize its support of Florida's "White Cane Law" that requires vehicles to stop when an individual guided by a guide dog or carrying a white cane is crossing a public street or highway.

Proclaiming October as White Cane Safety Month and October 15th as White Cane Safety Day is a way to show the City's commitment to making the public aware of the "White Cane Law" and to the safety of the blind and visually impaired on Alachua's public streets.

**ATTACHMENTS:**

Description

- Proclamation

# *City of Alachua, Florida*

## Office of Mayor *Gib Coerper*

## PROCLAMATION

***WHEREAS***, The Alachua Lions Club is a service club that empowers volunteers to serve their communities, including the challenge to prevent blindness and improve eye health and eye care; and

***WHEREAS***, The use of a guide dog or white cane is universally recognized as a mobility aid for the blind; and

***WHEREAS***, State of Florida Statute 316.1301, also known as the "White Cane Law" requires that vehicles stop when an individual guided by a guide dog or carrying a white cane is crossing a public street or highway; and

***WHEREAS***, October 15th of each year has been celebrated since 1964 by a joint resolution of the U.S. Congress as White Cane Safety Day; and

***WHEREAS***, It is the desire of the members of the Alachua Lions Club to make the public aware of the "White Cane Law" and the necessity of its observance to assure the safety of individuals who are blind or visually impaired on the City of Alachua public streets: and

***NOW, THEREFORE***, I, Gib Coerper, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **October, 2021** as

## *White Cane Safety Day*

***IN WITNESS WHEREOF***, I have hereunto set my hand this 11th day of October, 2021

ATTEST:

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Gib Coerper, Mayor

# Commission Agenda Item

**MEETING DATE:** 10/11/2021
**SUBJECT:** Red Ribbon Week Proclamation
**PREPARED BY:** LeAnne Williams, Deputy City Clerk

**RECOMMENDED ACTION:**
Read the Proclamation and declare October 18 - 24, 2021 as Reb Ribbon Week.

## Summary

National Family Partnership was established as a grassroots, non-profit organization in 1980 by a handful of concerned and determined parents who were convinced they should begin to play a leadership role in drug prevention.
In 1988, NFP sponsored the first National Red Ribbon Celebration. Today, the Red Ribbon serves as a catalyst to mobilize communities to educate youth and encourage participation in drug prevention activities. Since its beginning in 1985, the Red Ribbon Campaign has touched the lives of millions of people around the world.
The 2021 Red Ribbon Campaign theme is, "Your future is key, so stay drug free."

**ATTACHMENTS:**

Description

- Proclamation

# *City of Alachua, Florida*

## *Office of Mayor Gib Coerper*

## PROCLAMATION

***WHEREAS***, Communities across America have been plagued by problems associated with illicit drug use and thise that traffic in them; and

***WHEREAS***, There is hope in winning the war on drugs through edication and drug demand reduction, coupled with the hard wirk and determination of civic organizations and schools; and

***WHEREAS***, Governments and community leaders know that citizen support is one of the most effective tools in the effort to reduce the use of illicit drugs in our communities; and

***WHEREAS***, The Red Ribbon Week Campaign was established by Congress to encourage drug-free lifestyle, drug prevention and reduction efforts which will be celebrated in communities across America the week of October 23-31, 2021.

***NOW, THEREFORE***, I, Gib Coerper, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **October 23-31, 2021** as

*Red Ribbon Week*

***IN WITNESS WHEREOF***, I have hereunto set my hand this 11th day of October, 2021

ATTEST:

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Gib Coerper, Mayor

# Commission Agenda Item

**MEETING DATE:** 10/11/2021
**SUBJECT:** 2021 National Breast Cancer Awareness Month & Alachua Goes Pink! Proclamation
**PREPARED BY:** LeAnne Williams, Deputy City Clerk

**RECOMMENDED ACTION:**
Mayor to read proclamation declaring October 2021 as National Breast Cancer Awareness Month & Alachua Goes Pink!

## Summary

Each year, October is recognized as National Breast Cancer Awareness month. We honor those who have lost lives to breast cancer, and recognize the survivors who still engage in the battle. Additionally, the third Friday of October is National Mammography Day, to encourage preventative care for early detection. In support of these efforts, the City of Alachua launches its annual "Alachua Goes Pink!" campaign. Pink ribbons are placed on all City fleet vehicles, APD specially decals one of its traffic units and staff members wear commemorative bracelets and pins.

**FINANCIAL IMPACT:** No

**COMMISSION GOALS:**
Quality of Life

**ATTACHMENTS:**

Description

- Proclamation

# *City of Alachua, Florida*

## Office of Mayor *Gib Coerper*

## PROCLAMATION

*WHEREAS*, October 2021 is National Breast Cancer Awareness Month; and

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

*WHEREAS*, one in eight American women are affected by breast cancer, and when breast cancer is detected early, and is in the localized stage, the 5-year relative survival rate is 100%; and

*WHEREAS*, October 16th, 2021, is National Mammography Day, to serve as a reminder to all women and those that love them, that the best defense is early detection, and that a mammogram can often detect a problem before there is any outward physical sign; and

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

*NOW, THEREFORE*, I, Gib Coerper, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **October 2021,** as

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

*IN WITNESS WHEREOF*, I have hereunto set my hand this 11th day of October, 2021

ATTEST:

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Gib Coerper, Mayor

City of ALACHUA
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** 10/11/2021
**SUBJECT:** North Central Florida Regional Planning Council (NCFRPC) Report
**PREPARED BY:** LeAnne Williams, Deputy City Clerk

**RECOMMENDED ACTION:**
Receive the reports.

## Summary

Commissioner Wilford serves as the City Commission liaison with the North Central Florida Regional Planning Council (NCFRPC). He has provided the attached reports of the August 26, 2021, and September 23, 2021, meetings.

**ATTACHMENTS:**

Description

- NCFRPC Report

**NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL (NCFRPC)**
**MEETING NOTES (UNOFFICIAL)**

**AUGUST 26, 2021**
**SEPTEMBER 23, 2021**

**ROBERT W. WILFORD, COMMISSIONER**
**(ALACHUA CITY COMMISSION DELEGATE TO NCFRPC)**

**ALACHUA CITY COMMISSION MEETING**

**OCTOBER 11, 2021**

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***NOTE:*** There are twelve (12) member Counties in NCFRPC: Alachua, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Madison, Suwannee, Taylor, and Union. In addition, there are fourteen (14) member Municipalities in NCFRPC: Alachua, Archer, Gainesville, Hawthorne, High Springs, Jasper, Lake Butler, Lake City, Live Oak, Madison, Newberry, Perry, Starke, and Waldo.

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***Call to Order. Commissioner Anthony Adams, Lafayette County Board of County Commissioners, Council Vice Chair,*** called the August 26, 2021, Council meeting to order at 7:02 p.m. ***Commissioner Thomas Demps, Taylor County Board of County Commissioners,*** called the September 23, 2021, Council meeting to order at 7:03 p.m. These meetings were virtually conducted due to the COVID-19 pandemic.

***Determining a Quorum. Scott Koons, Council Executive Director,*** verified which Council members were virtually in attendance at these meetings to determine if a quorum had been achieved. After a roll call was conducted confirming a sufficient number of members were virtually present to conduct each meeting, a quorum was declared in accordance with the provisions delineated in the Council's *Bylaws.*

***Procedural Clarification Regarding Council and Public Participation in the Virtual Meetings.*** The procedures for Council members in making motions, seconds to motions, and other comments during these meetings remained the same. In addition, the procedures for guests in attendance desiring to make comments in addressing the Council also remained the same. These procedures have been articulated at a number of meetings over the past several years.

***Invocation. Vice Chair Adams*** delivered the invocation at the August 26, 2021, meeting. ***Chair Demps*** delivered the invocation at the September 23, 2021, meeting.

***Pledge of Allegiance.*** Council members, Ex-officio members, and guests recited the *Pledge of Allegiance* at both meetings to honor the United States of America.

***Introduction of Ex-officio Members and Guests.*** Ex-officio members and guests who were in attendance at each meeting were recognized.

***Approval of Consent Agenda.*** The following consent agenda items for each meeting were ***approved unanimously.***

- Minutes of the July 22, 2021, meeting
- Monthly Financial Report for July 2021
- Agreement with the Florida Division of Emergency Management for Hazardous Materials Emergency Preparedness - FY 21/22
- Local Government Comprehensive Planning Services Agreements for FY 21/22
- Hazardous Waste Monitoring Verification and Notification Services Agreements for FY 21/21
- Community Development Block Grant (CDBG) FY 19 Administrative Services Agreement for Madison County
- Transportation Disadvantaged Local Coordinating Board Appointments
- Minutes of the August 26, 2021, meeting
- Monthly Financial Report for August 2021
- Agreement with the Tampa Bay Regional Planning Council concerning Economic Modeling

***Approval of Regular Agenda.*** The regular agenda for each meeting was ***approved unanimously.***

***Guest Speaker (August 26, 2021). Jonathan Guarine, Florida Tax Watch, Research Economist,*** briefed the Council regarding the vital role *Tax Watch* plays in Florida's economy by analyzing tax retrieval and spending data and also serving as a *Watchdog* in Tallahassee.

***Guest Speaker (September 23, 2021). Jennifer King, Strategic Intermodal System Planning Manager, Florida Department of Transportation,*** briefed the Council on the Department's *Strategic Intermodal System (SIS)* which is Florida's established high priority network for facilities regarding the importance to the State's economy and mobility. It provides a basis and focus for implementing the *Florida Transportation Plan* which serves as Florida's long-range transportation vision and policy plan.

***Vice Chair and Chair Reports for August and September.***

- ***A*** *Resolution of Appreciation* was considered for ***Deweece Ogden*** who served as the voting member for the *Florida Health Care Administration* for several *Local Transportation Disadvantaged Local Coordinating Boards* in the Council's service area. This motion was ***approved unanimously.***

- ***In*** *Memoria, the* Council payed tribute to ***Commissioner Mike Joyner, Levy County Board of County Commissioners,*** who died on August 4, 2021, due to complications from COVID-19. ***Commissioner Joyner*** had served as a County Commissioner since 2010 and was previously a law enforcement officer for 32 years. In 2017, the *Florida Intelligence Unit,* a statewide training organization for law enforcement officers, established the *Mike Joyner Law Enforcement Officer of the Year Award* to honor officers who go above and beyond the call of duty. As directed by the Governor, the flags of the United States and the State of Florida were flown at half-staff at the Levy County Court House, and at the Levy County Courthouse in Bronson, the City Hall of Williston, and the State Capitol in Tallahassee, from sunrise to sunset on Wednesday, August 11, 2021, in honor of ***Commissioner Joyner.*** A truly remarkable servant leader, he will be remembered for his untiring commitment as an advocate for the people he protected and represented.

- ***A*** *Certificate of Service* was awarded to ***Kevin Parrish, Technology and Property Management Director,*** for his 35 years of dedicated service on the Council.

***Vice Chair and Chair Executive Committee Reports.***

- ***An*** *Assigned Fund Balance* in the amount of $3,000 was considered to increase the *Capital Reserve Fund Balance* for accumulated depreciation and equipment costs. This motion was ***approved unanimously.***

- ***A*** *Proclamation* proclaiming October 2021 as *Community Planning Month* was considered. This motion was ***approved unanimously.***

- ***A*** *Proclamation* proclaiming October 1, 2021, as *Manufacturing Day* was considered. This motion was ***approved unanimously.***

- ***A*** *Proclamation* proclaiming October 18 - 24, 2021, as *Florida City Government Week,* was considered. This motion was ***approved unanimously.***

- ***An*** *Engagement Letter* for FY 20/21 with the auditing firm of ***Powell and Jones, Certified Public Accountants,*** was considered. This motion was ***approved unanimously.***

- ***An*** *Unassigned Fund Balance* in the amount of $557.89 was considered to increase the *Unemployment Compensation Benefits Fund Balance* for unemployment compensation benefits. This motion was ***approved unanimously.***

- ***The*** *Annual Performance Evaluation* for the Executive Director was discussed. In his contract, after being evaluated, the Committee is authorized to provide a merit increase to the Executive Director on an annual basis commencing on October 1st of each year. The Executive Director, based on receiving an outstanding performance evaluation, will be rewarded with a merit increase.

***Clearinghouse Committee Report.*** Thirteen adopted and draft amendments for County and Municipalities were reviewed by the Committee for consideration. A motion regarding these 13 items was ***approved unanimously.***

***Ex-officio Member and Other Entity Reports.*** As indicated below, reports were made by representatives from the following entities:

- ***CareerSource North Central Florida (CSNCF).*** No representative was in attendance.

- ***Comprehensive Economic Development Strategy Committee (CEDSC).*** No representative was in attendance.

- ***Florida Department of Economic Opportunity (FDEO).*** No representative was in attendance.

- ***Florida Department of Environmental Protection (FDEP).*** No representative was in attendance.

- ***Florida Department of Transportation (FDOT). David Tyler, Rural Area Planning Manager, District 2,*** was in attendance at both meetings and indicated they will be working with the University of Florida regarding bike safety on or near the campus. Five grants were recently awarded for programs around the State.

- ***Florida Fish and Wildlife Conservation Commission (FFWCC).*** No representative was in attendance.

- ***St. Johns River Water Management District (SJRWMD).*** No representative was in attendance.

- ***Southwest Florida Water Management District (SWFWMD).*** No representative was in attendance.

- ***Suwannee River Water Management District (SRWMD). Ben Glass, Legislative and Governmental Affairs Chief,*** indicated the District remains concerned regarding rainfall. ***Tom Mirti, Office of Outreach and Compliance,*** indicated the District recently held budget hearings for FY 21/22. In addition, the District also approved three projects and one was located in High Springs.

***Citizen Comments.*** One citizen questioned the reason for the Council not addressing regional transportation issues.

***Executive Director Report. Executive Director Koons*** made the report.

- ***Florida Regional Councils Association (FRCA) Monthly Activity Report for August and September 2021.*** This Association is the statewide organization comprised of ten (10) *RPC's.* The Association strengthens *RPC's,* partners with government and the business community to improve the consistency and quality of *RPC's* to ensure they add value to State, Regional, and Local initiatives.

  ***Denise Imbler, FRCA Statewide Coordinator,*** advises and supports *NCFRPC* and the other *RPC's* around the State in fulfilling their individual missions in accordance with the following objectives:

  - Ensure *RPC's* are effective organizations for Florida, its local governments, and the citizens they serve.

  - Ensure *RPC's* are consensus builders and problem solvers in serving as conveners for their respective region by assisting in articulating multijurisdictional issues which need resolution.

  - Encourage and promote opportunities for *RPC's* to become partners in State programs and initiatives while promoting the unique themes of each region within the State and Legislative environments.

  - Monitor substantive State and Federal Legislative issues for the benefit of its members and promote mutually supportive policy positions among *RPC's.*

  - Represent *RPC's* in national organizations such as the *National Association of Regional Councils (NARC), National Association of Development Organizations (NADO),* and *Southeast Regional Directors Institute (SRDI).*

  - Foster relationships and partnerships and coordinate with State, Regional, and National associations and organizations and others regarding issues of mutual interest and concern.

  An overview was provided regarding the Association's activities for the past two months.

- ***Florida Regional Councils Association Policy Board Meeting Report. Immediate Past Chair, Charles Chestnut, IV, Alachua County Board of County Commissioners, Gubernatorial Appointee, Lorene Thomas, and Commissioner Robert Wilford, City of Alachua, and Association Second Vice President, and Council Executive Director Scott Koons, virtually*** attended the semi-annual *FRCA Policy Board Meeting* on July 27, 2021. The *Policy Board* heard presentations from ***Philip Paradice, Atlanta Regional Director, U.S. Economic Development***

***Administration and Whitney Gray, Administrator, Florida Resilient Coastlines Program, Florida Department of Environmental Protection.*** In addition, the *Policy Board:* (1) accepted assembled financial statements for FY 19/20 and received an updated financial report, (2) adopted a budget for FY 21/22, (3) received a legislative report, and (4) elected officers for FY 21/22. ***Commissioner Wilford*** was elected as First Vice President.

- ***Florida Regional Councils Association Monthly Forward Newsletter.*** This newsletter is electronically distributed each month to approximately 2,600 elected officials, state agencies, partner organizations, and interested individuals statewide. Assistance was recently provided by *NCFRPC* to Bradford County and the Town of Mayo with housing rehabilitation projects which was highlighted in a recent newsletter.

- ***Florida Chamber Foundation Scorecard.*** The Florida Chamber Foundation developed the *Florida Scorecard* to provide objective criteria to develop a *20-Year Statewide Strategic Plan* which requires an ongoing commitment to measuring the State's current status toward accomplishing the stated goals of the *Six Pillars* which were established to measure trends and progress. The *Six Pillars* incorporate the strategic thinking of a diverse range of stakeholders including the *Century Commission* and others. These *Six Pillars* are:

  - Talent Supply and Education
  - Innovation and Economic Development
  - Infrastructure and Growth Leadership
  - Business Climate and Competiveness
  - Civic and Government Systems
  - Quality of Life and Places

  The *State of Florida Metrics Scorecard* for August and September 2021 included the following information - ***NOTE: The percentages/numbers are the same for both months unless otherwise noted in bold print:***

**Talent Supply and Education**

- Kindergarten Readiness (57%)
- Third Grade Reading Scores (54%)
- Third Grade Math Scores (62%)
- National Fourth Grade Rankings 4th)
- Eighth Grade Reading Scores (56%)
- Eighth Grade Math Scores (46%)
- Eighth Grade Science Scores (48%)
- High School Graduation Rate (90%)
- High School Graduation Rate with a Disability (83%)
- National Eighth Grade Rankings (35th)
- Unemployment Rate (4.9%)

**Innovation and Economic Development**

- Gross Domestic Product ($1.15 Trillion)
- State Domestic Product Raking (4th)
- Small Businesses (59.9%)
- Patents Issued Ranking (8th)

- Technology Jobs (4th)
- Research Development Funding (39th)
- Business Startups (3rd)

**Infrastructure and Growth Leadership**

- Population (21,865,055 - August) - ***(21,943,653 - September)***
- Population Estimate for 2030 (26,000,000)
- State Housing Starts (12,702)
- State Housing Sales (30,985)
- Energy Expenditures Ranking (50th)
- High Speed Communication (96.2%)
- Land in Conservation (28%)

**Business Climate and Competiveness**

- Probability of a Recession (21.4%)
- Consumer Sentiment (82.7%) - ***(78.7% - September)***
- Business Tax Climate (4th)
- Open Jobs (545,200) - ***(520,300 - September)***
- Unemployed Persons (523,000) - ***(530,000 - September)***

**Civic and Government Systems**

- Voter Participation (77%)
- State Heading in Right/Wrong Direction 47%/44%)
- Inmate Population (116,980)
- Volunteerism (22.8% - 50th)

**Quality of Life and Quality Places**

- Poverty Rate (14%)
- Children in Poverty (20.1% - 829,342)
- Child Health Ranking (31st)
- Floridians Without Health Insurance (13%)
- Children Receiving Free and Reduced Lunches (55.3%)
- Youth Obesity (14%)
- Per Capita Income ($52,426)
- Homeless School Children (91,068)
- Home Ownership Rate (68.1%)
- Well-Being Ranking (7th)
- Crime Rate Ranking (27th)

- ***2020 Census.*** On August 12, 2021, the *Census Bureau* released the *Decennial Census Count* for April 1, 2020, for the states and individual localities. Data from the census provides the basis for distributing more than $675,000 billion in federal funds annually to communities across the country to support programs impacting the amount of funding which will be provided by the states and federal government for a number of programs including

housing, education, transportation, employment, and healthcare. Following is a summary of the 2020 census compared to the 2020 census:

| Area | April 1, 2010 Population | April 1, 2020 Population | Population Change | Percent Change |
|---|---|---|---|---|
| Alachua County | 247,336 | 278,468 | 31,132 | 12.6% |
| Bradford County | 28,520 | 28,303 | (217) | (0.8%) |
| Columbia County | 67,531 | 69,698 | 2,167 | 3.2% |
| Dixie County | 16,422 | 16,759 | 337 | 2.1% |
| Gilchrist County | 16,939 | 17,864 | 925 | 5.5% |
| Hamilton County | 14,799 | 14,404 | (395) | (5.4%) |
| Lafayette County | 8,870 | 8,226 | (644) | (7.3%) |
| Levy County | 40,801 | 42,915 | 2,114 | 5.2% |
| Madison County | 19,224 | 17,968 | (1,256) | (6.5%) |
| Suwannee County | 41,551 | 43,474 | 1,923 | 4.6% |
| Taylor County | 22,570 | 21,796 | (774) | (3.45) |
| Union County | 15,535 | 16,147 | 612 | 6.6% |
| **North Central Florida** | **540,098** | **575,622** | **35,924** | **6.6%** |
| **Florida** | **18,801,310** | **21,538,187** | **2,736,877** | **14.6%** |
| **United States** | **308,745,538** | **331,448,281** | **22,703,743** | **7.4%** |

- ***U.S. Economic Development Administration - American Rescue Plan Act (ARPA).*** The *U.S. Department of Commerce's Economic Development Administration* will implement a series of programs collectively referred to as *Investing in America's Communities* to invest equitably the three billion dollars it received from *ARPA* to build back better. Investment in America's communities includes six *Notices of Funding Opportunities (NOFA)* sheets:

  - Build Back Better Regional Challenge ($1 Billion)
  - Good Jobs Challenge ($500 million)
  - Economic Adjustment Assistance Challenge ($500 million)
  - Indigenous Communities Challenge ( $100 million)
  - Travel, Tourism, and Outdoor Recreation Grants ($750 million)
  - Statewide Planning, Research, and Network Grants ($90 million)

  Local governments in North Central Florida are eligible to apply for these funds. To apply, the following deadlines have been established:

  - Build Back Better Regional Challenge (Phase 1 - October 19, 2021, Phase 2 - March 15, 2022)
  - Good Jobs Challenge (January 26, 2022)
  - Economic Adjustment Assistance Challenge (March 15, 2022)
  - Indigenous Communities Challenge (March 15, 2022)
  - Travel, Tourism, and Outdoor Recreation Grants (March 15, 2022)
  - Statewide Planning, Research, and Network Grants (October 31. 2021)

- ***2021 Regional Directory.*** Staff prepared a *Regional Directory* of local governments, state and federal officials, and planning and related agencies which was distributed throughout the Council's service area.

- ***Legislative Report.*** The 2022 legislative session will convene on January 11, 2022, and is scheduled to adjourn on March 11, 2022. The legislative Committee schedule follows:

  - Week of September 20, 2021

- Week of October 11, 2021
- Week of October 18, 2021
- Week of November 1, 2021
- Week of November 15, 2021
- Week of November 29, 2021

***Council Member Announcements.*** ***Commissioner Mark Clark, City of Newberry,*** announced they will be holding a *Welcome Home* day of festivities in October to honor our men and women who served in Afghanistan.

***Next Meeting.*** ***Chair Demps*** announced the next meeting of the Council will be on October 28, 2021, and it will be a virtual meeting due to ongoing concerns as a result of COVID-19.

***Adjournment.*** ***Vice Chair Adams*** adjourned the August meeting at 8:02 p.m. ***Chair Demps*** adjourned the September meeting at 8:07 p.m. p.m.

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***North Central Florida Regional Planning Council (NCFRPC) - Mission Statement***

*To improve the quality of life of the region's citizens by enhancing public safety, protecting regional resources, promoting economic development, and providing technical services to local governments.*

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***NCFRPC - Mailing Address***

North Central Florida Regional Planning Council, 2909 N.W. 67th Place, Gainesville, FL 32653

***NCFRPC - Telephone, Facsimile, and Website Information***

Telephone - (352) 955-2200 Facsimile - (352) 955-2209 Website - www.ncfrpc.org

***NCFRPC Staff - Telephone Extension and Email Contact Information***

| | | |
|---|---|---|
| Scott Koons, AICP, Executive Director | Extension - 101 | Email - koons@ncfrpc.org |
| Kevin D. Parish, Information Technology and Property Management Director | Extension - 133 | Email - parrish@ncfrpc.org |
| Michael Escalante, Senior Planner, Transportation Planner | Extension - 114 | Email - escalante@ncfrpc.org |
| Carmelita Franco, Planning Administrative Assistant, Local Government Comprehensive Planning | Extension - 125 | Email - franco@ncfrpc.org |
| Lynn Franson-Godfrey, AICP, Senior Planner, Transportation Disadvantaged | Extension - 110 | Email - godfrey@ncfrpc.org |
| Sandra Joseph, Senior Planner, Local Government Comprehensive Planning | Extension - 111 | Email - josepeh@ncfrpc.org |
| Tara Tucker, Executive Assistant to Executive Director | Extension - 100 | Email - tucker@ncfrpc.org |
| Lauren Yeatter, AICP, Senior Planner, Geographic Information Systems Community Development, Economic Development and Regional Planning | Extension - 113 | Email - yeatter@ncfrpc.org |

***Alachua County and Municipality Representation on NCFRPC - Contact Information***

***Alachua County Board of County Commissioners - Representation***

| | |
|---|---|
| Mary Alford, Commissioner | Email - malford@alachuacounty.us |
| Charles Chestnut, IV, Commissioner | Email - cschestnut@alachuacounty.us |
| Marihelen Wheeler, Commissioner | Email - mwheeler@alachuacounty.us |

***City of Gainesville - Representation***

| | |
|---|---|
| David Arreola, Commissioner | Email - arreola@cityofgainesville.org |
| Desmon Duncan-Walker, Commissioner | Email - walkerdn@cityofgainesville.org |
| Reina Saco, Commissioner | Email - sacore@cityofgainesville.org |

***Cities of Alachua, Archer, Hawthorne, High Springs, Newberry, and Waldo - Representation***

| | |
|---|---|
| Robert W. Wilford, Commissioner, City of Alachua | Email - rwwexd1@cox.net |
| Fletcher Hope, Commissioner, City of Archer | Email - fhope@cityofarcher.com |
| Patricia Bouie Hutchinson, Vice Mayor, City of Hawthorne | Email - pbouie@cityofhawthorne.net |
| Linda Jones, Vice Mayor, City of High Springs | Email - ljones@highsprings.us |
| Mark Clark, Commissioner, City of Newberry | Email - Mark.Clark@ci.newberry.fl.us |
| Louie Davis, Mayor, City of Waldo | Email - louie45@gmail.com |
| Kristyn Adkins, Alternate, Non-Voting Delegate, City of High Springs | Telephone - (386) 454-1416 |

***Commissioner Robert W. Wilford, City of Alachua, Representation on NCFRPC - Present and Past Positions***

Council Chair and Past Chair
Executive Committee - Chair, Past Chair, Secretary/Treasurer, and Member
Finance Committee, Chair
Program Committee, Chair
Regional Planning Committee, Member
Audit Committee, Chair
Clearinghouse Committee, Member
Nominating Committee, Chair and Vice Chair

***Commissioner Robert W. Wilford, City of Alachua, Florida Regional Councils Association (FRCA) and North Central Florida Areawide Development Company (ADCO) - Present and Past Positons***

***FRCA*** **-** First Vice President, Second Vice President, and Member

***ADCO*** **-** President, Vice Present, and Member

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***Florida Regional Councils Association - Mission Statement***

*To foster regional strategies, solutions, and partnerships to support economic growth and improve quality of life; to promote a standard of excellence in the delivery of regional planning council programs and technical professional assistance and expertise; and, to advocate the role of regional planning councils as the state's primary organizations to address problems which are of greater than local concern.*

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***Membership Requirements - Regional Planning Councils (RPC's)***

Membership on *RPC's* must consist of one-third of the total representatives being gubernatorial appointees with the remainder being member local government appointees. Two-thirds of RPC representatives must be locally-elected officials. A large variety of services are provided by *RPC's* to benefit its local governments in addition to coordinating regional planning and review activities. Services include: technical planning, grant and loan planning application preparation and submission, transportation planning, hazardous waste monitoring, emergency response planning, and economic development activities. There are ten (10) *Regional Planning Councils (RPC's)* in Florida which serve the State's sixty-seven (67) Counties. They are:

| ***Council*** | ***Number of Counties Served/Region*** | ***Headquarters*** |
|---|---|---|
| Emerald Coast Regional Council (ECRC) | Number Served - 7 (Region 1) | Pensacola |
| Apalachee Regional Planning Council (ARPC) | Number Served - 9 (Region 2) | Tallahassee |
| North Central Florida Regional Planning Council (NCFRPC) | Number Served - 12 (Region 3) | Gainesville |
| Northeast Florida Regional Planning Council (NEFRPC) | Number Served - 7 (Region 4) | Jacksonville |
| East Central Florida Regional Planning Council (ECFRPC) | Number Served - 8 (Region 5) | Altamonte Springs |
| Central Florida Regional Planning Council (CFRPC) | Number Served - 5 (Region 6) | Bartow |
| Tampa Bay Regional Planning Council (TBRPC) | Number Served - 6 (Region 7) | Pinellas Park |
| Southwest Florida Regional Planning Council (SWFRPC) | Number Served - 6 (Region 8) | Fort Myers |
| Treasure Coast Regional Planning Council (TCRPC) | Number Served - 4 (Region 9) | Stuart |
| South Florida Regional Planning Council (SFRPC) | Number Served - 3 (Region 10) | Hollywood |

*"I believe that each of us can make a difference. That what is wrong can be made right. That people possess the basic wisdom and goodness to govern themselves without conflict."*

*Hubert H. Humphrey*

# Commission Agenda Item

**MEETING DATE:** 10/11/2021
**SUBJECT:** Ordinance 21-09, Second Reading: Large Scale Comprehensive Plan Amendment (LSCPA) - A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres. Tax Parcel Number 05970-004-000 (Legislative Hearing).
**PREPARED BY:** Justin Tabor, AICP, Principal Planner

**RECOMMENDED ACTION:**

Based upon the presentation before the Commission and Staff's recommendation, adopt Ordinance 21-09 on second and final reading.

## Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

The subject property is located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive. The property is comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

Policy 1.3.b of the FLUE establishes the Commercial land use category, and states that this category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. Policy 1.3.b states that this category is the land use category in which large-scale, regional commercial uses may locate. Uses permitted within the Commercial land use category include, but are not limited to: retail sales and services; personal services; tourist-related uses; hotels and motels; commercial shopping centers; auto-oriented uses; office/business parks; and eating establishments.

Objective 1.5 of the Future Land Use Element establishes the Industrial land use category, and states that this category allows a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

At the July 13, 2021 Planning and Zoning Board Meeting, the Board voted 5-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

At the August 9, 2021 City Commission Meeting, the Commission voted 5-0 to approve Ordinance 21-09 on first reading

and to authorize City Staff to transmit the proposed Amendment to the Florida Department of Economic Opportunity (DEO) under the Expedited State Review Process.

In accordance with Chapter 163.3184(3), Florida Statutes, the City submitted the proposed Amendment to the DEO and the following agencies/jurisdictions: The Florida Department of Environmental Protection (FDEP), the Florida Department of Transportation - District 2 Office (FDOT), the Florida Department of State, the North Central Florida Regional Planning Council, the Department of Economic Opportunity (Bureau of Economic Development), the Suwannee River Water Management District, the Department of Education, the City of Gainesville, the City of High Springs, Alachua County Department of Growth Management, and the School Board of Alachua County.

The City received correspondence from DEO, the FDEP, NCFRPC and FDOT. There were no objections raised by these agencies regarding this application.

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**ATTACHMENTS:**

Description

- Ordinance 21-09
- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Public Notice Materials for the 7/13/2021 PZB Hearing
- Public Notice Materials for the 8/9/2021 City Commission Meeting
- Correspondence from DEO & Other Agencies
- Public Notice Materials for the 10/11/2021 City Commission Meeting

# ORDINANCE 21-09

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±16.10 ACRES FROM AGRICULTURE TO COMMERCIAL ON ±6.26 ACRES AND FROM AGRICULTURE TO INDUSTRIAL ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

## R E C I T A L S

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

**WHEREAS,** a duly advertised public hearing was conducted on the proposed amendment on July 13, 2021 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

**WHEREAS**, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on August 9, 2021 provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

**WHEREAS**, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on October 11, 2021 and provided for and received public participation; and,

**WHEREAS**, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

**WHEREAS**, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA**:

**Section 1. Findings of Fact and Conclusions of Law**

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.
3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

**Section 2. Comprehensive Plan, Future Land Use Map Amended**

The Comprehensive Plan Future Land Use Map is hereby amended on Tax Parcel Number 05970-004-000 from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres, in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

**Section 3. Ordinance to be Construed Liberally**

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

**Section 4. Repealing Clause**

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

**Section 5. Severability**

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

**Section 6. Effective Date**

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

**PASSED** on first reading the 9th day of August, 2021.

**PASSED** and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 11th day of October, 2021.

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

Gib Coerper, Mayor
**SEAL**

**ATTEST:**

Mike DaRoza, City Manager/Clerk

**APPROVED AS TO FORM**

Marian B. Rush, City Attorney

# EXHIBIT "A"

## LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO FROM AGRICULTURE TO COMMERCIAL:

A portion of Section 19, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 03°33'57" East, 26.51 feet to a point on the south Right of Way Line of the CSX Transportation Inc. Railroad Right of Way (200' Right of Way); thence South 83°46'57" East, along said south Right of Way Line, 2021.98 feet; thence South 03°02'43" East, 694.73 feet to the Point of Beginning; thence continue South 03°02'43" East, 456.39 feet; thence North 64°10'00" West, 295.00 feet; thence South 03°02'43" East, 295.00 feet to a point on the north Right of Way Line of State Road No. 25 (U.S. Highway No. 441, 200' Right of Way); thence North 64°10'00" West, along said north Right of Way Line, 371.33 feet; thence North 03°02'43" West, 444.69 feet; thence North 88°26'17" East, 583.67 feet to the Point of Beginning.

Containing 6.26 Acres (272,734 Square Feet), more or less.

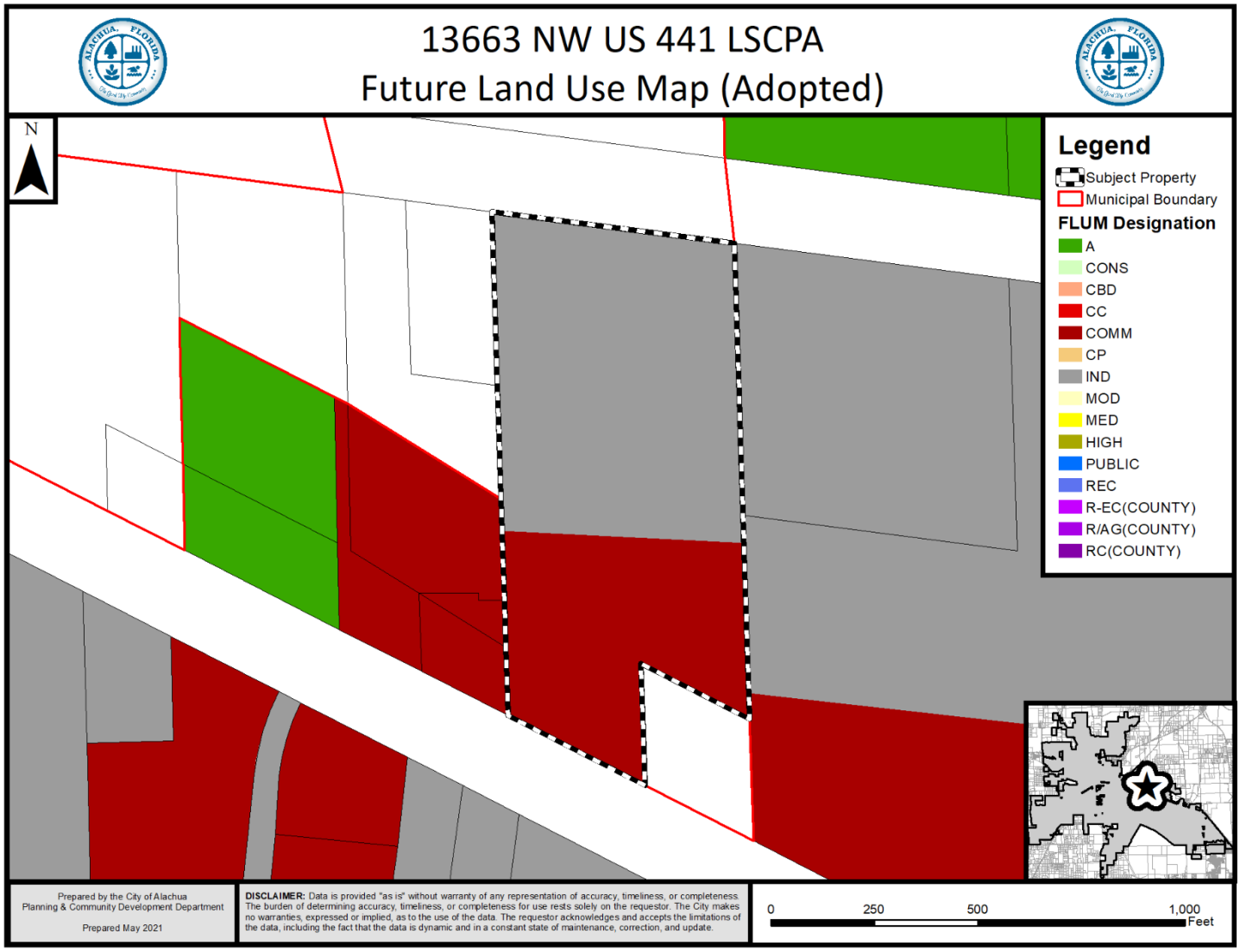
## LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO FROM AGRICULTURE TO INDUSTRIAL:

A portion of Section 19, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 03°33'57" East, 26.51 feet to a point on the south Right of Way Line of the CSX Transportation Inc. Railroad Right of Way (200' Right of Way); thence South 83°46'57" East, along said south Right of Way Line, 1430.80 feet to the Point of Beginning; thence continue South 83°46'57" East, along said south Right of Way Line, 591.18 feet; thence South 03°02'43" East, 694.73 feet; thence South 88°26'17" West, 583.67 feet; thence North 03°02'43" West, 774.78 feet to the Point of Beginning.

Containing 9.84 Acres (428,708 Square Feet), more or less.

# EXHIBIT "B"


13663 NW US 441 LSCPA
Future Land Use Map (Adopted)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared May 2021
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 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 the data is dynamic and in a constant state of maintenance, correction, and update.
0 250 500 1,000
Feet

# City of Alachua
## Planning & Community Development Department
## Staff Report

**Planning & Zoning Board Hearing Date:** July 13, 2021
**Legislative Hearing**

| | |
|---|---|
| **SUBJECT:** | A request to amend the Future Land Use Map (FLUM) Designation on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres |
| **APPLICANT/AGENT:** | Clay Sweger, AICP, LEED AP<br>EDA Consultants, Inc. |
| **PROPERTY OWNER:** | Envision Seven Limited Liability Company |
| **LOCATION:** | 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive |
| **PARCEL ID NUMBER:** | 05970-004-000 |
| **ACREAGE:** | ±16.10 acres |
| **PROJECT PLANNER:** | Justin Tabor, AICP |
| **RECOMMENDATION:** | Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to the City Commission with a recommendation to approve. |
| **RECOMMENDED MOTION:** | *Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.* |

# SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

The subject property is located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive. The property is comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

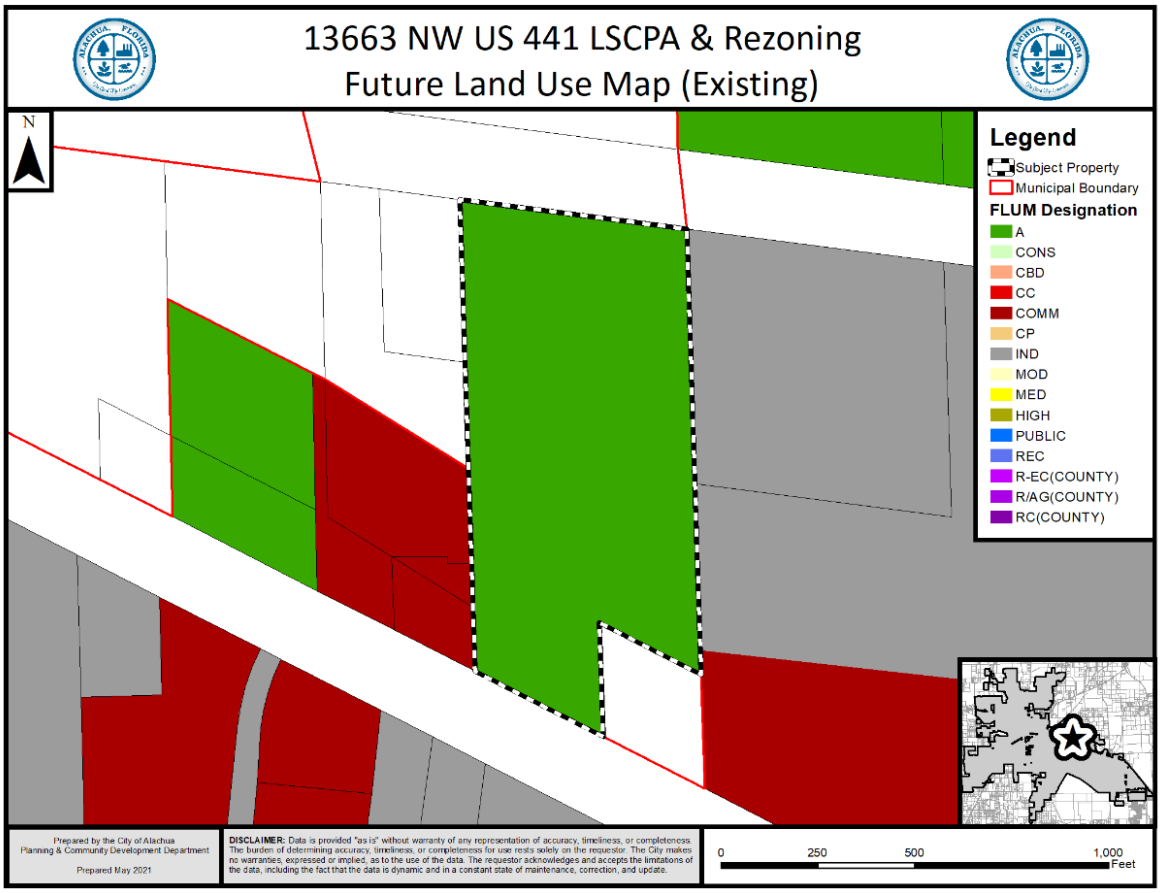
Policy 1.3.b of the FLUE establishes the Commercial land use category, and states that this category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. Policy 1.3.b states that this category is the land use category in which large-scale, regional commercial uses may locate. Uses permitted within the Commercial land use category include, but are not limited to: retail sales and services; personal services; tourist-related uses; hotels and motels; commercial shopping centers; auto-oriented uses; office/business parks; and eating establishments.

Objective 1.5 of the Future Land Use Element establishes the Industrial land use category, and states that this category allows a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

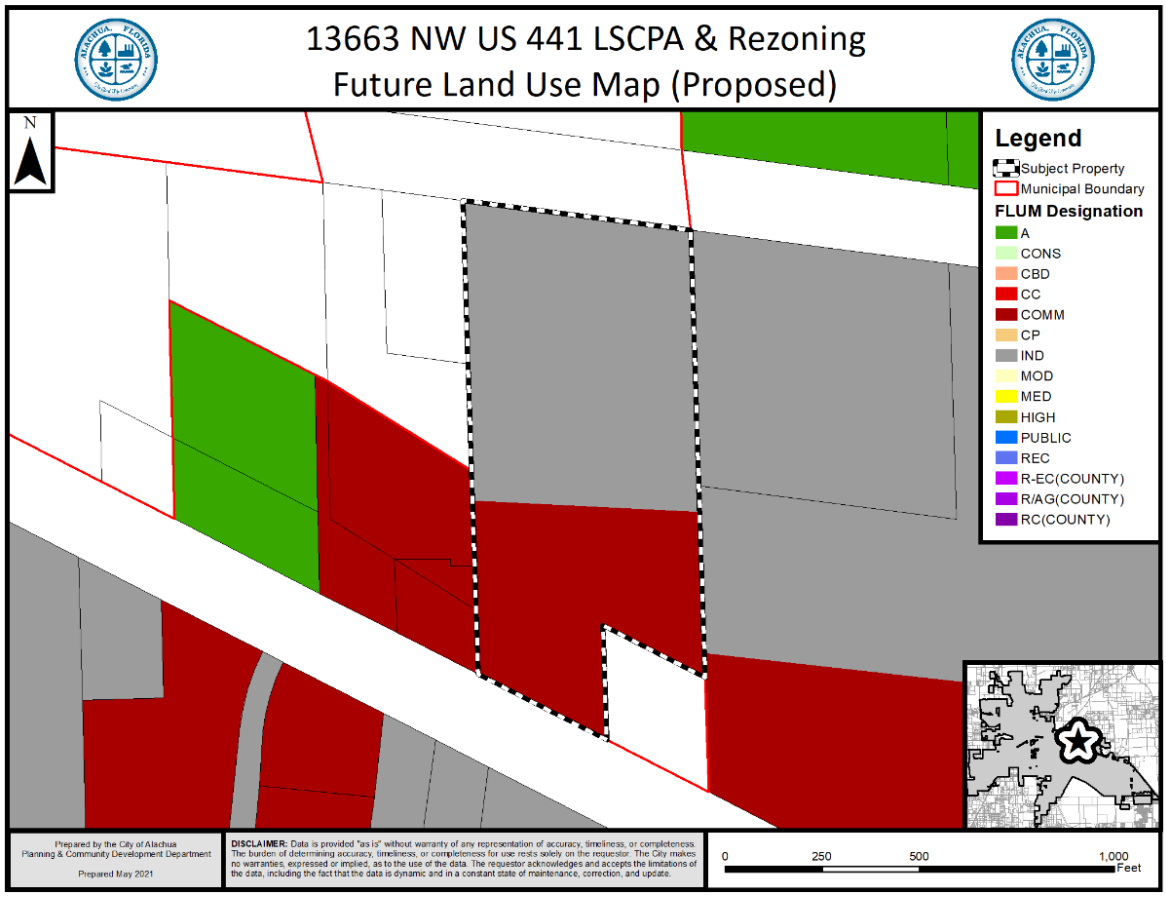
**Table 1. Comparison of Existing / Proposed FLUM Designations**

| | Existing FLUM Designation | Proposed FLUM Designation | Proposed FLUM Designation |
|---|---|---|---|
| **FLUM Designation:** | Agriculture (±16.10 acres) | Commercial (±6.26 acres) | Industrial (±9.84 acres) |
| **Max. Gross Density:** | 3 dwellings | N/A | N/A |
| **Max. Floor Area:** | N/A | 136,342 square feet | 214,315 square feet |
| **Typical Uses:** | Agricultural Activities; Limited Commercial Uses on a Limited Scale Serving or Ancillary to Agricultural Uses; Rural Residential Uses | Retail sales and services; Personal services; Tourist-related uses; Hotels and motels; Commercial shopping centers; Auto-oriented uses; Office/business parks; Eating establishments | Warehouse / Distribution; Manufacturing Facilities; Flex Facilities (Research & Development, Office Showrooms, Limited Retail) |
| **Net Increase/ Decrease:** | ***Decrease of 3 dwelling units***<br>***Increase of 136,342 square feet commercial uses***<br>***Increase of 214,315 square feet industrial uses*** | | |

**Map 1. Existing Future Land Use Map with Subject Property**



**Map 2. Proposed Future Land Use Map with Subject Property**




## EXISTING USES

The property is comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

## SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 5 provides an overview of the vicinity of the subject property.

*NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.*

**Map 3. Vicinity Map**

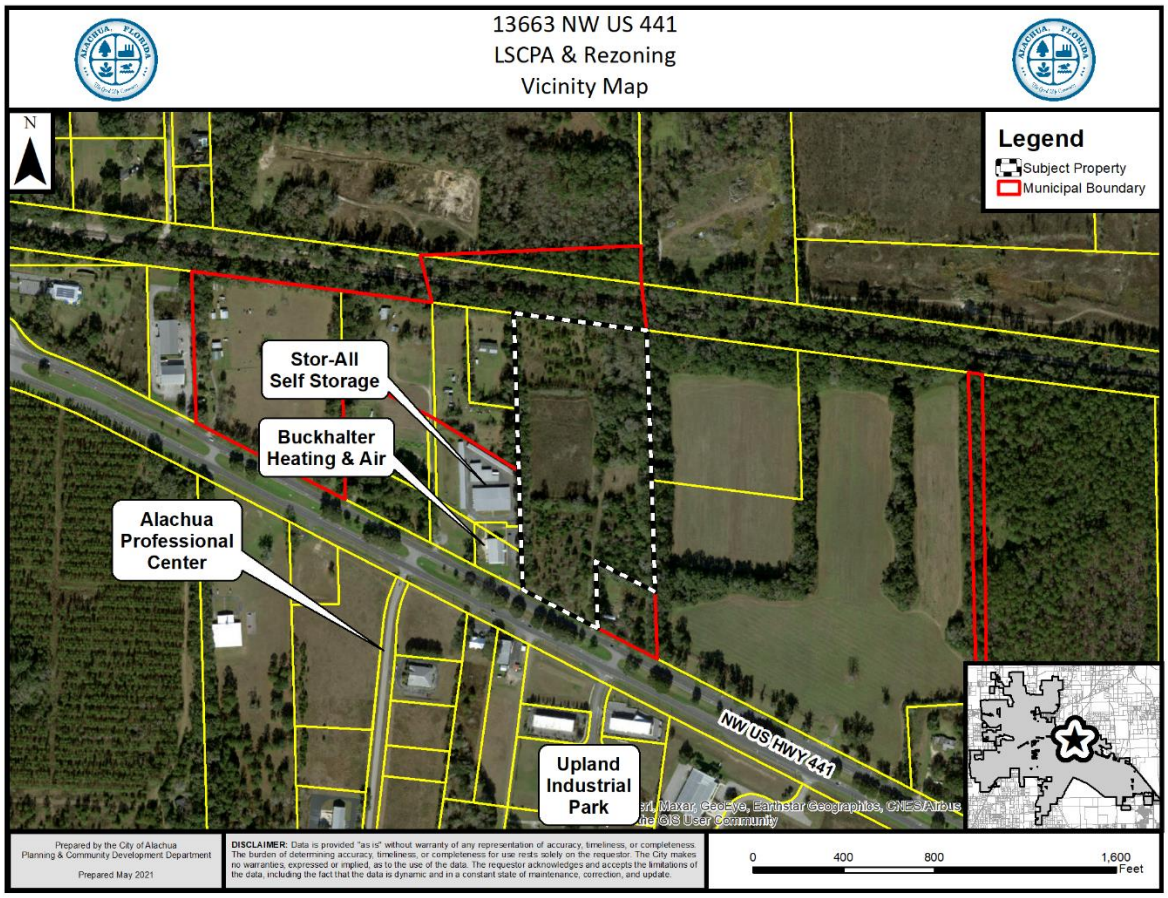



**Table 2. Surrounding Land Uses**

| Direction | Existing Use(s) | FLUM Designation(s) | Zoning District(s) |
|---|---|---|---|
| North | CSX Railroad Right-of-Way | N/A | N/A |
| South | US 441 | N/A | N/A |
| East | Single-Family Dwelling; Vacant Commercial & Industrial Lands | Rural/Agriculture (County); Commercial; Industrial | Agriculture (County); Commercial Intensive (CI); Light & Warehouse Industrial (ILW); Industrial General (IG) |
| West | Stor-All Self Storage; Buckhalter Heating & Air | N/A | N/A |

## NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

Neighborhood meetings are not required for Comprehensive Plan Amendment applications, but are required for Rezoning applications. Since the applicant has submitted a companion Rezoning application, which includes the LSCPA subject property, a Neighborhood Meeting was held.

As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held virtually on April 27, 2021 at 6:00 p.m. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, one (1) person attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

## NEEDS ANALYSIS

Section 163.3177(6)(a)4., Florida Statues, requires the Future Land Use Element of a Comprehensive Plan to ensure that the amount of land designated for future planned uses provides a balance of uses that foster vibrant, viable communities and economic development opportunities. The Future Land Use Element must also address outdated development patterns, and allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business. The amount of land designated for future land uses may not be limited solely by the projected population. Additionally, the Future Land Use Element must provide for at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under Section 380.05, including related rules of the Administration Commission.

The proposed amendment would provide additional land designated for commercial and industrial uses within the City. The applicant contends that the proposed land use change represents urban infill as the site is proximate to existing nonresidential land use categories to the east and south. The applicant also contends that there is a need for additional commercial and industrial land uses in an appropriate area within the Corporate Corridor Activity Center as designated by Policy 1.3.f.2. of the Comprehensive Plan Future Land Use Element.

# URBAN SPRAWL ANALYSIS

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

An evaluation of each primary indicator is provided below.

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

**Evaluation & Findings:** The subject property is approximately 16.10 acres in size and is located within an area of the City with existing nonresidential uses. The property is adjacent to existing commercial uses, and existing commercial and industrial uses are located south of the subject property. The proposed amendment would allow for both commercial and industrial uses to occur on the subject property in a development pattern similar to that in existence along the US 441 corridor.

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

**Evaluation & Findings:** The subject property is approximately 16.10 acres in size and is located within an area of the City with existing nonresidential uses. The property is adjacent to existing commercial uses, and existing commercial and industrial uses are located south of the subject property.

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

**Evaluation & Findings:** Lands to the east and west of the subject property are presently designated for commercial and industrial uses. The proposed amendment would not result in the designation of urban development in radial, strip, isolated or ribbon pattern emanating from existing urban areas of the City.

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

**Evaluation & Findings:** The subject property is not known to contain any environmental features which would significantly affect future development. Should any environmental features be identified on the property, such features shall be subject to the applicable protection standards established in the City's Comprehensive Plan and Land Development Regulations.

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

**Evaluation & Findings:** The subject property presently has an Agriculture land use designation, however, the property is not presently used for any active agricultural or silvicultural operations.

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

**Evaluation & Findings:** Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

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

**Evaluation & Findings:** Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

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

**Evaluation & Findings:** The subject property is located within an area of the City with existing nonresidential uses. The property is adjacent to existing commercial uses, and existing commercial and industrial uses are located south of the subject property. The proposed amendment would not result an any significant increase of time, money, or energy to provide public services to the site. As noted, potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

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

**Evaluation & Findings:** The subject property is located within an area of the City with existing nonresidential uses. The property is adjacent to existing commercial uses, and existing commercial and industrial uses are located south of the subject property.

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

**Evaluation & Findings:** The proposed amendment would have no discernible effect on infill development or redevelopment of existing neighborhoods and facilities.

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

**Evaluation & Findings:** The proposed amendment would allow for both commercial and industrial uses to occur on the subject property in a development pattern similar to that in existence along the US 441 corridor.

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

**Evaluation & Findings:** The subject property is located along US Highway 441, which would provide for convenience access to the property. In addition, the City's Comprehensive Plan and Land Development Regulations will require interconnectivity of future nonresidential uses on the subject property with adjacent lands.

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

**Evaluation & Findings:** The subject property does not connect to any significant areas of functional open space.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has also provided an analysis of the application's consistency with Section 163.3177 within the application materials.

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

**Evaluation & Findings:** The subject property is located in an area proximate to existing commercial and industrial development. The subject property is not known to contain any environmental features which would significantly affect future development.

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

**Evaluation & Findings:** Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range

of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

**Evaluation & Findings:** The proposed amendment does not appear to meet the criteria of this section.

(IV) Promotes conservation of water and energy.

**Evaluation & Findings:** The amendment would have no perceivable impact upon the conservation of water and energy resources.

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

**Evaluation & Findings:** The subject property presently has an Agriculture land use designation, however, the property is not presently used for any active agricultural or silvicultural operations.

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

**Evaluation & Findings:** The amendment would not result in the loss of functional open space nor would it result in the functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.

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

**Evaluation & Findings:** The proposed commercial land use designation could potentially serve the nonresidential needs of nearby residential areas. Industrial uses generally do not directly support the demands for the residential population.

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

**Evaluation & Findings:** The amendment would have no affect or remediation of a development pattern in the vicinity that consitutes sprawl or is supportive of transit-oriented developments or new towns.

# CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

## Future Land Use Element

Goal 1: *Future Land Use Map 2035*
The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.3: *Commercial*
The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

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

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

Objective 1.5: Industrial
The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing,

research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

| Type of manufacturing | Maximum Building Size | Maximum Area: Manufacturing | Maximum Area: Warehousing | Maximum Building Area Coverage |
|---|---|---|---|---|
| Manufacturing/ Assembly | 300,000 sq. ft. | 75% of total area | No Maximum | 40% |

3. The Industrial land use category may include flex facilities subject to the following standards:

| Type of flex | Maximum Building Size | Maximum Area: Manufacturing | Maximum Area: Warehousing | Maximum Building Area Coverage |
|---|---|---|---|---|
| Research and Development | 150,000 sq. ft. | 75% of total area (may include labs and offices) | No Maximum | 50% |
| Office Showroom | 150,000 sq. ft. | None permitted | 60% warehousing/ 20% retail showroom | 50% |
| Multitenant | 120,000 sq. ft. | None permitted | 60%retail/ 40%warehousing | 50% |

***Evaluation & Findings:*** The proposed amendment would apply the Commercial and Industrial land use categories to the subject property. The lands contiguous to the east and west of the subject property are presently designated for commercial and industrial uses.

Objective 5.1: Natural Features: The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development

review process. Natural features may be included as amenities within a development project.

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

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

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

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

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

***Evaluation & Findings***: The subject property is not known to contain any environmental features which would significantly affect future development.

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

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

***Evaluation and Findings:*** An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, any future development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities

based upon facility capacity available at this time. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal. Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater system, 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 Comprehensive Plan.

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

***Evaluation and Findings:*** The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater 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 and Findings:*** An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities.

## Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 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 and Findings:*** The subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

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 and Findings:*** An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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

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

***Evaluation and Findings:*** The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

## Conservation and Open Space Element

Objective 1.2: *Native Communities and Ecosystems*
The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

OBJECTIVE 1.3: Listed Species
The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

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

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Objective 1.10: *Wetlands*
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

***Evaluation and Findings:*** An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

# ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

## Wetlands

According to best available data, there are no wetlands identified on the subject property.

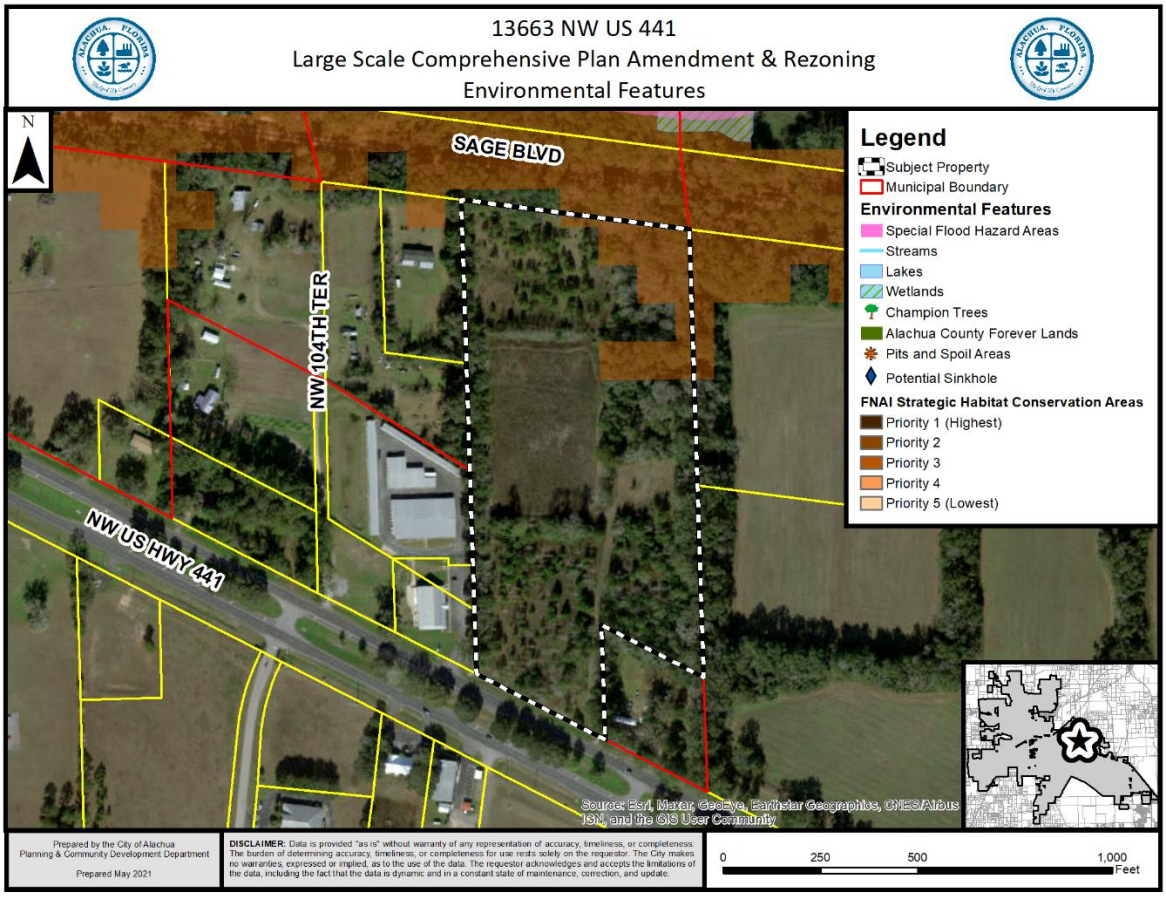
**Evaluation:** If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

## Creeks and Streams

There are no known creeks or streams located on the subject property.

**Evaluation:** Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

**Map 3. Environmental Features**




## 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:** The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

## Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. 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:** A small area of land located in the northeast portion of the subject property is designated as Priority 3 on the PNA data layer. The FNAI PNA data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during any redevelopment of the subject property, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

## Soil Survey

Each soil type found on the subject property is identified below. 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 very lower infiltration rates and therefore a higher runoff potential.

There are four (4) soil types found on the portion of the subject property proposed to be designated Commercial on the FLUM:

*Arredondo Fine Sand (0% – 5% slopes)*
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

*Fort Meade Fine Sand (0% – 5% slopes)*
Hydrologic Soil Group: A

This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

*Kendrick Sand (2-5% slopes)*
Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

*Millhopper Sand (0% – 5% slopes)*
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

**Evaluation:** The soil types present pose minimal limitations to urban development and therefore should present limited impacts to any future development of the property.

## Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

**Evaluation:** The subject property is located in Flood Zone “X” (areas determined to be outside of the 500-year floodplain). Therefore, 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. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System. Best available data indicates there are no known geologic features on the subject property.

**Evaluation:** There are no concerns at this time based upon the best available data, which indicates there are no known geologic features on the subject property.

## Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

## Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

**Evaluation:** There are no issues related to historic markers or structures.

# PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix.

| | Existing FLUM Designation | Proposed FLUM Designation | Proposed FLUM Designation |
|---|---|---|---|
| **FLUM Designation:** | Agriculture | Commercial | Industrial |
| **Max. Gross Density:** | 0.20 dwelling units/acre | None | None |
| **Floor Area Ratio:** | N/A | 0.50 FAR | 0.50 FAR |
| **Maximum Density:** | 3 dwelling units | N/A | N/A |
| **Maximum Intensity:** | N/A | 136,342 square feet | 214,315 square feet |

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

At the maximum development potential, the proposed amendment would not degrade the Level of Service (LOS) standard of any public facilities to an unacceptable level. This analysis is preliminary and based upon the maximum development potential of the proposed amendment. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

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

| Segment Number[2, 3] | Segment Description | Lanes | Functional Classification | Area Type | LOS |
|---|---|---|---|---|---|
| 3 (4127) | US 441 (From MPO Boundary to CR 25A East Intersection) | 4/D | Principle Arterial | Urban Trans | D |
| 4 (106) | US 441 (From CR 25A East Intersection to SR 235) | 4/D | Principle Arterial | Urban Trans | D |
| 5 (107) | US 441 (from SR 235 to I-75) | 4/D | Principle Arterial | Urban Trans | D |
| 8 (108) | SR 235 (from NW 143rd Place to US 441) | 2/U | Major Collector | Comm | D |
| 9 (109) | SR 235 (from US 441 to NW 140th Street) | 2/U | Major Collector | Comm | D |
| 15 | CR 2054 (from SR 235 to US 441) | 2/U | Major Collector | Comm | D |

*1 Source: City of Alachua Comprehensive Plan, Transportation Element.*
*2 For developments generating less than 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].*
*3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*

**Table 4. Potential Trip Generation[1]**

| Land Use | AADT (Enter/Exit) | AM Peak Hour (Enter/Exit) | PM Peak Hour (Enter/Exit) |
|---|---|---|---|
| General Light Industrial[2] (ITE Code 110) | 1,063 (531/532) | 150 (132 / 18) | 135 (18 / 117) |
| Shopping Center[2] (ITE Code 820) | 5,147 (2,573 / 2,574) | 128 (79 / 49) | 519 (249 / 270) |
| Total Trip Generation | 6,210 (3,104 / 3,106) | 278 (211 / 67) | 654 (267 / 387) |

*1 Source: ITE Trip Generation, 10th Edition.*
*2 Formulas: ITE Code 110: AADT –4.96 trips per 1,000 square feet x 214,315 square feet (50% entering/50% exiting); AM Peak Hour –0.70 trips per 1,000 square feet x 214,315 square feet (88% entering/12% exiting); PM Peak Hour – 0.63 trips per 1,000 square feet x 214,315 square feet (13% entering/87% exiting).ITE Code 820: AADT –37.75 trips per 1,000 square feet x 136,342 square feet (50% entering/50% exiting); AM Peak Hour –0.94 trips per 1,000 square feet x 136,342 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 136,342 square feet (48% entering/52% exiting).*

**Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

| Traffic System Category | Segment 3 US 441 (from MPO Boundary to CR 25A East)[1] | Segment 4 US 441 (from CR 2A East to SR 235)[1] | Segment 5 US 441 (from SR 235 to I-75)[1] | Segment 8 SR 235 (from NW 143rd Pl to US 441)[1] | Segment 9 SR 235 (from US 441 to NW 140th St)[1] | Segment 15 CR 2054 (from SR 235 to US 441)[1] |
|---|---|---|---|---|---|---|
| Average Annual Daily Trips | | | | | | |
| Maximum Service Volume[2] | 43,000 | 45,100 | 39,000 | 14,400 | 14,400 | 15,120 |
| Existing Traffic[3] | 23,536 | 20,435 | 24,204 | 10,180 | 8,054 | 3,425 |
| Reserved Trips[4] | 2,317 | 6,279 | 3,739 | 157 | 167 | 2,157 |
| Available Capacity[4] | 17,147 | 18,986 | 5,150 | 4,063 | 6,179 | 9,538 |
| Maximum AADT Generated by Amendment[5] | 1,863 | 6,210 | 1,863 | 932 | 932 | 932 |
| **Residual Capacity After Potential Development's Impacts[6]** | 15,284 | 12,776 | 3,287 | 3,125 | 5,427 | 8,606 |

*1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
*2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2021.*
*3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.*
*4 Source: City of Alachua May 2021 Development Monitoring Report.*
*5 Trip Distribution: Segment 3 – 30%; Segment 4 – 100%; Segment 5 – 30%; Segment 8 – 15%; Segment 9 – 15%; Segment 15 – 15%.*
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

**Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)**

| Traffic System Category | Segment 3 US 441 (from MPO Boundary to CR 25A East)[1] | Segment 4 US 441 (from CR 2A East to SR 235)[1] | Segment 5 US 441 (from SR 235 to I-75)[1] | Segment 8 SR 235 (from NW 143rd Pl to US 441)[1] | Segment 9 SR 235 (from US 441 to NW 140th St)[1] | Segment 15 CR 2054 (from SR 235 to US 441)[1] |
|---|---|---|---|---|---|---|
| PM Peak Hour Trips | | | | | | |
| Maximum Service Volume[2] | 3,870 | 4,110 | 3,510 | 1,290 | 1,290 | 1,359 |
| Existing Traffic[3] | 2,118 | 1,941 | 2,299 | 967 | 765 | 325 |
| Reserved Trips[4] | 196 | 627 | 337 | 41 | 21 | 158 |
| Available Capacity[4] | 1,556 | 1,542 | 874 | 282 | 504 | 876 |
| Maximum PM Peak Hour Trips Generated by Amendment[5] | 196 | 654 | 196 | 98 | 98 | 98 |
| **Residual Capacity After Potential Development's Impacts[6]** | 1,360 | 888 | 678 | 184 | 406 | 778 |

*1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
*2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2021.*
*3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.*
*4 Source: City of Alachua May 2021 Development Monitoring Report.*
*5 Trip Distribution: Segment 3 – 30%; Segment 4 – 100%; Segment 5 – 30%; Segment 8 – 15%; Segment 9 – 15%; Segment 15 – 15%.*
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of any affected roadway segments and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's transportation system will be reevaluated at the site plan or preliminary plat review stage.

## Potable Water Impacts

**Table 6. Potable Water Impacts**

| System Category | Gallons Per Day |
|---|---|
| Current Permitted Capacity[1] | 2,300,000 |
| Less Actual Potable Water Flows[1] | 1,300,250 |
| Reserved Capacity[2] | 146,101 |
| Available Capacity | 853,649 |
| Projected Potable Water Demand from Application[3] | 14,134 |
| **Residual Capacity** | **839,515** |
| **Percentage of Permitted Design Capacity Utilized** | **63.50%** |

*Sources:*
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 0.1 gallon per square foot x 136,342 square feet; Warehouse – 100 gallons per day / loading bay x 5 loading bays.*

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

## Sanitary Sewer Impacts

**Table 7. Sanitary Sewer Impacts**

| System Category | Gallons Per Day |
|---|---|
| Treatment Plant Current Permitted Capacity | 1,500,000 |
| Less Actual Treatment Plant Flows[1] | 677,000 |
| Reserved Capacity[2] | 127,140 |
| Available Capacity | 695,860 |
| Projected Sanitary Sewer Demand from Application[3] | 14,134 |
| **Residual Capacity** | **651,726** |
| **Percentage of Permitted Design Capacity Utilized** | **55.22%** |

*Sources:*
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 0.1 gallon per square foot x 136,342 square feet; Warehouse – 100 gallons per day / loading bay x 5 loading bays.*

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

## Solid Waste Impacts

**Table 8. Solid Waste Impacts**

| System Category | Pounds Per Day | Tons Per Year |
|---|---|---|
| Demand from Existing Development[1] | 41,880.00 | 7,643.10 |
| Reserved Capacity[2] | 15,609.14 | 2,848.67 |
| Demand Generated by Application[3] | 4,207.89 | 767.94 |
| **New River Solid Waste Facility Capacity[4]** | **50 years** | |

*Sources:*
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population (2020); Policy 2.1.a, CFNGAR Element (Formula: 10,470 persons x 0.73 tons per person per year).*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2021.*

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City's solid waste system will be reevaluated at site plan review or preliminary plat review stage.

## Recreation Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to recreation facilities.

## Public School Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to public school facilities.

# EXHIBIT "A"

# TO

# 13663 NW US HIGHWAY 441

# LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION

# STAFF REPORT

# City of Alachua

**ADAM BOUKARI**
**CITY MANAGER**

**PLANNING & COMMUNITY DEVELOPMENT**
**DIRECTOR KATHY WINBURN, AICP**

June 7, 2021

*Sent by electronic mail to csweger@edafl.com*

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On May 26, 2021, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **July 13, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 29, 2021.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, June 29, 2021***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, July 12, 2021***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager (*by electronic mail*)
Mike DaRoza, Assistant City Manager (*by electronic mail*)
Kamal Latham, Assistant City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Project File

May 24, 2021

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

**Re: Planning Assistance Team (PAT) Summary**
**13663 NW US 441 LSCPA and Rezoning Applications**

Dear Mr. Tabor,

The applicant's responses to the insufficiency comments issued on 4/18/2021 are below.

**LSCPA & Rezoning Applications**

1. *Public Facilities Impact Analysis*

a. Per Section 2.4.14(H)(2)(i), for proposed developments generating greater than 1,000 external ADT, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. There is a note under the trip distribution for affected roadway segments stating that Segments 3 and 5 do not have impacts above 5% of the MSV. With a distribution of 15%, the impacts to Segments 3 and 5 would be 5.1% of the MSV (195 / 3,870 = 0.0506), and thus these roadway segments would be affected roadway segments.

**RESPONSE: That statement that Segments 3 and 5 do not have impacts above 5% of the MSV was based on the average daily trips for those segments (1,863/43,000 = 4.3% for Segment 3 and 1,863/39,000 = 4.8% for Segment 5). Since Section 2.4.14(H)(2)(i) states "ADT" for affected roadway segments, this is the reason the statement was made as is in the Justification Reports. An analysis of the peak hour impacts (which we agree are over 5% of MSV) has been added for Segments 3 and 5. The Justification Reports have both been updated. It may be helpful in a future Code update to clarify in Section 2.4.14(H)(2)(i) that the 5% requirement applies to both ADT and Peak Hour MSV.**

b. Confirm the available PM Peak residual capacity are correct for Segments 4 and 9.

**RESPONSE: The available capacity for the PM Peak for Segments 4 and 9 have been corrected to 847 and 406 respectively in the table in both Justification Reports.**

2. *Comprehensive Plan Consistency Analysis*

a. In response to Objectives 1.2 and 1.3 of the COSE, the report references the environmental analysis section of the report. No evaluation of native communities/ecosystems or listed species is provided within the environmental analysis section of the report.

**RESPONSE: References to Objectives 1.2 and 1.3 of the COSE have been removed from the Justification Reports.**

b. Some Comprehensive Plan GOPs do not reflect recent updates to the Comprehensive Plan. Please revise as needed.

**RESPONSE: References to goals, objectives and policies related to updated text in the Comprehensive Plan have been updated in the Justification Reports for the following: Capital Improvements Element Objective 1.2; Community Facilities Element Goal 1, Objective 1.2, Goal 2, Goal 3, Goal 4, and Objective 4.1; Future Land Use Element Objective 1.3, Policies 1.3.b, 1.3,f.2, 2.4.a, 2.4.c, 2.4,d, 2.4.e, Objective 5.1, Policy 5.2.a, Goal 9, and Policy 9.1; Intergovernmental Coordination Element Objective 1.2, 1.2.d, 1.2,e; and Transportation Element Goal 1. Additionally, references to the Community Facilities and Natural Groundwater Aquifer Recharge Element have been changed to reflect the new element title of Community Facilities Element.**

3. *Miscellaneous*

a. The current zoning of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.

**RESPONSE: The Rezoning Application form has been amended to reflect that the existing zoning is Alachua County Agricultural. The Justification Reports have also been updated to reflect that the zoning is Alachua County Agricultural.**

b. A 50% maximum lot coverage is utilized for industrial uses within the needs analysis and public facilities impact analysis. While this is acceptable, please note FAR maximums are established in Policy 1.5.d.11 of the FLUE.

**RESPONSE: A reference to FLUE Policy 1.5.d.11 has been added to the Needs Analysis section, and in the Public Facilities Impact Analysis section, FAR of 0.5 was used consistent with the Industrial acreage being greater than or equal to 5 acres.**

c. The applications indicate there is a contract for the sale or option to purchase the property. Recommend the purchaser discuss potential uses with the City.

**RESPONSE: We will discuss this with the purchaser. eda is the agent for both the property owner and the potential purchaser, so we have been advising the buyer on potential uses allowed per the City of Alachua Land Development Regulations.**

**Rezoning Application**

4. *Public Facilities Impact Analysis*

a. Revise the reference to application type in the paragraph summarizing transportation impacts on page 14 of the report.

**RESPONSE: This change has been made in the Justification Report.**

5. *Standards for Rezonings*

a. Response to Section 2.4.2(E)(1)(f): Please address specifically potential impacts to the general area of the property, including potential for excessive traffic, density/intensities of use, building height and bulk, noise, lights, or other physical effects/nuisances.

**RESPONSE: The Justification Report has been updated to include additional information related to potential impacts.**

b. Response to Section 2.4.2(E)(1)(h): Ensure references to application type are correct (rezoning) and references to designations of the land are correct (zoning).

**RESPONSE: The reference has been corrected to refer to zoning and not land use.**

Please don't hesitate to contact me at 352-373-3541 if you have any questions.

Sincerely,

Clay Sweger, AICP, LEED AP
Director of Planning

# City of Alachua

**ADAM BOUKARI**
**CITY MANAGER**

**PLANNING & COMMUNITY DEVELOPMENT**
**DIRECTOR KATHY WINBURN, AICP**

May 18, 2021

*Sent by electronic mail to csweger@edafl.com*

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning Assistance Team (PAT) Summary: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 29, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±16.1 acre subject property, comprised of Tax Parcel Number 05970-004-000, from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres and to rezone the subject property from Agricultural (County) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres. A completeness review was performed on May 4, 2021 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:00 AM** on **Thursday, May 20, 2021** 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 **Thursday, June 3, 2021**. A total of four (4) 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **July 13, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

## LSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*
   a. Per Section 2.4.14(H)(2)(i), for proposed developments generating greater than 1,000 external ADT, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. There is a note under the trip distribution for affected roadway segments stating that Segments 3 and 5 do not have impacts above 5% of the MSV. With a distribution of 15%, the impacts to Segments 3 and 5 would be 5.1%

of the MSV (195 / 3,870 = 0.0506), and thus these roadway segments would be affected roadway segments.

b. Confirm the available PM Peak residual capacity are correct for Segments 4 and 9.

2. *Comprehensive Plan Consistency Analysis*
   a. In response to Objectives 1.2 and 1.3 of the COSE, the report references the environmental analysis section of the report. No evaluation of native communities/ecosystems or listed species is provided within the environmental analysis section of the report.
   b. Some Comprehensive Plan GOPs do not reflect recent updates to the Comprehensive Plan. Please revise as needed.

3. *Miscellaneous*
   a. The current zoning of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.
   b. A 50% maximum lot coverage is utilized for industrial uses within the needs analysis and public facilities impact analysis. While this is acceptable, please note FAR maximums are established in Policy 1.5.d.11 of the FLUE.
   c. The applications indicate there is a contract for the sale or option to purchase the property. Recommend the purchaser discuss potential uses with the City.

**Rezoning Application**

4. *Public Facilities Impact Analysis*
   a. Revise the reference to application type in the paragraph summarizing transportation impacts on page 14 of the report.

5. *Standards for Rezonings*
   a. Response to Section 2.4.2(E)(1)(f): Please address specifically potential impacts to the general area of the property, including potential for excessive traffic, density/intensities of use, building height and bulk, noise, lights, or other physical effects/nuisances.
   b. Response to Section 2.4.2(E)(1)(h): Ensure references to application type are correct (rezoning) and references to designations of the land are correct (zoning).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

# City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

## INTER-OFFICE COMMUNICATION

**DATE:** **May 19, 2021**

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

**FROM:** **Rodolfo Valladares, P.E.**
Public Services Director
**Tom Ridgik, P.E.**
Engineering Supervisor

TR 5/19/2021

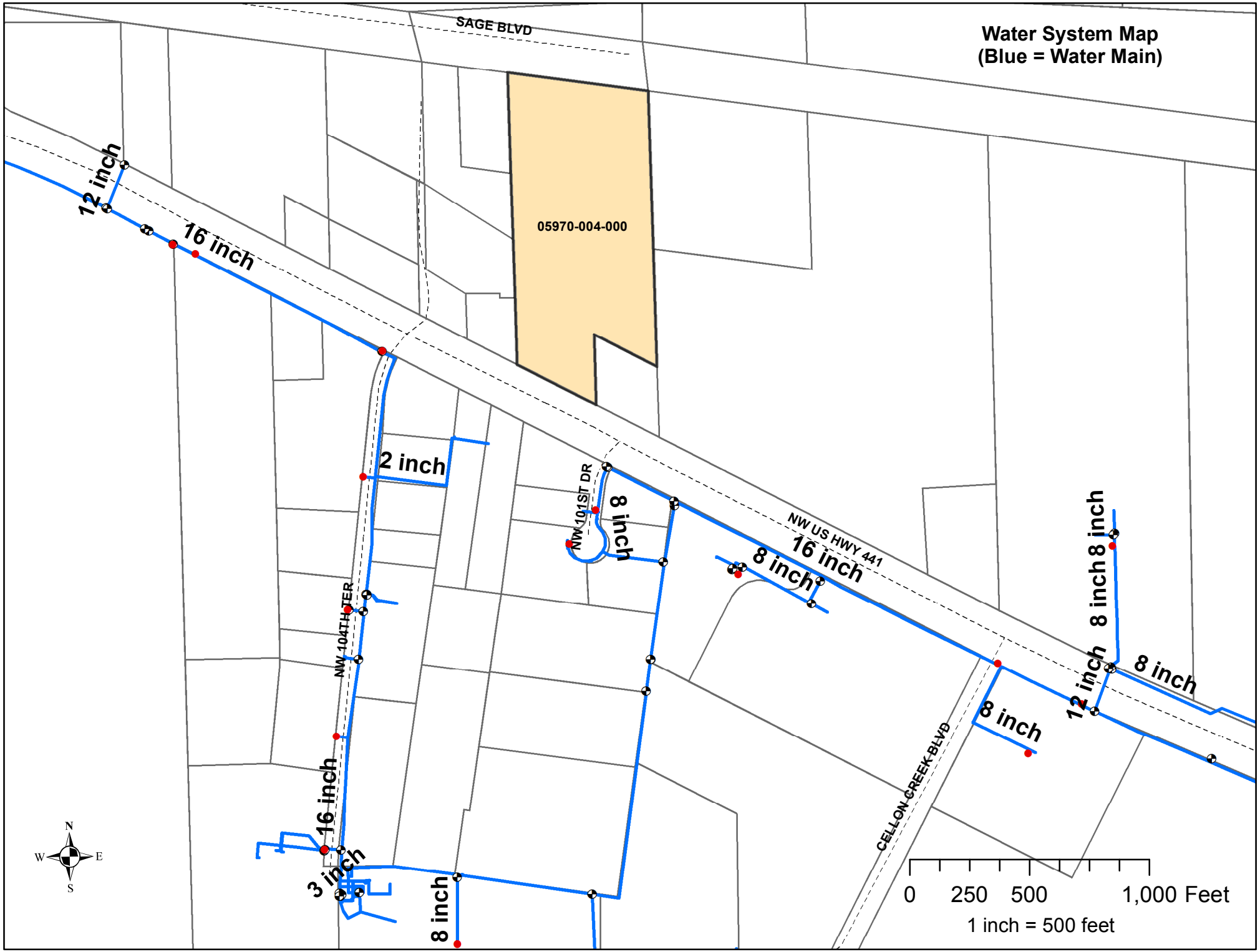
**RE:** **13663 NW US Hwy 441 Land Use Change**

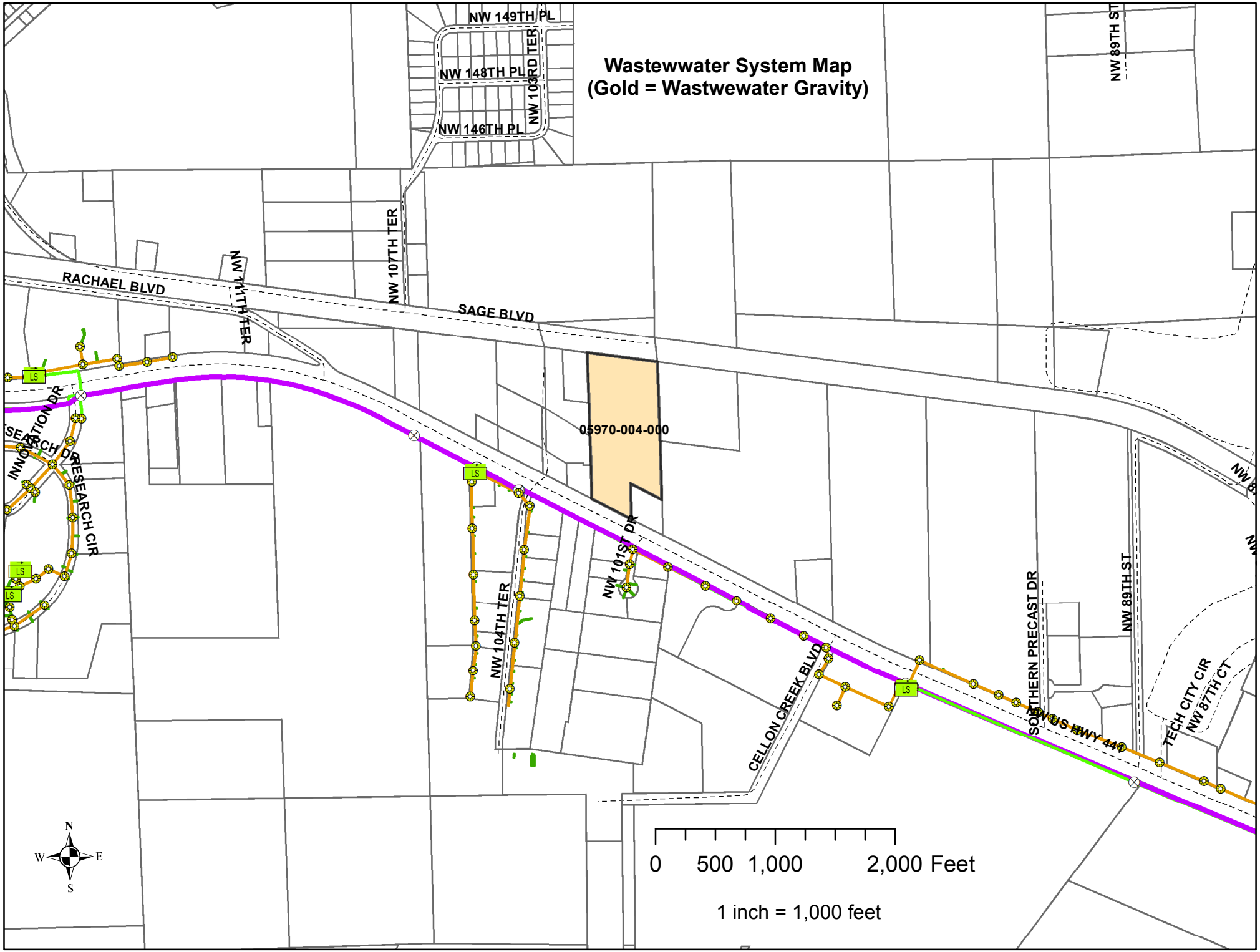
Public Services has reviewed the subject project (May Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS |
|---|---|
| 1. | **Comment on May Submittal**<br>**Water Utility Availability**<br>Although water infrastructure is primarily on the south side of Hwy 441, there are two water mains that cross underneath Hwy 441. Piping from the site could be connected to either of these water mains. Distance from the site to the water main crossings range from 1800 to 2300 ft. See attached map of the water system. |
| 2. | **Comment on May Submittal**<br>**Wastewater Service Availability**<br>There are two gravity wastewater networks on the north side of Hwy 441, same side as the site. The distance from each wastewater network to the site is in the range of 2000-4000 ft. Whether gravity flow from the site to each wastewater network is feasible would need to be evaluated; namely, are the existing manholes deep enough?<br>Suppose a private lift station is installed at the site with discharge to either of these two networks (same side of Hwy 441 as site). This would require an FDOT permit – FDOT may not allow this approach. |

| NO. | COMMENTS |
|---|---|
| | Suppose a private lift station is installed at the site with discharge to the nearby existing gravity wastewater mains on the south side of Hwy 441. This would require installing piping underneath Hwy 441, which would require a FDOT permit.<br><br>Suppose a gravity WW main is installed under Hwy 441 to connect to nearby manholes. This, too, would require a FDOT permit. FDOT would need to be contacted to determine if they find this approach acceptable for a private user. FYI, there is precedent for a gravity main under Hwy 441. But it was for a much larger infrastructure project.<br><br>See attached wastewater map. |
| | |
| **END OF COMMENTS** | |

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


Water System Map
(Blue = Water Main)
SAGE BLVD
05970-004-000
12 inch
16 inch
2 inch
NW 101ST DR
8 inch
NW US HWY 441
16 inch
8 inch
8 inch
8 inch
12 inch
8 inch
NW 104TH TER
16 inch
3 inch
8 inch
8 inch
CELLON CREEK BLVD
N
W
E
S
0
250
500
1,000 Feet
1 inch = 500 feet


Wastewwater System Map
(Gold = Wastwewater Gravity)
NW 149TH PL
NW 148TH PL
NW 146TH PL
NW 103RD TER
NW 89TH ST
NW 107TH TER
NW 111TH TER
RACHAEL BLVD
SAGE BLVD
05970-004-000
INNOVATION DR
RESEARCH CIR
NW 101ST DR
NW 104TH TER
CELLON CREEK BLVD
SOUTHERN PRECAST DR
NW 89TH ST
TECH CITY CIR
NW 87TH CT
LS
N
W
E
S
0 500 1,000 2,000 Feet
1 inch = 1,000 feet

# City of Alachua

**ADAM BOUKARI**
**CITY MANAGER**

**PLANNING & COMMUNITY DEVELOPMENT**
**DIRECTOR KATHY WINBURN, AICP**

May 4, 2021

*Sent by electronic mail to csweger@edafl.com*

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 29, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±16.1 acre subject property, comprised of Tax Parcel Number 05970-004-00, from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (A) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are complete. An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

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

# City of Alachua
# Comprehensive Plan Amendment Application

☑ **Large** Scale Comprehensive Plan Amendment (greater than 10 acres)

☐ **Small** Scale Comprehensive Plan Amendment (10 acres or less)

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

## A. PROJECT

1. Project Name: 13663 NW US Hwy 441 Land Use Change
2. Address of Subject Property: 13663 NW US Hwy 441
3. Parcel ID Number(s): 05970-004-000
4. Existing Use of Property: Residential
5. Existing Future Land Use Map Designation: Agriculture
6. Proposed Future Land Use Map Designation: Commercial & Industrial
7. Acreage: 16.1 (+/-)

## B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger Title: Director of Planning
   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: ( ) e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Envision Seven Limited Liability Company
   Mailing Address: 1818 SW 28th Street
   City: Ocala State: FL ZIP: 34474

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

## C. ADDITIONAL INFORMATION

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

## D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:

   (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
   (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
   (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
   (IV) Promotes conservation of water and energy;
   (V) Preserves agricultural areas and activities;

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.

5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

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

7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

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

Clay Sweger
Signature of Applicant

Signature of Co-applicant

Clay Sweger
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 29 day of April, 2021, by Clay Sweger, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Audra Burrell
Signature of Notary Public, State of Florida

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

DocuSign Envelope ID: 3B7D54A3-1B8F-4E1F-8525-E6BCF6234EC0

City of ALACHUA

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

**A. PROPERTY INFORMATION**

Address of Subject Property: 13715 NW US HWY 441, 13663 NW US HWY 441, 13669 NW US HWY 441, & 13719 NW US HWY 441

Parcel ID Number(s): 05970-004-000 (16.1 Acres with Lengthy Legal in Section 19, Township 8 South, Range 19 East)

Acreage: 16.1

**B. PERSON PROVIDING AGENT AUTHORIZATION**

Name: Latif Hamed Title: Registered Agent and Manager

Company (if applicable): Envision Seven Limited Liability Company

Mailing Address: 3230 SW 33rd Road

City: Ocala State: Florida ZIP: 34474

Telephone: 352-817-6461 FAX: e-mail: michaelhamed@msn.com

**C. AUTHORIZED AGENT**

Name: Sergio Reyes, P. E. Title: President

Company (if applicable): EDA Consultants, Inc. (Civil Engineering, Land Surveying, and Urban Planning)

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

City: Gainesville State: Florida ZIP: 32601

Telephone: 352-373-3541 FAX: e-mail: ssutton@edafl.com

**D. REQUESTED ACTION:**

Change of the Future Land Use and Zoning, apply and initiate the city of Alachua to bring water and sewer lines to the property, as well as planning for the construction of a warehouse building. All of these activities are at the expense of the Buyer.

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

Latif M Hamed

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Marion

The foregoing application is acknowledged before me this 24th day of March, 2021 by _____, who is/are personally known to me, or who has/have produced _____ as identification.

Signature of Notary Public, State of Florida

Notary Public State of Florida
Migdalia Sanes
My Commission GG 953749
Expires 03/10/2024

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2140517 2 PGS
2005 JUN 07 09:10 AM BK 3139 PG 1284
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#238783
Doc Stamp-Deed: 2,100.00

2140517

Prepared by and return to:
Sharron D. Rutherford

Marvin W. Bingham, Jr., PA
Post Office Box 1930
Alachua, FL 32616

**Tax Parcel : 05970-004-000**

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this 25th day of May, 2005 between **Hardy Edward Cruce and Charlotte Cruce, husband and wife, and Charlene Rhoden, joined by her husband, Lonnie Rhoden,** whose post office address is 13669 NW US Highway 441, Alachua, FL 32615, Grantors, and **Envision Seven Limited Liability Company, a Florida Limited Liability Company** whose post office address is 1818 SW 28th Street, Ocala, FL 34474, Grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

**See Exhibit A, attached hereto and made a part hereof**

Subject to and together with covenants, easements, reservations and restrictions of record and taxes for the year 2005 and all subsequent years.

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

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

Signed, sealed and delivered in our presence:

Witness
Print Name: RAMONA H GRINER

Witness
Print Name: MARVIN W BINGHAM JR

**Hardy Edward Cruce**

**Charlotte Cruce**

**Charlene Rhoden**

**Lonnie Rhoden**

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 25th day of May, 2005 by **Hardy Edward Cruce and Charlotte Cruce, Charlene Rhoden and Lonnie Rhoden**, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal] Marvin W. Bingham, Jr. Commission # DD311284 Expires May 22, 2008 Bonded Troy Fain - Insurance, Inc. 800-385-7019

Notary Public

Printed Name: MARVIN W. BINGHAM JR.

My Commission Expires: 5.22.08

INSTRUMENT # 2140517
2 PGS

**EXHIBIT A**

**A PARCEL OF LAND LOCATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 03°33'57" EAST, 26.51 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTH 83°46'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1430.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN SOUTH 83°46'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 591.18 FEET; THENCE RUN SOUTH 03°02'43" EAST, 1151.12 FEET, THENCE RUN NORTH 64°10'00" WEST, 295.00 FEET; THENCE RUN SOUTH 03°02'43" EAST, 295.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 (U.S HIGHWAY NO. 441); THENCE RUN NORTH 64°10'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 371.33 FEET; THENCE RUN NORTH 03°02'43" WEST, 1219.47 TO THE POINT OF BEGINNING.**

**THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ALACHUA COUNTY, FLORIDA.**

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE · COMMUNITY FOCUSED · COMMITTED

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 05970-004-000 |
| **Prop ID** | 30086 |
| **Location Address** | 13663 NW US HWY 441<br>ALACHUA, FL 32615<br>⊞ see more addresses... |
| **Neighborhood/Area** | 8-19 RURAL (233300.00) |
| **Subdivision** | L L DELL ESTATE |
| **Brief Legal Description*** | COM NW COR SEC S 03 DEG 33 MIN 57 SEC E 26.51 FT TO S R/W SCL RR S 83 DEG 46 MIN 57 SEC E ALG R/W 1430.80 FT POB S 83 DEG 46 MIN 57 SEC E ALG R/2 591.18 FT S 03 DEG 02 MIN 43 SEC E 1151.12 FT N 64 DEG 10 MIN 00 SEC W 295 FT S 03 DEG 02 MIN 43 SEC E 295 FT<br>(Note: *The Description above is not to be used on legal documents.) |
| **Property Use Code** | SINGLE FAMILY (00100) |
| **Sec/Twp/Rng** | 19-08-19 |
| **Tax District** | ALACHUA (District 1006) |
| **Millage Rate** | 22.1970 |
| **Acreage** | 16.100 |
| **Homestead** | N |

View Map

## Owner Information

## Valuation

| | 2020 Certified Values | 2019 Certified Values | 2018 Certified Values | 2017 Certified Values | 2016 Certified Values |
|---|---|---|---|---|---|
| Improvement Value | $10,161 | $10,161 | $8,900 | $8,900 | $7,800 |
| Land Value | $96,600 | $96,600 | $96,600 | $96,600 | $96,600 |
| Land Agricultural Value | $0 | $0 | $0 | $0 | $0 |
| Agricultural (Market) Value | $0 | $0 | $0 | $0 | $0 |
| Just (Market) Value | **$106,761** | **$106,761** | **$105,500** | **$105,500** | **$104,400** |
| Assessed Value | $106,761 | $106,390 | $105,500 | $105,500 | $104,400 |
| Exempt Value | $0 | $0 | $0 | $0 | $0 |
| Taxable Value | $106,761 | $106,390 | $105,500 | $105,500 | $104,400 |
| Maximum Save Our Homes Portability | $0 | $371 | $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

2020 TRIM Notice (PDF)

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|---|---|---|---|---|---|---|
| 9900 | ACREAGE NON AG | 16.10 | 701316 | 0 | 0 | A |

## Building Information

| | | | |
|---|---|---|---|
| **Type** | SINGLE FAMILY | **Heat** | 01-NONE |
| **Total Area** | 776 | **HC&V** | 01-NONE |
| **Heated Area** | 616 | **HVAC** | 01-NONE |
| **Exterior Walls** | 05-AVERAGE | **Bathrooms** | 1.0-Baths |
| **Interior Walls** | 02-WALL BOARD/WD | **Bedrooms** | 2-2 BEDROOMS |
| **Roofing** | 01-MINIMUM | **Total Rooms** | |
| **Roof Type** | 03-GABLE/HIP | **Stories** | 1.0 |
| **Frame** | | **Actual Year Built** | 1965 |
| **Floor Cover** | 09-PINE/SOFT WOOD | **Effective Year Built** | 1965 |

## Sub Area

| Type | Description | Sq. Footage | Year | Quality | Imprv Use | Imprv Use Descr | Value |
|---|---|---|---|---|---|---|---|
| BAS | BASE AREA | 616 | 1965 | 2 | 0100 | SINGLE FAMILY | $8,545 |
| UOP | UNFIN OPEN PORCH | 160 | 1965 | 2 | 0100 | SINGLE FAMILY | $1,734 |

## Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualified | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|---|---|---|---|---|---|---|---|---|---|
| 5/25/2005 | $300,000 | WD | 3139 | 1284 | Q - QUALIFIED | Improved | CRUCE HARDY E CHARLOTTE LIFE E | ENVISION SEVEN LIMITED, LIABIL | Link (Clerk) |
| 1/15/2003 | $100 | WD | 2589 | 513 | U - UNQUALIFIED | Improved | CRUCE HARDY E CHARLOTTE | CRUCE HARDY E CHARLOTTE LIFE E | Link (Clerk) |
| 10/18/2002 | $100 | QD | 2578 | 1094 | U - UNQUALIFIED | Improved | CRUCE JESSIE JR | CRUCE HARDY E CHARLOTTE | Link (Clerk) |
| 10/16/2002 | $100 | QD | 2578 | 1092 | U - UNQUALIFIED | Improved | ARTHUR & BARBARA RAWLINS | CRUCE JESSIE JR | Link (Clerk) |
| 10/15/2002 | $100 | QD | 2578 | 1084 | U - UNQUALIFIED | Improved | IRA & MARGARET CRUCE | ARTHUR & BARBARA RAWLINS | Link (Clerk) |
| 10/11/2002 | $100 | QD | 2578 | 1090 | U - UNQUALIFIED | Improved | RICHARD & PEGGY CRUCE | IRA & MARGARET CRUCE | Link (Clerk) |

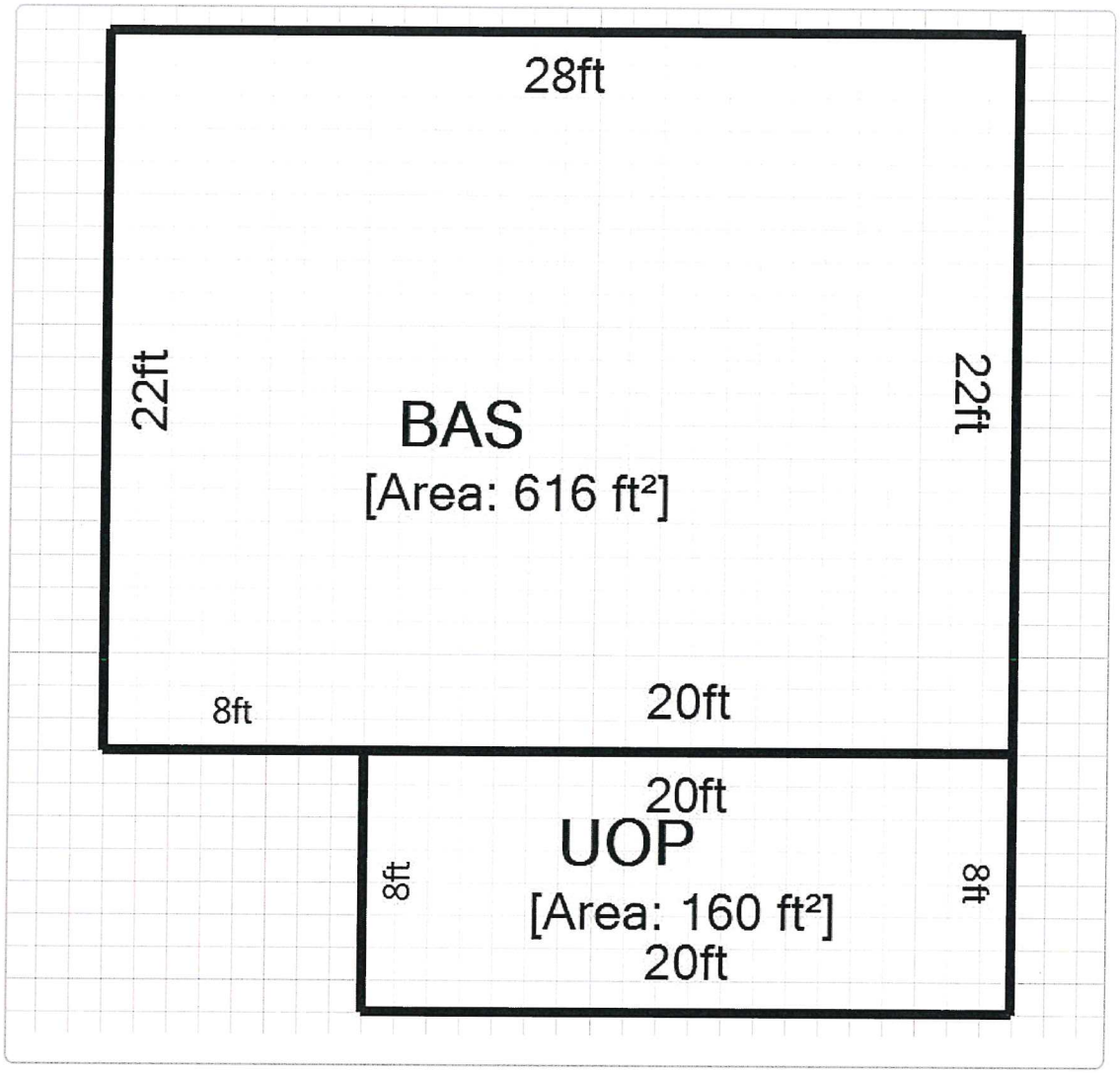
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Permits

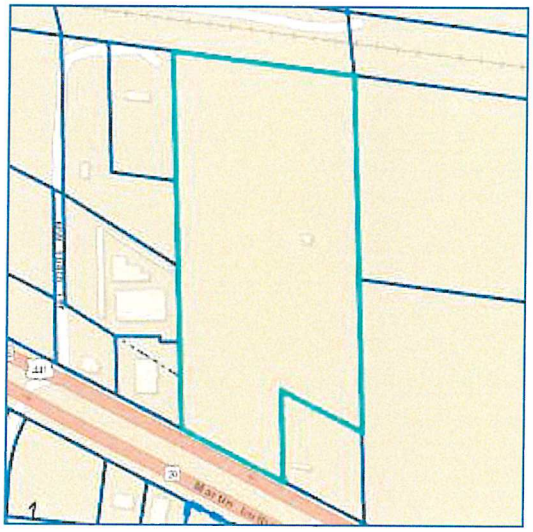
| Permit Number | Type | Primary | Active | Issue Date | Value |
|---|---|---|---|---|---|
| 02-00000 | OVER THE COUNTER INSPECT | Yes | No | 12/31/2002 | $0 |
| 2000070277 | MANUFACTURED HOUSING | Yes | No | 8/2/2000 | $0 |
| 98090259 | MANUFACTURED HOUSING | Yes | No | 9/24/1998 | $0 |

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

## Sketches




Map



**No data available for the following modules:** Extra Features, Photos.

John Power | TAX COLLECTOR
Serving Alachua County

Account Summary

# Real Estate Account #05970 004 000

**Owner:**
ENVISION SEVEN LIMITED, LIABIL

**Situs:**
13663 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

## Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/24/2020** for **$2,389.58**. Print paid bill (PDF)

Apply for the 2021 installment payment plan

## Account History

| BILL | AMOUNT DUE |
|---|---|
| 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) |
| 2005 Annual Bill ⓘ | $0.00 |
| | Print (PDF) |
| 2004 ⓘ | |
| 2004 Installment Bill #4 ⓘ | $0.00 |
| | Print (PDF) |
| 2004 Installment Bill #3 ⓘ | $0.00 |
| | Print (PDF) |
| 2004 Installment Bill #2 ⓘ | $0.00 |
| | Print (PDF) |
| 2004 Installment Bill #1 ⓘ | $0.00 |
| | Print (PDF) |
| | Paid $927.27 |
| 2003 ⓘ | |
| 2003 Installment Bill #4 ⓘ | $0.00 |
| | Print (PDF) |
| 2003 Installment Bill #3 ⓘ | $0.00 |
| | Print (PDF) |
| 2003 Installment Bill #2 ⓘ | $0.00 |
| | Print (PDF) |
| 2003 Installment Bill #1 ⓘ | $0.00 |
| | Print (PDF) |
| | Paid $803.41 |
| 2002 ⓘ | |
| 2002 Installment Bill #4 ⓘ | $0.00 |
| | Print (PDF) |
| 2002 Installment Bill #3 ⓘ | $0.00 |
| | Print (PDF) |
| 2002 Installment Bill #2 ⓘ | $0.00 |
| | Print (PDF) |
| 2002 Installment Bill #1 ⓘ | $0.00 |
| | Print (PDF) |
| | Paid $833.82 |
| **Total Amount Due** | **$0.00** |






# Detail by Entity Name

Florida Limited Liability Company
ENVISION SEVEN LIMITED LIABILITY COMPANY

**Filing Information**

| | |
|---|---|
| **Document Number** | L03000047002 |
| **FEI/EIN Number** | APPLIED FOR |
| **Date Filed** | 11/20/2003 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

3230 SW 33RD ROAD
OCALA, FL 34474

Changed: 02/22/2010

**Mailing Address**

3230 SW 33RD ROAD
OCALA, FL 34474

Changed: 02/22/2010

**Registered Agent Name & Address**

HAMED, latif
3230 SW 33RD ROAD
OCALA, FL 34474

Name Changed: 02/16/2015

Address Changed: 02/22/2010

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

HAMED, Malek L
3230 SW 33RD ROAD
OCALA, FL 34474

Title MGR

hamed, latif
3230 SW 33RD ROAD
OCALA, FL 34474

Title Authorized Member

hamed, laith l
3230 SW 33RD ROAD
OCALA, FL 34474

Title member

hamed, abdul F
3230 SW 33RD ROAD
OCALA, FL 34474

Title member

hamed, zaher
3230 SW 33RD ROAD
OCALA, FL 34474

Title member

hamed, nadine l
3230 SW 33RD ROAD
OCALA, FL 34474

Title member

hamed, faris l
3230 SW 33RD ROAD
OCALA, FL 34474

Title member

hamed, laith
3230 SW 33RD ROAD
OCALA, FL 34474

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2018 | 03/25/2018 |
| 2019 | 03/03/2019 |
| 2020 | 06/22/2020 |

**Document Images**

| | |
|---|---|
| 06/22/2020 -- ANNUAL REPORT | View image in PDF format |
| 03/03/2019 -- ANNUAL REPORT | View image in PDF format |
| 03/25/2018 -- ANNUAL REPORT | View image in PDF format |

| | |
|---|---|
| 04/22/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/23/2016 -- ANNUAL REPORT | View image in PDF format |
| 02/16/2015 -- ANNUAL REPORT | View image in PDF format |
| 04/20/2014 -- ANNUAL REPORT | View image in PDF format |
| 03/25/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/01/2012 -- ANNUAL REPORT | View image in PDF format |
| 01/15/2011 -- ANNUAL REPORT | View image in PDF format |
| 02/22/2010 -- ANNUAL REPORT | View image in PDF format |
| 01/23/2009 -- ANNUAL REPORT | View image in PDF format |
| 04/22/2008 -- ANNUAL REPORT | View image in PDF format |
| 01/03/2007 -- ANNUAL REPORT | View image in PDF format |
| 01/10/2006 -- ANNUAL REPORT | View image in PDF format |
| 01/29/2005 -- ANNUAL REPORT | View image in PDF format |
| 02/13/2004 -- ANNUAL REPORT | View image in PDF format |
| 11/20/2003 -- Florida Limited Liabilites | View image in PDF format |

## Legal Descriptions

### Industrial FLU & ILW Zoning

A portion of Section 19, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 03°33'57" East, 26.51 feet to a point on the south Right of Way Line of the CSX Transportation Inc. Railroad Right of Way (200' Right of Way); thence South 83°46'57" East, along said south Right of Way Line, 1430.80 feet to the Point of Beginning; thence continue South 83°46'57" East, along said south Right of Way Line, 591.18 feet; thence South 03°02'43" East, 694.73 feet; thence South 88°26'17" West, 583.67 feet; thence North 03°02'43" West, 774.78 feet to the Point of Beginning.

Containing 9.84 Acres (428,708 Square Feet), more or less.

### Commercial FLU & CI Zoning

A portion of Section 19, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 03°33'57" East, 26.51 feet to a point on the south Right of Way Line of the CSX Transportation Inc. Railroad Right of Way (200' Right of Way); thence South 83°46'57" East, along said south Right of Way Line, 2021.98 feet; thence South 03°02'43" East, 694.73 feet to the Point of Beginning; thence continue South 03°02'43" East, 456.39 feet; thence North 64°10'00" West, 295.00 feet; thence South 03°02'43" East, 295.00 feet to a point on the north Right of Way Line of State Road No. 25 (U.S. Highway No. 441, 200' Right of Way); thence North 64°10'00" West, along said north Right of Way Line, 371.33 feet; thence North 03°02'43" West, 444.69 feet; thence North 88°26'17" East, 583.67 feet to the Point of Beginning.

Containing 6.26 Acres (272,734 Square Feet), more or less.

# *Future Land Use Map Amendment Justification Report*




| | |
|---|---|
| Request: | Large Scale Future Land Use Map Amendment application from Agriculture to Commercial (6.26 +/- acres) & Industrial (9.84+/- acres) |
| Location: | 13663 NW US Highway 441 |
| Parcel Number: | 05970-004-000 |
| Acreage: | 16.1 +/- Acres |
| Prepared By: | Clay Sweger, AICP, LEED AP<br>eda consultants, inc. |
| Agent for: | Envision Seven Limited Liability Company |
| Date: | April 29, 2021; Updated May 24, 2021 |

720 SW 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601

Phone (352) 373-3541
www.edafl.com

## Table of Contents

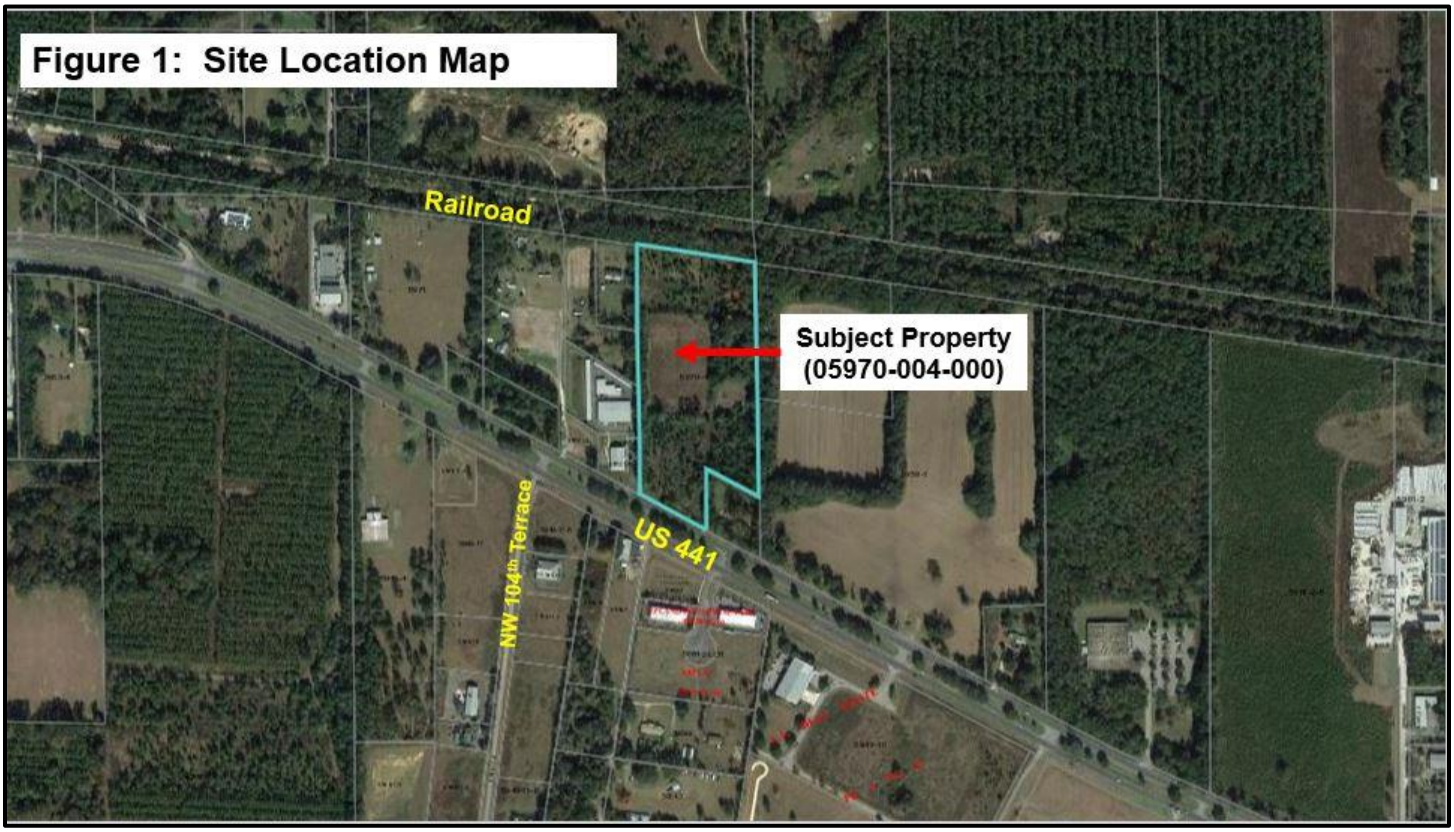
Background 1
Statement of Proposed Change 2
Environmental / Suitability Analysis 5
Needs Analysis 9
Public Facilities Analysis 11
Compatibility Analysis 16
Urban Sprawl Analysis 17
Comprehensive Plan Consistency 21

## List of Figures

Figure 1: Site Location Map 1
Figure 2: Future Land Use Map (Existing) 2
Figure 3: Future Land Use Map (Proposed) 3
Figure 4: Wetlands 5
Figure 5: Strategic Ecosystem 6
Figure 6: Soils 7
Figure 7: FEMA Flood Zones 8
Figure 8: Topographic Map 9
Figure 9: Surrounding Land Uses 17

## Background

The subject property is located at 13663 NW US Highway 441 (see Figure 1 below) in the City of Alachua. The property is located east of NW 104th Terrace, north of US 441, west of Cellon Creek Boulevard, and south of the railroad right of way. The proposal concerns an approximately 16.1-acre property. The tax parcel number is 05970-004-000. The parcel is located within Section 19, Township 8, Range 19.




The parcel currently contains a single-family dwelling that was built in 1965 according to the Property Appraiser's records. The Property Appraiser's Office classifies the property land use as Single Family and indicates the Land Use code for the property is 9900 (Acreage, non-agricultural).

The parcel falls within the adopted Corporate Corridor Activity Center as delineated in the City of Alachua Future Land Use Element Policy 1.3.f.2. This Future Land Use Element Policy states:

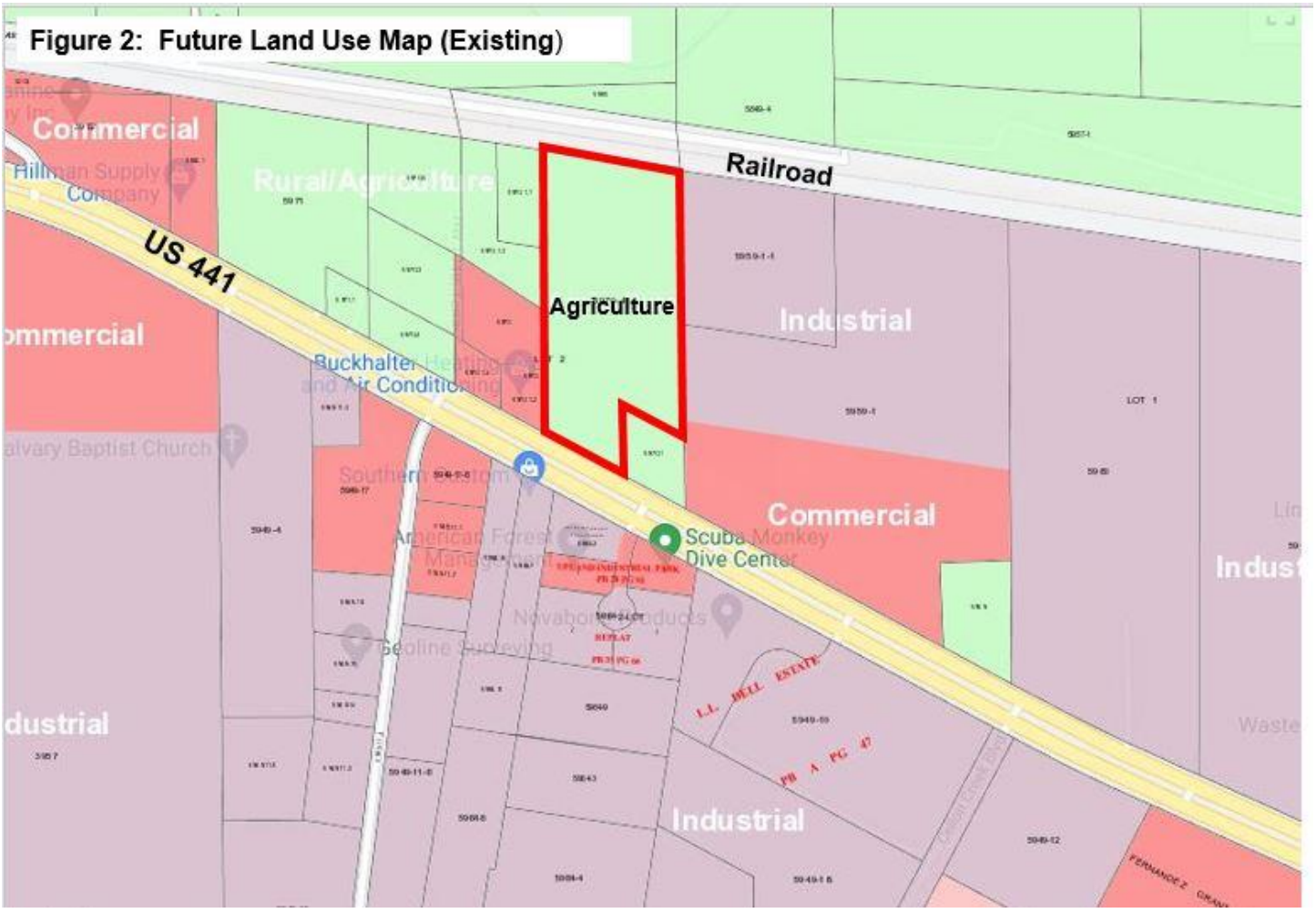
> *The City of Alachua shall* ***establish and maintain the US 441 corridor as a Corporate Corridor Activity Center****.* ***The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated***

***development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.***

This proposed large-scale future land use map amendment to amend the future land use category from Agriculture to Commercial and Industrial is related to another application that has been submitted simultaneously. The related application is to rezone the property to Commercial Intensive (CI) and Light and Warehouse Industrial (ILW) for consistency with the proposed future land use categories.

## Statement of Proposed Change

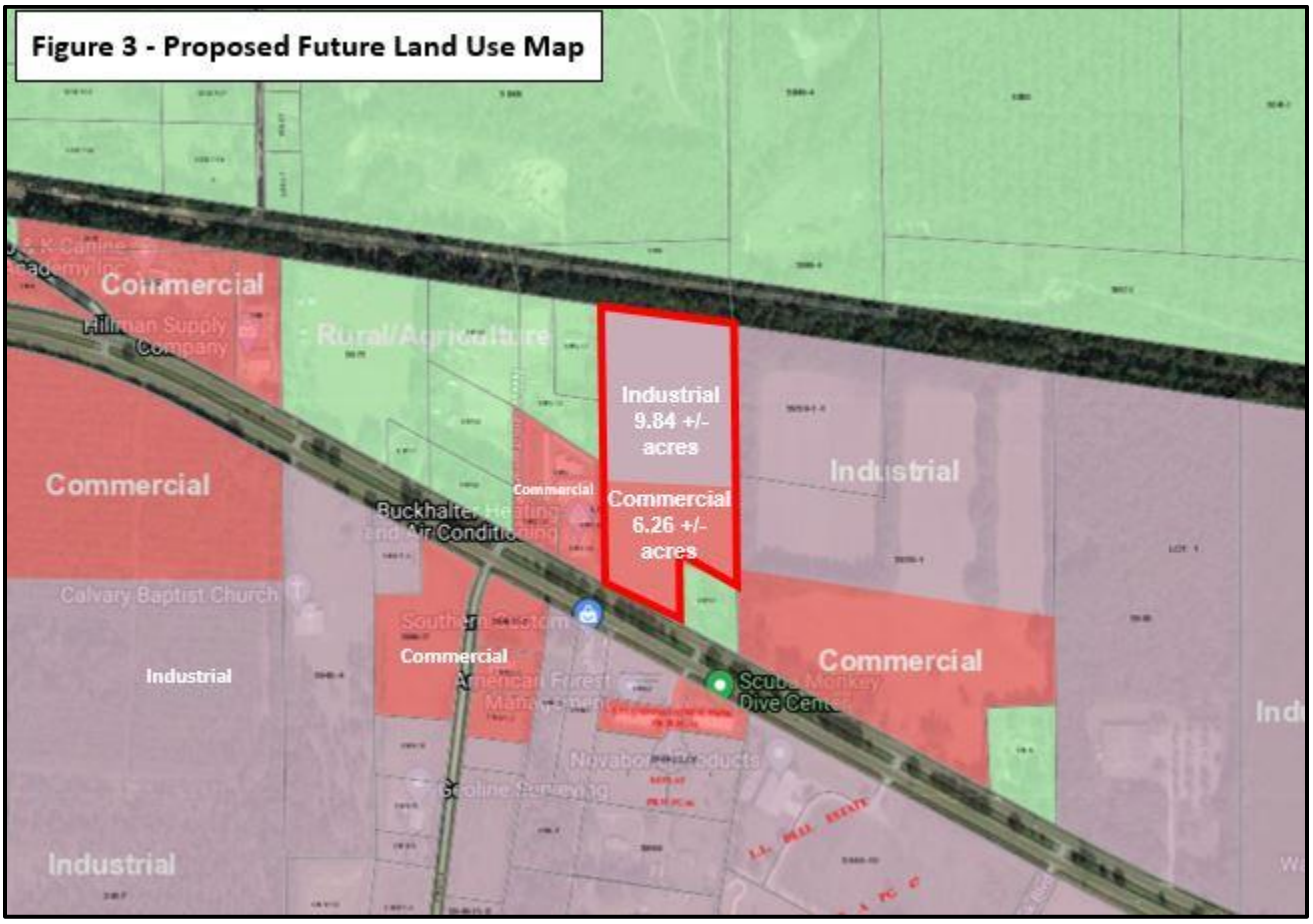
The property owner requests to amend the Future Land Use Map of the Comprehensive Plan from Agriculture to Commercial (6.26 +/- acres) and Industrial (9.84 +/- acres) on Tax Parcel 05970-004-000. The Existing Future Land Use Map for the site is shown below in Figure 2:




The subject parcel is bounded to the north by the CSX railroad ROW, which does not have a land use designation. To the west are properties with the Alachua County Rural/Agriculture (northern portion)

Future Land Use designation and City of Alachua Commercial (southern portion) Future Land Use designation. To the south, the property abuts US 441 (Martin Luther King Boulevard), a 4-lane divided highway maintained by the Florida Department of Transportation (FDOT). To the south across US 441, the properties have a City of Alachua Industrial designation. To the east, the subject property abuts properties with the following Future Land Use designations from north to south: City of Alachua Industrial; City of Alachua Commercial; and Alachua County Rural/Agriculture.

Figure 3 below illustrates the Proposed Future Land Use Map for the property that is the subject of this application:




As indicated earlier, this proposed future land use map amendment is related to an application for a rezoning that is being submitted simultaneously (please see the Justification Report for the related application that discusses the rezoning). The proposed rezoning would place zoning districts (Commercial Intensive (CI) and Light and Warehouse Industrial (ILW)) on the property that are consistent with the proposed future land use map designations of Commercial (6.26 +/- acres) and Industrial (9.84 +/- acres) on the property.

As can be noted in Figure 3, the proposed Commercial land use area is located abutting US 441, and it also abuts property to the west with the Commercial land use designation. The proposed Industrial

land use designation area abuts the railroad ROW to the north and land designated Industrial to the east.

The Commercial land use designation will allow for a variety of commercial/office uses that include: Hotels and motels; eating establishments, retail sales and services, offices, tourist related uses, personal services, financial institutions, etc. The proposed Industrial land use area will allow for a broad range of clean industry, warehousing, research, and technology industries per the Future Land Use Element. Industrial uses include things listed in the Future Land Use Element such as: warehouses, manufacturing/assembly, industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, outdoor storage yard or lots, and construction industry uses.

The area proposed for Commercial land use designation is within the US 441 Corporate Corridor Activity Center. Adding the 6.26 +/- acres of Commercial to the subject property will provide additional development opportunities along US 441, support the goals and intent of Future Land Use Element Policy 1.3.f.2, and provide property tax benefits to the community. The additional Industrial acreage, behind (to the north) the proposed Commercial area will provide job opportunities consistent with Future Land Use Element Objective 1.5, while maintaining the Corporate Corridor goals by having the proposed Commercial fronting US 441.

The attached legal description sketch illustrates where the split in land use designations (Commercial and Industrial) is proposed on the subject property (Tax Parcel 05970-004-000).

The City of Alachua Comprehensive Plan Future Land Use Element describes the Commercial and Industrial future land use categories as shown below:

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

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

*14.Eating Establishments*

*Objective 1.5* *Industrial: The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.*

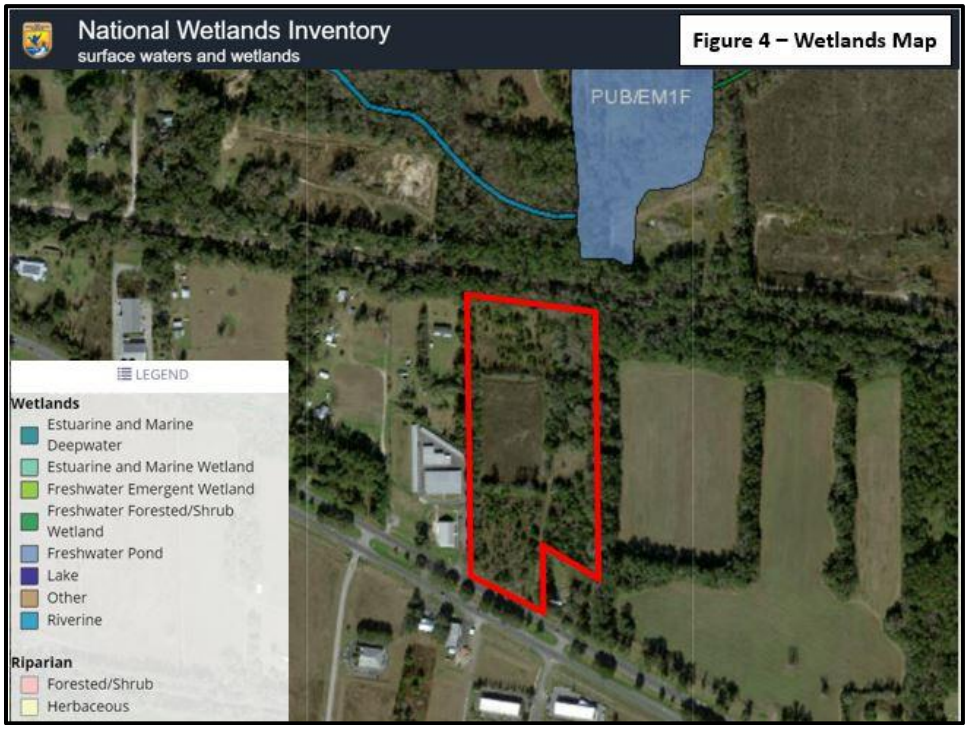
As described in the policies listed above, the proposed future land use designations of Commercial and Industrial are appropriate for the subject property as illustrated in Figure 3. The added 6.26 +/- acres of proposed Commercial future land use and 9.84 +/- acres of proposed Industrial future land use is appropriate due to the location of the site abutting US 441 to the south, the railroad ROW that abuts to the north, and with existing Commercial and Industrial future land use designations abutting to the east and west.

## Environmental / Suitability Analysis

The subject property has no environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

Wetlands:

Figure 4 illustrates there are no wetlands on the parcel according to the National Wetlands Inventory map below:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated below on Figure 5:




Soils:

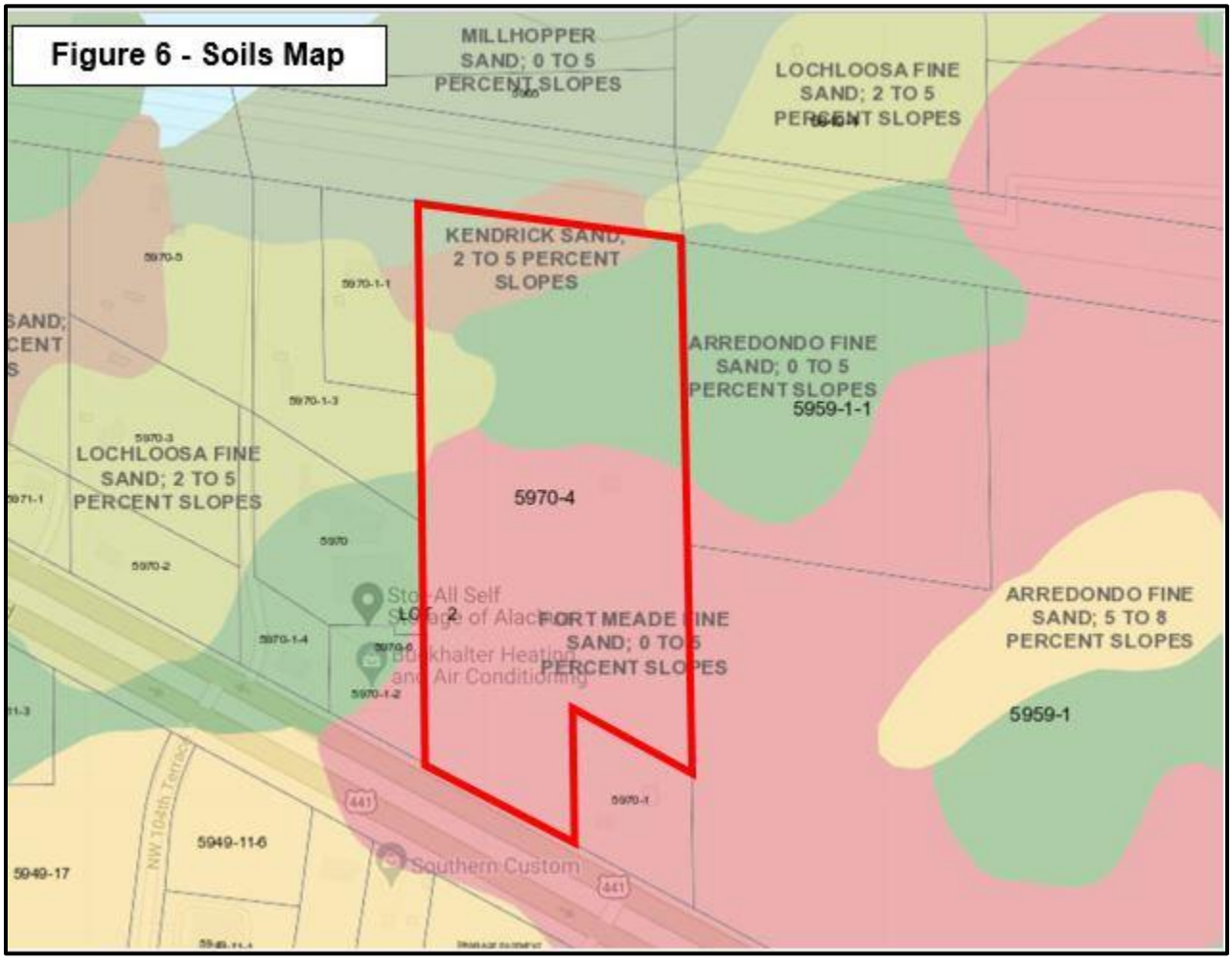
Soils on the site include: Arredondo Fine Sand, 0 to 5 percent slopes; Lochloosa Fine Sand, 2 to 5 percent slopes; Kendrick Sand, 2 to 5 percent slopes, and Fort Meade Fine Sand, 0 to 5 percent slopes. Figure 6 below illustrates the soils on the subject property.

According to the *Soil Survey of Alachua County Florida*, Arredondo Fine Sand, 0 to 5 percent slopes is a “nearly level to gently sloping, well drained soil in both small and large areas of uplands. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets and as a source of material for roadfill.”

Lochloosa Fine Sand, 2 to 5 percent slopes is a “gently sloping, somewhat poorly drained soil in relatively small and large areas on the rolling uplands….Limitations for dwellings without basements, small commercial buildings, and local roads and streets are slight.”

Kendrick sand, 2 to 5 percent slopes, is a “gently sloping, well drained soil in both small and large areas on the gently rolling uplands…This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.”

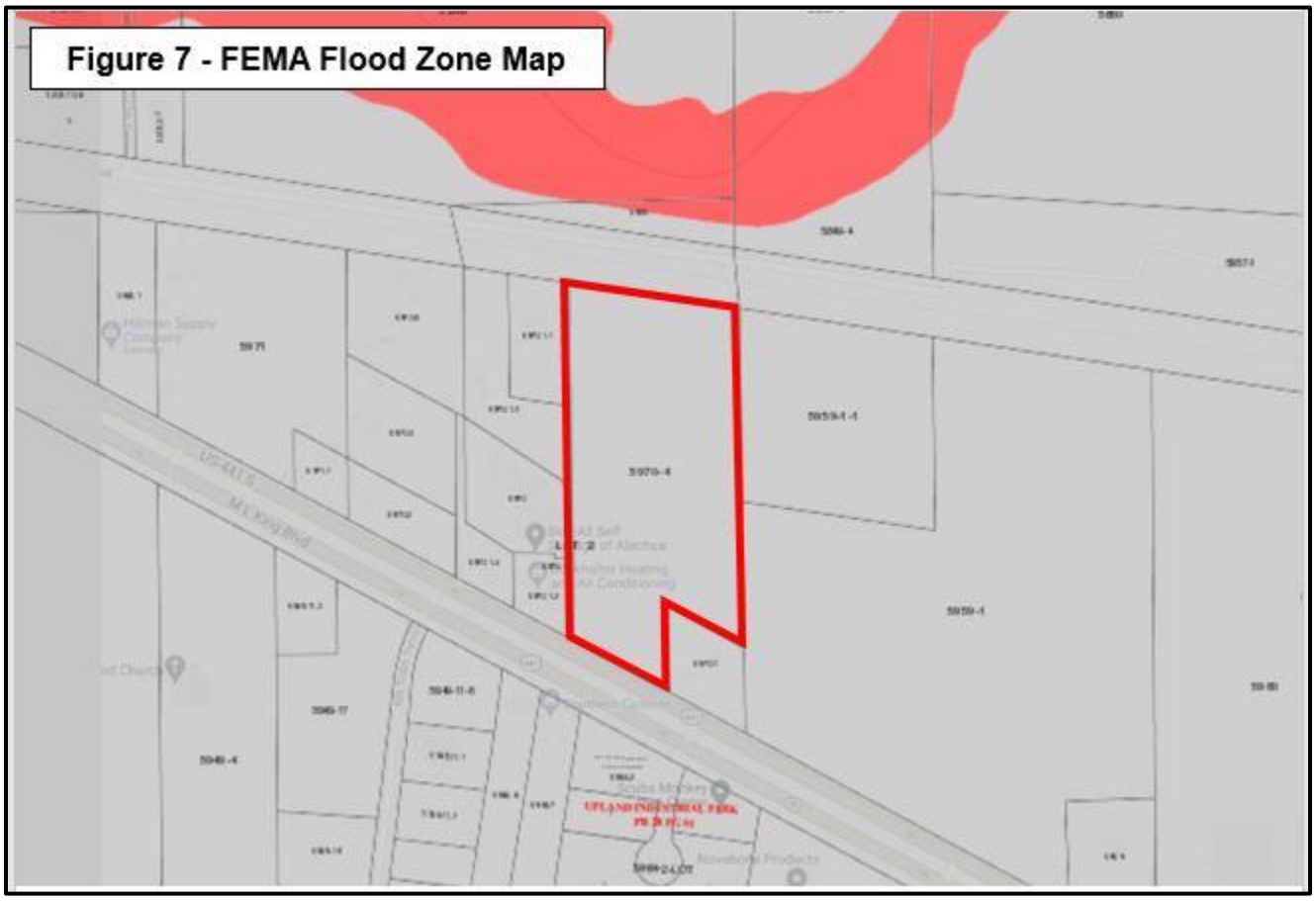
Fort Meade fine sand, 0 to 5 percent slopes is a “nearly level to gently sloping, well drained soil in both small and large areas on the gently rolling uplands…This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.”




Based on the soil information analysis, the proposed land use application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. Figure 7 below illustrates the flood zones:




Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

Topography:

Figure 8 on the following page illustrates the topography of the site. The site slopes from 98 feet in the southern portion to a lower area in the middle, western portion of the site at 84 feet, posing no impediments to site development.




## Needs Analysis

*State Requirements*

Recent action by the Florida State legislature (H.B. 7202) modified the requirements for need determinations on comprehensive plan future land use map amendments. The law no longer places a maximum need based strictly on population projections. Rather, it should allow the operation of real estate markets to provide adequate choices for businesses and residents. Therefore, this new policy direction precludes the need to analyze land use changes based on existing and projected populations and directs the focus on preparing lands in urban infill areas for appropriate and compatible development.

This proposed land use change is one such example of urban infill. The site is located fronting on US 441, an existing major 4-lane divided highway. The site backs up to the CSX Railroad ROW at the rear of the property. There is existing commercial development abutting to the west of the parcel. Across US 441 to the south, there is a commercial business and an existing platted industrial park (Upland Industrial Park). To the east, there is land with commercial and industrial land use designations and an abutting parcel (05970-001-000) with a mobile home located on it that has been located there since 1997 according to the Property Appraiser's data.

*Existing vs. Proposed Designations*

The proposed land use change to Commercial for a 6.26 +/- acre portion of the site is relatively small in size. The proposed land use change to Industrial for a 9.84 +/- acre portion of the site is also relatively small. As illustrated below, the maximum development scenario for Commercial land use uses a FAR of 0.5 based on Future Land Use Element Policy 1.3.d.11. for parcels 5 acres or greater. For the proposed Industrial land use area, a maximum building area coverage of 50% was used consistent with Future Land Use Element Policy 1.5.a and the FAR maximums for parcels greater than or equal to 5 acres in Policy 1.5.d.11. A FAR of 0.5 is used for the Agriculture land use consistent with FLUE Policy 1.1.c for agri-business and agritourism uses.

At a maximum development intensity, the proposed land use changes to Commercial and Industrial would not add any additional building square footage over what is currently allowed for agri-business and agritourism uses under the existing Agriculture future land use category. The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum intensity scenario on the site.

| **Existing FLUM Designation** | **Acreage** | **Max. Density/Intensity** | **Max Dev. Scenario** |
|---|---|---|---|
| Agriculture | 16.1 | 0.5 FAR | 350,658 Square Feet |

| **Proposed FLUM Designation** | **Acreage** | **Max. Density/Intensity** | **Max Dev. Scenario** |
|---|---|---|---|
| Commercial | 6.26 | 0.5 FAR | 136,343 Square Feet |
| Industrial | 9.84 | 50% Building Area Coverage/FAR 0.5 | 214,315 Square Feet |

The existing developed nature of the US 441 corridor indicates that this is an urban infill situation and that there is a need for additional commercial and industrial use options in this activity center consistent with the adopted Corporate Corridor Activity Center as delineated in the City of Alachua Future Land Use Element Policy 1.3.f.2.

The City of Alachua Commercial future land use designation allows for a variety of retail, personal services, financial institutions, and limited industrial service, and office uses. The Industrial future land use category allows for a broad range of industrial, warehousing, research, and technology industries. While the request will change the FLUM designation from Agriculture to Commercial (6.26 +/- acres) and Industrial (9.84 +/- acres), the uses and intensities within the proposed Commercial and Industrial categories are appropriate in this area designated and mapped as the Corporate Corridor Activity Center in the Comprehensive Plan. The proposed Commercial and Industrial FLUM designations will

allow for expansion of already existing commercial and industrial activity in the area and provide for an increased tax base.

## Public Facilities Analysis

A future land use map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. For this land use amendment proposal, the proposed amendments to Commercial (6.26 +/- acres) and Industrial (9.84 acres) are analyzed relative to the existing Agriculture designation (with the recognition that the Agriculture designation allows for agri-business and agritourism uses at a 0.5 FAR). Because there is no residential component, there are no impacts on public school facilities or recreation facilities.

The following tables analyze the change in public facilities impacts based on the associated existing and proposed land use categories.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any new development allowed in the proposed Commercial and Industrial land use categories will operate within the level of service standards outlined in the Code.

*Maximum Development Scenario Impact:* The maximum trip generation estimate based on the proposed Commercial and Industrial land use designations is described below:

| Land Use Category | Acreage | Max. Density/Intensity | Max Development Scenario |
|---|---|---|---|
| Commercial | 6.26 +/- | 0.5 FAR | 136,343 Square Feet |
| Industrial | 9.84 +/- | 0.5 FAR | 214,315 Square Feet |

Traffic:

**Maximum Development Scenario – Proposed Land Use**

| ITE CODE | UNITS | DESCRIPTION | RATE | DAILY TRIPS (ADT) |
|---|---|---|---|---|
| 820 | 136,343 SF | Shopping Center | 37.75 / 1,000 SF | 5,147 |
| 110 | 214,315 SF | General Light Industrial | 4.96 / 1,000 SF | 1,063 |

| ITE CODE | UNITS | DESCRIPTION | RATE | PM PEAK HOUR OF ADJACENT STREET TRAFFIC |
|---|---|---|---|---|
| 820 | 136,343 SF | Shopping Center | 3.81 / 1,000 SF | 519 |
| 110 | 214,315 SF | General Light Industrial | 0.63 / 1,000 SF | 135 |

**Increase in Daily Trips**

- ADT: 6,210
- PM PEAK: 654

**Affected Roadway Segments**

- US 441 Segment 4 (CR 25A East Intersection to SR 235)
- US 441 Segment 3 (From MPO Boundary to CR 25A East Intersection)
- US 441 Segment 5 (From SR 235 to I-75)
- CR 2054 Segment 15 (From SR 235 to US 441)
- SR 235 Segment 8 (From NW 143rd PL to US 441)
- SR 235 Segment 9 (From US 441 to NW 140th ST

**Trip Distribution on Affected Roadway Segments**

- 100% Distribution on US 441 Segment 4 (6,210 ADT, 654 PM Peak) (50% East/50% West)
- 30% Distribution on US 441 Segment 3 (1,863 ADT, 196 PM Peak)
- 30% Distribution on US 441 Segment 5 (1,863 ADT, 196 PM Peak)
- 15% Distribution on CR 2054 Segment 15 (932 ADT, 98 PM Peak)
- 15% Distribution on SR 235 Segment 8 (931 ADT, 98 PM Peak)
- 15% Distribution on SR 235 Segment 9 (931 ADT, 98 PM Peak)
- NOTE: Segments 3 & 5 do not have impacts above 5% of MSV based on ADT, but do have PM Peak Hour impacts above 5%.

**Level of Service Analysis / Affected Roadway Segments (ADT)**

| Traffic System Category | US 441 Segment 4 | CR 2054 Segment 15 | SR 235 Segment 8 | SR 235 Segment 9 |
|---|---|---|---|---|
| Maximum Service Volume | 45,700 | 15,120 | 14,400 | 14,400 |
| Existing Traffic and Reserved Trips | 26,714 | 5,582 | 10,337 | 8,221 |
| Project Trips (ADT) | 6,210 | 932 | 931 | 931 |
| Available Capacity | 12,776 | 8,606 | 3,132 | 5,248 |

*Notes: Segment numbers and traffic data from COA Table 2a. Traffic Impacts up to April 2021 Segments 3 and 5 are not included in the above Affected Roadway Segments analysis because impacts are below 5% of MSV.*

**Level of Service Analysis / Affected Roadway Segments (PM PEAK)**

| Traffic System Category | US 441 Segment 4 | US 441 Segment 3 | US 441 Segment 5 | CR 2054 Segment 15 | SR 235 Segment 8 | SR 235 Segment 9 |
|---|---|---|---|---|---|---|
| Maximum Service Volume | 4,110 | 3,870 | 3,510 | 1,359 | 1,290 | 1,290 |
| Existing Traffic and Reserved Trips | 2,609 | 2,314 | 2,636 | 483 | 1,008 | 786 |
| Project Trips (PM Peak) | 654 | 196 | 196 | 98 | 98 | 98 |
| Available Capacity | 847 | 1,360 | 678 | 778 | 184 | 406 |

*Note: Segment numbers and traffic data from COA Table 2a. Traffic Impacts up to April 2021*

The table above indicates that the existing transportation network and the affected road segments provide sufficient available capacity (even at the maximum development scenario) to serve future development activity on the proposed land use map amendment site. It should be noted that, since this application involves only a land use map amendment, capacity will not be reserved and any future development at the site will have to meet concurrency requirements at the time of application.

Sanitary Sewer:

*Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.*

*Objective 1.2 Wastewater Service New development may only occur within areas where wastewaqter service is available or shall be made available as a part of the propose development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed Commercial land use area, the flow rates from 64E-6.008, F.A.C. were used along with the maximum of 136,343 square feet based on FAR.

For the proposed Industrial land use area, the flow rates were calculated using the required loading bays for 214,315 square feet (using the 50% maximum lot coverage) from Table 6.1-2 in the City of Alachua Land Development Code. For buildings 200,000 square feet and above, the required number of loading spaces is 5. The result is 5 loading bays x 100 gallons per day (GPD) = 500 GPD.

*Maximum Development Scenario Project Impact:* As shown in the following table, based on generic non-residential calculations using a maximum development scenario, an increase of 14,134 GPD may occur.

Adequate capacity is available to support the impact from the proposed Commercial and Industrial land uses, as demonstrated below:

**Sanitary Sewer Impact from Proposed Land Use**

| | |
|---|---|
| Sanitary Sewer Impact – Proposed Commercial Land Use[1] | 13,634 GPD |
| Sanitary Sewer Impact – Proposed Industrial Land Use[2] | 500 GPD |
| **TOTAL** | 14,134 GPD |

1. *Per 64E-6.008, F.A.C. (Shopping Center): (6.26 x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 13,634 GPD*
2. *Per 64E-6.008, F.A.C. (Warehouse): (5 x 100) = 500 GPD*

**Sanitary Sewer Impacts**

| **System Category** | **GPD** |
|---|---|
| Treatment Plan Current Permitted Capacity | 1,500,000 |
| Less Actual Treatment Plant Flows | 677,000 |
| Reserved Capacity | 127,140 |
| Parcel Demand for Site | 14,134 |
| Residual Capacity | 681,726 |

*Source: City of Alachua Public Services Department, April 2021*

Potable Water:

*Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.*

*Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

The following analysis examines public facilities impacts to the City potable water system.

*Maximum Development Scenario Project Impact:* As shown in the following table, based on generic non-residential calculations using a maximum development scenario, an increase of 14,134 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

**Potable Water Impact**

| | |
|---|---|
| Potable Water Impact – Proposed Land Use[1] | 13,634 GPD |
| Potable Water Impact – Proposed Land Use[2] | 500 GPD |
| **TOTAL** | 14,134 GPD |

1. *Per 64E-6.008, F.A.C. (Shopping Center): (6.26 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 13,634 GPD*
2. *Per 64E-6.008, F.A.C. (Warehouse): (5 x 100) = 500 GPD*

**Potable Water Impacts**

| System Category | GPD |
|---|---|
| Current Permitted Capacity | 2,300,000 |
| Less Actual Potable Water Flows | 1,300,250 |
| Reserved Capacity[2] | 146,101 |
| Parcel Demand for Site | 14,134 |
| Residual Capacity | 839,515 |

*Source:*
*City of Alachua Public Services Department, April 2021*

Solid Waste:

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

*Maximum Development Scenario Project Impact:* Nonresidential uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Sincero and Sincero, 1996). As shown in the following table, based on generic non-residential calculations, a proposed increase of 767.94 tons/year will occur for potential solid waste impact and adequate capacity is available to support this development. The New River Solid Waste Facility Capacity is available for 50 years based on the New River Solid Waste Association, April 2020 information.

**Solid Waste Impact**

| | |
|---|---|
| Solid Waste Impact – Proposed Land Uses[1] | 767.94 Tons |

*1. Formula*: ((12 lbs per 1,000 SF/day x 350,658 SF) x 365 days/year)/2000 = 500.83 Tons/Year*
**Source*: *Environmental Engineering: A Design Approach, Sincero and Sincero, 1996*

Public Schools:

No impact on public school facilities because there is no residential component.

Recreation:

No impact on recreation facilities because there is no residential component.

Stormwater:

*Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new development on the portion of this property

proposed for Commercial and Industrial land use designations will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

## COMPATIBILITY ANALYSIS

Compatibility with adjacent land uses is a key factor when considering a proposed change in future land use. The following list of adjacent uses and accompanying map (Figure 9) illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

*North:* CSX Railroad ROW & Sage Boulevard
Alachua County Rural/Agriculture north from the Railroad ROW

*East:* Vacant Land & Mobile Home
Industrial and Alachua County Rural/Agriculture future land use designations

*West:* Self-storage facility, Heating & Air Conditioning Contractor, & Mobile homes
Commercial & Alachua County Rural Agriculture

*South:* US 441 ROW
Industrial future land use designation south from US 441 ROW

The Residential Protection Standards in Section 6.6.3 of the Alachua Land Development Regulations will provide compatibility for the mobile home residential uses by requiring nonresidential development on the subject property to meet certain conditions that reduce or minimize potential adverse impacts. In addition, certain nonresidential uses that would be allowed in the proposed Commercial and Industrial land use portions of the subject property would be required to meet use specific standards in Section 4.3 of the Land Development Regulations. Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also help ensure compatibility at the time of development review.

The proposed Commercial and Industrial future land use designations are compatible with the US 441 and CSX Railroad ROW given the intensity of those transportation corridors. The proposed Commercial and Industrial are also compatible with the existing Commercial and Industrial designations to the west and east of the subject property.




## Urban Sprawl Analysis

Urban Sprawl Indicators

This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

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

**Response: This proposed land use map amendment to Commercial and Industrial for Tax Parcel 05970-004-000 is in a geographic area that is already developed in the City of Alachua and located on two major transportation corridors: US 441 (4-lane divided highway) and the**

**CSX Railroad ROW. The area proposed for Commercial and Industrial land use does not contain any environmentally sensitive resources and is suitable for development.**

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

**Response: The subject property is currently served by an existing roadway (US 441). Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines either across US 441 or extensions from properties on the north side of US 441. These extensions will be at the developer's expense.**

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

**Response: While the existing land use category for this parcel is Agriculture, the Property Appraiser's Office lists the property use as single-family, and shows no agricultural land value for the subject property. Further, the Property Appraiser's Office lists the Land Use on the property as 9900, which is acreage, non-agricultural. There is no agricultural use of the property at this time and none dating back as far as 2016 per the Property Appraiser's web site.**

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

**Response: The proposed land use map amendment for the property to the Commercial and Industrial land use categories will provide commercial and industrial land in close proximity to US 441 to meet nonresidential needs. Employment opportunities in the Commercial and Industrial areas may assist the residential population. Finally, the residential population can benefit from the additional commercial uses in the provision of services to meet needs such as retail, restaurant, or other commercial services.**

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

*1. Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

**Response: The proposed amendment will create land use designations (Commercial and Industrial) in an area of the City of Alachua that is primed for development due to geographic**

**considerations and availability of centralized utilities. Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines. These extensions will be at the developer's expense. The property fronts on US 441 and is located within the adopted Corporate Corridor Activity Center as delineated in the City of Alachua Future Land Use Element Policy 1.3.f.2.**

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

**Response: The subject property is located in an urban area that is already developed along US 441. To the south of the subject property (across US 441) are multiple developed properties with the Industrial future land use designation. To the west, there are existing commercial businesses with the Commercial future land use designation. Existing, centralized public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines. These extensions will be at the developer's expense.**

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

**Response: No radial, strip, isolated or ribbon patterns will be created by this land use change. The development of the subject property for commercial and industrial development will not promote strip development because it is bordered to the north by CXS Railroad ROW and to the south by US 441. There is existing commercial development already to the west of the property.**

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

**Response: There are no environmentally sensitive features on the subject property. In addition, any on site environmental resources will be fully protected at the development stage by the existing City of Alachua Comprehensive Plan and Land Development Regulations.**

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

**Response: The areas of the property proposed to go to Commercial and Industrial have the Industrial land use designation to the east and Commercial future land use designation in a**

**portion to the west. The proposed Commercial portion of the property is within the area identified in the Comprehensive Plan as the Corporate Corridor Activity Center.**

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

**Response: Upon approval of the land use change and development of the site, all existing utilities provided by the City of Alachua shall be utilized. An existing road, US 441, provides access to the property. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines. These extensions will be at the developer's expense.**

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

**Response: As stated above, future development will be required to maximize the existing public facilities that are available to serve the site. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines. These extensions will be at the developer's expense.**

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

**Response: The subject property is located in the urban part of the City of Alachua abutting US 441, a 4-lane divided highway. Potable water and sanitary sewer facilities are available to the site and connections shall be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines. These extensions will be at the developer's expense. Adequate vehicular capacity is currently available on the local road network to serve the maximum development scenario. All other public services are currently available. Due to the close proximity of the site to the center of existing commercial and residential development in the City of Alachua, the development of this site will not result in a disproportionate burden on public facilities and services and any required extensions of utilities will be funded by the developer.**

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

**Response: The subject property falls within the Corporate Corridor Activity Center as designated on the Future Land Use Map Series. Properties along US 441 have similar Commercial and Industrial future land use designations. Both centralized water and sewer services are available to serve the property based on extensions of those facilities that will be funded by the developer.**

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

**Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The development of this site as a commercial and industrial site should be considered to be infill in nature based on the existing local development pattern and future land use designations of Commercial and Industrial to the south, west, and east of the subject property.**

*11. Fails to encourage an attractive and functional mix of uses.*

**Response: The proposed Commercial and Industrial future land use designations for the subject property will provide and promote a mix of uses. Within close proximity to the subject property, there is an active mix of existing commercial and industrial uses.**

*12. Results in poor accessibility among linked and related land uses.*

**Response: The proposed amendment will not result in poor accessibility among linked and related uses. The subject property has direct access to US 441, which links to the roadway network within the City of Alachua.**

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

**Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, the development of the site shall provide at least 10% functional open space as part of the overall development, per LDR requirements.**

## Comprehensive Plan Consistency

This future land use map amendment Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan and the proposed Commercial and Industrial future land use categories for portions of the property. The proposed land use map amendment application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element.

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed land use change application:

*Objective 1.3 Commercial: The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.*

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

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

**Consistency:** **The City of Alachua provides a set of allowable uses in the Commercial land use category (Policy 1.3.b) that are compatible with proposed uses for the proposed Commercial land use portion of this property. The proposed Commercial land use area (6.26 +/- acres) abuts US 441. Thus, this area is appropriate for highway commercial types of uses as shown in the above policy.**

*Objective 1.5 Industrial: The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.*

**Consistency:** **The City of Alachua provides a set of allowable uses in the Industrial land use category (Objective 1.5) that are compatible with proposed uses for the proposed Industrial**

**portion of this property. The proposed Industrial land use area (9.84 +/- acres) abuts the CSX Railroad ROW. Thus, this area is appropriate for industrial types of uses as shown in the above Objective.**

*Policy 1.3.f.2:* *The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.*

**Consistency:** **The subject parcel abuts US 441 and falls within the adopted Corporate Corridor Activity Center Map in the Future Land Use Element Map Series. The proposed Commercial and Industrial land use areas on the subject property are appropriate to support the City's economic development objectives based on the Activity Center mapping.**

*Policy 2.4.a:* *Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.*

*Policy 2.4.b:* *Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.*

**Consistency:** **Any future development on the subject property will comply with the landscaping and buffering requirements of the Future Land Use Element and Land Development Code.**

*Policy 2.4.c:* *Tree Protection: Heritage Trees and Champion Trees - The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.*

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

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

**Consistency:** **Any new development on the site shall adhere to the policies stated above that relate to tree protection. Development proposals must include a tree survey that identifies all regulated trees and a site design focused on the preservation of heritage and champion trees. Any proposed tree removal shall adhere to the mitigation and banking standards administered by the City.**

*Objective 2.5:* *Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.*

*Policy 2.5.a:* *There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.*

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

**Consistency:** **Any new development on the site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development Code.**

*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.*

**Consistency:** **Since the site does not contain environmentally significant features, the proposed Commercial and Industrial land use designations are appropriate for this site and for urban development.**

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

*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:** **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to an existing public street (US 441). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines at the developer's expense.**

**New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan. Because this land use amendment involves Industrial and Commercial land use categories, there will be no impacts to Public Schools facilities.**

*GOAL 9:* *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, 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 Comprehensive Plan*

*Policy 9.1:* *Any new development within a Commercial or Industrial Future 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 of Alachua Comprehensive Plan, shall connect to the City's potable water and wastewater system.*

**Consistency:** **Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.**

*Transportation Element:*

*Objective 1.2:* *Access Management The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards which promote safe and efficient travel.*

**Consistency:** **The proposed Commercial portion of this site has direct access to US 441 (an existing FDOT roadway). Driveway connections to US 441 will be subject to FDOT approval. An internal connection to the proposed Industrial portion of the site will be established at the development plan stage.**

*GOAL 1: Traffic Circulation System The City shall provide for an efficient traffic circulation system which serves existing and future land uses.*

*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.*

**Consistency:** **The proposed future land use map amendment will add 6.26 +/- acres of Commercial land use and 9.84 +/- acres of Industrial land use in the City of Alachua. Any new development on the site will require a concurrency analysis at the development plan application stage.**

**An analysis of the proposed Commercial and Industrial land use areas (see the "Public Facilities Analysis" section of this Justification Report) based on land use maximum development scenarios reveals that the proposed future land use map amendment will not result in an increase in traffic impacts that will exceed the adopted Level of Service (LOS) standards, consistent with the Transportation Element.**

*Community Facilities Element:*

*Goal 1:* *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

*Objective 1.2* *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

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

*Goal 3:* *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

*Goal 4:* *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

*Objective 4.1* *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

**Consistency:** **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. New development on the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.**

*Conservation & Open Space Element:*

**The proposed future land use amendment is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:**

*Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).*

**Consistency: There are no development proposals associated with this future land use amendment, therefore there are no air quality impacts. Any future development proposal associated with these parcels will meet the City's air quality standards.**

*Objective 1.5: Soils* The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

**Consistency: As described in the Environmental Analysis section of this application, there are four soil types present on the site. None of these soil types has limitations for urban development.**

*Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.*

**Consistency: There are no known mineral resources within the subject property.**

*Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.*

**Consistency: The Environmental Analysis section of this report did not identify any geological resources on the property.**

*Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.*

**Consistency: Any hazardous materials associated with commercial or industrial development on this site would have to be registered and regulated by the Alachua County Hazardous Materials Management Code.**

*Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.*

**Consistency: Currently, there are no agricultural or silviculture operations within the subject property.**

*Objective 1.10: Wetlands The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.*

**Consistency:** **There are no identified wetlands on the property.**

*Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.*

**Consistency:** **The required open and green space requirements shall be met upon development of the Commercial and Industrial portions of the site.**

*Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.*

**Consistency:** **Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines at the developer's expense.**

Intergovernmental Coordination Element:

Objective 1.2: *The City shall provide for coordination and cooperation with other governmental entities which may be affected by comprehensive plan amendments and development proposals.*

**Consistency:** **The subject property is located within the City of Alachua and no change in the jurisdiction line is proposed. Notice of the application will be given to all applicable agencies which may be affected by the proposed comprehensive plan amendment throughout the Comprehensive Plan amendment application process.**

*Policy 1.2.b.* *The City shall, as part of the development review process, review the relationship of proposed development provided for in the Comprehensive Plan to the existing Comprehensive Plan of adjacent local governments.*

*Policy 1.2.c:* *The City, through the Development Review process, shall coordinate with the County, regional agencies and State agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.*

*Policy 1.2.d:* *When a development proposal may impact another governmental agency, the City shall provide notice of the development proposal to such governmental agency and provide the opportunity for concerns to be addressed.*

*Policy 1.2.e:* *The City shall provide information to assist adjacent units of local government manage growth within their respective jurisdictions. Whenever possible, City information will be placed on the City's website, or in some other easily accessible location..*

**Consistency: There are no development proposals associated with this future land use amendment application. However, if any development applications are made, the above Policies will require notification to applicable governmental agencies.**

Capital Improvements Element:

*Objective 1.2:* *The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.*

**Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.**

**New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.**

**Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). However, any future development plan applications would be subject to review for required capital improvements.**

# Va. officials decry soldier's traffic stop

**John Bacon** USA TODAY

Virginia's attorney general, a congressman and the NAACP expressed outrage at the actions of Windsor police officers who pointed weapons, pepper-sprayed and threatened a Black and Latino military officer in December during a traffic stop.

Army Lt. Caron Nazario sued police officers Joe Gutierrez and Daniel Crocker last month, and video from the officers' body cameras and Nazario's cellphone has gone viral.

Nazario seeks $1 million plus punitive damages from the officers, saying they violated his constitutional rights.

Carl Tobias, a professor at the University of Richmond School of Law, said the videos raise the question of whether the officers overreacted and used more force than necessary.

The officers said in their report that they stopped Nazario's Chevrolet Tahoe because it didn't have a rear license plate, although the report acknowledges the officers later noticed a temporary plate displayed in the back window.

Video shows the officers ordering Nazario, who was in uniform, to exit his vehicle outside a gas station as he held his hands through the driver's side window. Nazario said he was afraid to get out of the SUV and was blasted with pepper-spray and forced to the ground. Nazario was released at the scene and not charged.

"Though Nazario was shocked at the ferociousness of these defendants and the very real possibility that the defendants may murder him because he could not comply with their inconsistent demands, Lt. Nazario remained calm, kept his hands outside the window, and continued to calmly ask the defendants why they pulled him over, and to explain what was going on," the lawsuit says.

Gutierrez told Nazario he was "fixin' to ride the lightning, son" – a reference to execution in the electric chair.

The suit says the officers threatened to destroy the lieutenant's military career with "baseless" criminal charges if he reported them for misconduct.

Video from the scene "captured footage of behavior consistent with a disgusting nationwide trend of law enforcement officers, who, believing they can operate with complete impunity, engage in unprofessional, discourteous, racially biased, dangerous, and sometimes deadly abuses of authority," the suit says.

Attorney General Mark Herring said he saw nothing in the videos to justify how the officers treated Nazario.

Windsor has a population of about 2,600 people and, according to its website, a six-member police force.

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**PUBLIC NOTICE**

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment/Land Use Map Change from Agriculture to Commercial & Industrial and rezoning from Agricultural (A) to Commercial Intensive (CI) & Light and Warehouse Industrial (ILW) located at 13663, 13669, 13715 & 13719 NW US HWY 441 on parcel 05970-004-000.

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

| | |
|---|---|
| Date: | Tuesday, April 27th, 2021 |
| Time: | 6:00 PM |
| URL: | https://us02web.zoom.us/j/5733319527 |
| Meeting ID: | 573 331 9527 |
| Dial-in: | (646) 558-8656 |

A recording of the workshop will be posted at www.edafl.com/neighborhoodworkshops. You may also e-mail or call the contact below to submit comments, request a link to the meeting, or request paper copies of meeting materials.

GF-GH057798

eda consultants - inc.

**Contact**: Clay Sweger, AICP, LEED AP, eda consultants inc.
**Phone:** (352) 373-3541 **Email:** csweger@edafl.com

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GF-GH060085

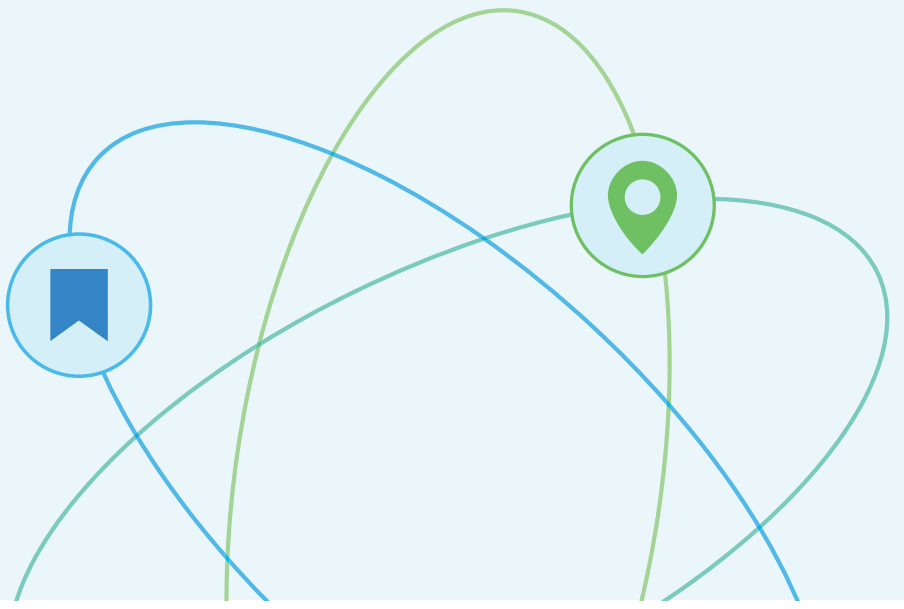
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# NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment/Land Use Map Change from Agriculture to Commercial & Industrial and rezoning from Agricultural (A) to Commercial Intensive (CI) & Light and Warehouse Industrial (ILW) located at 13663, 13669, 13715 & 13719 NW US HWY 441 on parcel 05970-004-000.

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 digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

| | |
|---|---|
| **Date**: | Tuesday, April 27th, 2021 |
| **Time**: | 6:00 PM |
| **URL**: | https://us02web.zoom.us/j/5733319527 |
| **Meeting ID:** | 573 331 9527 |
| **Dial-in by Phone:** | (646) 558-8656 |

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted to the e-mail address below or by calling the phone number below.

**Contact**:


Clay Sweger, AICP, LEED AP — eda consultants, inc.
csweger@edafl.com — (352) 373-3541




05970-001-002
MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA, FL 32615

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA, FL 32615

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05970-001-003
CRUCE RICHARD L & PEGGY
14035 NW 104TH TER
ALACHUA, FL 32615

05970-001-001
CRUCE JESSIE O JR
14065 NW 104TH TER
ALACHUA, FL 32615

05970-004-000
ENVISION SEVEN LIMITED LIABIL
1818 SW 28TH ST
OCALA, FL 34474

05965-000-000
ESSA JR TRUSTEE & GALLAWAY
TRUSTEE ET AL
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

05970-000-000
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

05970-001-004
STOR- ALL SELF STORAGE LLC
4249 WJISPERWOOD CIR
VALDOSTA, FL 31602-4962

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

05964-002-001
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05964-002-000
UPLAND INDUSTRIAL PARK OWNERS ASSN INC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05848-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

05849-004-000
HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05970-005-000
RAWLINS ARTHUR & BARBARA
PO BOX 851
ELKIN, NC 28621-0851

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

TCMOA President
10000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
P.O. Box 115050
Gainesville, FL 32611

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FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
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Alachua, FL 32615

Lynda Coon
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Alachua, FL 32615

Tamara Robbins
P.O. Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
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Gainesville, FL 32601

Bonnie Flynn
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Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

eda consultants inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
12 APR 2021 PM 3 L

FIRST-CLASS

PITNEY BOWES
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APR 12 2021
MAILED FROM ZIP CODE 32601

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

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RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

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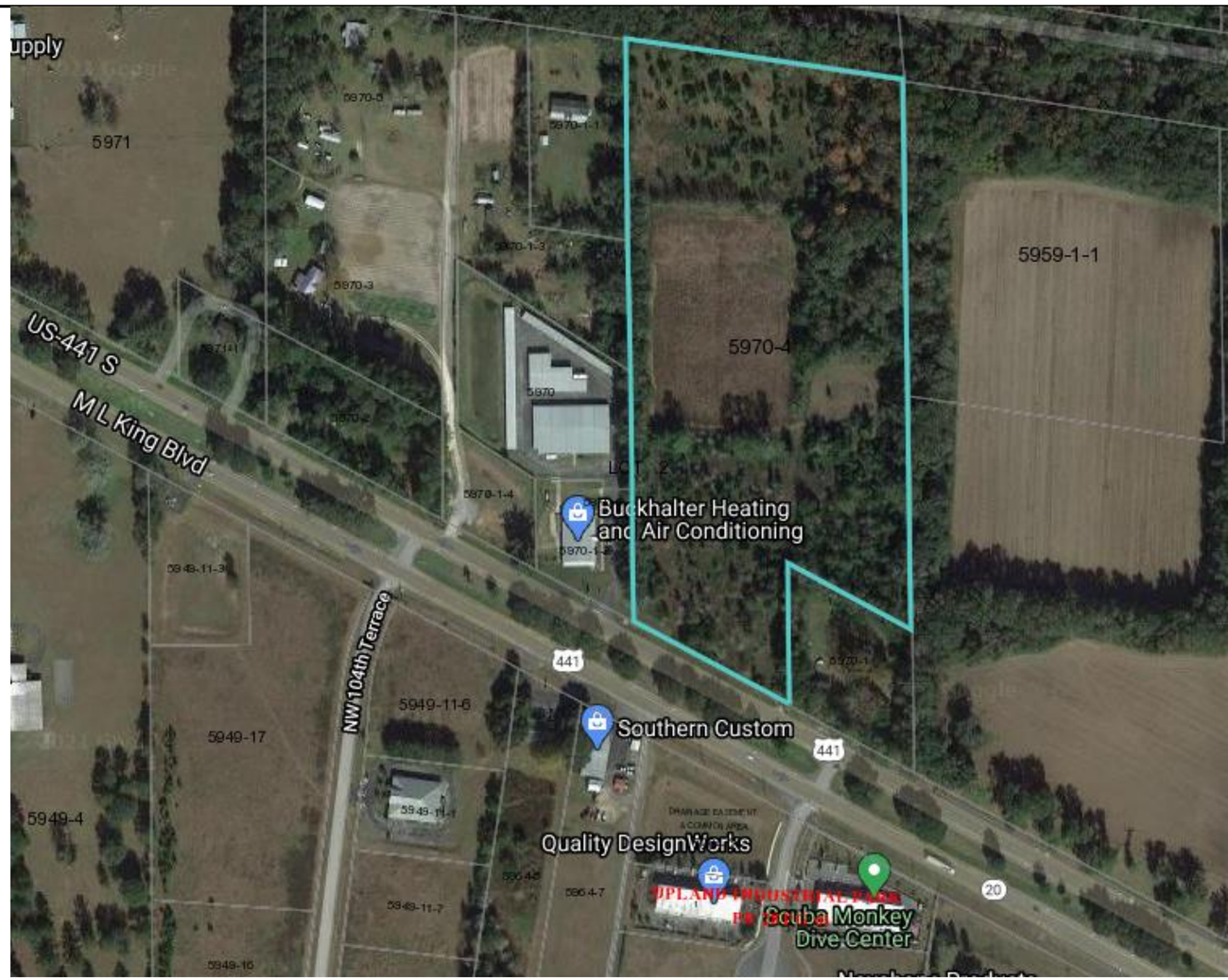
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32601>1212

# Notice of Online Neighborhood Workshop

## Date: Tuesday, April 27, 2021 Time: 6:00 pm

Property Address/Location of Project: 13663, 13669, 13715 & 13719 NW US HWY 441 on parcel 05970-004-000.

Action Proposed: Comprehensive Plan Amendment/ Land Use Map Change from Agriculture to Commercial & Industrial and rezoning from Agricultural (A) to Commercial Intensive (CI) & Light and Warehouse Industrial (ILW)




The Meeting will be held digitally on Zoom.

**URL:** https://us02web.zoom.us/j/5733319527

**Meeting ID:** 573 331 9527

**Dial-in:** (646) 558-8656

Please call **eda** at (352) 373-3541 with any questions or email csweger@edafl.com for more information.

eda consultants · inc.

eda consultants · inc.

# Proposed Land Use & Zoning Map Change

Neighborhood Meeting

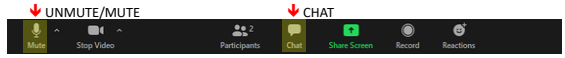
April 27, 2021

1

## Meeting Guidelines

- This meeting is informational only
- It is required as a part of the City of Alachua review process

- You have been muted upon entering
- If you have a question, either:
  - Unmute yourself to speak
  - Type your question in the chat box




2




3

## Summary of Request

- Tax Parcel Number: 05970-004-000
- Location: 13663 NW US Hwy 441
- Size: Approximately 16.1 Acres
- Request: A proposed land use change from Agriculture to Commercial & Industrial and a rezoning from Agriculture to CI & ILW
- Land Use & Zoning Split:
  - 6.26 Ac. Commercial / CI & 9.84 Ac. Industrial / ILW
- No development is proposed as part of these requests

4

## Commercial Future Land Use

Policy 1.3.b: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses…The following uses are allowed within the Commercial land use category:

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

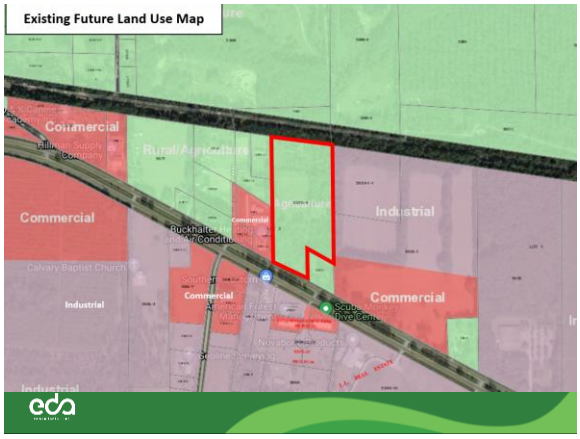
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## Industrial Future Land Use

Policy 1.5.a: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

Policy 1.5.b: The Industrial land use category may include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

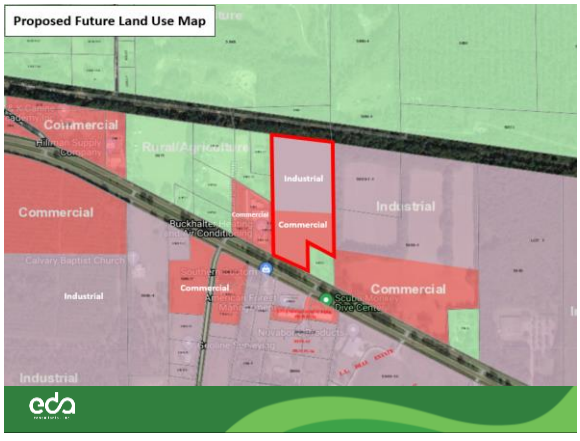
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10

## Next Steps

- Neighborhood Workshop – April 27, 2021
- Land Use Change & Rezoning Applications
  - City Submittal – April 29, 2021
  - Planning & Zoning Board – July 2021 (Tentative)
  - City Commission – TBD

Presentation will be posted to: http://edafl.com/neighborhoodworkshops

Any follow-up questions? Email csweger@edafl.com or call 352-373-3541

11

# Neighborhood Meeting Minutes

**Project:** Land Use Change & Rezoning

**Meeting Date & Time:** April 27, 2021 at 6 pm

**Community Participants:** 1

**Project Representatives:** Stephanie Sutton, eda

**Meeting Minutes:**

Stephanie Sutton gave a Power Point presentation to inform the participants of the project and then opened up the floor for questions afterwards.

The one attendee had no questions.

Central Florida.

"Giving back to the community is an integral part of our business model," Scenthound Gainesville's

said. "We pull animals from 18 local county shelters and many times they are in serious need of both a bath and grooming.

in Alachua County, Florida. For over 40 years, the organization has worked to achieve its goal of becoming a community where no

org/ or https://www.scenthound.com/.

The Humane Society of North Central Florida was created in 2018 when the

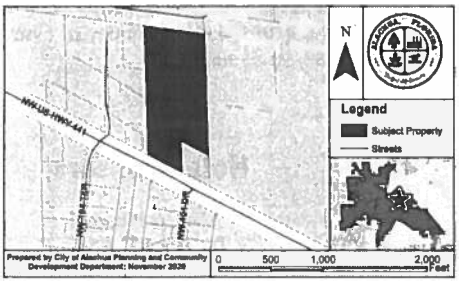
The Humane Society of North Central Florida is a limited intake, no-kill animal rescue shelter. The

Email editor@alachuatoday.com

City of ALACHUA

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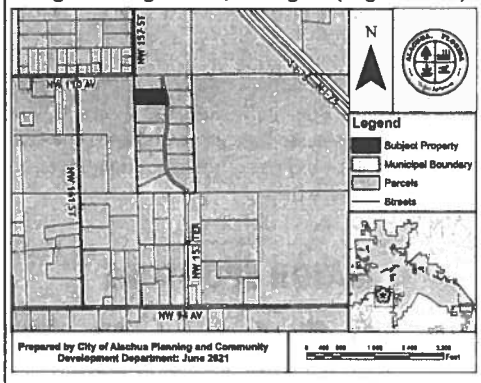

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(Published: Alachua County Today - July 01, 2021)

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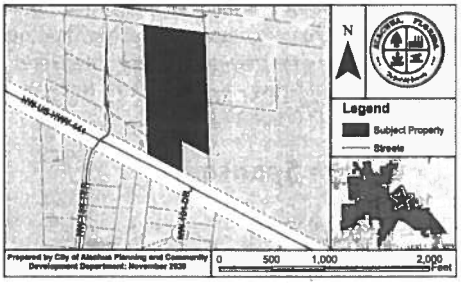

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**Empty booths and a few pieces of kitchen equipment remain inside the recently closed Bagels Unlimited in Gainesville's 34th Street Plaza.** BRAD MCCLENNY/GAINESVILLE SUN

# Bagels

Continued from Page 3A

learning from constructive criticism," Hill said. "If people didn't like what they had, I'd be all ears."

In 2000, Bagels Unlimited moved to another, larger spot in the same plaza, where Kebab House is currently, then moved again to the current Bagels & Noodles location in Midtown from 2006 to 2010 to maneuver around rising rent costs.

When the Midtown landowner failed to renew the Bagels Unlimited lease, the original location happened to be available again at a lower rent.

Hill said building relationships with customers that lasted decades meant a lot. He served a pregnant woman breakfast and watched as her children grew up and went to college.

He partnered with the University of Florida athletic department to serve football, softball and soccer players 150 meals before 7 a.m.

Many people would say it was the best breakfast they'd ever had or they wanted a second helping.

"It made you feel important," Hill said.

Like most restaurants, operating during the pandemic was akin to cycling up a steep hill. Bagels Unlimited ceased indoor dining as per Florida's mandate but continued to take carry out and delivery orders for the duration of the pandemic.

"I survived, but for a while there it was pretty much me by myself," he said. On weekends, another employee would join to take call-in orders as Hill made all meals in the kitchen.

When Bagels Unlimited reopened for dine-in, Hill planned to get a coronavirus vaccine as quickly as he could. But the virus got to him first.

For Hill it started with a funny feeling in his throat in mid-April. By the end of the week, he could barely walk.

He was admitted to intensive care in the hospital and required oxygen treatment, though he wasn't put on a ventilator. Hill later tested negative for the virus and was moved to a regular hospital room, though doctors kept him under observation as his oxygen levels slowly rose. He finally left the hospital, nearly a month later, on May 14.

"I wouldn't wish that on anybody, what I went through," Hill said.

He's not out of the woods yet. Hill has lingering nerve damage in his hands and has trouble grasping items. He never developed some common symptoms of the virus, like loss of taste or smell.

He has to wait until 90 days have passed since his hospitalization discharge to get vaccinated against COVID-19 as he wanted to months ago.

While he was battling the worst of the virus, a Bagels Unlimited waiter and their partner tried to keep the space open, but it didn't work out long term.

Facing a mountain of rent bills and still struggling with illness, Hill decided it was time to say goodbye to the business he had run for nearly 30 years.

"Finally, I just had to close the doors and walk away," he said.

*Emily Mavrakis reports on business and Alachua County government. She can be reached by email at emavrakis@gvillesun.com and on Twitter @emmavrakis.*

# McGraw

Continued from Page 3A

ernor's actions and believes he should respect the votes of the citizens who elected McGraw, according to a press release handed out by the the group's press release said.

Evelyn Foxx, chairwoman of the local NAACP branch, said McGraw took all the proper steps to become a candidate and the Election Canvassing Board certified her as the winner.

"We were totally devastated and appalled at the governor doing that while it's in the court system," Foxx said.

A emergency injunction was filed against McGraw by four plaintiffs, among them Khanh Lien-Banko, who ran against McGraw for the school board seat.

Circuit Judge Donna Keim denied their request for an injunction, stating that they didn't offer sufficient evidence that they would be harmed by McGraw remaining on the board and continuing to vote while the issue is sorted out.

"It was supposed to go through the court system and it didn't, he did not allow that. And that's not apart of his executive responsibility," Foxx said.

When McGraw was elected to her seat in August it gave the board its first ever Black female majority. Since then they forced previous superintendent Karen Clarke to resign early and hired Carlee Simon as the interim superintendent. They then voted for her to have the position permanently.

# Trump rally

Continued from Page 3A

speak to that."

Ferré noted that the Florida GOP has been encouraging donations to the Surfside relief effort and said that will continue.

"We are deeply saddened by the tragedy at Surfside," Ferré said, adding: "There are just no words to express the sadness and sorrow we all feel towards that tragedy. All we can do is try to provide increased opportunities to be able to speak to that tragedy and, while families get together and engage over this long holiday weekend, to provide an opportunity to encourage them to contribute to the victims and their families."

The rally is being billed as a joint event hosted by Trump and the Florida GOP, which has a fundraiser planned to raise money for the 2022 election.

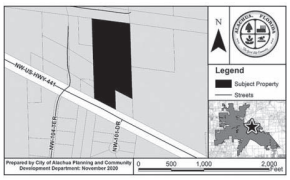
Trump currently is scheduled to speak at 8 p.m., with fireworks at 9 p.m.

**"The governor's very glad that the president is holding the rally in Sarasota and that it's going to be about celebrating the birth of our nation."**

**Florida GOP Executive Director Helen Aguirre Ferré**

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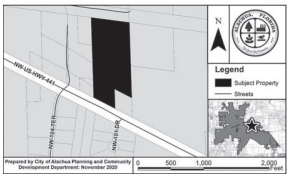



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GF-25159433

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GF-25159768


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In the mood for something special? Why not order your favorite Publix goodies online using delivery or curbside pickup? Have your Key lime pie, Deli fried chicken, and custom Deli sub (with extra pickles-just the way you like it) brought right to you in as little as two hours.

publix.com/shop

+ instacart

Prices vary from in-store. Fees, tips & taxes may apply. Subject to terms & availability.



GF-24836113

# AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/28/2021 FOR THE 13663 NW US 441
(Date) (State type of action and project name)
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)

2 Rezoning & LSCPA on same sign
(Number of signs)

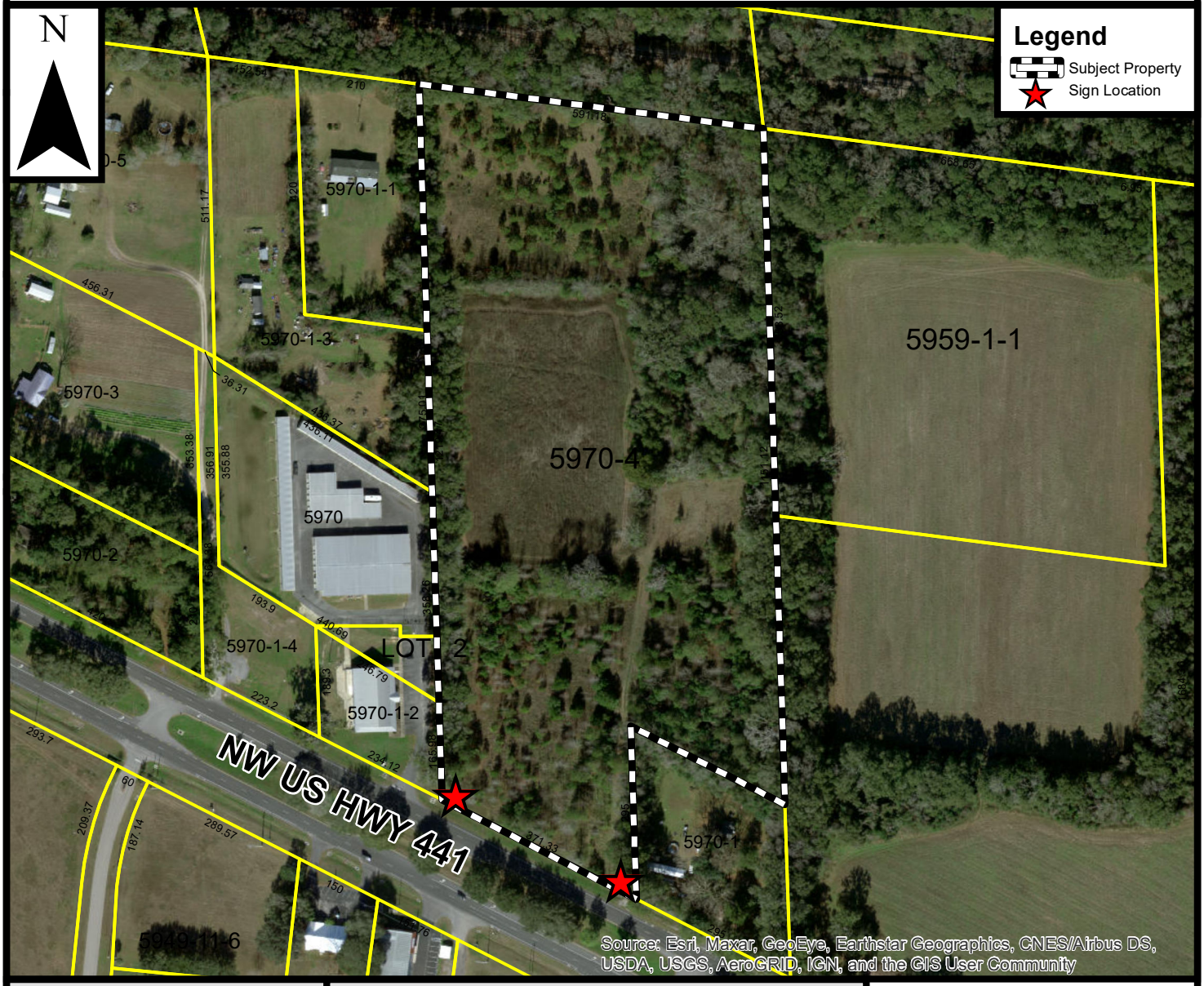
# IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

***Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.***

## 13663 NW US 441
## LSCPA / Rezoning




Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2021

**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 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 the data is dynamic and in a constant state of maintenance, correction, and update.

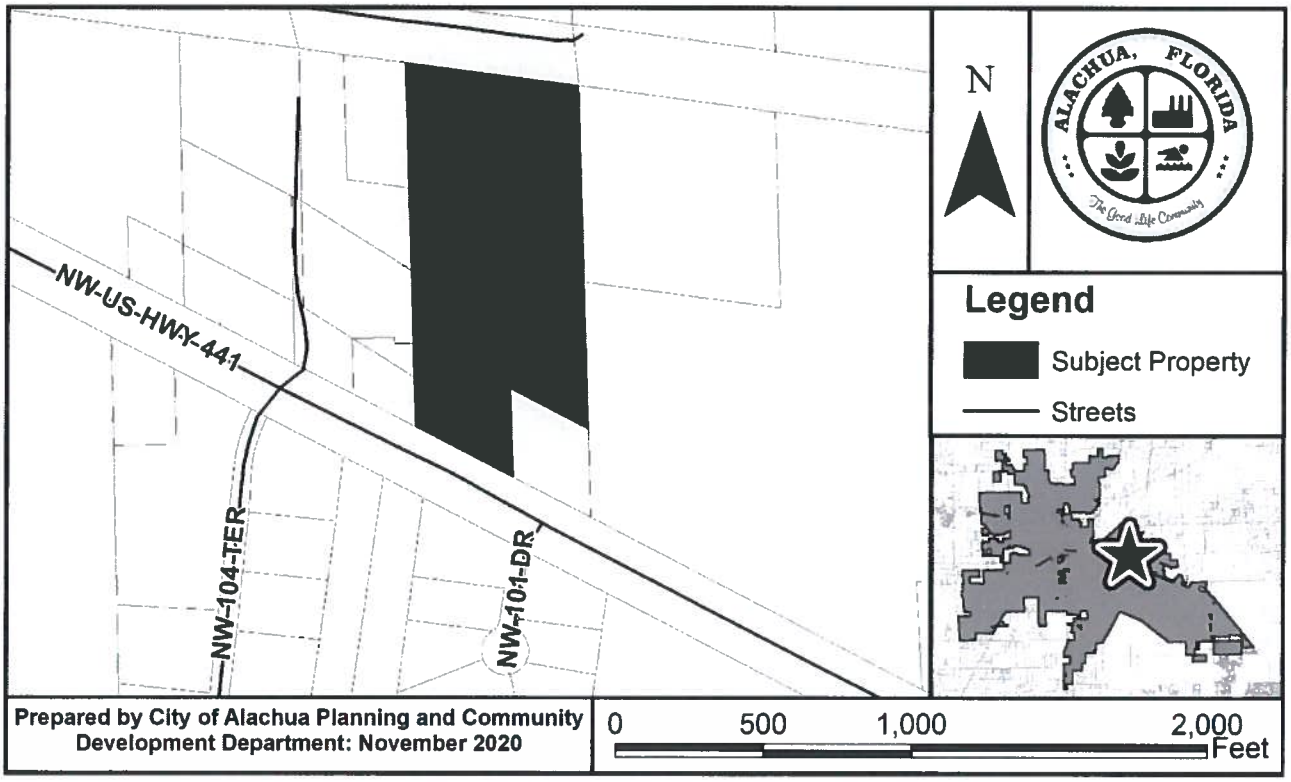
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City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 6/28/21
KC

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 13, 2021 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres; located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive; consisting of Tax Parcel Number 05970-004-000. Existing FLUM: Agriculture; Proposed FLUM: Commercial (±6.26 acres) and Industrial (±9.84 acres); Existing Zoning: Agriculture (County).




At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

AVERY 5160

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

TCMOA President
10000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
P.O. Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave.
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
P.O. Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

AVERY 5160

05970-001-002
MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA, FL 32615

05970-001-003
CRUCE RICHARD L & PEGGY
14035 NW 104TH TER
ALACHUA, FL 32615

05965-000-000
Essa Jr Trustee & Gallaway Trustee Et Al
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

05970-001-004
STOR- ALL SELF STORAGE LLC
4249 WJISPERWOOD CIR
VALDOSTA, FL 31602-4962

05964-002-001
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05849-004-000
HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-001-001
CRUCE JESSIE O JR
14065 NW 104TH TER
ALACHUA, FL 32615

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

92060-517-900 & 92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

05964-002-000
Upland Industrial Park Owners Assn Inc
6318 NW 18TH DR
GAINESVILLE, FL 32653

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05970-004-000
ENVISION SEVEN LIMITED LIABIL
1818 SW 28TH ST
OCALA, FL 34474

05970-000-000
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

05970-005-000
RAWLINS ARTHUR & BARBARA
PO BOX 851
ELKIN, NC 28621-0851

05848-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

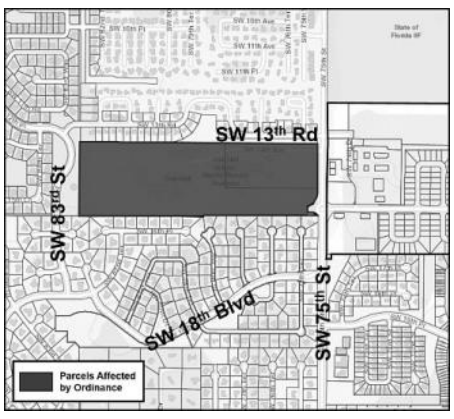
Etiquettes d'adresse Easy Peel

## NOTICE OF ZONING CHANGE

The City of Gainesville, Florida, proposes to adopt the following ordinance rezoning a certain property as shown on the map in the advertisement as more fully set forth in the ordinance, the title of which appears below. A first reading for the ordinance will be held on Thursday, August 5, 2021 at 6:00 PM or as soon thereafter as may be heard. The meeting will be held in the City Hall Auditorium, 200 E. University Avenue, Gainesville, Florida. A copy of the ordinance may be inspected by any member of the public at the office of the Clerk of the Commission located at 200 East University Avenue, Gainesville, Florida during regular business hours. Interested parties may appear at the meeting and be heard regarding the amendment.
FOR INFORMATION CALL, 352-334-5022.

Interested parties may participate in the meeting and be heard regarding the amendment.
Public access to this virtual meeting can be accomplished as follows:
ATTEND IN-PERSON: 200 East University Avenue.
LIVE MEETING COVERAGE: View and/or listen to the meeting.
- City of Gainesville Website:
- https://www.cityofgainesville.org/CommunicationsOffice/Community12TV/LiveWebStreaming.aspx
- Broadcast on Cox Cable Channel 12
- City of Gainesville Facebook: https://www.facebook.com/GainesvilleFL/ (optional/courtesy)
PUBLIC COMMENT: Submit written or verbal comments on the agenda before and during the meeting.
- By mail to the City of Gainesville, Clerk of the Commission: P.O. Box 490, Station 19, 32627-0490
- By email to citycomm@cityofgainesville.org
- By phone before the meeting to the Clerk of the Commission Office at 352-334-5015
- By e-comment to https://gainesville.legistar.com/Calendar.aspx
  Visit the "Agenda & Minutes" page on the City's website www.cityofgainesville.org
  Click the "eComment" link for this meeting agenda to leave comments on specific items.
- Live Comment by Phone during the meeting
  Dial the Toll Free Number: 1(800) 876-7516 from your phone.
  A moderator will call on you when it is your turn to speak
  Please mute the sound on your computer/devise if you are watching the meeting online
  State your name clearly for the record. Each speaker will have three minutes to comment
All written comments submitted shall be made a part of the public record. If any member of the public requires additional information about this City Commission meeting or has any questions about how to submit a public comment at the meeting, please contact:
Omichele D. Gainey, City Clerk
City of Gainesville
200 East University Avenue, First Floor
Gainesville, FL 32601
352-334-5015
clerks@cityofgainesville.org
Please contact the Clerk's Office at 352-334-5015 to report issues with the technology that the City is using (not the technology members of the public are using) to provide public access (viewing, listening and/or commenting) to the meeting.
Persons with disabilities who require assistance to participate in the meetings are requested to notify the Equal Opportunity Office at 352-334-5051, or call the TDD phone line at 352-334-2069 at least two business days in advance of the meeting.

**Ordinance No. 200724**
An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 42.973 acres of property known as Oak Hall School generally located at 1700 SW 75th Street, as more specifically described in this ordinance, from Alachua County Planned Development (PD) to City of Gainesville Planned Development (PD); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.




All persons are advised that, if any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

GF-25599011

## AMENDING THE FUTURE LAND USE

The City of Gainesville, Florida, proposes to adopt the following ordinance amending the Future Land Use as more fully set forth in the ordinance, the title of which appears below. A first reading for the ordinance will be held on Thursday, August 5, 2021 at 6:00 PM or as soon thereafter as may be heard. The meeting will be held in the City Hall Auditorium, 200 E. University Avenue, Gainesville, Florida. A copy of the ordinance may be inspected by any member of the public at the office of the Clerk of the Commission located at 200 East University Avenue, Gainesville, Florida during regular business hours. Interested parties may appear at the meeting and be heard regarding the amendment.
FOR INFORMATION CALL, 352-334-5022.

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  Visit the "Agenda & Minutes" page on the City's website www.cityofgainesville.org
  Click the "eComment" link for this meeting agenda to leave comments on specific items.
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**Ordinance No. 200723**
An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 42.973 acres of property known as Oak Hall School generally located at 1700 SW 75th Street, as more specifically described in this ordinance, from Alachua County Institutional to City of Gainesville Education (E); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date




All persons are advised that, if any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

GF-25598893

# Home

Continued from Page 3A

Last year, Jenkins introduced herself to Ian Stone, who bought the Wright House in April 2020, while leading a tour group at a nearby Rosewood memorial site.

"I think he picked up the passion in my heart," she said.

During another visit to the house in February, Stone told Jenkins he and his wife were selling the house. Stone initially offered the building to Jenkins for $100,000, provided the group could move the house off of the property.

In July, Jenkins, members of the foundation and the Stone family met to discuss details of the sale over lemonade and cookies on the porch of the Wright House.

But Stone revealed he planned to donate the building to the Real Rosewood Foundation.

"All of us almost fell over out of our chairs," Jenkins said. "I was just absolutely taken aback."

The Real Rosewood Foundation has a Memorandum of Understanding with the Stones and expects to receive a deed for the building soon. In the meantime, the foundation is working on a way to move the house off the Stones' property and onto its own about 35 miles away.

The Real Rosewood Foundation owns 29 acres in Archer, where Jenkins plans to relocate the Wright House. She also hopes to build a small replica of Rosewood around the building, complete with a museum and baseball diamond, an homage to the old town's baseball team. The museum will both show and tell the story of the massacre.

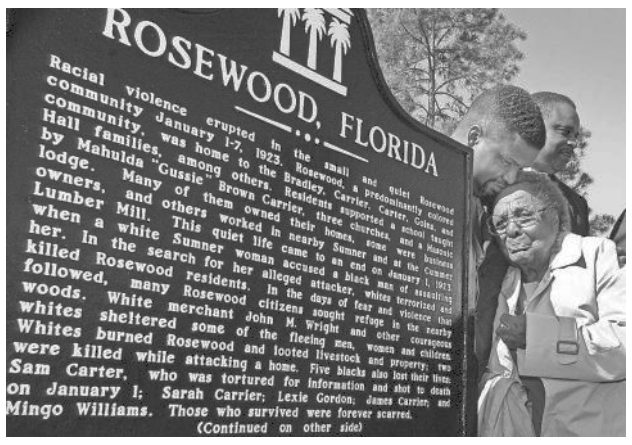
In January 1923, Fannie Coleman Taylor, a married white woman, claimed a Black man sexually assaulted her. A white mob, including Ku Klux Klan members in Gainesville for a New Year's Eve parade, travelled to Rosewood, killed Black residents and burned the town for three days.

As the mob grew to 200 or 300 people, John and Mary Wright sheltered survivors in their home.

At least six Black people and two white people died, though some estimates put the number far higher. Those who escaped and survived by hiding in nearby swamps never returned and the town was abandoned.

The John Wright House is the only standing landmark of Rosewood. It has changed hands many times over the years, but efforts to buy and preserve it cropped up in 2018, when the property went on the market.

Sherry Dupree, a member of the Rosewood Heritage Foundation, said her organization tried to buy the house three years ago, but the price tag of more than




**Rosewood survivor Robie Mortin is comforted by Florida Rep. Ed Jennings Jr. after Mortin's unveiling of a historical marker at the Rosewood site in Levy County in Mary 2004.** DOUG FINGER/THE GAINESVILLE SUN

$300,000 was too much for the foundation to raise in too little time.

"We couldn't come up with the money at that time," Dupree said. "We had some activities, but we didn't come near the amount of money that was needed for that home."

Dupree said it doesn't matter to her which organization acquires the Wright House as long as someone is able to preserve the building.

"I think it's going to be wonderful," she said. "We'll support (Jenkins) however she asks us to support her — we'll be right there to help out."

And Jenkins said the foundation's big plans will require a lot of help.

"People are coming out of the woodwork," she said. "They want to help. They want to be a part of this history."

With the help of Kalai Mathee, a professor at Florida International University in Miami, 40 FIU architecture students designed renderings of the Rosewood replica.

Jenkins says the foundation has narrowed the entries down to six models and will pick a finalist soon.

The foundation was told by movers that the house may be too large and too old to transport to its new home. If this proves to be the case, Jenkins said the foundation will build a replica house on the new site with scraps of the original building.

"We will bring what we can — the stairs, windows, doors, paneling, wood," she said. "Whatever we can move."

The Real Rosewood Foundation doesn't have a timeline for the project, but Jenkins plans to keep working with the help of volunteers.

"Even if the place is not complete, we're still going to celebrate," Jenkins said.

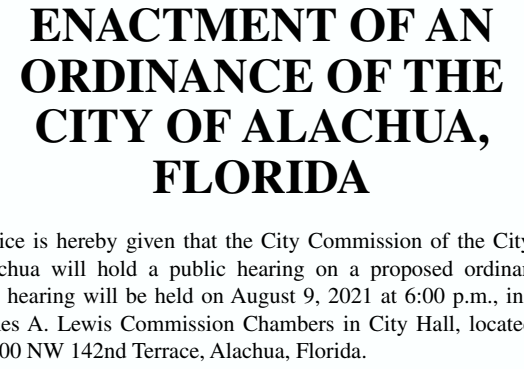
## PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 9, 2021 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

**ORDINANCE 21-10**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±16.10 ACRES FROM AGRICULTURAL (COUNTY) TO COMMERCIAL INTENSIVE (CI) ON ±6.26 ACRES AND FROM AGRICULTURAL (COUNTY) TO LIGHT & WAREHOUSE INDUSTRIAL (ILW) ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

July 29, 2021

GF-25568517

GF-25568857

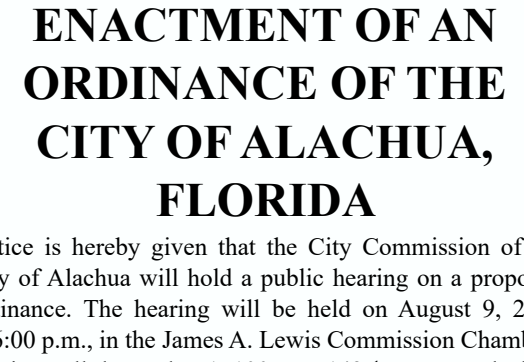
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The ordinance title is as follows:

**ORDINANCE 21-09**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±16.10 ACRES FROM AGRICULTURE TO COMMERCIAL ON ±6.26 ACRES AND FROM AGRICULTURE TO INDUSTRIAL ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




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# City of ALACHUA

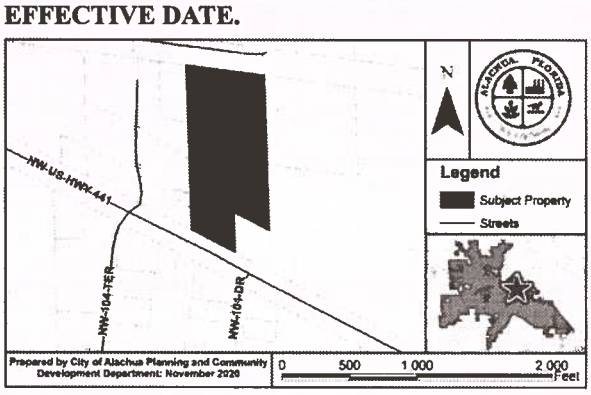
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# City of ALACHUA

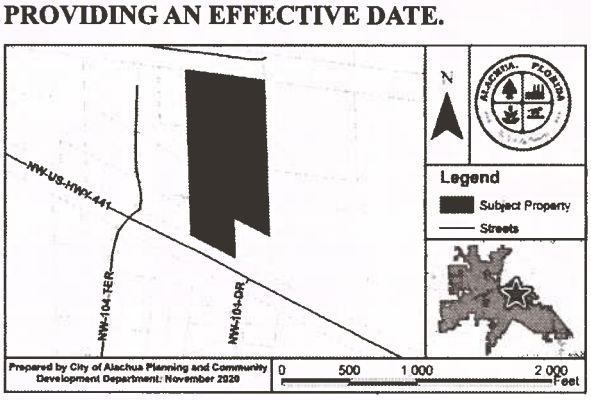
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# AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/28/2021 FOR THE 13663 NW US 441
(Date) (State type of action and project name)
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)

2 Rezoning & LSCPA on same sign
(Number of signs)

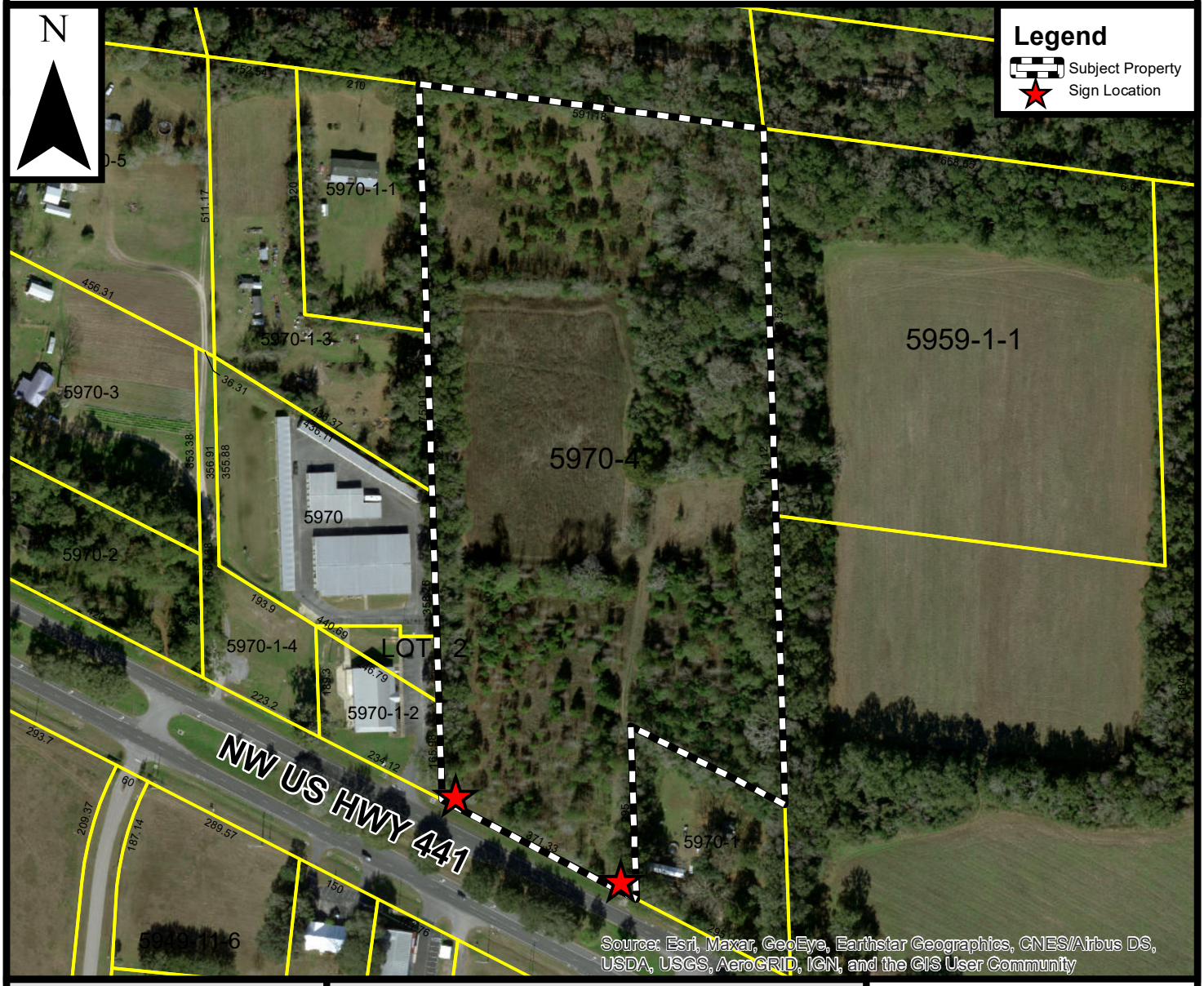
# IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

***Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.***

## 13663 NW US 441
## LSCPA / Rezoning




Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2021

**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 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 the data is dynamic and in a constant state of maintenance, correction, and update.

0 100 200 400 Feet

City of ALACHUA

THE GOOD LIFE COMMUNITY

mailed 7/26/21

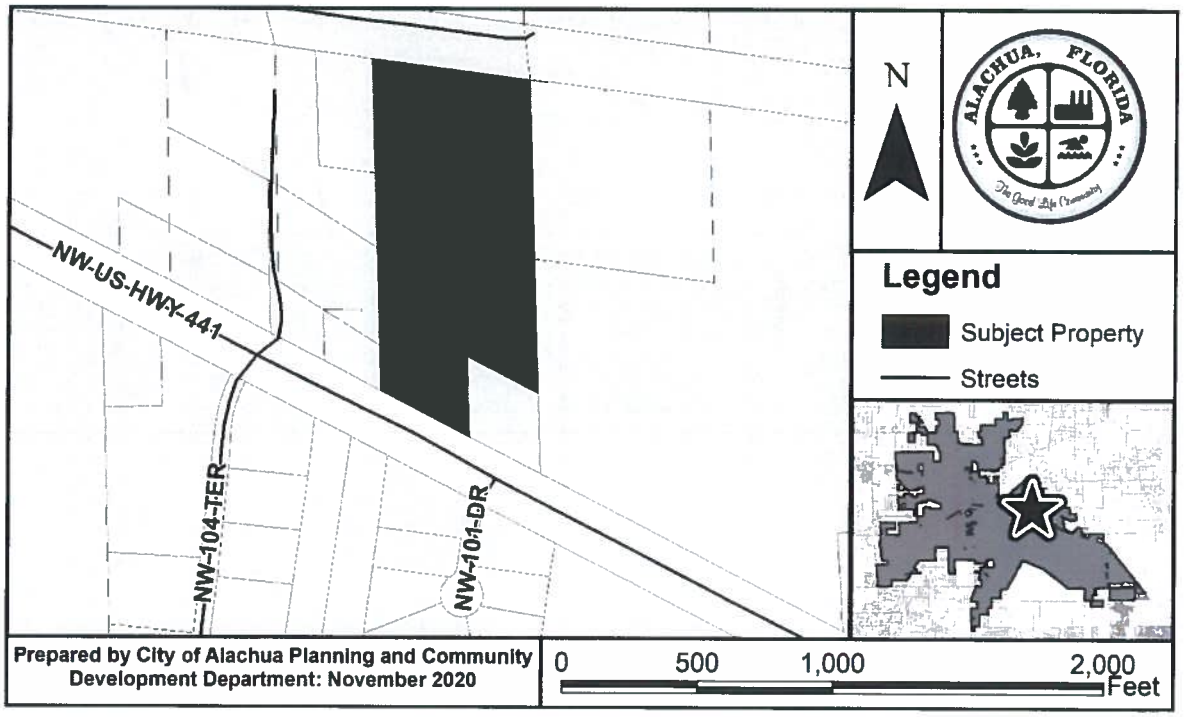
# PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 9, 2021 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

**ORDINANCE 21-09**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±16.10 ACRES FROM AGRICULTURE TO COMMERCIAL ON ±6.26 ACRES AND FROM AGRICULTURE TO INDUSTRIAL ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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05970-001-002
MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA, FL 32615

05970-001-003
CRUCE RICHARD L & PEGGY
14035 NW 104TH TER
ALACHUA, FL 32615

05965-000-000
Essa Jr Trustee & Gallaway Trustee Et Al
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

05970-001-004
STOR- ALL SELF STORAGE LLC
4249 WJISPERWOOD CIR
VALDOSTA, FL 31602-4962

05964-002-001
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05849-004-000
HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-001-001
CRUCE JESSIE O JR
14065 NW 104TH TER
ALACHUA, FL 32615

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

92060-517-900 & 92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT. J-910
JACKSONVILLE, FL 32202-4423

05964-002-000
Upland Industrial Park Owners Assn Inc
6318 NW 18TH DR
GAINESVILLE, FL 32653

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05970-004-000
ENVISION SEVEN LIMITED LIABIL
1818 SW 28TH ST
OCALA, FL 34474

05970-000-000
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

05970-005-000
RAWLINS ARTHUR & BARBARA
PO BOX 851
ELKIN, NC 28621-0851

05848-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

TCMOA President
10000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
P.O. Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave.
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
P.O. Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

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**Ron DeSantis**
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

**Dane Eagle**
SECRETARY

September 1, 2021

The Honorable Gib Coerper
Mayor, Alachua City
5100 NW 142 Terrace
Alachua, Florida 32615

Dear Mayor Coerper:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Alachua (Amendment No. 21-03ESR) received on August 12, 2021. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

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

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.



An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Benjamin Naselius, Planning Analyst, by telephone at (850) 717-8421 or by email at Benjamin.Naselius@deo.myflorida.com.

Sincerely,

Barbara Powell, Regional Planning Administrator
Bureau of Community Planning and Growth

BP/bn

Enclosure(s): Procedures for Adoption

cc: Kathy Winburn, Planning and Community Development Director, Alachua City
Scott R. Koons, Executive Director, North Central Florida Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS**

**FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

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

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

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

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

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

_____ Ordinance number and adoption date;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## FW: Alachua 21-03ESR Proposed

**From :** Kathy Winburn <kwinburn@cityofalachua.org> Wed, Sep 15, 2021 04:12 PM
**Subject :** FW: Alachua 21-03ESR Proposed 2 attachments
**To :** Justin Tabor <jtabor@cityofalachua.org>

**From:** Plan_Review [mailto:Plan.Review@dep.state.fl.us]
**Sent:** Wednesday, September 15, 2021 3:34 PM
**To:** kwinburn@cityofalachua.com; dcpexternalagencycomments@deo.myflorida.com
**Cc:** Plan_Review
**Subject:** Alachua 21-03ESR Proposed

To: Ms. Kathy Winburn, AICP, Planning and Community Development Director

Re: Alachua 21-03ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

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

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

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



**CAUTION**: This email originated from outside the City.

**DO NOT** respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAULT, P.E.
SECRETARY

September 2, 2021

Kathy Winburn, AICP
Planning and Community Development Director
City of Alachua
PO Box 9
Alachua, Fl 32616

**SUBJECT: City of Alachua Proposed Comprehensive Plan Amendment (21-3ESR)**

Dear Ms. Winburn,

Pursuant to Section 163.3184(3), Florida Statutes, (F.S.) in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment, City of Alachua 21-3ESR.

The City of Alachua has transmitted a Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 16.10 acres, located on the north side of US-441, at the intersection of NW 101st Drive. The amendment changes the land use from Agriculture to Commercial (6.26 acres) and Industrial (9.84 acres). The existing land use allows a total of 3 dwelling units while the proposed land uses allow a maximum of 136,342 sq. ft. of commercial uses and 214,315 sq. ft. of industrial uses.

As proposed, the amendment has no significant adverse impacts on important state transportation resources or facilities within its jurisdiction. We appreciate the opportunity to review the proposed comprehensive plan amendment and request that a copy of the adopted amendment, along with the supporting data and analysis be transmitted within ten working days after the second public hearing for FDOT review.

If you have any questions, please do not hesitate to contact me by email: brian.austin@dot.state.fl.us or call: (904) 360-5664.

Sincerely,

Brian Austin

Brian Austin
Transportation Planner
FDOT District Two

cc: Jennifer Carver, FDOT Central Office, Office of Policy Planning
Ray Eubanks, DEO

North Central Florida Regional Planning Council

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2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

August 27, 2021

Ms. Kathy Winburn, AICP
Director of Planning and Community Development
City of Alachua
P.O. Box 9
Alachua, FL 32616-0009

RE: Regional Review of City of Alachua Comprehensive Plan
Draft Amendment Ordinance Number 21-09
DEO No. 21-3ESR

Dear Kathy:

At its regularly scheduled meeting held August 26, 2021, the Council reviewed the above-referenced item. Subsequent to their review, the Council voted to adopt the enclosed report.

If you have any questions concerning this matter, please do not hesitate to contact Lauren Yeatter, AICP, Senior Planner, at 352.955.2200, extension 113.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

xc: Ray Eubanks, Florida Department of Economic Opportunity

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**FLORIDA REGIONAL COUNCILS ASSOCIATION**
**LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 8/26/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 61
Local Government: City of Alachua
Local Government Item No.: Ord. No. 21-09
State Land Planning Agency Item No.: 21-3 ESR

Date Mailed to Local Government and State Land Planning Agency: 8/27/21 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

**DESCRIPTION OF AMENDMENT**

The amendment reclassifies approximately 16.10 acres from Agriculture to Commercial on 6.26 acres and from Agriculture to Industrial on 9.84 acres. (See attached).

**1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN**

The subject property is located in a Stream to Sink area identified and mapped as a Natural Resource of Regional Significance in the North Central Florida Strategic Regional Policy Plan. Nevertheless, no significant adverse impacts to Natural Resources of Regional Significance are anticipated as the City comprehensive plan contains adequate policy direction to prevent significant adverse impacts to the natural resources.

The subject property is located within one-half mile of U.S. Highway 441 which is identified and mapped in the regional plan as part of the Regional Road Network. The City Transportation Element contains objectives and policies which implement of one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

**Request a copy of the adopted version of the amendment?**

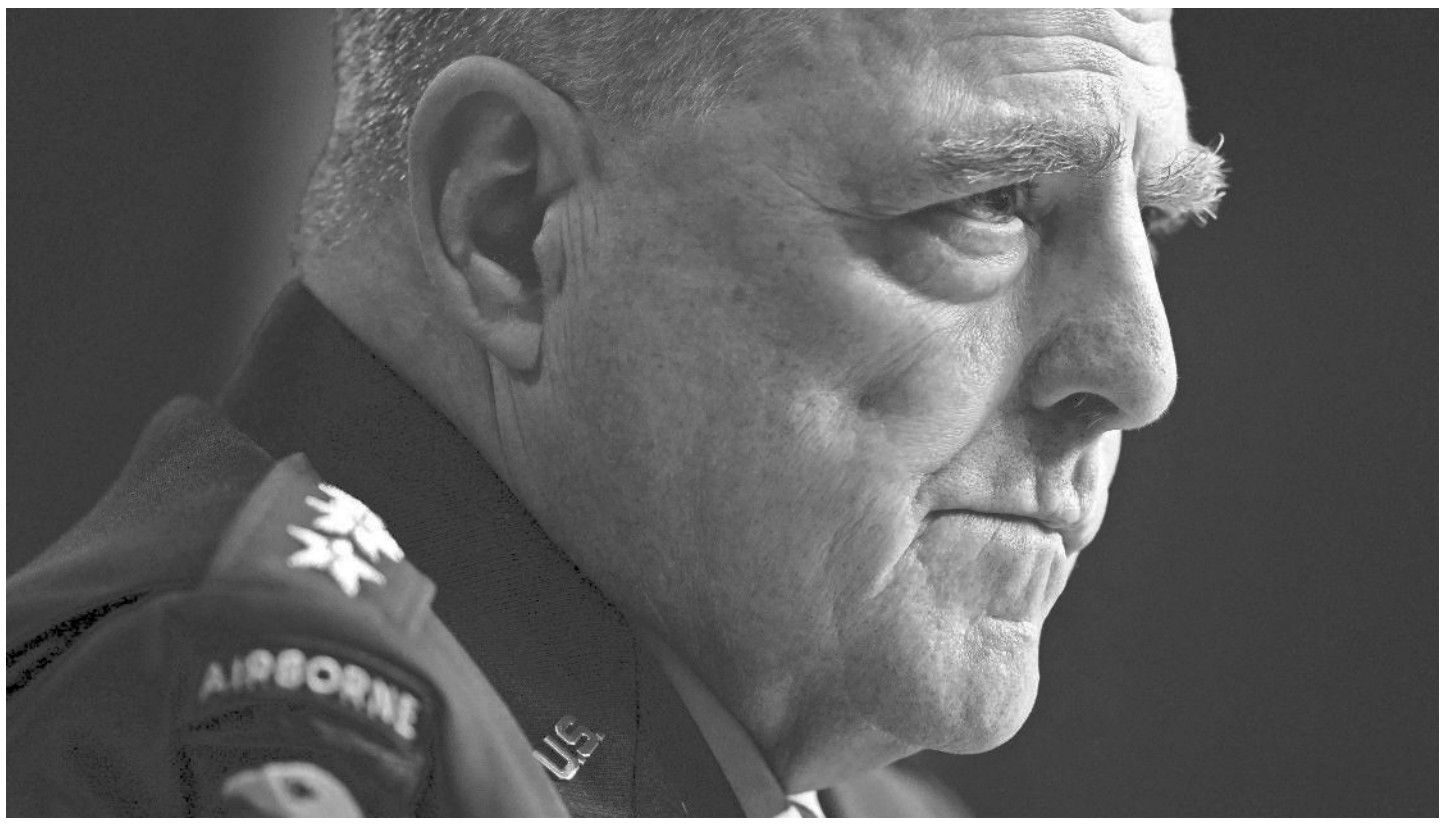
| | |
|---|---|
| Yes ___X___ | No _____ |
| Not Applicable | _____ |

**Council Action: At its August 26, 2021 meeting, the Council voted to adopt this report.**

# Pentagon officials face more grilling

## Milley goes on defense, Austin backs Afghan exit

**Matthew Brown and Mabinty Quarshie**
USA TODAY



**Chairman of the Joint Chiefs of Staff Gen. Mark Milley said he remains "apolitical" and didn't regret talking to an author for a book.** PATRICK SEMANSKY/AP

WASHINGTON — After delivering eye-popping testimonies before senators on Tuesday, the country's top military brass headed to the House of Representatives for further grilling by lawmakers over the U.S. withdrawal from Afghanistan, competition with China and the chain of command.

Joint Chiefs of Staff Chairman Mark Milley, Defense Secretary Lloyd Austin and U.S. Central Command Gen. Kenneth "Frank" McKenzie testified before the Senate Armed Services Committee and faced the House Armed Services Committee on Wednesday.

House lawmakers scrutinized the records of each of the military leaders and asked whether there should be punishment levied by President Joe Biden on his top national security advisers.

Milley defended himself against Republican attacks for dealing with the media, saying he thought it was important to speak with journalists.

"I believe that part of my job is to communicate to the media," Milley told Rep. Jim Banks, R-Ind.

Milley stressed that he was not a political figure.

"I've done my best to remain personally apolitical, and I tried to keep the military out of actual domestic politics. And I made a point of that from the time I became the chairman, and especially beginning last summer," he said.

Florida GOP Rep. Matt Gaetz harangued Milley for speaking with Washington Post journalist Bob Woodward for the book "Peril."

"You spent more time with Bob Woodward on this book than you spent analyzing the very likely prospect that the Afghanistan government was going to fall immediately to the Taliban, didn't you?" Gaetz said.

"Not even close," Milley replied.

During further questioning with Banks, Milley said he did not regret speaking with Woodward.

"I'm concerned that there's mischaracterizations of me becoming very politicized as an individual and that it's my willingness to become politicized, which is not true," he said.

Milley pushed back on reports that he agreed with House Speaker Nancy Pelosi's depiction of former President Donald Trump as "crazy."

"In fact, I know what I said, which was, Madam Speaker, I am not qualified to determine the mental health or assess the mental health of this president or any president," Milley said.

"I'm not agreeing with her assessment of the president," he also said.

Gaetz called for the three Pentagon leaders to resign, despite their testimony Tuesday in the Senate that they had not offered their resignations.

"I believe that you guys probably won't resign. You seem to be very happy failing up over there," Gaetz said. "But if we didn't have a president that was so addled, you all would be fired, because that is what you deserve."

Rep. Mike Johnson, R-La., pressed the officials on whether they or Biden were lying about leaving troops in Afghanistan.

McKenzie and Milley declined to share their personal conversations with the president, but they did reiterate they wanted 2,500 troops to remain behind.

"I cannot share advice I give the president, and I will not do that," McKenzie said.

Austin backed Biden's decision.

"First of all, you heard me say earlier, congressman, that I support the president's decision. You also heard me say that I don't view this choice as a no cost, no risk choice," Austin said.

When further pressed by Johnson on whether Biden was being untruthful, Austin said, "I view that as an inappropriate question."

None of the officials responded to Johnson when he asked again who was to blame for the disastrous withdrawal.

"I'll let the silence speak for itself," Johnson said.

Milley resisted when pressed about whether Biden was at fault for U.S. failures in Afghanistan, calling it "the job of the American people" and Congress to judge the president.

"This is a 20-year war," Milley said, arguing that the outcome was the result of "a cumulative effect to a series of strategic decisions that go way back … There's a whole series of decisions that take place over 20 years."

Milley further defended himself from accusations that he usurped the chain of command under former President Donald Trump.

"At no time was I attempting to change or influence the process, usurp authority, or insert myself into the chain of command. But I am expected to give my advice and ensure that the president was fully informed on military affairs," he said when pressed by lawmakers about his calls with Chinese military leaders in the fall of 2020.


## 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 a proposed ordinance. The hearing will be held on October 11, 2021 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

**ORDINANCE 22-01**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVEVELOPMENT REGULATIONS; AMENDING SECTION 2.4.10(B)(3) RELATING TO RESIDENTIAL DEVELOPMENT IN THE CORPORATE PARK (CP) ZONING DISTRICT; AMENDING SECTION 3.5.2(F) RELATING TO THE CP ZONING DISTRICT AND RESIDENTIAL DEVELOPMENT CRITERIA IN THE CP ZONING DISTRICT; AMENDING SECTION 3.5.3 AND TABLE 3.5-1 RELATING TO USE REGULATIONS AND DEVELOPMENT STANDARDS IN BUSINESS DISTRICTS; AMENDING SECTION 4.1.1 AND TABLE 4.1-1 RELATING TO THE ALLOWED USES WITHIN THE CP ZONING DISTRICT; CREATING SECTION 4.3.1(A)(5) TO ESTABLISH USE-SPECIFIC STANDARDS FOR COTTAGE NEIGHBORHOODS; AMENDING SECTION 5.1.3 AND TABLE 5.1-3 RELATING TO THE DIMENSIONAL STANDARDS FOR SINGLE-FAMILY DETACHED DWELLINGS, SINGLE-FAMILY ATTACHED DWELLINGS, TOWNHOUSES, MULTIPLE-FAMILY DWELLINGS, AND COTTAGE HOMES IN THE CP ZONING DISTRICT; AMENDING SECTION 6.1.4(B)(1) AND TABLE 6.1-1 TO ESTABLISH MINIMUM OFF-STREET PARKING STANDARD FOR COTTAGE NEIGHBORHOODS; AMENDING SECTION 6.2.2(B) RELATING TO THE APPLICABILITY OF THE STANDARDS OF SECTION 6.2.2; AMENDING SECTION 6.2.2(D)(3)(C) AND TABLE 6.2-2 RELATING TO THE APPLICATION OF PERIMETER BUFFER CLASSES; AMENDING SECTION 7.2.4(A)(2) RELATING TO THE REQUIREMENT FOR LOTS WITHIN SUBDIVISIONS TO HAVE STREET FRONTAGE; AMENDING SECTION 7.3.1(B)(1), TABLE 7.3-1, AND TABLE 7.3-2 RELATING TO WEARING SURFACE WIDTHS AND RIGHT-OF-WAY STANDARDS FOR STREETS; AND AMENDING SECTION 10.2 TO AMEND THE DEFINITION OF "ALLEY OR SERVICE DRIVE" AND TO CREATE NEW DEFINITIONS OF "COTTAGE HOME" AND "COTTAGE NEIGHBORHOOD"; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

GF-26557267

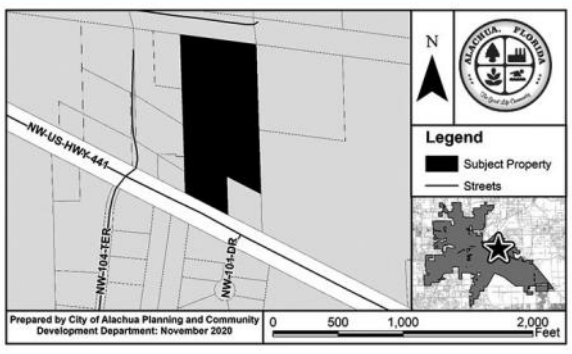
## PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on October 11, 2021 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

**ORDINANCE 21-09**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±16.10 ACRES FROM AGRICULTURE TO COMMERCIAL ON ±6.26 ACRES AND FROM AGRICULTURE TO INDUSTRIAL ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




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GF-26557297

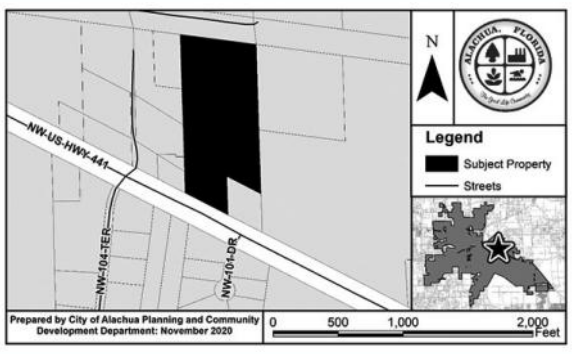
## PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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The ordinance title is as follows:

**ORDINANCE 21-10**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±16.10 ACRES FROM AGRICULTURAL (COUNTY) TO COMMERCIAL INTENSIVE (CI) ON ±6.26 ACRES AND FROM AGRICULTURAL (COUNTY) TO LIGHT & WAREHOUSE INDUSTRIAL (ILW) ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




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GF-26557222

City of ALACHUA

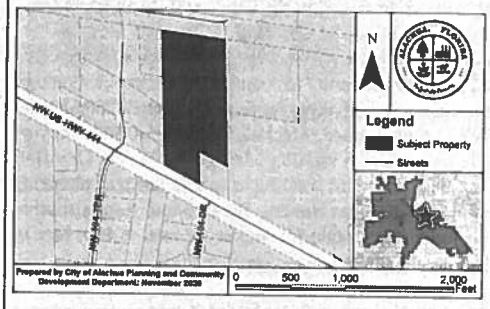
# PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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The ordinance title is as follows:

**ORDINANCE 21-09**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±16.10 ACRES FROM AGRICULTURE TO COMMERCIAL ON ±6.26 ACRES AND FROM AGRICULTURE TO INDUSTRIAL ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




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(Published: Alachua County Today - September 30, 2021)

**Prehistoric Past, Sunday, Oct. 17 at 2:30 p.m.**

Take a virtual tour and meet the spectacular giants in the Florida Museum of Natural History's "Florida Fossils: Evolution of Life and Land" exhibit hall. Discover the stories of the Megalodon Shark, Terror Bird, and Giant Ground Sloth, including how they got so big and why they went extinct. Presented by Florida Museum Youth Outreach Coordinator Alberto Lopez Torres.

**Cade Fossil Fun, Sunday,**

Librarian Sarah Grainger. "Continue your fossil explorations with our special programs in October and with books and movies from the Alachua County Library District."

The Take & Make program is supported by a donation in celebration of Suzanne Stockdale's 75th birthday.

# # #

Email editor@alachuatoday.com

# NOTICE OF PROPOSED ENACTMENT OF ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WALDO, FLORIDA

Notice is hereby given that City Council of the City of Waldo will consider the following ordinance for second and final reading on October 12, 2021, at 7:00 p.m., or as soon thereafter as may be heard, at Waldo City Square, 14450 NE 148th Avenue, Waldo, Florida.

All interested parties may appear and be heard with respect to the proposed ordinance.

**ORDINANCE NO. 2021-02**

**AN ORDINANCE OF THE CITY OF WALDO, FLORIDA, AMENENDING SECTION 2.02.02 OF THE WALDO LAND DEVELOPMENT CODE; GRANTING DISCRETION TO THE CITY MANAGER TO ALLOW CERTAIN USES WITHIN THE CENTER CITY DISTRICT AND THE WALDO/301 SPECIAL STUDY AREA WITHOUT OBTAINING A SPECIAL USE PERMIT; PROVIDING INSTRUCTIONS TO THE CODIFIER; AND PROVIDING AN EFFECTIVE DATE.**

A copy of the proposed ordinance is available for public inspection at City Hall, Waldo City Square, 14450 NE 148th Avenue, Waldo, Florida during regular business hours.

Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact City Hall at (352) 468-1001 at least 48 hours prior to the meeting date.

Pleas[illegible]e advised that if a person decides to appeal any decision made by the Council with respect to any matter considered at said hearing, that person will need a record of the proceedings, and that for such purpose, that person may need to insure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based.

(Published: Alachua County Today - September 30, 2021)

**ORDIN**

**AN ORDINANCE OF FLORIDA, RELATIN OF THE CITY'S REGULATIONS ( SUBPART B OF THE OF ORDINANCES, I REGULATIONS; 2.4.10(B)(3) RELATI DEVELOPMENT IN (CP) ZONING DISTRI 3.5.2(F) RELATING DISTRICT AND RESI CRITERIA IN THE AMENDING SECTIO 1 RELATING TO U DEVELOPMENT ST DISTRICTS; AMEN AND TABLE 4.1-1 ALLOWED USES W DISTRICT; CREATIN ESTABLISH USE-SPE COTTAGE NEIGHB SECTION 5.1.3 AND TO THE DIMENSIC SINGLE-FAMILY DI SINGLE-FAMILY AT TOWNHOUSES, DWELLINGS, AND C CP ZONING DISTRIC 6.1.4(B)(1) AND TABI MINIMUM OFF-STRE FOR COTTAGE AMENDING SECTIO THE APPLICABILIT OF SECTION 6.2.2; 6.2.2(D)(3)(C) AND TA THE APPLICATION C CLASSES; AMENDIN RELATING TO THE RI WITHIN SUBDIVISIC FRONTAGE; AMENI (1), TABLE 7.3-1, AND TO WEARING SU RIGHT-OF-WAY STAN AND AMENDING SE THE DEFINITION O DRIVE" AND TO CRE OF "COTTAGE HO NEIGHBORHOOD"; PI CLAUSE; PROVIDIN PROVIDING AN EFFE**

At the public hearing, all and be heard with respect the application are availab Planning and Communit 15100 NW 142nd Terrac regular business day betw 6:00 p.m. Written comme sent to the following addre and Community Developn 32616. Notice is given pu Florida Statutes, that, in made at the public hearing proceedings, and that, for to ensure that a verbatim made, which includes the which the appeal is to be b Americans with Disabiliti disability requiring reason to participate in this meeti at (386) 418-6100 x 101 public hearing.

(Published: Alachua County

# AFFIDAVIT FOR POSTED LAND USE SIGN

I MELISSA WATSON, POSTED THE LAND USE
(name)
SIGN ON 9-27-2021 FOR THE 13663 US 441 LSCPA & RZ CCOM2
(date) (state type of action and project name)
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)

2 (two)
(number of signs)

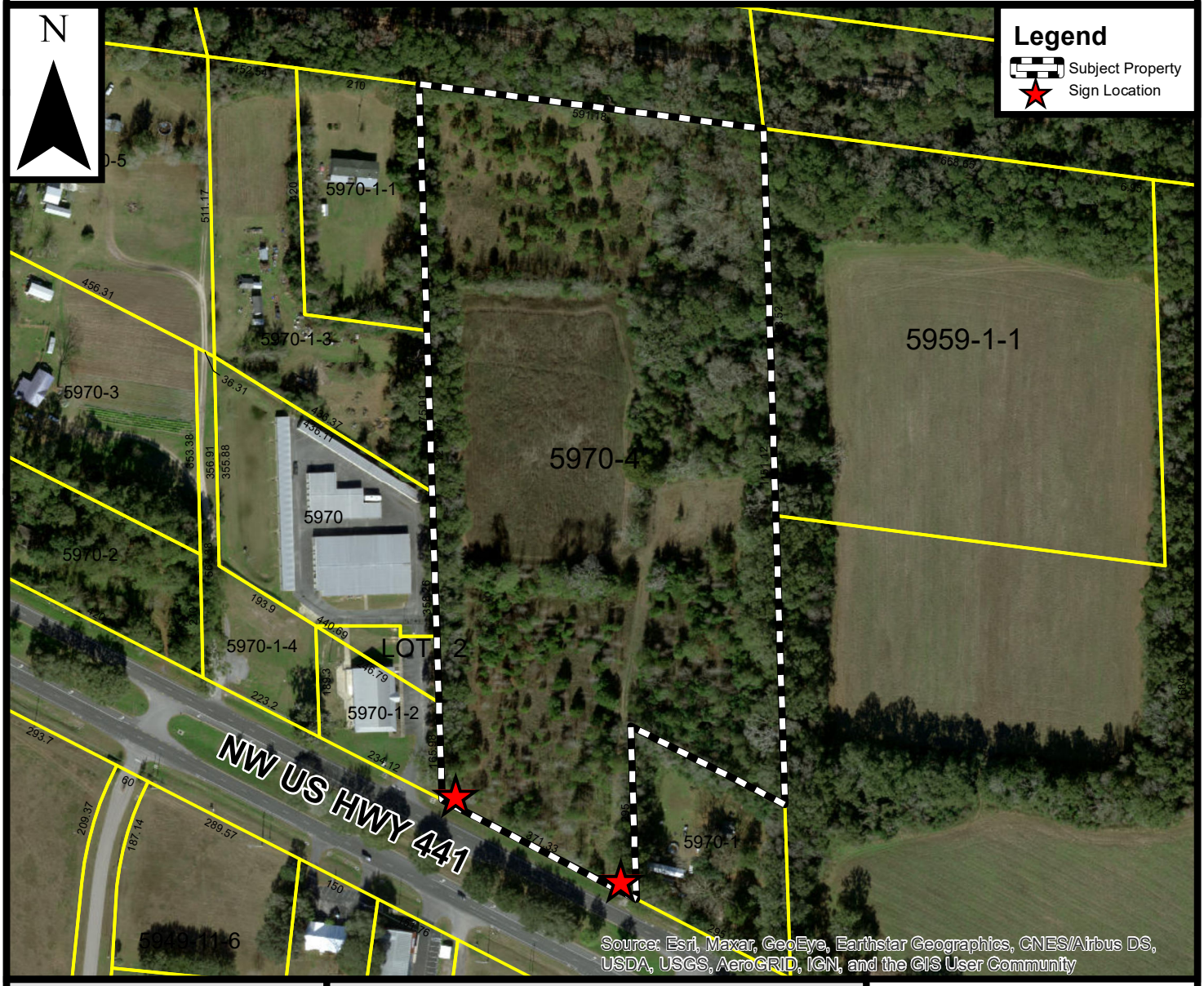
# IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

***Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.***

## 13663 NW US 441
## LSCPA / Rezoning




Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2021

**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 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 the data is dynamic and in a constant state of maintenance, correction, and update.

0 100 200 400 Feet

City of ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 9/27/21 KO

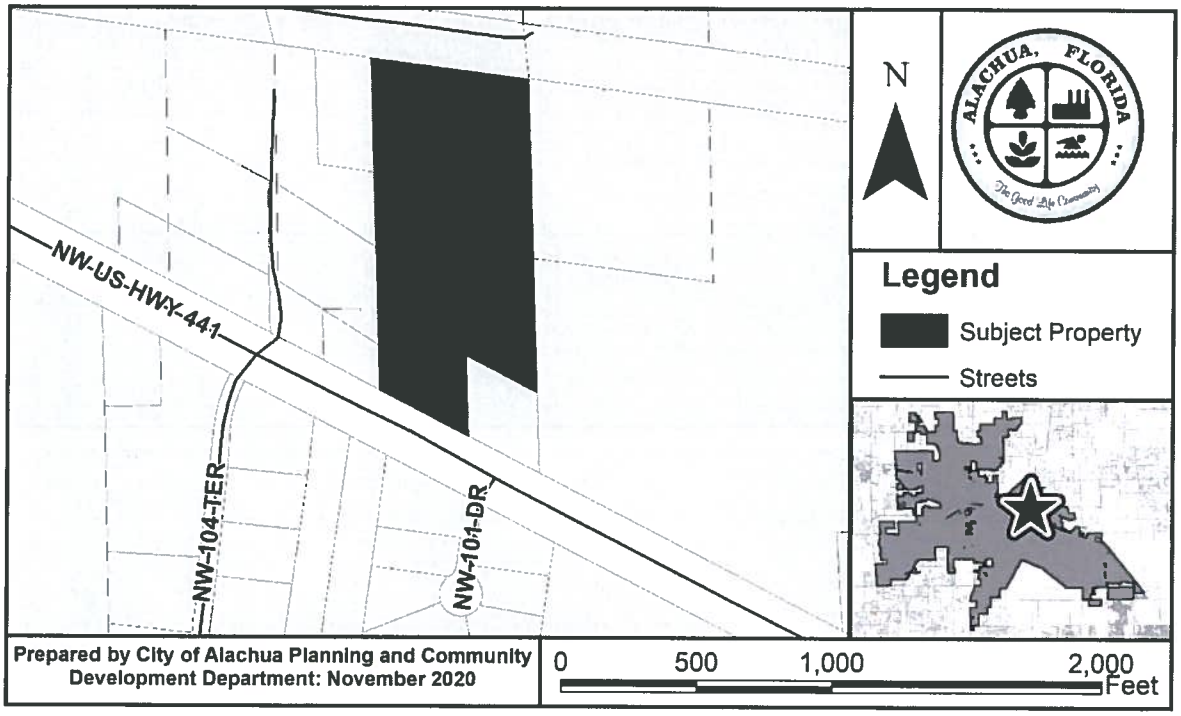
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**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±16.10 ACRES FROM AGRICULTURE TO COMMERCIAL ON ±6.26 ACRES AND FROM AGRICULTURE TO INDUSTRIAL ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




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

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MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA, FL 32615

05970-001-003
CRUCE RICHARD L & PEGGY
14035 NW 104TH TER
ALACHUA, FL 32615

05965-000-000
Essa Jr Trustee & Gallaway Trustee Et Al
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

05970-001-004
STOR- ALL SELF STORAGE LLC
4249 WJISPERWOOD CIR
VALDOSTA, FL 31602-4962

05964-002-001
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05849-004-000
HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-001-001
CRUCE JESSIE O JR
14065 NW 104TH TER
ALACHUA, FL 32615

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

92060-517-900 & 92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT. J-910
JACKSONVILLE, FL 32202-4423

05964-002-000
Upland Industrial Park Owners Assn Inc
6318 NW 18TH DR
GAINESVILLE, FL 32653

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05970-004-000
ENVISION SEVEN LIMITED LIABIL
1818 SW 28TH ST
OCALA, FL 34474

05970-000-000
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

05970-005-000
RAWLINS ARTHUR & BARBARA
PO BOX 851
ELKIN, NC 28621-0851

05848-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

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5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
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Alachua, FL 32615

TCMOA President
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Alachua, FL 32615

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Assistant Director of Planning
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Alachua, FL 32616

Lynn Coullias
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Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
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City of Alachua
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** 10/11/2021
**SUBJECT:** Ordinance 21-10, Second Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning): - A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres. Tax Parcel Number 05970-004-000 (Quasi-Judicial Hearing).
**PREPARED BY:** Justin Tabor, AICP, Principal Planner

**RECOMMENDED ACTION:**

Staff recommends that the City Commission adopt Ordinance 21-10 on second and final reading upon making the following motion:

*Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and adopts Ordinance 21-10 on second and final reading.*

## Summary

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of the rezoning of a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

The applicant has submitted a companion Large Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres.

The subject property is located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive. The property is comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes*. The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan*. Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;
(B) *Strengthen economic base*. Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
(C) *Provide suitable environment for business uses*. Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and
(D) *Minimize impact of business development on residential districts and uses*. Minimize the impact of business development on residential districts and uses.

The specific purpose of the Commercial Intensive (CI) zone district is established and described in Section 3.5.2(E) of the City's Land Development Regulations (LDRs):

3.5.2(E) *CI, Commercial Intensive District*. The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.

The specific purpose of the Light & Warehouse Industrial zone district is established and described in Section 3.5.2(G) of the City's Land Development Regulations (LDRs):

3.5.2(G) *ILW, Light and Warehouse Industrial District*. The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings.

At the July 13, 2021 Planning and Zoning Board Meeting, the Board voted 5-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

At the August 9, 2021 City Commission Meeting, the Commission voted 5-0 to approve Ordinance 21-10 on first reading.

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**ATTACHMENTS:**

Description

- Ordinance 21-10
- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Public Notice Materials for the 7/13/2021 PZB Hearing
- Public Notice Materials for the 8/9/2021 City Commission Meeting
- Public Notice Materials for the 10/11/2021 City Commission Meeting

# ORDINANCE 21-10

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±16.10 ACRES FROM AGRICULTURAL (COUNTY) TO COMMERCIAL INTENSIVE (CI) ON ±6.26 ACRES AND FROM AGRICULTURAL (COUNTY) TO LIGHT & WAREHOUSE INDUSTRIAL (ILW) ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

## R E C I T A L S

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

**WHEREAS**, on July 1, 2021 the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"); and

**WHEREAS,** on July 13, 2021 the LPA conducted a quasi-judicial public hearing on the proposed Amendment and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

**WHEREAS**, on July 29, 2021 and on September 30, 2021 the City advertised public hearings to be held before the City Commission; and

**WHEREAS,** on August 9, 2021 and on October 11, 2021 the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

**WHEREAS**, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

**WHEREAS**, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

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

**Section 1. Findings of Fact and Conclusions of Law**

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

**Section 2. Official Zoning Atlas Amended**

The Official Zoning Atlas is hereby amended on Tax Parcel Number 05970-004-000 from Agricultural (County) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres, in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

**Section 3. Ordinance to be Construed Liberally**

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

**Section 4. Repealing Clause**

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

**Section 5. Severability**

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

**Section 6. Effective Date**

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

**PASSED** on First Reading the 9th day of August, 2021.

**PASSED** and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 11th day of October, 2021.

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

Gib Coerper, Mayor
**SEAL**

**ATTEST:**

Mike DaRoza, City Manager/Clerk

**APPROVED AS TO FORM**

Marian B. Rush, City Attorney

# EXHIBIT "A"

## LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO FROM AGRICULTURE TO COMMERCIAL:

A portion of Section 19, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 03°33'57" East, 26.51 feet to a point on the south Right of Way Line of the CSX Transportation Inc. Railroad Right of Way (200' Right of Way); thence South 83°46'57" East, along said south Right of Way Line, 2021.98 feet; thence South 03°02'43" East, 694.73 feet to the Point of Beginning; thence continue South 03°02'43" East, 456.39 feet; thence North 64°10'00" West, 295.00 feet; thence South 03°02'43" East, 295.00 feet to a point on the north Right of Way Line of State Road No. 25 (U.S. Highway No. 441, 200' Right of Way); thence North 64°10'00" West, along said north Right of Way Line, 371.33 feet; thence North 03°02'43" West, 444.69 feet; thence North 88°26'17" East, 583.67 feet to the Point of Beginning.

Containing 6.26 Acres (272,734 Square Feet), more or less.

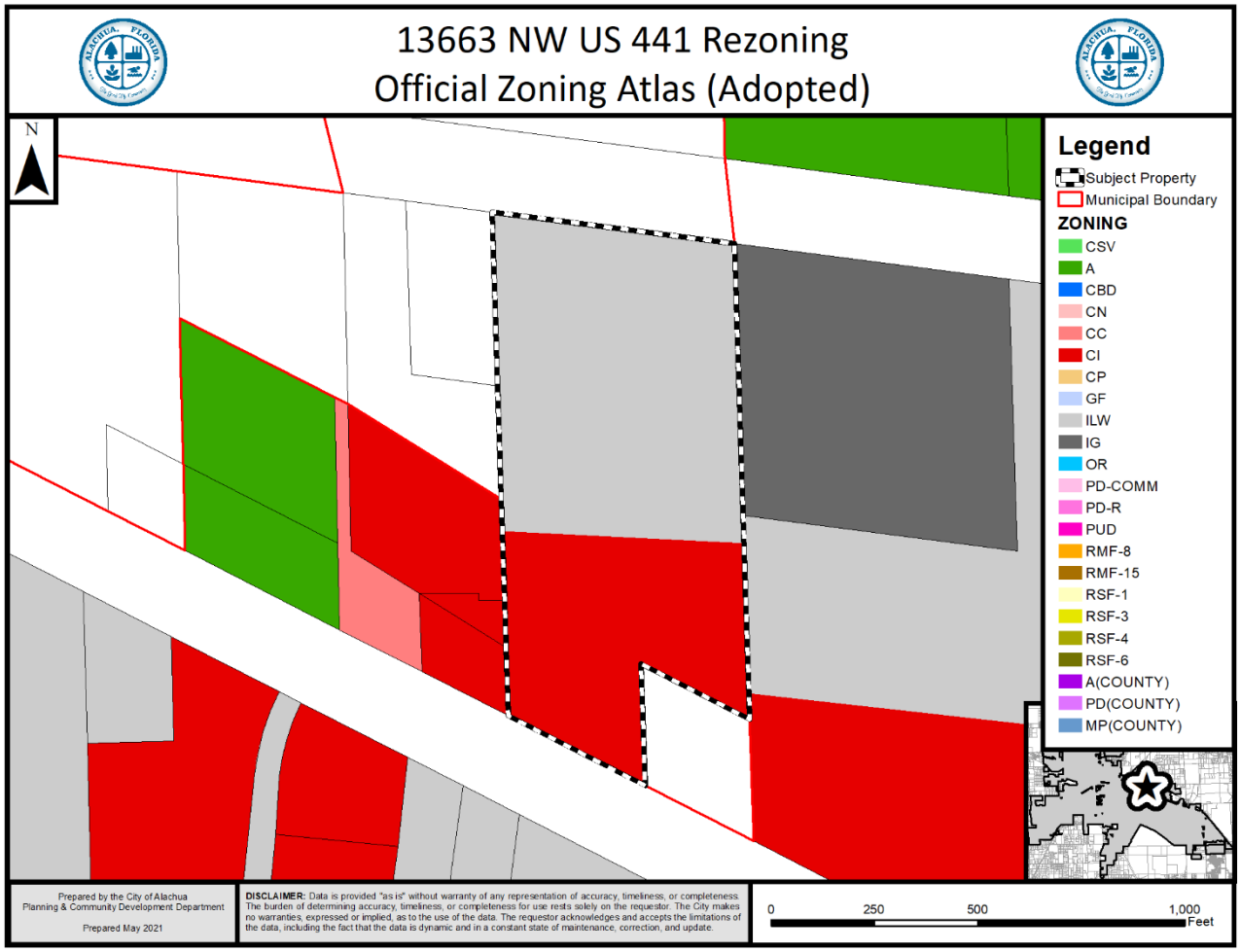
## LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO FROM AGRICULTURE TO INDUSTRIAL:

A portion of Section 19, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 03°33'57" East, 26.51 feet to a point on the south Right of Way Line of the CSX Transportation Inc. Railroad Right of Way (200' Right of Way); thence South 83°46'57" East, along said south Right of Way Line, 1430.80 feet to the Point of Beginning; thence continue South 83°46'57" East, along said south Right of Way Line, 591.18 feet; thence South 03°02'43" East, 694.73 feet; thence South 88°26'17" West, 583.67 feet; thence North 03°02'43" West, 774.78 feet to the Point of Beginning.

Containing 9.84 Acres (428,708 Square Feet), more or less.

# EXHIBIT "B"


13663 NW US 441 Rezoning
Official Zoning Atlas (Adopted)
N
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared May 2021
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 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 the data is dynamic and in a constant state of maintenance, correction, and update.
0 250 500 1,000
Feet

# City of Alachua
## Planning & Community Development Department
## Staff Report

**Planning & Zoning Board Hearing Date:** July 13, 2021
**Quasi-Judicial Hearing**

| | |
|---|---|
| **SUBJECT:** | A request to amend the Official Zoning Atlas on a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres |
| **APPLICANT/AGENT:** | Clay Sweger, AICP, LEED AP<br>EDA Consultants, Inc. |
| **PROPERTY OWNER:** | Envision Seven Limited Liability Company |
| **LOCATION:** | 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive |
| **PARCEL ID NUMBER:** | 05970-004-000 |
| **ACREAGE:** | ±16.10 acres |
| **PROJECT PLANNER:** | Justin Tabor, AICP |
| **RECOMMENDATION:** | Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to the City Commission with a recommendation to approve. |
| **RECOMMENDED MOTION:** | *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.* |

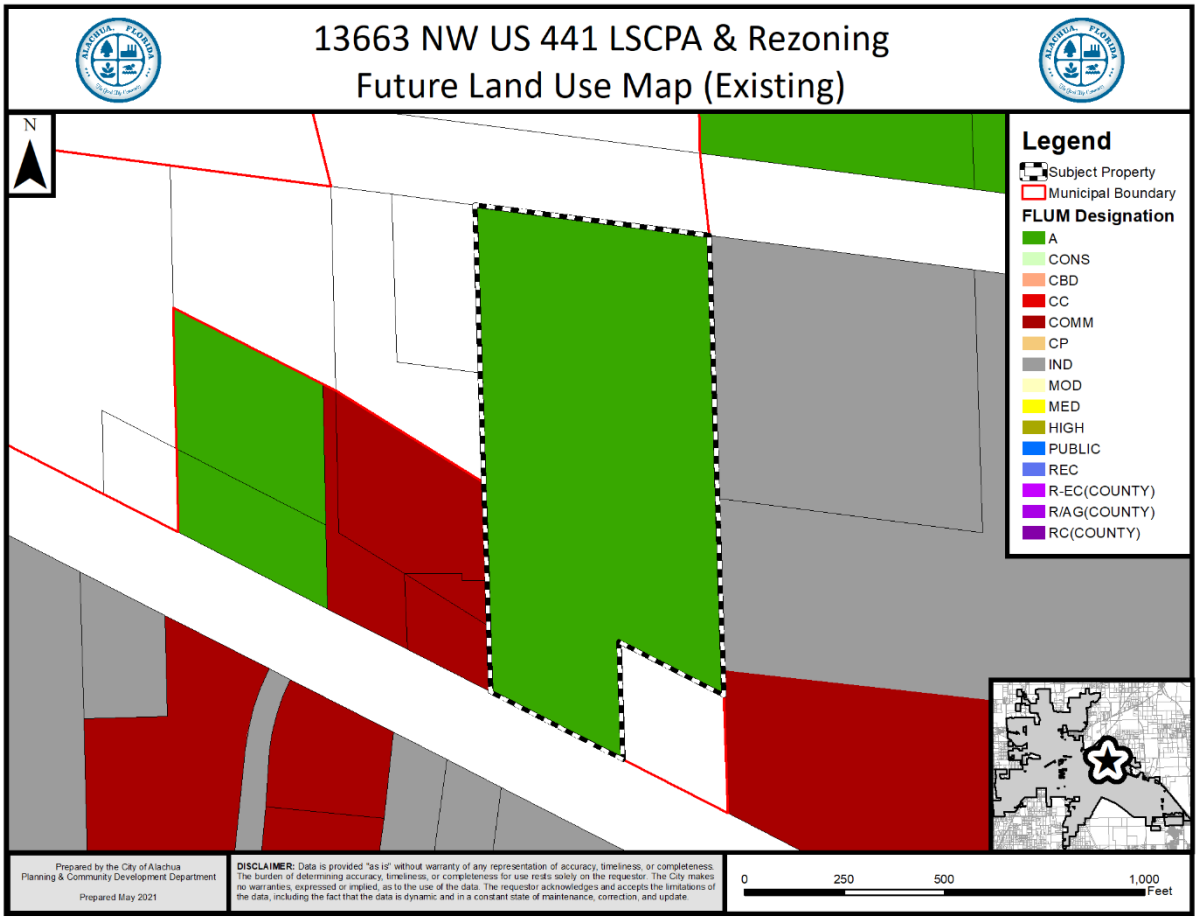
# SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of the rezoning of a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

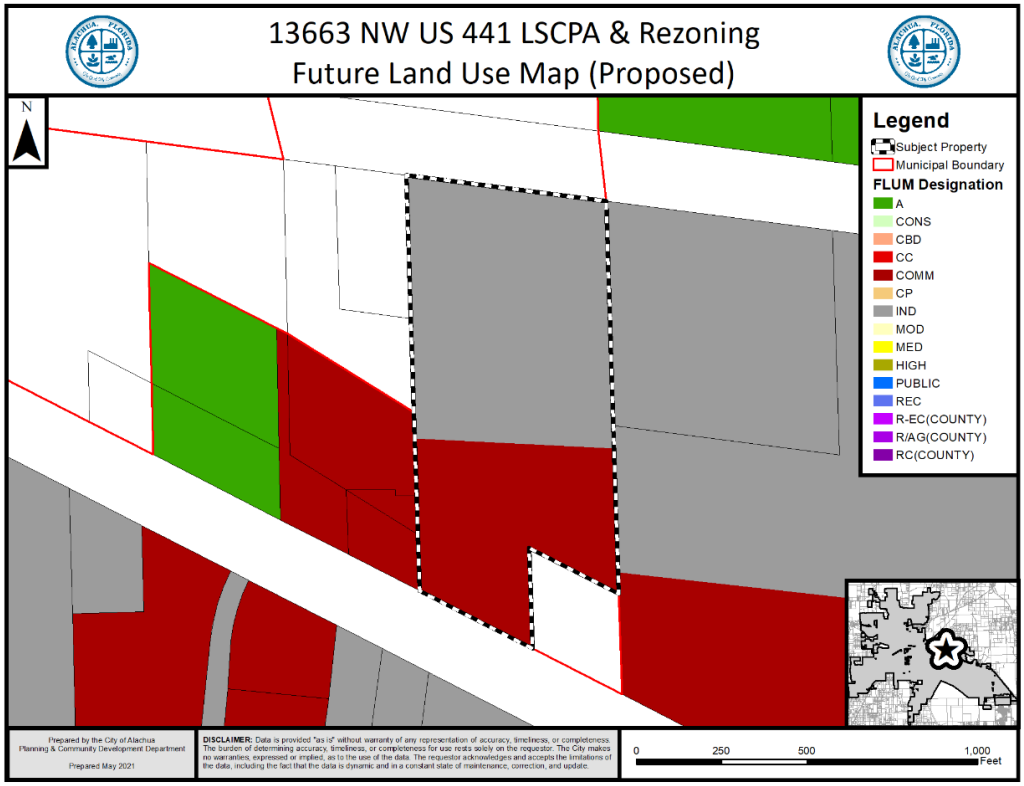
The applicant has submitted a companion Large Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres.

The subject property is located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive. The property is comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

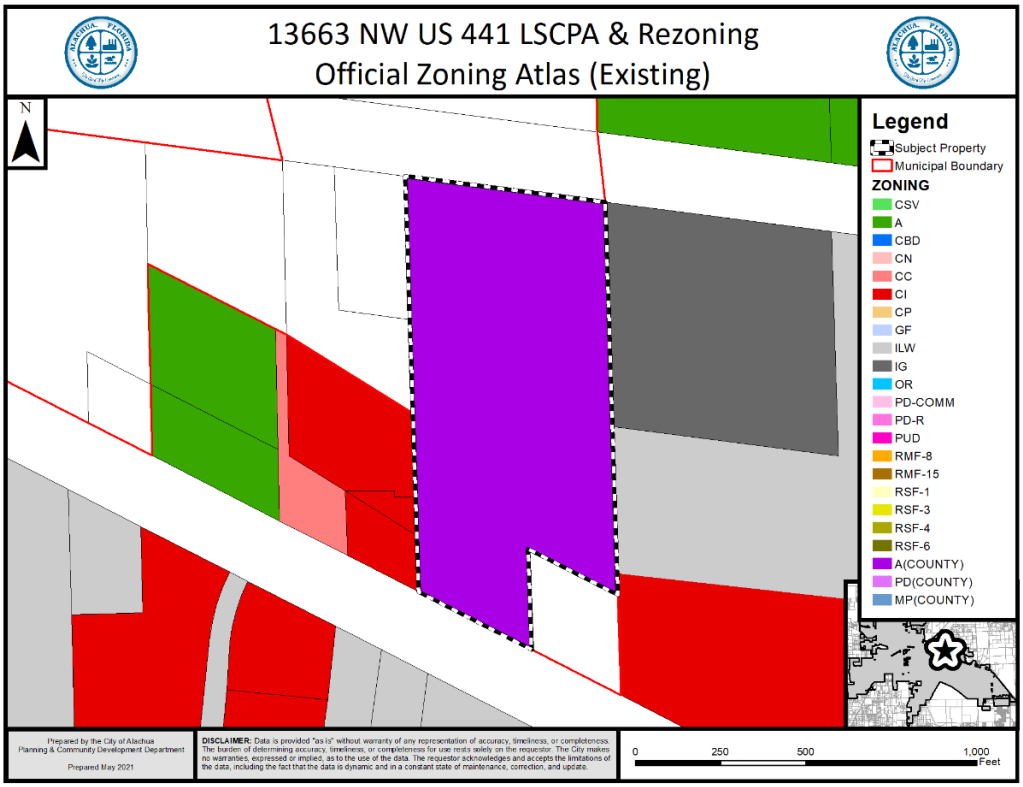
**Map 1. Existing Future Land Use Map with Subject Property**



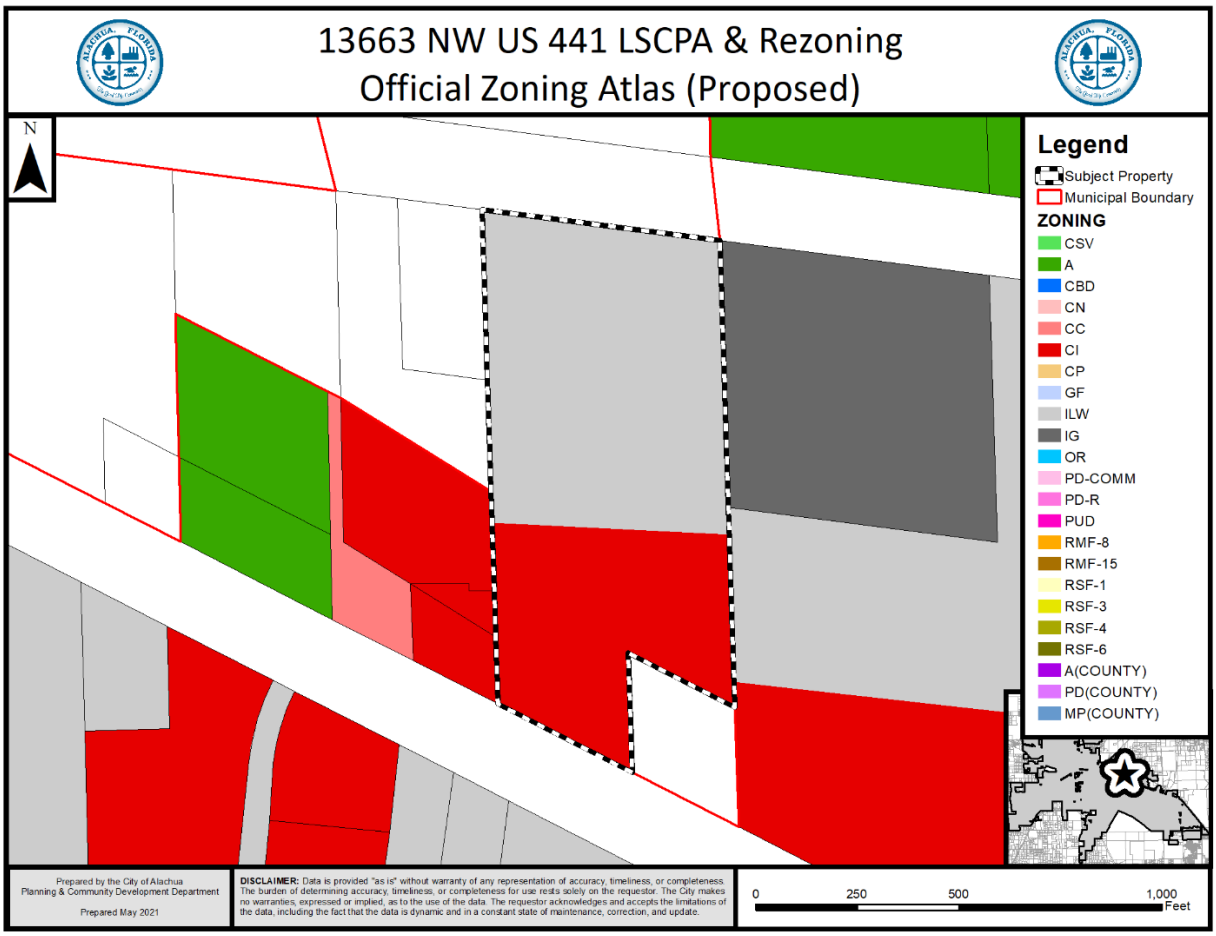
**Map 2. Proposed Future Land Use Map with Subject Property**




**Map 3. Existing Official Zoning Atlas with Subject Property**



**Map 4. Proposed Official Zoning Atlas with Subject Property**




The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Commercial Intensive (CI) zone district is established and described in Section 3.5.2(E) of the City's Land Development Regulations (LDRs):

3.5.2(E) *CI, Commercial Intensive District*. The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.

The specific purpose of the Light & Warehouse Industrial zone district is established and described in Section 3.5.2(G) of the City's Land Development Regulations (LDRs):

3.5.2(G) *ILW, Light and Warehouse Industrial District.* The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings.

## EXISTING/PROPOSED ZONING DISTRICT COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

| | Existing Zoning District | Proposed Zoning District | Proposed Zoning District |
|---|---|---|---|
| **Zoning District:** | Agricultural (A) | Commercial Intensive (CI) | Light & Warehouse Industrial (ILW) |
| **Max. Gross Density/ *Maximum number of Dwelling Units*:** | 0.2 dwellings/acre *Maximum 3 dwelling units on the subject property* | None | None |
| **Floor Area Ratio/ *Maximum Intensity*:** | N/A | 0.50 FAR for parcels ≥ 5 acres *Maximum 136,342 square feet* | 0.50 FAR for parcels ≥ 5 acres *Maximum 214,315 square feet* |
| **Permitted Uses:** | Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units | Retail sales and services, personal services, financial institutions, tourist-related uses, hotels, motels, commercial shopping centers, auto-oriented uses, office/business parks, eating establishments, including drive through/drive in uses | Building, heating, plumbing, or electrical contractors; Industrial Services; Light Manufacturing; Offices; Warehouse & Freight Movement; Wholesale Sales |

## EXISTING USES

The property is comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

## SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 5 provides an overview of the vicinity of the subject property.

*NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.*

**Map 5. Vicinity Map**

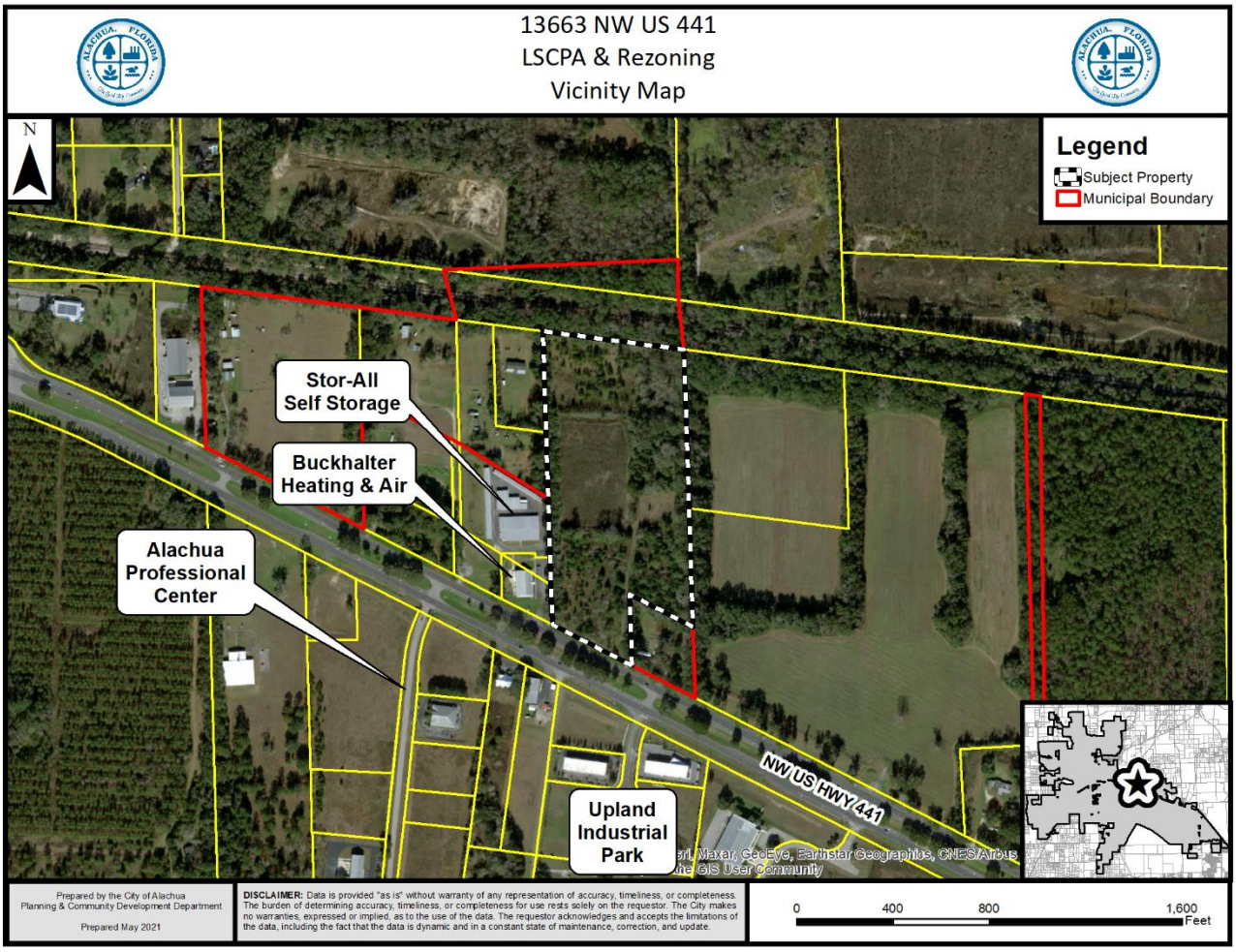



**Table 1. Surrounding Land Uses**

| Direction | Existing Use(s) | FLUM Designation(s) | Zoning District(s) |
|---|---|---|---|
| North | CSX Railroad Right-of-Way | N/A | N/A |
| South | US 441 | N/A | N/A |
| East | Single-Family Dwelling; Vacant Commercial & Industrial Lands | Rural/Agriculture (County); Commercial; Industrial | Agriculture (County); Commercial Intensive (CI); Light & Warehouse Industrial (ILW); Industrial General (IG) |
| West | Stor-All Self Storage; Buckhalter Heating & Air | N/A | N/A |

## NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held virtually on April 27, 2021 at 6:00 p.m. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, one (1) person attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning of the of the ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres

Table 2 shows the proposed FLUM Designations and the proposed corresponding zoning designations. The proposed zoning designations consistent with the proposed FLUM Designations for the properties subject to this application.

**Table 2. Subject Property & Consistency with FLUM Designation**

| Parcel No. | Acreage | Proposed FLUM | Proposed Zoning Designation | Consistent |
|---|---|---|---|---|
| 05970-004-000 | ±6.26 | Commercial | Commercial Intensive (CI) | ☑ |
| 05970-004-000 | ±9.84 | Industrial | Light & Warehouse Industrial (ILW) | ☑ |

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

### Future Land Use Element

Goal 1: *Future Land Use Map 2035*
The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while

maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.3: *Commercial*
The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

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

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

Objective 1.5: Industrial
The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

| Type of manufacturing | Maximum Building Size | Maximum Area: Manufacturing | Maximum Area: Warehousing | Maximum Building Area Coverage |
|---|---|---|---|---|
| Manufacturing/ Assembly | 300,000 sq. ft. | 75% of total area | No Maximum | 40% |

3. The Industrial land use category may include flex facilities subject to the following standards:

| Type of flex | Maximum Building Size | Maximum Area: Manufacturing | Maximum Area: Warehousing | Maximum Building Area Coverage |
|---|---|---|---|---|
| Research and Development | 150,000 sq. ft. | 75% of total area (may include labs and offices) | No Maximum | 50% |
| Office Showroom | 150,000 sq. ft. | None permitted | 60% warehousing/ 20% retail showroom | 50% |
| Multitenant | 120,000 sq. ft. | None permitted | 60%retail/ 40%warehousing | 50% |

***Evaluation & Findings:*** The proposed rezoning would apply Commercial Intensive (CI) and Light & Warehouse Industrial (ILW) zoning to the subject property. In addition to the proposed rezoning, the applicant has submitted a companion application that proposes to amend the land use of the property to Commercial and Industrial. The proposed zoning designations would be consistent with the Commercial and Industrial land uses proposed by the companion application.

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be

placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

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

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

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

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

***Evaluation & Findings***: The subject property is not known to contain any environmental features which would significantly affect future development.

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

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

***Evaluation and Findings:*** An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, any future development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities based upon facility capacity available at this time. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal. Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions

of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater system, 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 Comprehensive Plan.

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

***Evaluation and Findings:*** The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater 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 and Findings:*** An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities.

## Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 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 and Findings:*** The subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

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 and Findings:*** An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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

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

***Evaluation and Findings:*** The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

## Conservation and Open Space Element

Objective 1.2: *Native Communities and Ecosystems*
The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

OBJECTIVE 1.3: Listed Species
The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

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

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Objective 1.10: *Wetlands*
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

***Evaluation and Findings:*** An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

# ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

## Wetlands

According to best available data, there are no wetlands identified on the subject property.

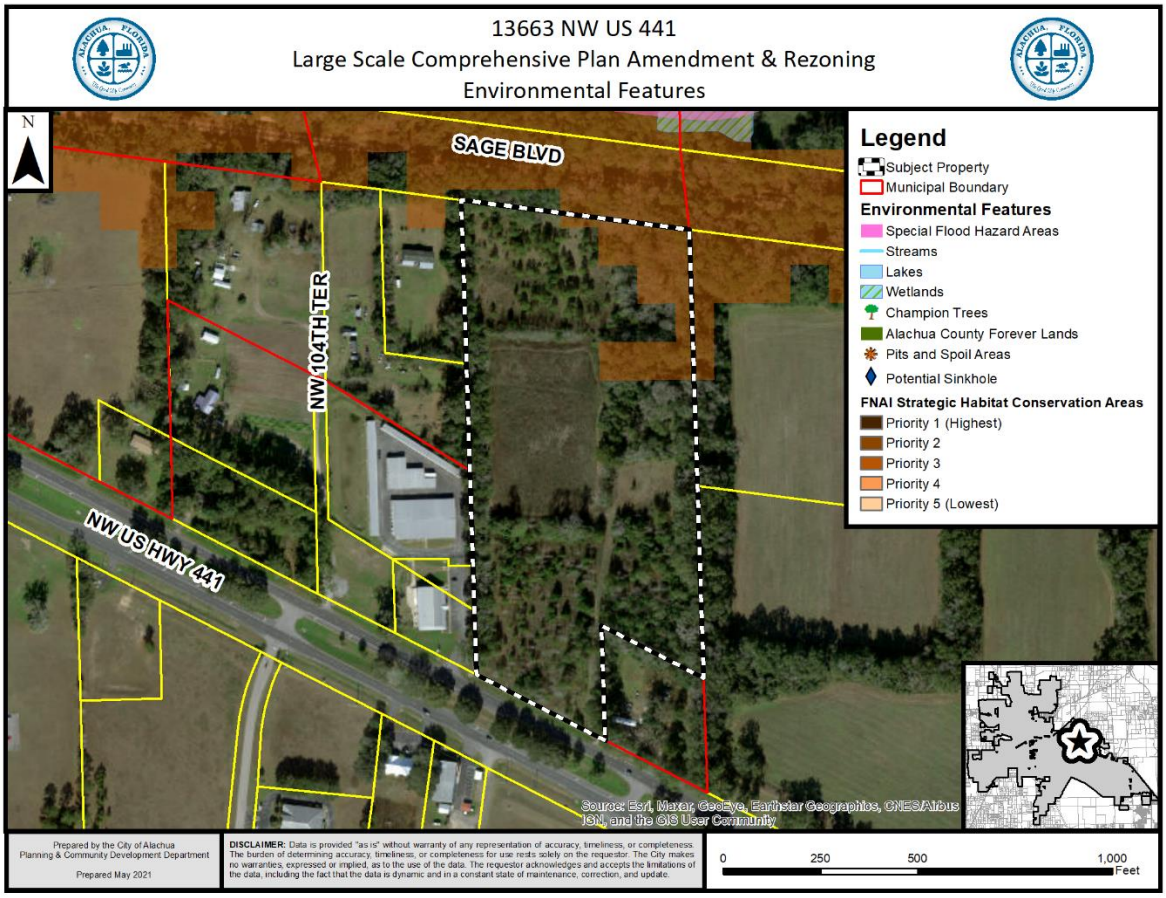
**Evaluation:** If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

## Creeks and Streams

There are no known creeks or streams located on the subject property.

**Evaluation:** Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

**Map 6. Environmental Features**




## 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:** The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

## Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. 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:** A small area of land located in the northeast portion of the subject property is designated as Priority 3 on the PNA data layer. The FNAI PNA data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during any redevelopment of the subject property, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

## Soil Survey

Each soil type found on the subject property is identified below. 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 very lower infiltration rates and therefore a higher runoff potential.

There are four (4) soil types found on the portion of the subject property proposed to be designated Commercial on the FLUM:

*Arredondo Fine Sand (0% – 5% slopes)*
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

*Fort Meade Fine Sand (0% – 5% slopes)*
Hydrologic Soil Group: A

This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

*Kendrick Sand (2-5% slopes)*
Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

*Millhopper Sand (0% – 5% slopes)*
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

**Evaluation:** The soil types present pose minimal limitations to urban development and therefore should present limited impacts to any future development of the property.

## Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

**Evaluation:** The subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain). Therefore, 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. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System. Best available data indicates there are no known geologic features on the subject property.

**Evaluation:** There are no concerns at this time based upon the best available data, which indicates there are no known geologic features on the subject property.

## Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

## Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

**Evaluation:** There are no issues related to historic markers or structures.

# FINDINGS OF FACT:
# COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

## REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

**(a)** ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

**Evaluation and Findings:** An analysis of the application's consistency with the Comprehensive Plan is provided within this report.

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

**Evaluation and Findings:** An analysis of the application's compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City's Code of Ordinances.

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

**Evaluation and Findings:** The lands located to the east and west of the subject property are zoned for commercial and industrial uses. The subject property is also located along US Highway 441, a principle arterial, in an area of the City with existing nonresidential uses. There is an existing single family residence located southeast of the subject property, as well as several located west of the subject property. It is expected that potential impacts to existing residential uses can be reduced or mitigated through the residential protection standards established in Section 6.6.3 of the LDRs. Section 6.6.3 allows for additional conditions to be

imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. Such conditions may include limitations on hours of operations and deliveries; activities which may generate adverse impacts; placement of trash receptacles; the location of loading and delivery areas,; exterior lighting; placement of outdoor machines; the provision of additional landscaping and buffering; height restrictions; preservation of natural light; ventilation and control of odors and fumes; and the placement and configuration of the site.

**(d)** ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

**Evaluation and Findings:** The subject property is located in an area with existing commercial and industrial development. Future development of the property would not create premature development in an undeveloped or rural area.

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

**Evaluation and Findings:** The lands located to the east and west of the subject property are zoned for commercial and industrial uses. The subject property is also located along US Highway 441, a principle arterial, in an area of the City with existing nonresidential uses. There is an existing single family residence located southeast of the subject property, as well as several located west of the subject property. It is expected that potential impacts to existing residential uses can be reduced or mitigated through the residential protection standards established in Section 6.6.3 of the LDRs.

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

**Evaluation and Findings:** The subject property is located along a US Highway 441, a principle arterial. Surrounding properties are presently zoned and used for commercial and industrial uses. It is not expected that the proposed amendment would adversely affect the general area where it is located as the potential impacts that may result from the commercial and industrial use of the property would be similar in impact to those commercial and industrial uses that are presently located on nearby properties.

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

**Evaluation and Findings:** The lands located to the east and west of the subject property are zoned for commercial and industrial uses. Surrounding properties are presently zoned and used for commercial and industrial uses.

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

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

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

**Evaluation and Findings:** The lands located to the east and west of the subject property are zoned for commercial and industrial uses. Surrounding properties are presently zoned and used for commercial and industrial uses. The proposed amendment will not result in creation of isolated zoning districts.

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

**Evaluation and Findings:** As demonstrated in the public facilities analysis provided in this report, based upon current facility capacity, the proposed amendment would not result in any adverse impacts to roads, parks, potable water, sanitary sewer, or solid waste facilities. The subject property is located within the City of Alachua's utility service area. Future development would be served by the City's potable water and wastewater systems. Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

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

**Evaluation and Findings:** A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

## PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix.

| | Existing Zoning District | Proposed Zoning District | Proposed Zoning District |
|---|---|---|---|
| **Zoning District:** | Agricultural | Commercial Intensive (CI) | Light & Warehouse Industrial (ILW) |
| **Max. Gross Density:** | 0.2 dwelling units/acre | None | None |
| **Floor Area Ratio:** | N/A | 0.50 FAR | 0.50 FAR |
| **Maximum Density:** | 3 dwelling units | N/A | N/A |
| **Maximum Intensity:** | N/A | 136,342 square feet | 214,315 square feet |

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

At the maximum development potential, the proposed amendment would not degrade the Level of Service (LOS) standard of any public facilities to an unacceptable level. This analysis is preliminary and based upon the maximum development potential of the proposed amendment. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

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

| Segment Number[2, 3] | Segment Description | Lanes | Functional Classification | Area Type | LOS |
|---|---|---|---|---|---|
| 3 (4127) | US 441 (From MPO Boundary to CR 25A East Intersection) | 4/D | Principle Arterial | Urban Trans | D |
| 4 (106) | US 441 (From CR 25A East Intersection to SR 235) | 4/D | Principle Arterial | Urban Trans | D |
| 5 (107) | US 441 (from SR 235 to I-75) | 4/D | Principle Arterial | Urban Trans | D |
| 8 (108) | SR 235 (from NW 143rd Place to US 441) | 2/U | Major Collector | Comm | D |
| 9 (109) | SR 235 (from US 441 to NW 140th Street) | 2/U | Major Collector | Comm | D |
| 15 | CR 2054 (from SR 235 to US 441) | 2/U | Major Collector | Comm | D |

*1 Source: City of Alachua Comprehensive Plan, Transportation Element.*
*2 For developments generating less than 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].*
*3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*

**Table 4. Potential Trip Generation[1]**

| Land Use | AADT (Enter/Exit) | AM Peak Hour (Enter/Exit) | PM Peak Hour (Enter/Exit) |
|---|---|---|---|
| General Light Industrial[2] (ITE Code 110) | 1,063 (531/532) | 150 (132 / 18) | 135 (18 / 117) |
| Shopping Center[2] (ITE Code 820) | 5,147 (2,573 / 2,574) | 128 (79 / 49) | 519 (249 / 270) |
| Total Trip Generation | 6,210 (3,104 / 3,106) | 278 (211 / 67) | 654 (267 / 387) |

*1 Source: ITE Trip Generation, 10th Edition.*
*2 Formulas: ITE Code 110: AADT –4.96 trips per 1,000 square feet x 214,315 square feet (50% entering/50% exiting); AM Peak Hour –0.70 trips per 1,000 square feet x 214,315 square feet (88% entering/12% exiting); PM Peak Hour – 0.63 trips per 1,000 square feet x 214,315 square feet (13% entering/87% exiting).ITE Code 820: AADT –37.75 trips per 1,000 square feet x 136,342 square feet (50% entering/50% exiting); AM Peak Hour –0.94 trips per 1,000 square feet x 136,342 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 136,342 square feet (48% entering/52% exiting).*

**Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

| Traffic System Category | Segment 3 US 441 (from MPO Boundary to CR 25A East)[1] | Segment 4 US 441 (from CR 2A East to SR 235)[1] | Segment 5 US 441 (from SR 235 to I-75)[1] | Segment 8 SR 235 (from NW 143rd Pl to US 441)[1] | Segment 9 SR 235 (from US 441 to NW 140th St)[1] | Segment 15 CR 2054 (from SR 235 to US 441)[1] |
|---|---|---|---|---|---|---|
| Average Annual Daily Trips | | | | | | |
| Maximum Service Volume[2] | 43,000 | 45,100 | 39,000 | 14,400 | 14,400 | 15,120 |
| Existing Traffic[3] | 23,536 | 20,435 | 24,204 | 10,180 | 8,054 | 3,425 |
| Reserved Trips[4] | 2,317 | 6,279 | 3,739 | 157 | 167 | 2,157 |
| Available Capacity[4] | 17,147 | 18,986 | 5,150 | 4,063 | 6,179 | 9,538 |
| Maximum AADT Generated by Amendment[5] | 1,863 | 6,210 | 1,863 | 932 | 932 | 932 |
| **Residual Capacity After Potential Development's Impacts[6]** | 15,284 | 12,776 | 3,287 | 3,125 | 5,427 | 8,606 |

*1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
*2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2021.*
*3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.*
*4 Source: City of Alachua May 2021 Development Monitoring Report.*
*5 Trip Distribution: Segment 3 – 30%; Segment 4 – 100%; Segment 5 – 30%; Segment 8 – 15%; Segment 9 – 15%; Segment 15 – 15%.*
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

**Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)**

| Traffic System Category | Segment 3 US 441 (from MPO Boundary to CR 25A East)[1] | Segment 4 US 441 (from CR 2A East to SR 235)[1] | Segment 5 US 441 (from SR 235 to I-75)[1] | Segment 8 SR 235 (from NW 143rd Pl to US 441)[1] | Segment 9 SR 235 (from US 441 to NW 140th St)[1] | Segment 15 CR 2054 (from SR 235 to US 441)[1] |
|---|---|---|---|---|---|---|
| PM Peak Hour Trips | | | | | | |
| Maximum Service Volume[2] | 3,870 | 4,110 | 3,510 | 1,290 | 1,290 | 1,359 |
| Existing Traffic[3] | 2,118 | 1,941 | 2,299 | 967 | 765 | 325 |
| Reserved Trips[4] | 196 | 627 | 337 | 41 | 21 | 158 |
| Available Capacity[4] | 1,556 | 1,542 | 874 | 282 | 504 | 876 |
| Maximum PM Peak Hour Trips Generated by Amendment[5] | 196 | 654 | 196 | 98 | 98 | 98 |
| **Residual Capacity After Potential Development's Impacts[6]** | 1,360 | 888 | 678 | 184 | 406 | 778 |

*1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
*2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2021.*
*3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.*
*4 Source: City of Alachua May 2021 Development Monitoring Report.*
*5 Trip Distribution: Segment 3 – 30%; Segment 4 – 100%; Segment 5 – 30%; Segment 8 – 15%; Segment 9 – 15%; Segment 15 – 15%.*
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of any affected roadway segments and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's transportation system will be reevaluated at the site plan or preliminary plat review stage.

## Potable Water Impacts

**Table 6. Potable Water Impacts**

| System Category | Gallons Per Day |
|---|---|
| Current Permitted Capacity[1] | 2,300,000 |
| Less Actual Potable Water Flows[1] | 1,300,250 |
| Reserved Capacity[2] | 146,101 |
| Available Capacity | 853,649 |
| Projected Potable Water Demand from Application[3] | 14,134 |
| **Residual Capacity** | **839,515** |
| **Percentage of Permitted Design Capacity Utilized** | **63.50%** |

*Sources:*
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 0.1 gallon per square foot x 136,342 square feet; Warehouse – 100 gallons per day / loading bay x 5 loading bays.*

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

## Sanitary Sewer Impacts

**Table 7. Sanitary Sewer Impacts**

| System Category | Gallons Per Day |
|---|---|
| Treatment Plant Current Permitted Capacity | 1,500,000 |
| Less Actual Treatment Plant Flows[1] | 677,000 |
| Reserved Capacity[2] | 127,140 |
| Available Capacity | 695,860 |
| Projected Sanitary Sewer Demand from Application[3] | 14,134 |
| **Residual Capacity** | **651,726** |
| **Percentage of Permitted Design Capacity Utilized** | **55.22%** |

*Sources:*
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 0.1 gallon per square foot x 136,342 square feet; Warehouse – 100 gallons per day / loading bay x 5 loading bays.*

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

## Solid Waste Impacts

**Table 8. Solid Waste Impacts**

| System Category | Pounds Per Day | Tons Per Year |
|---|---|---|
| Demand from Existing Development[1] | 41,880.00 | 7,643.10 |
| Reserved Capacity[2] | 15,609.14 | 2,848.67 |
| Demand Generated by Application[3] | 4,207.89 | 767.94 |
| **New River Solid Waste Facility Capacity[4]** | **50 years** | |

*Sources:*
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population (2020); Policy 2.1.a, CFNGAR Element (Formula: 10,470 persons x 0.73 tons per person per year).*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2021.*

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City's solid waste system will be reevaluated at site plan review or preliminary plat review stage.

## Recreation Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to recreation facilities.

## Public School Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to public school facilities.

# EXHIBIT "A"

# TO

# 13663 NW US HIGHWAY 441
# SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
# STAFF REPORT

Table 4.1-1. Table of Allowed Uses

P = Permitted use  S = Special exception permit  A = Allowed in the PD districts  Blank cell = Prohibited

| Use Category/Use Type | CSV | A | Residential | | | | | | | | Business | | | | | | | | | Planned Development | | | | Use Specific Standards (Sec. 4.3) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Single-Family (RSF) | | | | Mobile Home (RMH) | | Multiple Family (RMF) | | OR | CN | CC | CBD | CI | CP | ILW | IG | GF | COMM | R | TND | EC | |
| | | | 1 | 3 | 4 | 6 | 5 | P | **8** | 15 | | | | | | | | | | | | | | |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | | | | | | | | | |
| Household living | | | | | | | | | | | | | | | | | | | | | | | | |
| Dwelling, live/work | | P | | | | | | | P | P | P | P | P | P | | P | P | | | A | A | A | A | |
| Dwelling, manufactured home | | P | P | P | P | P | P | P | P | P | | | | | | | | | | | A | A | A | 4.3.1(A)(1), (2) |
| Dwelling, mobile home | | P | | | | | P | P | | | | | | | | | | | | | | | | 4.3.1(A)(1) |

| | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Dwelling, multiple-family | | | | | | S | | | P | P | P | | P | P | P | P | | | | A | A | A | A | 4.3.1(A)(3) |
| Dwelling, single-family attached | | | | | | P | | | P | P | P | | | P | P | P | | | | A | A | A | | 4.3.1(A)(3) |
| Dwelling, single-family detached | | P | P | P | P | P | | | P | P | P | | | P | | P | | | | | A | A | | 4.3.1(A)(4) |
| Dwelling, townhouse | | | | S | S | S | | | P | P | P | | | | P | P | | | | A | A | A | | 4.3.1(A)(3) |
| Dwelling, two- to four-family | | | | S | S | P | | | P | P | P | | | P | P | P | | | | A | A | A | | 4.3.1(A)(3) |
| Mobile home park | | | | | | | | P | | | | | | | | | | | | | | | | 4.3.1(A)(1) |
| Upper story dwelling | | | | | | | | | P | P | P | P | P | P | P | P | | | | A | | A | A | |
| Group living | | | | | | | | | | | | | | | | | | | | | | | | |
| Co-housing | | P | | | | P | P | P | | | | | | | | | | | | | | | | 4.3.1(B)(1) |
| Community residential home (6 or fewer residents) | | P | P | P | P | P | P | P | P | P | P | | | P | | | | | | | A | A | | 4.3.1(B)(2)(b) |
| Community residential home (7—14 residents) | | | | | S | S | | | P | P | P | | | | | | | | | | | | | 4.3.1(B)(2)(c) |
| Dormitory | | P | | | | | | | S | P | | | P | | | | S | | | | | A | A | 4.3.1(B)(3) |
| Group home (15 or more residents) | | S | | | | S | | | S | S | S | | | | | | | | | | | A | | |
| Roominghouse | | | | S | S | S | | | P | P | | | | | | | | | | | | | | |

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| PUBLIC AND INSTITUTIONAL USES | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community services | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community center | | S | | | | S | S | S | S | S | | P | | P | | | | | P | A | A | A | | 4.3.2(A) |
| Cultural facility | | | | | | | | | S | S | P | P | P | P | | P | | | P | A | A | A | A | 4.3.2(A) |
| Library | | | | | | S | | | P | P | P | P | P | P | | | | | P | A | A | A | A | 4.3.2(A) |
| Senior center | | | | | | S | P | P | P | P | | P | P | P | | | | | P | | A | A | | 4.3.2(A) |
| Youth club facility | | | | | | S | P | P | P | P | | P | P | P | | | | | P | | A | A | | 4.3.2(A) |
| Day care | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adult care center | | S | S | S | S | S | S | S | S | S | S | S | S | S | | | | | | A | A | A | A | |
| Child care center | | S | | S | S | S | S | S | P | P | P | P | P | P | | P | | | | A | A | A | A | 4.3.2(B)(1) |
| Day care home (up to and including 6 persons) | | S | S | S | S | S | S | S | S | S | P | P | P | P | | | | | | | A | | | |
| Overnight child care center | | S | | | | S | S | S | P | P | P | P | P | P | | | | | | | | | A | 4.3.2(B)(1) |
| Educational facilities | | | | | | | | | | | | | | | | | | | | | | | | | |
| College or university | | | | | | | S | | P | P | S | | P | P | P | P | P | P | P | A | A | A | A | |
| School | | P | S | S | S | P | P | P | P | P | | | P | P | | | | | P | A | A | A | | 4.3.2(C)(1) |

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| Vocational school | | | | | | S | S | S | P | P | S | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(C)(1) |
| Government facilities | | | | | | | | | | | | | | | | | | | | | | | | |
| Government maintenance, storage, and distribution facility | | | | | | | | | | | | | S | S | P | | P | P | P | A | | | A | 4.3.2(D) |
| Government office | | | | | | | | | | | P | | P | P | P | P | | | P | A | | A | A | 4.3.2(D) |
| Post office | | | | | | S | S | S | S | S | P | P | P | P | P | P | P | | P | A | A | A | A | 4.3.2(D) |
| Health care facilities | | | | | | | | | | | | | | | | | | | | | | | | |
| Blood collection facility | | | | | | | | | | | | | | | P | P | P | P | | A | | | A | |
| Birth center | | | | | | | | | | | P | S | P | P | P | P | | | | A | | A | A | |
| Hospital | | S | | | | | | | S | S | | | P | P | | | P | | P | A | | A | A | 4.3.2(E)(1) |
| Medical and dental clinic | | | | | | | | | | | P | S | P | P | P | P | | | | A | | A | A | |
| Medical and dental lab | | | | | | | | | | | | | P | | P | P | P | P | | A | | | A | |
| Medical marijuana dispensing | | | | | | | | | | | | | | | | | | | | | | | | |
| Outpatient facility | | | | | | | | | S | S | | S | P | P | P | | | | | A | | A | A | 4.3.2(E)(2) |
| Institutions | | | | | | | | | | | | | | | | | | | | | | | | |

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

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| Community garden | | P | P | P | P | P | P | P | P | P | | | | | | P | | | P | | A | A | A | | |
| Golf course, public | | P | P | P | P | P | P | P | P | P | | | | | | P | P | | P | A | A | A | A | | |
| Park, private and public | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | | |
| Public square | | S | S | S | S | S | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | | |
| Recreational trail | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | | |
| Resource-based recreation uses, nonintensive | P | P | P | P | P | P | P | P | P | P | P | P | P | | | P | P | | P | A | A | A | A | | |
| Resource-based recreation uses | S | S | P | P | P | P | P | P | P | P | | | | | | P | | | P | A | A | A | A | | |
| Public safety | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fire and EMS | | P | | S | S | S | S | S | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(G) | |
| Police station | | P | | S | S | S | S | S | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(G) | |
| Substation for fire and City police | | P | | | S | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(G) | |
| Transportation | | | | | | | | | | | | | | | | | | | | | | | | | |
| Airport | | S | | | | | | | | | | | S | | S | | | S | P | | | | A | | |
| Airplane landing strip | | S | | | | | | | | | | | S | | S | | | S | P | A | A | | A | 4.3.2(H)(1) | |
| Helicopter landing facilities | | S | | | | | | | S | S | | | S | S | S | S | S | S | P | A | | | A | 4.3.2(H)(2) | |

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| Passenger terminal, surface transportation | | | | | | | | | | | | | S | | P | P | P | P | P | A | | | | | |
| Utilities | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wireless communication tower and/or antenna, freestanding | S | P | S | S | S | S | S | S | S | S | S | S | P | S | P | P | P | P | P | A | A | A | A | 4.3.2(I)(1) | | |
| Wireless communication antenna, collocation on existing tower | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(I)(1) | | |
| Wireless communication antenna, placement on existing building | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(I)(1) | | |
| Railroad right-of-way | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | | | |
| Utility, major | | S | S | S | S | S | S | S | S | S | | | S | S | S | S | S | S | P | A | A | A | A | 4.3.2(I)(3) | | |
| Utility, minor | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(I)(4) | | |
| AGRICULTURE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agriculture | | | | | | | | | | | | | | | | | | | | | | | | | | |
| General use category | | P | | | | | | | | | | | | | | | | | | | | | | | | |
| Medical marijuana cultivation | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Non-medical marijuana cultivation | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| Animal husbandry | | | | | | | | | | | | | | | | | | | | | | | | | |
| General use category | | P | | | | | | | | | | | | | | | | | | | | | | | |
| Horticulture | | | | | | | | | | | | | | | | | | | | | | | | | |
| General use category | | P | | | | | | | | | | | | | | | | | | | | | | | |
| Agriculture support and services (directly related) | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agricultural processing | | P | | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1), (2) |
| Agri-education | | P | | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1) |
| Agri-entertainment | | P | | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1) |
| Custom operator | | P | | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1) |
| Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments | | P | | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1), (3) |
| Equestrian facility | | P | | | | | | | | | | | | | | S | | S | | | | | | | 4.3.3(A)(1) |
| Farm co-op | | P | | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1) |
| Farm machinery repair | | S | | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1) |

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| Farm market | | P | | | | | | | | | | | | | | | | | | A | | | | 4.3.3(A)(1) |
| Farm produce stand | | P | | | | | | | | | | | | | | | | | | A | | | | 4.3.3(A)(1), (3) |
| Feedlot (for ongoing, on-site animal husbandry activities) | | P | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1) |
| Nursery, commercial | | S | | | | | | | | | | | | | | | | | | A | | | | 4.3.3(A)(1), (4) |
| Nursery, production | | P | S | S | S | S | S | | | | | | | | P | | | | | | | | | 4.3.3(A)(1), (4) |
| Pet farm | | P | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1) |
| Sawmill | | S | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1), (5) |
| Stable | | P | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1), (6) |
| Agriculture support and services (not directly related) | | | | | | | | | | | | | | | | | | | | | | | | |
| Agricultural research facility | | P | | | | | | | | | | | | | | P | P | P | | | | | | 4.3.3(B)(1) |
| Animal care business | | P | | | | | | | | | | | | | | | P | | | | | | | |
| Auction arena for livestock | | S | | | | | | | | | | | | | | | S | S | | | | | | |

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| Central farm distribution hub for agricultural products | | P | | | | | | | | | | | | | | | P | P | | | | | | 4.3.3(B)(1) |
| Equestrian facility | | P | | | | | | | | | | | | | | | | | | | | | | 4.3.3(B)(2) |
| Fair grounds | | S | | | | | | | | | | | | | | | | | | A | | | | |
| Farm machinery repair | | P | | | | | | | | | | | | | P | | P | | | | | | | |
| Farm machinery sales, rental, and service | | P | | | | | | | | | | | | | P | | P | | | A | | | | |
| Stable | | P | | | | | | | | | | | | | | | | | | | | | | 4.3.3(B)(3) |
| Animal sales, service and care | | | | | | | | | | | | | | | | | | | | | | | | |
| Animal hospital | | P | | | | | | | | | | | P | | S | | | | | A | | | | 4.3.3(C)(1) |
| Animal shelter | | S | | | | | | | | | | | S | | | | | | | A | | | | 4.3.3(C)(2) |
| Animal grooming | | P | | | | | | | | | | | P | P | P | | | P | | A | | | | |
| Kennel, indoor | | P | | | | | | | S | S | | S | P | | S | P | P | | | A | | A | | 4.3.3(C)(3) |
| Kennel, outdoor | | P | | | | | | | | | | | P | | P | | P | P | | A | | | | 4.3.3(C)(4) |
| Veterinary clinic | | P | | | | | | | | | | | P | P | P | P | | | | A | | A | | 4.3.3(C)(5) |
| BUSINESS | | | | | | | | | | | | | | | | | | | | | | | | |

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| Eating establishments | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ice cream shop | | | | | | | | | S | S | S | P | P | P | P | P | | | | A | A | A | | |
| Restaurant, indoor seating only | | | | | | | | | S | S | S | P | P | P | P | P | P | | | A | A | A | A | |
| Restaurant, with outdoor seating | | | | | | | | | S | S | S | P | P | P | S | P | S | | | A | A | A | A | 4.3.4(A)(1) |
| Restaurant, with drive-through or drive-in service | | | | | | | | | | | | | P | | P | S | S | | | A | | | A | 4.3.4(A)(2) |
| Specialty eating establishment | | | | | | | | | S | S | S | P | P | P | P | P | | | | A | A | A | A | |
| Conference and training centers | | | | | | | | | | | | | | | | | | | | | | | | |
| Conference center | | S | | | | | | | S | S | | | P | P | P | P | P | | S | A | | A | A | 4.3.4(B)(1) |
| Rural agricultural corporate retreat | | P | | | | | | | | | | | | | | | | | | | | | | 4.3.4(B)(2) |
| Industrial services | | | | | | | | | | | | | | | | | | | | | | | | |
| Building, heating, plumbing, or electrical contractors | | | | | | | | | | | | | | | | P | P | P | | A | | | | |
| Electric motor repair | | | | | | | | | | | | | | | | | | P | | | | | | 4.3.4(C)(1) |
| Fuel oil distributor | | | | | | | | | | | | | | | | | | P | | | | | | |
| General industrial service | | | | | | | | | | | | | P | P | P | P | P | P | | | | | A | |

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| Heavy equipment sales, rental, or repair | | | | | | | | | | | | | | | P | | | P | | | | | | 4.3.4(C)(2) |
| Laundry, dry cleaning, and carpet cleaning facilities | | | | | | | | | | | | | P | P | P | | | | | | | | A | 4.3.4(C)(3) |
| Machine shop | | | | | | | | | | | | | | | S | | | P | | | | | | 4.3.4(C)(1) |
| Repair of scientific or professional instruments | | | | | | | | | | | | | S | | S | P | P | P | | A | | | A | |
| Tool repair | | | | | | | | | | | | | | | S | P | P | P | | | | | | 4.3.4(C)(1) |
| Manufacturing and production | | | | | | | | | | | | | | | | | | | | | | | | |
| Asphalt/concrete batch plant | | | | | | | | | | | | | | | | | | S | | | | | | 4.3.4(D)(1) |
| Manufacturing, heavy [1] | | | | | | | | | | | | | | | | | | P | | | | | | 4.3.4(D)(1) |
| Manufacturing, light | | | | | | | | | | | | | | | | P | P | P | | A | | | A | |
| Medical marijuana processing | | | | | | | | | | | | | | | | | | | | | | | | |
| Medical radioisotope laboratory | | | | | | | | | | | | | | | | P | | | | | | | | |
| Non-medical marijuana processing | | | | | | | | | | | | | | | | | | | | | | | | |
| Offices | | | | | | | | | | | | | | | | | | | | | | | | |

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| Business services | | | | | | | | | | | P | P | P | P | P | P | | | | A | | A | A | |
| Financial services | | | | | | | | | | | P | P | P | P | P | P | | | | A | | A | A | |
| Professional services | | | | | | | | | | S | P | P | P | P | P | P | | | | A | | A | A | |
| Radio and television broadcasting studio | | | | | | | | | | | | | P | P | P | P | P | P | | A | | | A | |
| Sales | | | | | | | | | | | | | P | P | P | P | | | | A | | A | A | |
| Parking, commercial | | | | | | | | | | | | | | | | | | | | | | | | |
| Parking lot | | | | | | | | | | | | | P | P | P | P | P | P | P | A | A | A | A | 4.3.4(E)(1) |
| Parking structure | | | | | | | | | | | | | P | P | P | P | P | P | P | A | A | A | A | 4.3.4(E)(2) |
| Recreation/entertainment, indoor | | | | | | | | | | | | | | | | | | | | | | | | |
| Banquet hall | | | | | | | | | | | | | P | P | P | P | | | P | A | | A | A | 4.3.4(F)(1) |
| Commercial recreation, indoor | | | | | | | | | S | S | | | P | P | P | P | | P | P | A | A | A | A | |
| Internet Café/simulated gaming establishment | | | | | | | | | | | | | | | | | | | | | | | | |
| Neighborhood recreation center | | | | S | S | S | | | P | P | | P | | | | P | | | P | A | A | A | | |
| Private club or lodge with seating capacity of less than 300 in main activity area | | P | S | S | S | P | P | P | S | S | P | P | P | P | P | P | P | | | A | A | A | A | |

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| Private club or lodge, with seating capacity of 300 or greater in main activity area | | P | | | | | S | S | S | S | S | S | P | P | P | P | P | | | A | A | A | A | |
| Theater | | | | | | | | | | | | S | P | P | P | P | P | | S | A | | A | A | |
| Recreation/entertainment, outdoor | | | | | | | | | | | | | | | | | | | | | | | | |
| Archery range | | P | | | | | | | | | | | | | P | | | | P | | | | | |
| Arena, amphitheater, auditorium, stadium | | S | | | | | | | | | | | S | S | S | | S | S | P | A | A | A | A | 4.3.4(F)(1) |
| Commercial recreation, outdoor | | S | | | | | | | | | | | | | P | | | | P | A | | A | A | |
| Golf course, private | | P | P | P | P | P | P | P | P | P | | | | | | P | P | | | | A | A | A | |
| Retail sales and services | | | | | | | | | | | | | | | | | | | | | | | | |
| Auction house | | P | | | | | | | | | | | | | P | | | | | A | | | | 4.3.4(G) |
| Bar, nightclub, or cocktail lounge | | | | | | | | | | | | S | P | P | P | | | | | A | | A | | 4.3.4(G)(1) |
| Convenience store | | | | | | | | | S | S | | P | P | S | P | P | S | | | A | A | A | | 4.3.4(G)(2) |
| Department or discount store | | | | | | | | | | | | | P | P | P | | | | | A | | A | | 4.3.4(G) |
| Drug store or pharmacy (stand alone) | | | | | | | | | | | | | P | P | P | P | | | | A | | | | 4.3.4(G)(3) |
| Crematory | | S | | | | | | | | | | | | | S | | P | P | | | | | A | 4.3.4(G) |

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| Entertainment establishment | | | | | | | | | | | | | P | P | P | P | | | | A | | | | 4.3.4(G) |
| Financial institution | | | | | | | | | | S | S | P | P | P | P | P | P | | | A | A | A | A | 4.3.4(G)(4) |
| Funeral home | | | | | | | | | | | S | | P | P | P | | | | | A | | | | 4.3.4(G) |
| General media store | | | | | | | | | | | | | P | P | P | P | | | | A | A | A | | 4.3.4(G) |
| Liquor store | | | | | | | | | | | | | S | P | P | P | | | | A | | A | | 4.3.4(G) |
| Laundromat | | | | | | | | | | | | | | | P | P | | | | A | | | | 4.3.4(G)(5) |
| Non-medical marijuana dispensing | | | | | | | | | | | | | | | | | | | | | | | | |
| Pawn shop | | | | | | | | | | | | | | | P | | | | | A | | | | 4.3.4(G)(8) |
| Precious metals dealer | | | | | | | | | | | | | | | P | | | | | A | | | | 4.3.4(G)(9) |
| Personal services establishment | | | | | | | | | S | S | | P | P | P | P | P | | | | A | | A | | 4.3.4(G)(6) |
| Repair establishment | | | | | | | | | | | | S | P | P | P | | | | | A | | | | 4.3.4(G) |
| Sales establishment | | | | | | | | | S | S | | S | P | P | P | P | | | | A | A | A | | 4.3.4(G) |
| Tattoo parlor/Body-piercing studio | | | | | | | | | | | | | | | P | | | | | A | | | | 4.3.4(G)(10) |
| Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf | | | | | | | | | | | | | P | | P | | | | | A | | A | | 4.3.4(G)(7) |

| | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Large-scale retail establishments ≥ 80,000 sf | | | | | | | | | | | | | S | | S | | | | | A | | | | 4.3.4(G)(7) |
| Self-service storage | | | | | | | | | | | | | | | | | | | | | | | | |
| All uses | | | | | | | | | | | | | P | | P | S | | P | | A | | | | 4.3.4(H) |
| Sexually oriented business | | | | | | | | | | | | | | | | | | | | | | | | |
| Sexually oriented cabaret | | | | | | | | | | | | | | | P | | | | | | | | | 4.3.4(I) |
| Sexually oriented media store | | | | | | | | | | | | | | | P | | | | | | | | | 4.3.4(I) |
| Sexually oriented motion picture theater | | | | | | | | | | | | | | | P | | | | | | | | | 4.3.4(I) |
| Sex shop | | | | | | | | | | | | | | | P | | | | | | | | | 4.3.4(I) |
| Vehicles, sales and services | | | | | | | | | | | | | | | | | | | | | | | | |
| Automobile body shop | | | | | | | | | | | | | | | P | | P | P | | | | | | 4.3.4(J)(1) |
| Automobile parts sales | | | | | | | | | | | | | S | | P | | P | P | | A | | | | |
| Automobile rental and sales | | | | | | | | | | | | | S | | P | | | | | A | | | | 4.3.4(J)(2) |
| Automobile repair and servicing | | S | | | | | | | | | | | | | S | | P | P | | A | | | | 4.3.4(J)(3) |
| Automobile service station | | | | | | | | | | | | S | S | P | P | | P | P | | A | | | | |

| | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Automobile service station with wash and detail | | | | | | | | | | | | | | P | | | | | A | | | | |
| Boat and marine rental and sales | | | | | | | | | | | | | P | | P | | | | | A | | | | 4.3.4(J)(4) |
| Carwash or auto detailing | | | | | | | | | | | | | | | P | | | | | A | | | | 4.3.4(J)(5) |
| Gasoline sales | | | | | | | | | | | | S | P | P | P | | S | S | | A | | A | | 4.3.4(J)(6) |
| Recreational vehicle rental and sales | | | | | | | | | | | | | | | P | | | P | | A | | | | 4.3.4(J)(2) |
| Taxicab service | | | | | | | | | | | | | P | P | P | | | | | A | | | | |
| Tire sales and mounting | | | | | | | | | | | | | P | | P | | | | | A | | | | 4.3.4(J)(7) |
| Towing service | | | | | | | | | | | | | | | P | | | | | A | | | | 4.3.4(J)(8) |
| Transmission or muffler shop | | | | | | | | | | | | | | | P | | | | | A | | | | 4.3.4(J)(7) |
| Truck or tractor rental or sales | | | | | | | | | | | | | | | P | | | P | | | | | | 4.3.4(J)(2) |
| Visitor accommodations | | | | | | | | | | | | | | | | | | | | | | | | |
| Bed and breakfast | | P | S | S | S | S | | | S | S | S | S | | P | | P | | | | A | A | A | | 4.3.4(K)(1) |
| Bed and breakfast inn | | | | | | | | | S | S | S | S | | S | | P | | | | A | | A | | 4.3.4(K)(2) |
| Hotel or motel | | | | | | | | | | | | S | P | P | P | P | | | | A | | A | A | 4.3.4(K)(4) |
| Warehouse and freight movement | | | | | | | | | | | | | | | | | | | | | | | | |

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

| | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tire disposal or recycling | | | | | | | | | | | | | | | | | | S | | | | | | 4.3.4(M)(3) |
| Waste composting | | S | | | | | | | | | | | | | | | | P | | | | | | |
| Wholesale sales | | | | | | | | | | | | | | | | | | | | | | | | |
| All uses | | | | | | | | | | | | | | | S | P | P | P | | | | | | |

[1] This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

**EXHIBIT "B"**

**TO**

**13663 NW US HIGHWAY 441**

**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS**

**STAFF REPORT**

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

# City of Alachua

**ADAM BOUKARI**
**CITY MANAGER**

**PLANNING & COMMUNITY DEVELOPMENT**
**DIRECTOR KATHY WINBURN, AICP**

June 7, 2021

*Sent by electronic mail to csweger@edafl.com*

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On May 26, 2021, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **July 13, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 29, 2021.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, June 29, 2021***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, July 12, 2021***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager (*by electronic mail*)
Mike DaRoza, Assistant City Manager (*by electronic mail*)
Kamal Latham, Assistant City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Project File

May 24, 2021

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

**Re: Planning Assistance Team (PAT) Summary**
**13663 NW US 441 LSCPA and Rezoning Applications**

Dear Mr. Tabor,

The applicant's responses to the insufficiency comments issued on 4/18/2021 are below.

**LSCPA & Rezoning Applications**

1. *Public Facilities Impact Analysis*

a. Per Section 2.4.14(H)(2)(i), for proposed developments generating greater than 1,000 external ADT, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. There is a note under the trip distribution for affected roadway segments stating that Segments 3 and 5 do not have impacts above 5% of the MSV. With a distribution of 15%, the impacts to Segments 3 and 5 would be 5.1% of the MSV (195 / 3,870 = 0.0506), and thus these roadway segments would be affected roadway segments.

**RESPONSE: That statement that Segments 3 and 5 do not have impacts above 5% of the MSV was based on the average daily trips for those segments (1,863/43,000 = 4.3% for Segment 3 and 1,863/39,000 = 4.8% for Segment 5). Since Section 2.4.14(H)(2)(i) states "ADT" for affected roadway segments, this is the reason the statement was made as is in the Justification Reports. An analysis of the peak hour impacts (which we agree are over 5% of MSV) has been added for Segments 3 and 5. The Justification Reports have both been updated. It may be helpful in a future Code update to clarify in Section 2.4.14(H)(2)(i) that the 5% requirement applies to both ADT and Peak Hour MSV.**

b. Confirm the available PM Peak residual capacity are correct for Segments 4 and 9.

**RESPONSE: The available capacity for the PM Peak for Segments 4 and 9 have been corrected to 847 and 406 respectively in the table in both Justification Reports.**

2. *Comprehensive Plan Consistency Analysis*

a. In response to Objectives 1.2 and 1.3 of the COSE, the report references the environmental analysis section of the report. No evaluation of native communities/ecosystems or listed species is provided within the environmental analysis section of the report.

**RESPONSE: References to Objectives 1.2 and 1.3 of the COSE have been removed from the Justification Reports.**

b. Some Comprehensive Plan GOPs do not reflect recent updates to the Comprehensive Plan. Please revise as needed.

**RESPONSE: References to goals, objectives and policies related to updated text in the Comprehensive Plan have been updated in the Justification Reports for the following: Capital Improvements Element Objective 1.2; Community Facilities Element Goal 1, Objective 1.2, Goal 2, Goal 3, Goal 4, and Objective 4.1; Future Land Use Element Objective 1.3, Policies 1.3.b, 1.3,f.2, 2.4.a, 2.4.c, 2.4,d, 2.4.e, Objective 5.1, Policy 5.2.a, Goal 9, and Policy 9.1; Intergovernmental Coordination Element Objective 1.2, 1.2.d, 1.2,e; and Transportation Element Goal 1. Additionally, references to the Community Facilities and Natural Groundwater Aquifer Recharge Element have been changed to reflect the new element title of Community Facilities Element.**

3. *Miscellaneous*

a. The current zoning of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.

**RESPONSE: The Rezoning Application form has been amended to reflect that the existing zoning is Alachua County Agricultural. The Justification Reports have also been updated to reflect that the zoning is Alachua County Agricultural.**

b. A 50% maximum lot coverage is utilized for industrial uses within the needs analysis and public facilities impact analysis. While this is acceptable, please note FAR maximums are established in Policy 1.5.d.11 of the FLUE.

**RESPONSE: A reference to FLUE Policy 1.5.d.11 has been added to the Needs Analysis section, and in the Public Facilities Impact Analysis section, FAR of 0.5 was used consistent with the Industrial acreage being greater than or equal to 5 acres.**

c. The applications indicate there is a contract for the sale or option to purchase the property. Recommend the purchaser discuss potential uses with the City.

**RESPONSE: We will discuss this with the purchaser. eda is the agent for both the property owner and the potential purchaser, so we have been advising the buyer on potential uses allowed per the City of Alachua Land Development Regulations.**

**Rezoning Application**

4. *Public Facilities Impact Analysis*

a. Revise the reference to application type in the paragraph summarizing transportation impacts on page 14 of the report.

**RESPONSE: This change has been made in the Justification Report.**

5. *Standards for Rezonings*

a. Response to Section 2.4.2(E)(1)(f): Please address specifically potential impacts to the general area of the property, including potential for excessive traffic, density/intensities of use, building height and bulk, noise, lights, or other physical effects/nuisances.

**RESPONSE: The Justification Report has been updated to include additional information related to potential impacts.**

b. Response to Section 2.4.2(E)(1)(h): Ensure references to application type are correct (rezoning) and references to designations of the land are correct (zoning).

**RESPONSE: The reference has been corrected to refer to zoning and not land use.**

Please don't hesitate to contact me at 352-373-3541 if you have any questions.

Sincerely,

Clay Sweger, AICP, LEED AP
Director of Planning

# City of Alachua

**ADAM BOUKARI**
**CITY MANAGER**

**PLANNING & COMMUNITY DEVELOPMENT**
**DIRECTOR KATHY WINBURN, AICP**

May 18, 2021

*Sent by electronic mail to csweger@edafl.com*

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning Assistance Team (PAT) Summary: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 29, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±16.1 acre subject property, comprised of Tax Parcel Number 05970-004-000, from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres and to rezone the subject property from Agricultural (County) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres. A completeness review was performed on May 4, 2021 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:00 AM** on **Thursday, May 20, 2021** 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 **Thursday, June 3, 2021**. A total of four (4) 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **July 13, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

## LSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*
   a. Per Section 2.4.14(H)(2)(i), for proposed developments generating greater than 1,000 external ADT, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. There is a note under the trip distribution for affected roadway segments stating that Segments 3 and 5 do not have impacts above 5% of the MSV. With a distribution of 15%, the impacts to Segments 3 and 5 would be 5.1%

of the MSV (195 / 3,870 = 0.0506), and thus these roadway segments would be affected roadway segments.

b. Confirm the available PM Peak residual capacity are correct for Segments 4 and 9.

2. *Comprehensive Plan Consistency Analysis*
   a. In response to Objectives 1.2 and 1.3 of the COSE, the report references the environmental analysis section of the report. No evaluation of native communities/ecosystems or listed species is provided within the environmental analysis section of the report.
   b. Some Comprehensive Plan GOPs do not reflect recent updates to the Comprehensive Plan. Please revise as needed.

3. *Miscellaneous*
   a. The current zoning of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.
   b. A 50% maximum lot coverage is utilized for industrial uses within the needs analysis and public facilities impact analysis. While this is acceptable, please note FAR maximums are established in Policy 1.5.d.11 of the FLUE.
   c. The applications indicate there is a contract for the sale or option to purchase the property. Recommend the purchaser discuss potential uses with the City.

**Rezoning Application**

4. *Public Facilities Impact Analysis*
   a. Revise the reference to application type in the paragraph summarizing transportation impacts on page 14 of the report.

5. *Standards for Rezonings*
   a. Response to Section 2.4.2(E)(1)(f): Please address specifically potential impacts to the general area of the property, including potential for excessive traffic, density/intensities of use, building height and bulk, noise, lights, or other physical effects/nuisances.
   b. Response to Section 2.4.2(E)(1)(h): Ensure references to application type are correct (rezoning) and references to designations of the land are correct (zoning).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

# City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

## INTER-OFFICE COMMUNICATION

**DATE:** **May 19, 2021**

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

**FROM:** **Rodolfo Valladares, P.E.**
Public Services Director
**Tom Ridgik, P.E.**
Engineering Supervisor

TR 5/19/2021

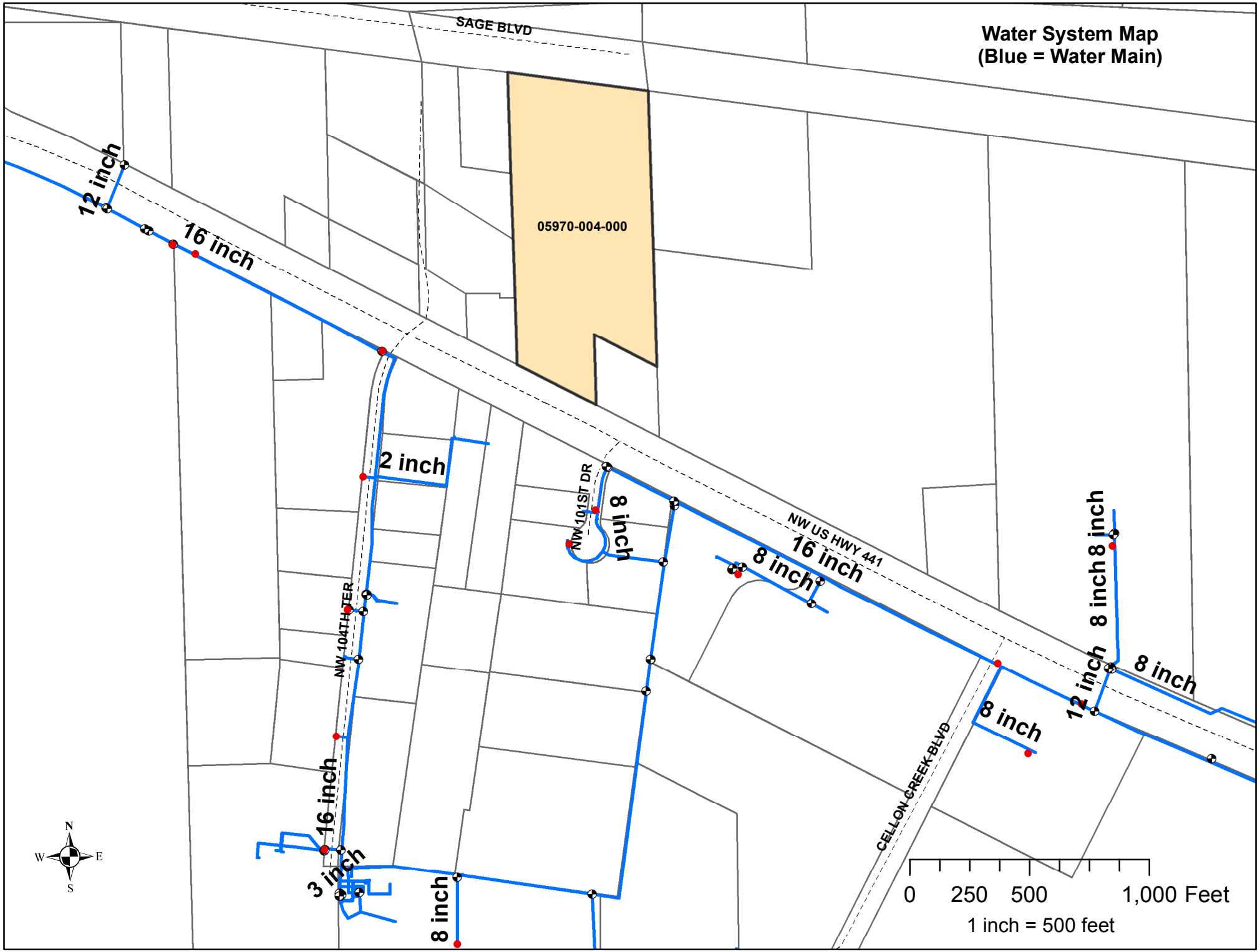
**RE:** **13663 NW US Hwy 441 Land Use Change**

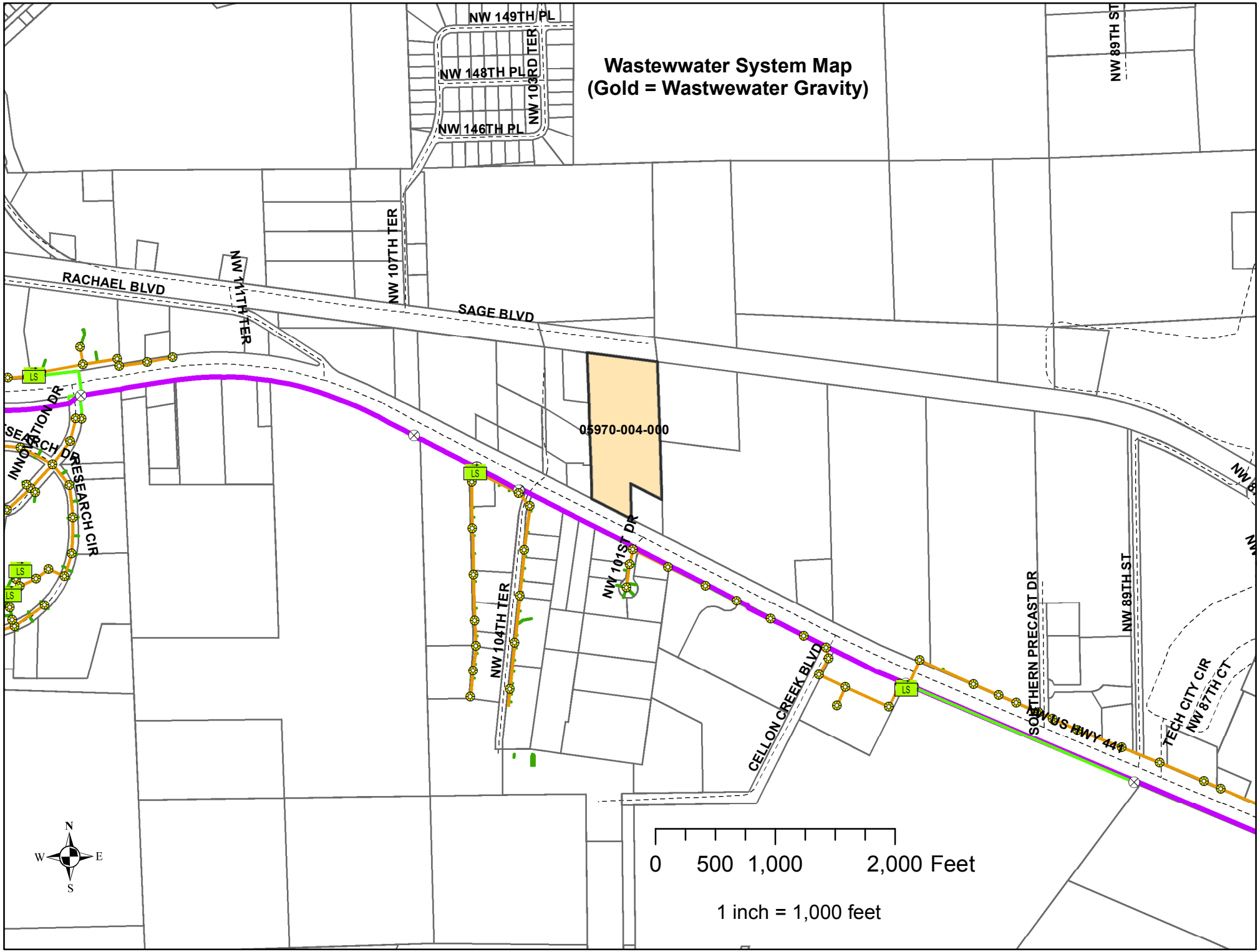
Public Services has reviewed the subject project (May Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS |
|---|---|
| 1. | **Comment on May Submittal**<br>**Water Utility Availability**<br>Although water infrastructure is primarily on the south side of Hwy 441, there are two water mains that cross underneath Hwy 441. Piping from the site could be connected to either of these water mains. Distance from the site to the water main crossings range from 1800 to 2300 ft. See attached map of the water system. |
| 2. | **Comment on May Submittal**<br>**Wastewater Service Availability**<br>There are two gravity wastewater networks on the north side of Hwy 441, same side as the site. The distance from each wastewater network to the site is in the range of 2000-4000 ft. Whether gravity flow from the site to each wastewater network is feasible would need to be evaluated; namely, are the existing manholes deep enough?<br>Suppose a private lift station is installed at the site with discharge to either of these two networks (same side of Hwy 441 as site). This would require an FDOT permit – FDOT may not allow this approach. |

| NO. | COMMENTS |
|---|---|
| | Suppose a private lift station is installed at the site with discharge to the nearby existing gravity wastewater mains on the south side of Hwy 441. This would require installing piping underneath Hwy 441, which would require a FDOT permit.<br><br>Suppose a gravity WW main is installed under Hwy 441 to connect to nearby manholes. This, too, would require a FDOT permit. FDOT would need to be contacted to determine if they find this approach acceptable for a private user. FYI, there is precedent for a gravity main under Hwy 441. But it was for a much larger infrastructure project.<br><br>See attached wastewater map. |
| | |
| **END OF COMMENTS** | |

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


Water System Map
(Blue = Water Main)
SAGE BLVD
05970-004-000
12 inch
16 inch
2 inch
NW 101ST DR
8 inch
NW US HWY 441
16 inch
8 inch
8 inch
8 inch
12 inch
8 inch
NW 104TH TER
16 inch
3 inch
8 inch
8 inch
CELLON CREEK BLVD
N
W
E
S
0
250
500
1,000 Feet
1 inch = 500 feet


Wastewwater System Map
(Gold = Wastwewater Gravity)
NW 149TH PL
NW 148TH PL
NW 146TH PL
NW 103RD TER
NW 89TH ST
NW 107TH TER
NW 111TH TER
RACHAEL BLVD
SAGE BLVD
05970-004-000
INNOVATION DR
RESEARCH CIR
NW 101ST DR
NW 104TH TER
CELLON CREEK BLVD
SOUTHERN PRECAST DR
NW 89TH ST
TECH CITY CIR
NW 87TH CT
LS
N
W
E
S
0 500 1,000 2,000 Feet
1 inch = 1,000 feet

# City of Alachua

**ADAM BOUKARI**
**CITY MANAGER**

**PLANNING & COMMUNITY DEVELOPMENT**
**DIRECTOR KATHY WINBURN, AICP**

May 4, 2021

*Sent by electronic mail to csweger@edafl.com*

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 29, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±16.1 acre subject property, comprised of Tax Parcel Number 05970-004-00, from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (A) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are complete. An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

# City of Alachua
## Planning & Community Development Department
## Staff Report

**Planning & Zoning Board Hearing Date:** July 13, 2021
**Quasi-Judicial Hearing**

| | |
|---|---|
| **SUBJECT:** | A request to amend the Official Zoning Atlas on a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres |
| **APPLICANT/AGENT:** | Clay Sweger, AICP, LEED AP<br>EDA Consultants, Inc. |
| **PROPERTY OWNER:** | Envision Seven Limited Liability Company |
| **LOCATION:** | 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive |
| **PARCEL ID NUMBER:** | 05970-004-000 |
| **ACREAGE:** | ±16.10 acres |
| **PROJECT PLANNER:** | Justin Tabor, AICP |
| **RECOMMENDATION:** | Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to the City Commission with a recommendation to approve. |
| **RECOMMENDED MOTION:** | *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.* |

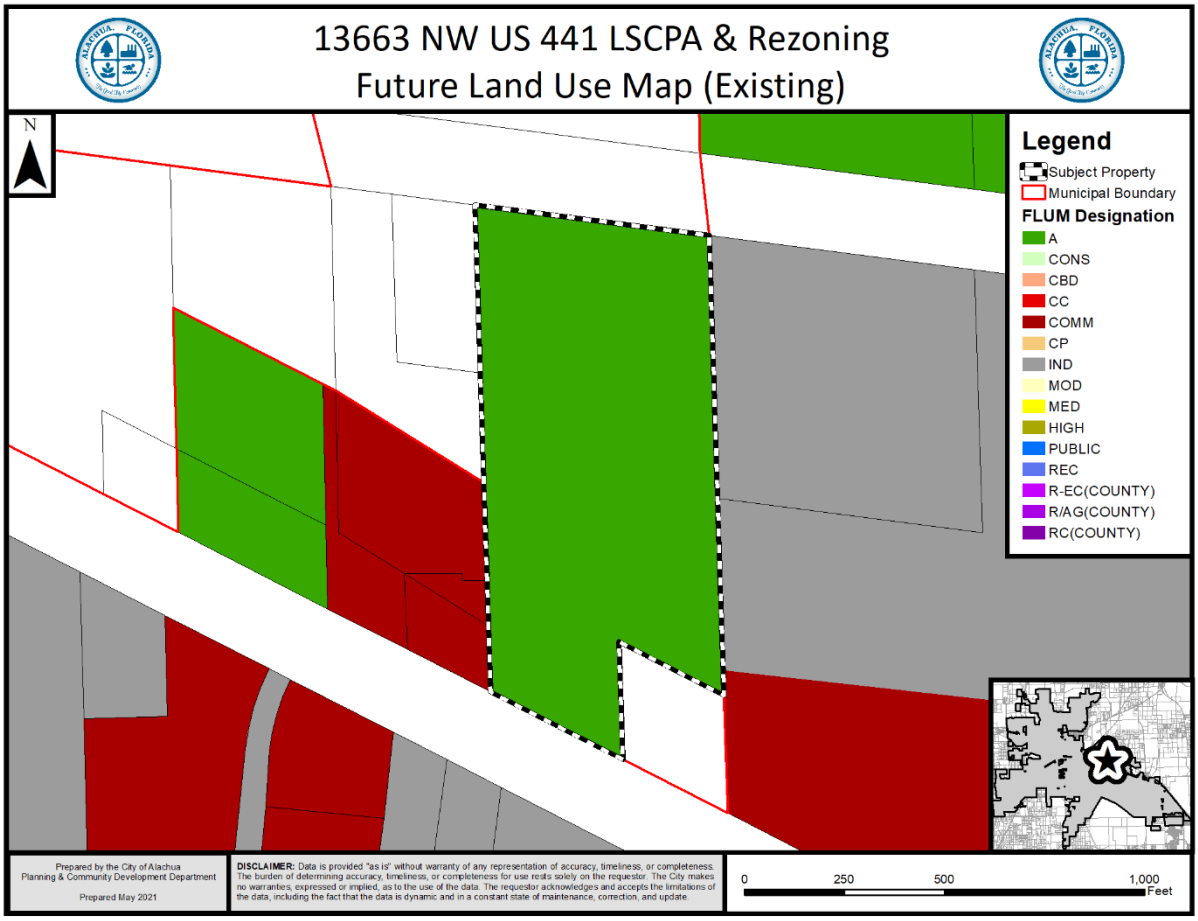
# SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of the rezoning of a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

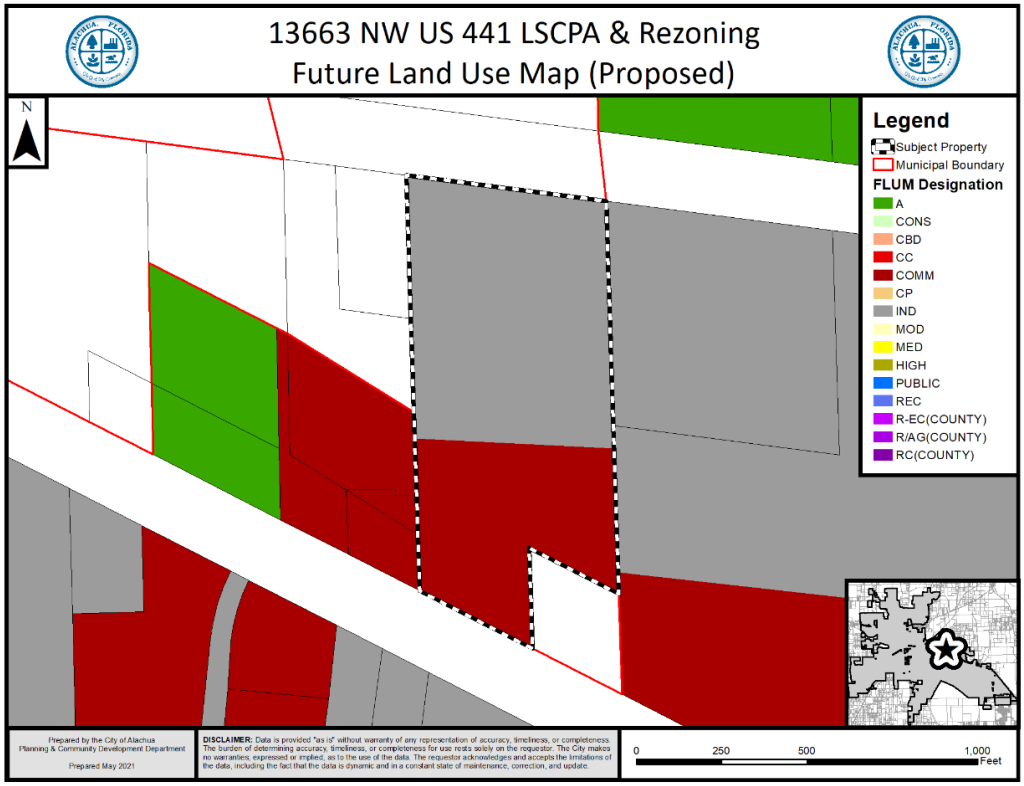
The applicant has submitted a companion Large Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres.

The subject property is located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive. The property is comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

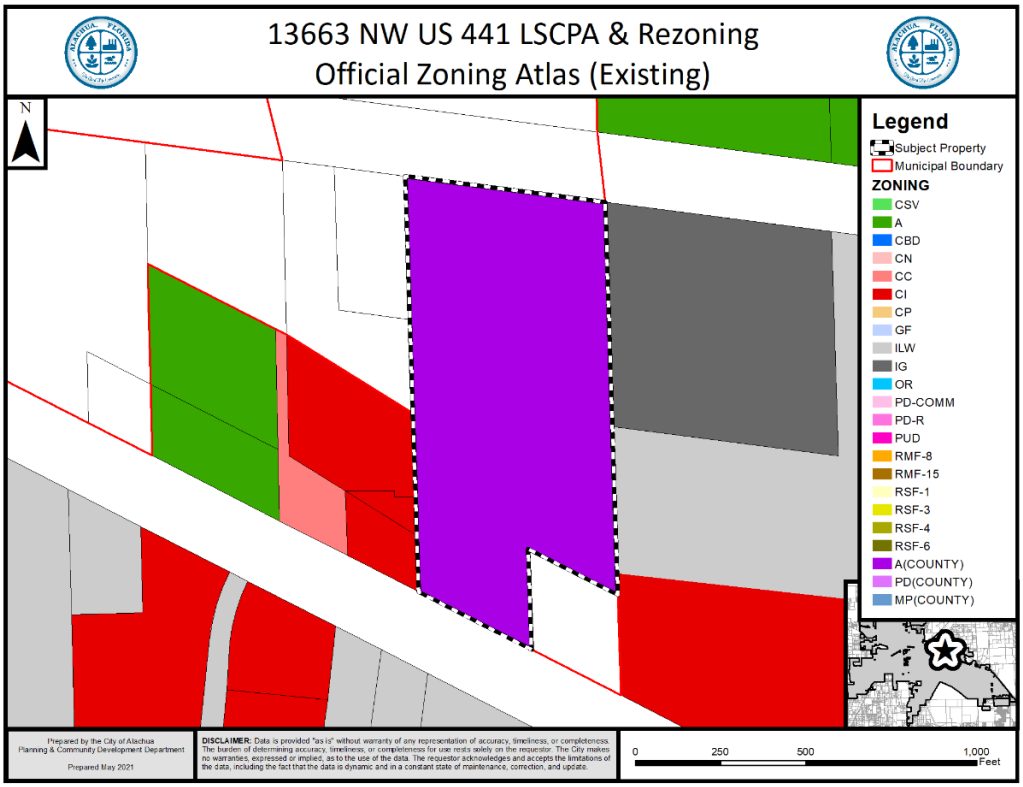
**Map 1. Existing Future Land Use Map with Subject Property**



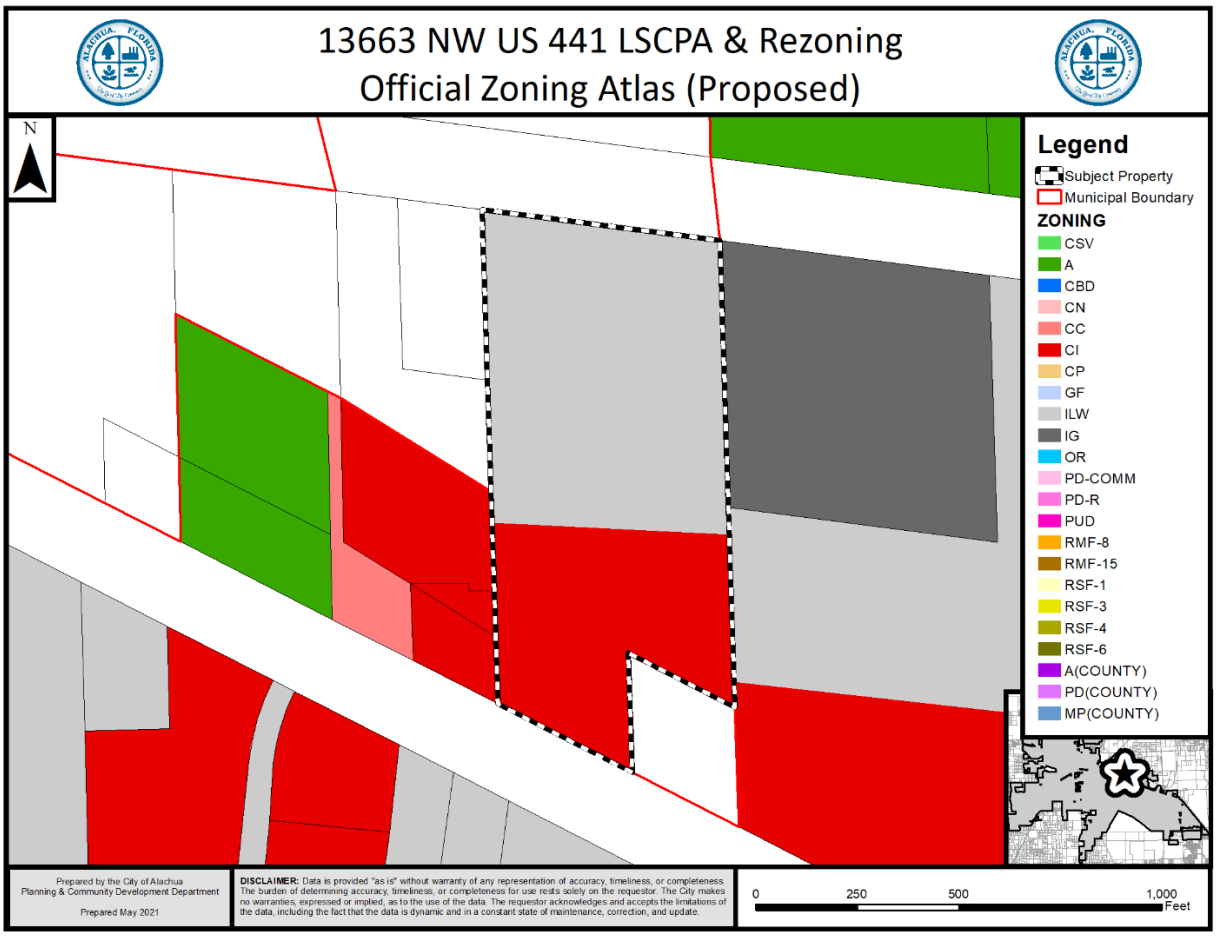
**Map 2. Proposed Future Land Use Map with Subject Property**




**Map 3. Existing Official Zoning Atlas with Subject Property**



**Map 4. Proposed Official Zoning Atlas with Subject Property**




The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Commercial Intensive (CI) zone district is established and described in Section 3.5.2(E) of the City's Land Development Regulations (LDRs):

3.5.2(E) *CI, Commercial Intensive District*. The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.

The specific purpose of the Light & Warehouse Industrial zone district is established and described in Section 3.5.2(G) of the City's Land Development Regulations (LDRs):

3.5.2(G) *ILW, Light and Warehouse Industrial District.* The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings.

## EXISTING/PROPOSED ZONING DISTRICT COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

| | Existing Zoning District | Proposed Zoning District | Proposed Zoning District |
|---|---|---|---|
| **Zoning District:** | Agricultural (A) | Commercial Intensive (CI) | Light & Warehouse Industrial (ILW) |
| **Max. Gross Density/ *Maximum number of Dwelling Units*:** | 0.2 dwellings/acre *Maximum 3 dwelling units on the subject property* | None | None |
| **Floor Area Ratio/ *Maximum Intensity*:** | N/A | 0.50 FAR for parcels ≥ 5 acres *Maximum 136,342 square feet* | 0.50 FAR for parcels ≥ 5 acres *Maximum 214,315 square feet* |
| **Permitted Uses:** | Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units | Retail sales and services, personal services, financial institutions, tourist-related uses, hotels, motels, commercial shopping centers, auto-oriented uses, office/business parks, eating establishments, including drive through/drive in uses | Building, heating, plumbing, or electrical contractors; Industrial Services; Light Manufacturing; Offices; Warehouse & Freight Movement; Wholesale Sales |

## EXISTING USES

The property is comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

## SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 5 provides an overview of the vicinity of the subject property.

*NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.*

**Map 5. Vicinity Map**

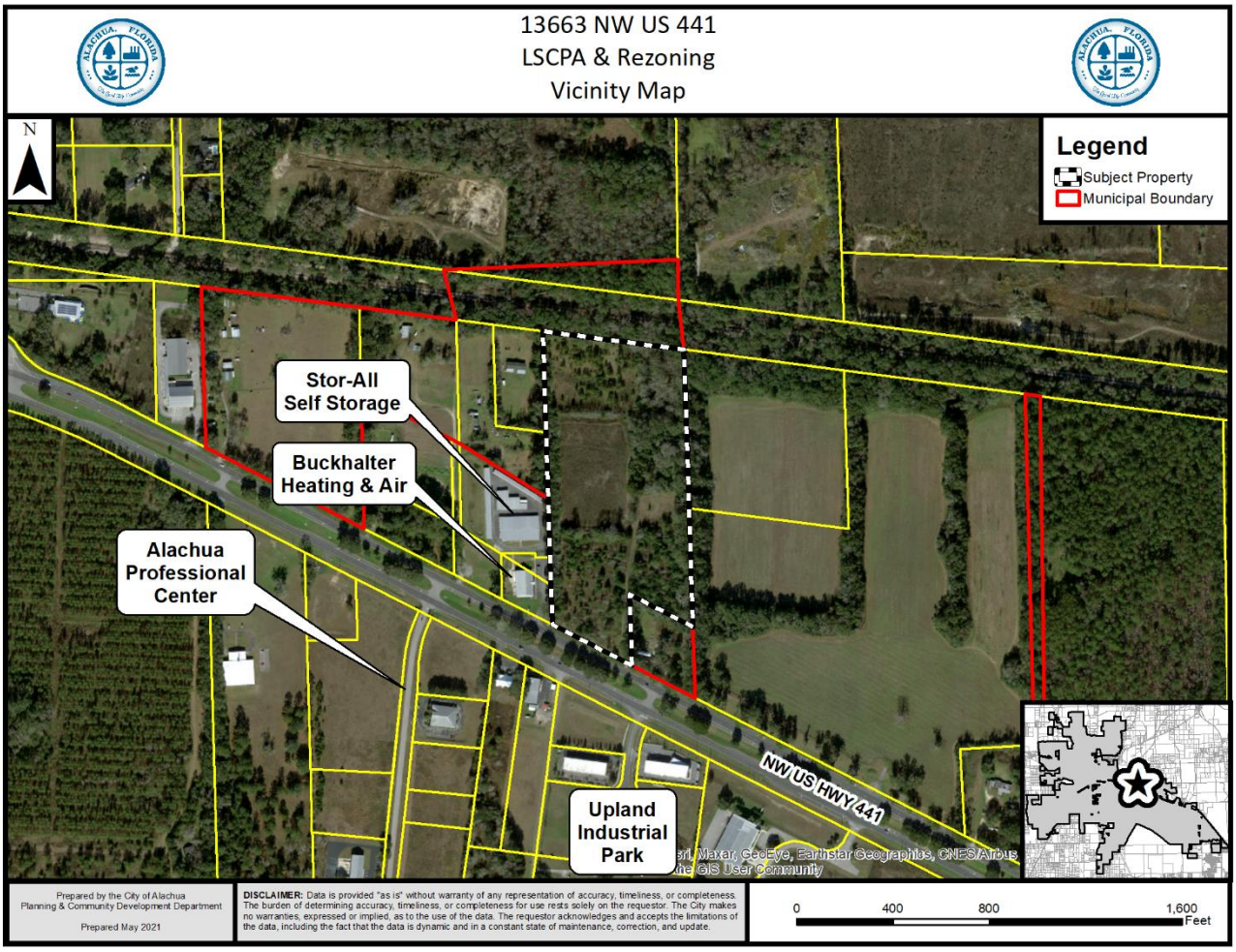



**Table 1. Surrounding Land Uses**

| Direction | Existing Use(s) | FLUM Designation(s) | Zoning District(s) |
|---|---|---|---|
| North | CSX Railroad Right-of-Way | N/A | N/A |
| South | US 441 | N/A | N/A |
| East | Single-Family Dwelling; Vacant Commercial & Industrial Lands | Rural/Agriculture (County); Commercial; Industrial | Agriculture (County); Commercial Intensive (CI); Light & Warehouse Industrial (ILW); Industrial General (IG) |
| West | Stor-All Self Storage; Buckhalter Heating & Air | N/A | N/A |

## NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held virtually on April 27, 2021 at 6:00 p.m. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, one (1) person attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning of the of the ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres

Table 2 shows the proposed FLUM Designations and the proposed corresponding zoning designations. The proposed zoning designations consistent with the proposed FLUM Designations for the properties subject to this application.

**Table 2. Subject Property & Consistency with FLUM Designation**

| Parcel No. | Acreage | Proposed FLUM | Proposed Zoning Designation | Consistent |
|---|---|---|---|---|
| 05970-004-000 | ±6.26 | Commercial | Commercial Intensive (CI) | ☑ |
| 05970-004-000 | ±9.84 | Industrial | Light & Warehouse Industrial (ILW) | ☑ |

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

### Future Land Use Element

Goal 1: *Future Land Use Map 2035*
The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while

maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.3: *Commercial*
The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

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

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

Objective 1.5: Industrial
The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

| Type of manufacturing | Maximum Building Size | Maximum Area: Manufacturing | Maximum Area: Warehousing | Maximum Building Area Coverage |
|---|---|---|---|---|
| Manufacturing/ Assembly | 300,000 sq. ft. | 75% of total area | No Maximum | 40% |

3. The Industrial land use category may include flex facilities subject to the following standards:

| Type of flex | Maximum Building Size | Maximum Area: Manufacturing | Maximum Area: Warehousing | Maximum Building Area Coverage |
|---|---|---|---|---|
| Research and Development | 150,000 sq. ft. | 75% of total area (may include labs and offices) | No Maximum | 50% |
| Office Showroom | 150,000 sq. ft. | None permitted | 60% warehousing/ 20% retail showroom | 50% |
| Multitenant | 120,000 sq. ft. | None permitted | 60%retail/ 40%warehousing | 50% |

***Evaluation & Findings:*** The proposed rezoning would apply Commercial Intensive (CI) and Light & Warehouse Industrial (ILW) zoning to the subject property. In addition to the proposed rezoning, the applicant has submitted a companion application that proposes to amend the land use of the property to Commercial and Industrial. The proposed zoning designations would be consistent with the Commercial and Industrial land uses proposed by the companion application.

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be

placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

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

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

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

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

***Evaluation & Findings***: The subject property is not known to contain any environmental features which would significantly affect future development.

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

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

***Evaluation and Findings:*** An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, any future development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities based upon facility capacity available at this time. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal. Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions

of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater system, 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 Comprehensive Plan.

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

***Evaluation and Findings:*** The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater 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 and Findings:*** An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities.

## Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 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 and Findings:*** The subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

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 and Findings:*** An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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

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

***Evaluation and Findings:*** The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

## Conservation and Open Space Element

Objective 1.2: *Native Communities and Ecosystems*
The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

OBJECTIVE 1.3: Listed Species
The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

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

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Objective 1.10: *Wetlands*
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

***Evaluation and Findings:*** An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

# ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

## Wetlands

According to best available data, there are no wetlands identified on the subject property.

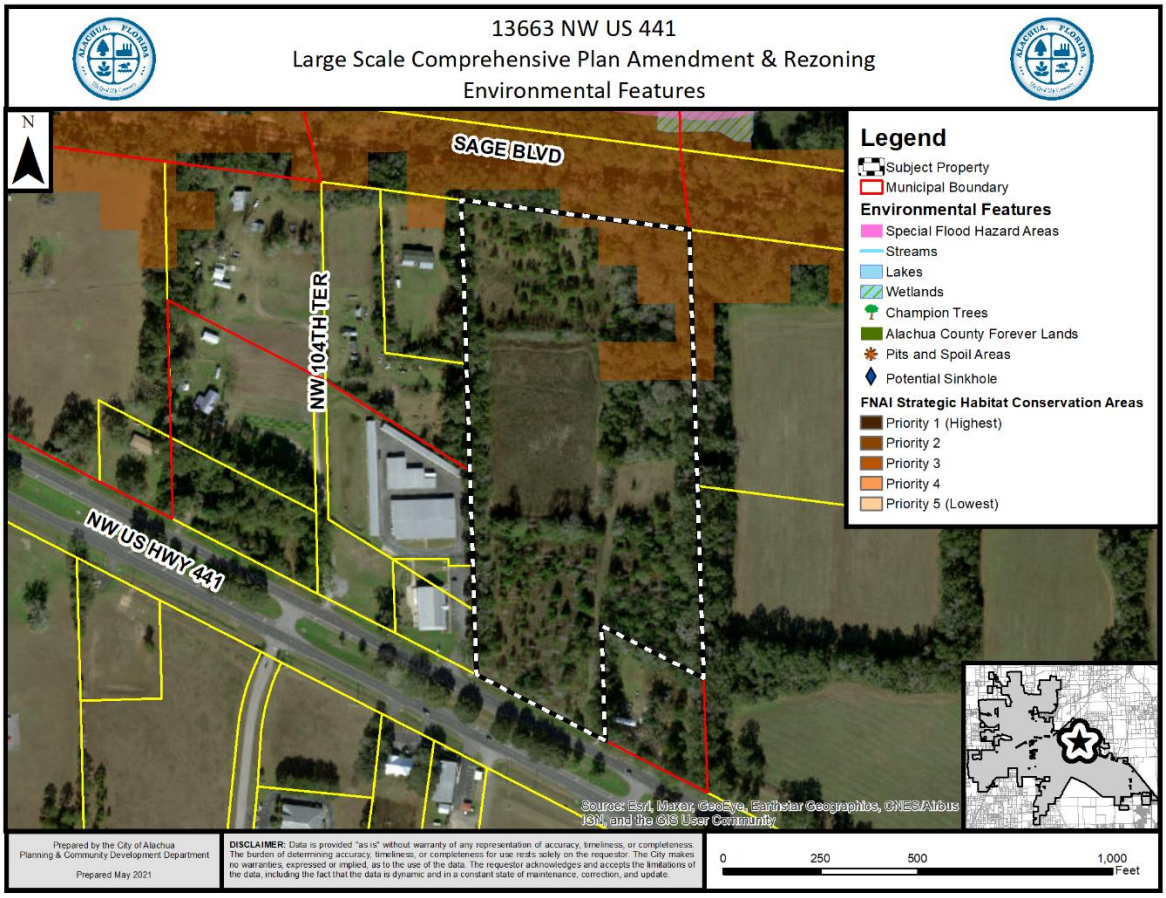
**Evaluation:** If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

## Creeks and Streams

There are no known creeks or streams located on the subject property.

**Evaluation:** Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

**Map 6. Environmental Features**




## 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:** The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

## Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. 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:** A small area of land located in the northeast portion of the subject property is designated as Priority 3 on the PNA data layer. The FNAI PNA data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during any redevelopment of the subject property, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

## Soil Survey

Each soil type found on the subject property is identified below. 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 very lower infiltration rates and therefore a higher runoff potential.

There are four (4) soil types found on the portion of the subject property proposed to be designated Commercial on the FLUM:

*Arredondo Fine Sand (0% – 5% slopes)*
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

*Fort Meade Fine Sand (0% – 5% slopes)*
Hydrologic Soil Group: A

This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

*Kendrick Sand (2-5% slopes)*
Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

*Millhopper Sand (0% – 5% slopes)*
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

**Evaluation:** The soil types present pose minimal limitations to urban development and therefore should present limited impacts to any future development of the property.

## Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

**Evaluation:** The subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain). Therefore, 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. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System. Best available data indicates there are no known geologic features on the subject property.

**Evaluation:** There are no concerns at this time based upon the best available data, which indicates there are no known geologic features on the subject property.

## Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

## Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

**Evaluation:** There are no issues related to historic markers or structures.

# FINDINGS OF FACT:
# COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

## REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

**(a)** ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

**Evaluation and Findings:** An analysis of the application's consistency with the Comprehensive Plan is provided within this report.

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

**Evaluation and Findings:** An analysis of the application's compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City's Code of Ordinances.

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

**Evaluation and Findings:** The lands located to the east and west of the subject property are zoned for commercial and industrial uses. The subject property is also located along US Highway 441, a principle arterial, in an area of the City with existing nonresidential uses. There is an existing single family residence located southeast of the subject property, as well as several located west of the subject property. It is expected that potential impacts to existing residential uses can be reduced or mitigated through the residential protection standards established in Section 6.6.3 of the LDRs. Section 6.6.3 allows for additional conditions to be

imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. Such conditions may include limitations on hours of operations and deliveries; activities which may generate adverse impacts; placement of trash receptacles; the location of loading and delivery areas,; exterior lighting; placement of outdoor machines; the provision of additional landscaping and buffering; height restrictions; preservation of natural light; ventilation and control of odors and fumes; and the placement and configuration of the site.

**(d)** ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

**Evaluation and Findings:** The subject property is located in an area with existing commercial and industrial development. Future development of the property would not create premature development in an undeveloped or rural area.

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

**Evaluation and Findings:** The lands located to the east and west of the subject property are zoned for commercial and industrial uses. The subject property is also located along US Highway 441, a principle arterial, in an area of the City with existing nonresidential uses. There is an existing single family residence located southeast of the subject property, as well as several located west of the subject property. It is expected that potential impacts to existing residential uses can be reduced or mitigated through the residential protection standards established in Section 6.6.3 of the LDRs.

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

**Evaluation and Findings:** The subject property is located along a US Highway 441, a principle arterial. Surrounding properties are presently zoned and used for commercial and industrial uses. It is not expected that the proposed amendment would adversely affect the general area where it is located as the potential impacts that may result from the commercial and industrial use of the property would be similar in impact to those commercial and industrial uses that are presently located on nearby properties.

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

**Evaluation and Findings:** The lands located to the east and west of the subject property are zoned for commercial and industrial uses. Surrounding properties are presently zoned and used for commercial and industrial uses.

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

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

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

**Evaluation and Findings:** The lands located to the east and west of the subject property are zoned for commercial and industrial uses. Surrounding properties are presently zoned and used for commercial and industrial uses. The proposed amendment will not result in creation of isolated zoning districts.

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

**Evaluation and Findings:** As demonstrated in the public facilities analysis provided in this report, based upon current facility capacity, the proposed amendment would not result in any adverse impacts to roads, parks, potable water, sanitary sewer, or solid waste facilities. The subject property is located within the City of Alachua's utility service area. Future development would be served by the City's potable water and wastewater systems. Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

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

**Evaluation and Findings:** A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

## PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix.

| | Existing Zoning District | Proposed Zoning District | Proposed Zoning District |
|---|---|---|---|
| **Zoning District:** | Agricultural | Commercial Intensive (CI) | Light & Warehouse Industrial (ILW) |
| **Max. Gross Density:** | 0.2 dwelling units/acre | None | None |
| **Floor Area Ratio:** | N/A | 0.50 FAR | 0.50 FAR |
| **Maximum Density:** | 3 dwelling units | N/A | N/A |
| **Maximum Intensity:** | N/A | 136,342 square feet | 214,315 square feet |

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

At the maximum development potential, the proposed amendment would not degrade the Level of Service (LOS) standard of any public facilities to an unacceptable level. This analysis is preliminary and based upon the maximum development potential of the proposed amendment. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

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

| Segment Number[2, 3] | Segment Description | Lanes | Functional Classification | Area Type | LOS |
|---|---|---|---|---|---|
| 3 (4127) | US 441 (From MPO Boundary to CR 25A East Intersection) | 4/D | Principle Arterial | Urban Trans | D |
| 4 (106) | US 441 (From CR 25A East Intersection to SR 235) | 4/D | Principle Arterial | Urban Trans | D |
| 5 (107) | US 441 (from SR 235 to I-75) | 4/D | Principle Arterial | Urban Trans | D |
| 8 (108) | SR 235 (from NW 143rd Place to US 441) | 2/U | Major Collector | Comm | D |
| 9 (109) | SR 235 (from US 441 to NW 140th Street) | 2/U | Major Collector | Comm | D |
| 15 | CR 2054 (from SR 235 to US 441) | 2/U | Major Collector | Comm | D |

*1 Source: City of Alachua Comprehensive Plan, Transportation Element.*
*2 For developments generating less than 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].*
*3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*

**Table 4. Potential Trip Generation[1]**

| Land Use | AADT (Enter/Exit) | AM Peak Hour (Enter/Exit) | PM Peak Hour (Enter/Exit) |
|---|---|---|---|
| General Light Industrial[2] (ITE Code 110) | 1,063 (531/532) | 150 (132 / 18) | 135 (18 / 117) |
| Shopping Center[2] (ITE Code 820) | 5,147 (2,573 / 2,574) | 128 (79 / 49) | 519 (249 / 270) |
| Total Trip Generation | 6,210 (3,104 / 3,106) | 278 (211 / 67) | 654 (267 / 387) |

*1 Source: ITE Trip Generation, 10th Edition.*
*2 Formulas: ITE Code 110: AADT –4.96 trips per 1,000 square feet x 214,315 square feet (50% entering/50% exiting); AM Peak Hour –0.70 trips per 1,000 square feet x 214,315 square feet (88% entering/12% exiting); PM Peak Hour – 0.63 trips per 1,000 square feet x 214,315 square feet (13% entering/87% exiting).ITE Code 820: AADT –37.75 trips per 1,000 square feet x 136,342 square feet (50% entering/50% exiting); AM Peak Hour –0.94 trips per 1,000 square feet x 136,342 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 136,342 square feet (48% entering/52% exiting).*

**Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

| Traffic System Category | Segment 3 US 441 (from MPO Boundary to CR 25A East)[1] | Segment 4 US 441 (from CR 2A East to SR 235)[1] | Segment 5 US 441 (from SR 235 to I-75)[1] | Segment 8 SR 235 (from NW 143rd Pl to US 441)[1] | Segment 9 SR 235 (from US 441 to NW 140th St)[1] | Segment 15 CR 2054 (from SR 235 to US 441)[1] |
|---|---|---|---|---|---|---|
| Average Annual Daily Trips | | | | | | |
| Maximum Service Volume[2] | 43,000 | 45,100 | 39,000 | 14,400 | 14,400 | 15,120 |
| Existing Traffic[3] | 23,536 | 20,435 | 24,204 | 10,180 | 8,054 | 3,425 |
| Reserved Trips[4] | 2,317 | 6,279 | 3,739 | 157 | 167 | 2,157 |
| Available Capacity[4] | 17,147 | 18,986 | 5,150 | 4,063 | 6,179 | 9,538 |
| Maximum AADT Generated by Amendment[5] | 1,863 | 6,210 | 1,863 | 932 | 932 | 932 |
| **Residual Capacity After Potential Development's Impacts[6]** | 15,284 | 12,776 | 3,287 | 3,125 | 5,427 | 8,606 |

*1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
*2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2021.*
*3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.*
*4 Source: City of Alachua May 2021 Development Monitoring Report.*
*5 Trip Distribution: Segment 3 – 30%; Segment 4 – 100%; Segment 5 – 30%; Segment 8 – 15%; Segment 9 – 15%; Segment 15 – 15%.*
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

**Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)**

| Traffic System Category | Segment 3 US 441 (from MPO Boundary to CR 25A East)[1] | Segment 4 US 441 (from CR 2A East to SR 235)[1] | Segment 5 US 441 (from SR 235 to I-75)[1] | Segment 8 SR 235 (from NW 143rd Pl to US 441)[1] | Segment 9 SR 235 (from US 441 to NW 140th St)[1] | Segment 15 CR 2054 (from SR 235 to US 441)[1] |
|---|---|---|---|---|---|---|
| PM Peak Hour Trips | | | | | | |
| Maximum Service Volume[2] | 3,870 | 4,110 | 3,510 | 1,290 | 1,290 | 1,359 |
| Existing Traffic[3] | 2,118 | 1,941 | 2,299 | 967 | 765 | 325 |
| Reserved Trips[4] | 196 | 627 | 337 | 41 | 21 | 158 |
| Available Capacity[4] | 1,556 | 1,542 | 874 | 282 | 504 | 876 |
| Maximum PM Peak Hour Trips Generated by Amendment[5] | 196 | 654 | 196 | 98 | 98 | 98 |
| **Residual Capacity After Potential Development's Impacts[6]** | 1,360 | 888 | 678 | 184 | 406 | 778 |

*1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
*2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2021.*
*3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.*
*4 Source: City of Alachua May 2021 Development Monitoring Report.*
*5 Trip Distribution: Segment 3 – 30%; Segment 4 – 100%; Segment 5 – 30%; Segment 8 – 15%; Segment 9 – 15%; Segment 15 – 15%.*
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of any affected roadway segments and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's transportation system will be reevaluated at the site plan or preliminary plat review stage.

## Potable Water Impacts

**Table 6. Potable Water Impacts**

| System Category | Gallons Per Day |
|---|---|
| Current Permitted Capacity[1] | 2,300,000 |
| Less Actual Potable Water Flows[1] | 1,300,250 |
| Reserved Capacity[2] | 146,101 |
| Available Capacity | 853,649 |
| Projected Potable Water Demand from Application[3] | 14,134 |
| **Residual Capacity** | **839,515** |
| **Percentage of Permitted Design Capacity Utilized** | **63.50%** |

*Sources:*
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 0.1 gallon per square foot x 136,342 square feet; Warehouse – 100 gallons per day / loading bay x 5 loading bays.*

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

## Sanitary Sewer Impacts

**Table 7. Sanitary Sewer Impacts**

| System Category | Gallons Per Day |
|---|---|
| Treatment Plant Current Permitted Capacity | 1,500,000 |
| Less Actual Treatment Plant Flows[1] | 677,000 |
| Reserved Capacity[2] | 127,140 |
| Available Capacity | 695,860 |
| Projected Sanitary Sewer Demand from Application[3] | 14,134 |
| **Residual Capacity** | **651,726** |
| **Percentage of Permitted Design Capacity Utilized** | **55.22%** |

*Sources:*
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 0.1 gallon per square foot x 136,342 square feet; Warehouse – 100 gallons per day / loading bay x 5 loading bays.*

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

## Solid Waste Impacts

**Table 8. Solid Waste Impacts**

| System Category | Pounds Per Day | Tons Per Year |
|---|---|---|
| Demand from Existing Development[1] | 41,880.00 | 7,643.10 |
| Reserved Capacity[2] | 15,609.14 | 2,848.67 |
| Demand Generated by Application[3] | 4,207.89 | 767.94 |
| **New River Solid Waste Facility Capacity[4]** | **50 years** | |

*Sources:*
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population (2020); Policy 2.1.a, CFNGAR Element (Formula: 10,470 persons x 0.73 tons per person per year).*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2021.*

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City's solid waste system will be reevaluated at site plan review or preliminary plat review stage.

## Recreation Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to recreation facilities.

## Public School Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to public school facilities.

# EXHIBIT "A"

# TO

# 13663 NW US HIGHWAY 441
# SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
# STAFF REPORT

Table 4.1-1. Table of Allowed Uses

P = Permitted use  S = Special exception permit  A = Allowed in the PD districts  Blank cell = Prohibited

| Use Category/Use Type | CSV | A | Residential | | | | | | | | Business | | | | | | | | | Planned Development | | | | Use Specific Standards (Sec. 4.3) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Single-Family (RSF) | | | | Mobile Home (RMH) | | Multiple Family (RMF) | | OR | CN | CC | CBD | CI | CP | ILW | IG | GF | COMM | R | TND | EC | |
| | | | 1 | 3 | 4 | 6 | 5 | P | **8** | 15 | | | | | | | | | | | | | | |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | | | | | | | | | |
| Household living | | | | | | | | | | | | | | | | | | | | | | | | |
| Dwelling, live/work | | P | | | | | | | P | P | P | P | P | P | | P | P | | | A | A | A | A | |
| Dwelling, manufactured home | | P | P | P | P | P | P | P | P | P | | | | | | | | | | | A | A | A | 4.3.1(A)(1), (2) |
| Dwelling, mobile home | | P | | | | | P | P | | | | | | | | | | | | | | | | 4.3.1(A)(1) |

| | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Dwelling, multiple-family | | | | | | S | | | P | P | P | | P | P | P | P | | | | A | A | A | A | 4.3.1(A)(3) |
| Dwelling, single-family attached | | | | | | P | | | P | P | P | | | P | P | P | | | | A | A | A | | 4.3.1(A)(3) |
| Dwelling, single-family detached | | P | P | P | P | P | | | P | P | P | | | P | | P | | | | | A | A | | 4.3.1(A)(4) |
| Dwelling, townhouse | | | | S | S | S | | | P | P | P | | | | P | P | | | | A | A | A | | 4.3.1(A)(3) |
| Dwelling, two- to four-family | | | | S | S | P | | | P | P | P | | | P | P | P | | | | A | A | A | | 4.3.1(A)(3) |
| Mobile home park | | | | | | | | P | | | | | | | | | | | | | | | | 4.3.1(A)(1) |
| Upper story dwelling | | | | | | | | | P | P | P | P | P | P | P | P | | | | A | | A | A | |
| Group living | | | | | | | | | | | | | | | | | | | | | | | | |
| Co-housing | | P | | | | P | P | P | | | | | | | | | | | | | | | | 4.3.1(B)(1) |
| Community residential home (6 or fewer residents) | | P | P | P | P | P | P | P | P | P | P | | | P | | | | | | | A | A | | 4.3.1(B)(2)(b) |
| Community residential home (7—14 residents) | | | | | S | S | | | P | P | P | | | | | | | | | | | | | 4.3.1(B)(2)(c) |
| Dormitory | | P | | | | | | | S | P | | | P | | | | S | | | | | A | A | 4.3.1(B)(3) |
| Group home (15 or more residents) | | S | | | | S | | | S | S | S | | | | | | | | | | | A | | |
| Roominghouse | | | | S | S | S | | | P | P | | | | | | | | | | | | | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PUBLIC AND INSTITUTIONAL USES | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community services | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community center | | S | | | | S | S | S | S | S | | P | | P | | | | | P | A | A | A | | 4.3.2(A) |
| Cultural facility | | | | | | | | | S | S | P | P | P | P | | P | | | P | A | A | A | A | 4.3.2(A) |
| Library | | | | | | S | | | P | P | P | P | P | P | | | | | P | A | A | A | A | 4.3.2(A) |
| Senior center | | | | | | S | P | P | P | P | | P | P | P | | | | | P | | A | A | | 4.3.2(A) |
| Youth club facility | | | | | | S | P | P | P | P | | P | P | P | | | | | P | | A | A | | 4.3.2(A) |
| Day care | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adult care center | | S | S | S | S | S | S | S | S | S | S | S | S | S | | | | | | A | A | A | A | |
| Child care center | | S | | S | S | S | S | S | P | P | P | P | P | P | | P | | | | A | A | A | A | 4.3.2(B)(1) |
| Day care home (up to and including 6 persons) | | S | S | S | S | S | S | S | S | S | P | P | P | P | | | | | | | A | | | |
| Overnight child care center | | S | | | | S | S | S | P | P | P | P | P | P | | | | | | | | | A | 4.3.2(B)(1) |
| Educational facilities | | | | | | | | | | | | | | | | | | | | | | | | | |
| College or university | | | | | | | S | | P | P | S | | P | P | P | P | P | P | P | A | A | A | A | |
| School | | P | S | S | S | P | P | P | P | P | | | P | P | | | | | P | A | A | A | | 4.3.2(C)(1) |

| | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Vocational school | | | | | | S | S | S | P | P | S | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(C)(1) |
| Government facilities | | | | | | | | | | | | | | | | | | | | | | | | |
| Government maintenance, storage, and distribution facility | | | | | | | | | | | | | S | S | P | | P | P | P | A | | | A | 4.3.2(D) |
| Government office | | | | | | | | | | | P | | P | P | P | P | | | P | A | | A | A | 4.3.2(D) |
| Post office | | | | | | S | S | S | S | S | P | P | P | P | P | P | P | | P | A | A | A | A | 4.3.2(D) |
| Health care facilities | | | | | | | | | | | | | | | | | | | | | | | | |
| Blood collection facility | | | | | | | | | | | | | | | P | P | P | P | | A | | | A | |
| Birth center | | | | | | | | | | | P | S | P | P | P | P | | | | A | | A | A | |
| Hospital | | S | | | | | | | S | S | | | P | P | | | P | | P | A | | A | A | 4.3.2(E)(1) |
| Medical and dental clinic | | | | | | | | | | | P | S | P | P | P | P | | | | A | | A | A | |
| Medical and dental lab | | | | | | | | | | | | | P | | P | P | P | P | | A | | | A | |
| Medical marijuana dispensing | | | | | | | | | | | | | | | | | | | | | | | | |
| Outpatient facility | | | | | | | | | S | S | | S | P | P | P | | | | | A | | A | A | 4.3.2(E)(2) |
| Institutions | | | | | | | | | | | | | | | | | | | | | | | | |

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

| | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Community garden | | P | P | P | P | P | P | P | P | P | | | | | | P | | | P | | A | A | A | | |
| Golf course, public | | P | P | P | P | P | P | P | P | P | | | | | | P | P | | P | A | A | A | A | | |
| Park, private and public | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | | |
| Public square | | S | S | S | S | S | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | | |
| Recreational trail | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | | |
| Resource-based recreation uses, nonintensive | P | P | P | P | P | P | P | P | P | P | P | P | P | | | P | P | | P | A | A | A | A | | |
| Resource-based recreation uses | S | S | P | P | P | P | P | P | P | P | | | | | | P | | | P | A | A | A | A | | |
| Public safety | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fire and EMS | | P | | S | S | S | S | S | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(G) | |
| Police station | | P | | S | S | S | S | S | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(G) | |
| Substation for fire and City police | | P | | | S | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(G) | |
| Transportation | | | | | | | | | | | | | | | | | | | | | | | | | |
| Airport | | S | | | | | | | | | | | S | | S | | | S | P | | | | A | | |
| Airplane landing strip | | S | | | | | | | | | | | S | | S | | | S | P | A | A | | A | 4.3.2(H)(1) | |
| Helicopter landing facilities | | S | | | | | | | S | S | | | S | S | S | S | S | S | P | A | | | A | 4.3.2(H)(2) | |

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| Passenger terminal, surface transportation | | | | | | | | | | | | | S | | P | P | P | P | P | A | | | | | |
| Utilities | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wireless communication tower and/or antenna, freestanding | S | P | S | S | S | S | S | S | S | S | S | S | P | S | P | P | P | P | P | A | A | A | A | 4.3.2(I)(1) | | |
| Wireless communication antenna, collocation on existing tower | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(I)(1) | | |
| Wireless communication antenna, placement on existing building | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(I)(1) | | |
| Railroad right-of-way | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | | | |
| Utility, major | | S | S | S | S | S | S | S | S | S | | | S | S | S | S | S | S | P | A | A | A | A | 4.3.2(I)(3) | | |
| Utility, minor | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(I)(4) | | |
| AGRICULTURE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agriculture | | | | | | | | | | | | | | | | | | | | | | | | | | |
| General use category | | P | | | | | | | | | | | | | | | | | | | | | | | | |
| Medical marijuana cultivation | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Non-medical marijuana cultivation | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| Animal husbandry | | | | | | | | | | | | | | | | | | | | | | | | | |
| General use category | | P | | | | | | | | | | | | | | | | | | | | | | | |
| Horticulture | | | | | | | | | | | | | | | | | | | | | | | | | |
| General use category | | P | | | | | | | | | | | | | | | | | | | | | | | |
| Agriculture support and services (directly related) | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agricultural processing | | P | | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1), (2) |
| Agri-education | | P | | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1) |
| Agri-entertainment | | P | | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1) |
| Custom operator | | P | | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1) |
| Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments | | P | | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1), (3) |
| Equestrian facility | | P | | | | | | | | | | | | | | S | | S | | | | | | | 4.3.3(A)(1) |
| Farm co-op | | P | | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1) |
| Farm machinery repair | | S | | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1) |

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| Farm market | | P | | | | | | | | | | | | | | | | | | A | | | | 4.3.3(A)(1) |
| Farm produce stand | | P | | | | | | | | | | | | | | | | | | A | | | | 4.3.3(A)(1), (3) |
| Feedlot (for ongoing, on-site animal husbandry activities) | | P | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1) |
| Nursery, commercial | | S | | | | | | | | | | | | | | | | | | A | | | | 4.3.3(A)(1), (4) |
| Nursery, production | | P | S | S | S | S | S | | | | | | | | P | | | | | | | | | 4.3.3(A)(1), (4) |
| Pet farm | | P | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1) |
| Sawmill | | S | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1), (5) |
| Stable | | P | | | | | | | | | | | | | | | | | | | | | | 4.3.3(A)(1), (6) |
| Agriculture support and services (not directly related) | | | | | | | | | | | | | | | | | | | | | | | | |
| Agricultural research facility | | P | | | | | | | | | | | | | | P | P | P | | | | | | 4.3.3(B)(1) |
| Animal care business | | P | | | | | | | | | | | | | | | P | | | | | | | |
| Auction arena for livestock | | S | | | | | | | | | | | | | | | S | S | | | | | | |

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| Central farm distribution hub for agricultural products | | P | | | | | | | | | | | | | | | P | P | | | | | | 4.3.3(B)(1) |
| Equestrian facility | | P | | | | | | | | | | | | | | | | | | | | | | 4.3.3(B)(2) |
| Fair grounds | | S | | | | | | | | | | | | | | | | | | A | | | | |
| Farm machinery repair | | P | | | | | | | | | | | | | P | | P | | | | | | | |
| Farm machinery sales, rental, and service | | P | | | | | | | | | | | | | P | | P | | | A | | | | |
| Stable | | P | | | | | | | | | | | | | | | | | | | | | | 4.3.3(B)(3) |
| Animal sales, service and care | | | | | | | | | | | | | | | | | | | | | | | | |
| Animal hospital | | P | | | | | | | | | | | P | | S | | | | | A | | | | 4.3.3(C)(1) |
| Animal shelter | | S | | | | | | | | | | | S | | | | | | | A | | | | 4.3.3(C)(2) |
| Animal grooming | | P | | | | | | | | | | | P | P | P | | | P | | A | | | | |
| Kennel, indoor | | P | | | | | | | S | S | | S | P | | S | P | P | | | A | | A | | 4.3.3(C)(3) |
| Kennel, outdoor | | P | | | | | | | | | | | P | | P | | P | P | | A | | | | 4.3.3(C)(4) |
| Veterinary clinic | | P | | | | | | | | | | | P | P | P | P | | | | A | | A | | 4.3.3(C)(5) |
| BUSINESS | | | | | | | | | | | | | | | | | | | | | | | | |

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| Eating establishments | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ice cream shop | | | | | | | | | S | S | S | P | P | P | P | P | | | | A | A | A | | |
| Restaurant, indoor seating only | | | | | | | | | S | S | S | P | P | P | P | P | P | | | A | A | A | A | |
| Restaurant, with outdoor seating | | | | | | | | | S | S | S | P | P | P | S | P | S | | | A | A | A | A | 4.3.4(A)(1) |
| Restaurant, with drive-through or drive-in service | | | | | | | | | | | | | P | | P | S | S | | | A | | | A | 4.3.4(A)(2) |
| Specialty eating establishment | | | | | | | | | S | S | S | P | P | P | P | P | | | | A | A | A | A | |
| Conference and training centers | | | | | | | | | | | | | | | | | | | | | | | | |
| Conference center | | S | | | | | | | S | S | | | P | P | P | P | P | | S | A | | A | A | 4.3.4(B)(1) |
| Rural agricultural corporate retreat | | P | | | | | | | | | | | | | | | | | | | | | | 4.3.4(B)(2) |
| Industrial services | | | | | | | | | | | | | | | | | | | | | | | | |
| Building, heating, plumbing, or electrical contractors | | | | | | | | | | | | | | | | P | P | P | | A | | | | |
| Electric motor repair | | | | | | | | | | | | | | | | | | P | | | | | | 4.3.4(C)(1) |
| Fuel oil distributor | | | | | | | | | | | | | | | | | | P | | | | | | |
| General industrial service | | | | | | | | | | | | | P | P | P | P | P | P | | | | | A | |

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| Heavy equipment sales, rental, or repair | | | | | | | | | | | | | | | P | | | P | | | | | | 4.3.4(C)(2) |
| Laundry, dry cleaning, and carpet cleaning facilities | | | | | | | | | | | | | P | P | P | | | | | | | | A | 4.3.4(C)(3) |
| Machine shop | | | | | | | | | | | | | | | S | | | P | | | | | | 4.3.4(C)(1) |
| Repair of scientific or professional instruments | | | | | | | | | | | | | S | | S | P | P | P | | A | | | A | |
| Tool repair | | | | | | | | | | | | | | | S | P | P | P | | | | | | 4.3.4(C)(1) |
| Manufacturing and production | | | | | | | | | | | | | | | | | | | | | | | | |
| Asphalt/concrete batch plant | | | | | | | | | | | | | | | | | | S | | | | | | 4.3.4(D)(1) |
| Manufacturing, heavy [1] | | | | | | | | | | | | | | | | | | P | | | | | | 4.3.4(D)(1) |
| Manufacturing, light | | | | | | | | | | | | | | | | P | P | P | | A | | | A | |
| Medical marijuana processing | | | | | | | | | | | | | | | | | | | | | | | | |
| Medical radioisotope laboratory | | | | | | | | | | | | | | | | P | | | | | | | | |
| Non-medical marijuana processing | | | | | | | | | | | | | | | | | | | | | | | | |
| Offices | | | | | | | | | | | | | | | | | | | | | | | | |

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| Business services | | | | | | | | | | | P | P | P | P | P | P | | | | A | | A | A | |
| Financial services | | | | | | | | | | | P | P | P | P | P | P | | | | A | | A | A | |
| Professional services | | | | | | | | | | S | P | P | P | P | P | P | | | | A | | A | A | |
| Radio and television broadcasting studio | | | | | | | | | | | | | P | P | P | P | P | P | | A | | | A | |
| Sales | | | | | | | | | | | | | P | P | P | P | | | | A | | A | A | |
| Parking, commercial | | | | | | | | | | | | | | | | | | | | | | | | |
| Parking lot | | | | | | | | | | | | | P | P | P | P | P | P | P | A | A | A | A | 4.3.4(E)(1) |
| Parking structure | | | | | | | | | | | | | P | P | P | P | P | P | P | A | A | A | A | 4.3.4(E)(2) |
| Recreation/entertainment, indoor | | | | | | | | | | | | | | | | | | | | | | | | |
| Banquet hall | | | | | | | | | | | | | P | P | P | P | | | P | A | | A | A | 4.3.4(F)(1) |
| Commercial recreation, indoor | | | | | | | | | S | S | | | P | P | P | P | | P | P | A | A | A | A | |
| Internet Café/simulated gaming establishment | | | | | | | | | | | | | | | | | | | | | | | | |
| Neighborhood recreation center | | | | S | S | S | | | P | P | | P | | | | P | | | P | A | A | A | | |
| Private club or lodge with seating capacity of less than 300 in main activity area | | P | S | S | S | P | P | P | S | S | P | P | P | P | P | P | P | | | A | A | A | A | |

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| Private club or lodge, with seating capacity of 300 or greater in main activity area | | P | | | | | S | S | S | S | S | S | P | P | P | P | P | | | A | A | A | A | |
| Theater | | | | | | | | | | | | S | P | P | P | P | P | | S | A | | A | A | |
| Recreation/entertainment, outdoor | | | | | | | | | | | | | | | | | | | | | | | | |
| Archery range | | P | | | | | | | | | | | | | P | | | | P | | | | | |
| Arena, amphitheater, auditorium, stadium | | S | | | | | | | | | | | S | S | S | | S | S | P | A | A | A | A | 4.3.4(F)(1) |
| Commercial recreation, outdoor | | S | | | | | | | | | | | | | P | | | | P | A | | A | A | |
| Golf course, private | | P | P | P | P | P | P | P | P | P | | | | | | P | P | | | | A | A | A | |
| Retail sales and services | | | | | | | | | | | | | | | | | | | | | | | | |
| Auction house | | P | | | | | | | | | | | | | P | | | | | A | | | | 4.3.4(G) |
| Bar, nightclub, or cocktail lounge | | | | | | | | | | | | S | P | P | P | | | | | A | | A | | 4.3.4(G)(1) |
| Convenience store | | | | | | | | | S | S | | P | P | S | P | P | S | | | A | A | A | | 4.3.4(G)(2) |
| Department or discount store | | | | | | | | | | | | | P | P | P | | | | | A | | A | | 4.3.4(G) |
| Drug store or pharmacy (stand alone) | | | | | | | | | | | | | P | P | P | P | | | | A | | | | 4.3.4(G)(3) |
| Crematory | | S | | | | | | | | | | | | | S | | P | P | | | | | A | 4.3.4(G) |

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| Entertainment establishment | | | | | | | | | | | | | P | P | P | P | | | | A | | | | 4.3.4(G) |
| Financial institution | | | | | | | | | | S | S | P | P | P | P | P | P | | | A | A | A | A | 4.3.4(G)(4) |
| Funeral home | | | | | | | | | | | S | | P | P | P | | | | | A | | | | 4.3.4(G) |
| General media store | | | | | | | | | | | | | P | P | P | P | | | | A | A | A | | 4.3.4(G) |
| Liquor store | | | | | | | | | | | | | S | P | P | P | | | | A | | A | | 4.3.4(G) |
| Laundromat | | | | | | | | | | | | | | | P | P | | | | A | | | | 4.3.4(G)(5) |
| Non-medical marijuana dispensing | | | | | | | | | | | | | | | | | | | | | | | | |
| Pawn shop | | | | | | | | | | | | | | | P | | | | | A | | | | 4.3.4(G)(8) |
| Precious metals dealer | | | | | | | | | | | | | | | P | | | | | A | | | | 4.3.4(G)(9) |
| Personal services establishment | | | | | | | | | S | S | | P | P | P | P | P | | | | A | | A | | 4.3.4(G)(6) |
| Repair establishment | | | | | | | | | | | | S | P | P | P | | | | | A | | | | 4.3.4(G) |
| Sales establishment | | | | | | | | | S | S | | S | P | P | P | P | | | | A | A | A | | 4.3.4(G) |
| Tattoo parlor/Body-piercing studio | | | | | | | | | | | | | | | P | | | | | A | | | | 4.3.4(G)(10) |
| Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf | | | | | | | | | | | | | P | | P | | | | | A | | A | | 4.3.4(G)(7) |

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| Large-scale retail establishments ≥ 80,000 sf | | | | | | | | | | | | | S | | S | | | | | A | | | | 4.3.4(G)(7) |
| Self-service storage | | | | | | | | | | | | | | | | | | | | | | | | |
| All uses | | | | | | | | | | | | | P | | P | S | | P | | A | | | | 4.3.4(H) |
| Sexually oriented business | | | | | | | | | | | | | | | | | | | | | | | | |
| Sexually oriented cabaret | | | | | | | | | | | | | | | P | | | | | | | | | 4.3.4(I) |
| Sexually oriented media store | | | | | | | | | | | | | | | P | | | | | | | | | 4.3.4(I) |
| Sexually oriented motion picture theater | | | | | | | | | | | | | | | P | | | | | | | | | 4.3.4(I) |
| Sex shop | | | | | | | | | | | | | | | P | | | | | | | | | 4.3.4(I) |
| Vehicles, sales and services | | | | | | | | | | | | | | | | | | | | | | | | |
| Automobile body shop | | | | | | | | | | | | | | | P | | P | P | | | | | | 4.3.4(J)(1) |
| Automobile parts sales | | | | | | | | | | | | | S | | P | | P | P | | A | | | | |
| Automobile rental and sales | | | | | | | | | | | | | S | | P | | | | | A | | | | 4.3.4(J)(2) |
| Automobile repair and servicing | | S | | | | | | | | | | | | | S | | P | P | | A | | | | 4.3.4(J)(3) |
| Automobile service station | | | | | | | | | | | | S | S | P | P | | P | P | | A | | | | |

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| Automobile service station with wash and detail | | | | | | | | | | | | | | P | | | | | A | | | | |
| Boat and marine rental and sales | | | | | | | | | | | | | P | | P | | | | | A | | | | 4.3.4(J)(4) |
| Carwash or auto detailing | | | | | | | | | | | | | | | P | | | | | A | | | | 4.3.4(J)(5) |
| Gasoline sales | | | | | | | | | | | | S | P | P | P | | S | S | | A | | A | | 4.3.4(J)(6) |
| Recreational vehicle rental and sales | | | | | | | | | | | | | | | P | | | P | | A | | | | 4.3.4(J)(2) |
| Taxicab service | | | | | | | | | | | | | P | P | P | | | | | A | | | | |
| Tire sales and mounting | | | | | | | | | | | | | P | | P | | | | | A | | | | 4.3.4(J)(7) |
| Towing service | | | | | | | | | | | | | | | P | | | | | A | | | | 4.3.4(J)(8) |
| Transmission or muffler shop | | | | | | | | | | | | | | | P | | | | | A | | | | 4.3.4(J)(7) |
| Truck or tractor rental or sales | | | | | | | | | | | | | | | P | | | P | | | | | | 4.3.4(J)(2) |
| Visitor accommodations | | | | | | | | | | | | | | | | | | | | | | | | |
| Bed and breakfast | | P | S | S | S | S | | | S | S | S | S | | P | | P | | | | A | A | A | | 4.3.4(K)(1) |
| Bed and breakfast inn | | | | | | | | | S | S | S | S | | S | | P | | | | A | | A | | 4.3.4(K)(2) |
| Hotel or motel | | | | | | | | | | | | S | P | P | P | P | | | | A | | A | A | 4.3.4(K)(4) |
| Warehouse and freight movement | | | | | | | | | | | | | | | | | | | | | | | | |

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

| | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tire disposal or recycling | | | | | | | | | | | | | | | | | | S | | | | | | 4.3.4(M)(3) |
| Waste composting | | S | | | | | | | | | | | | | | | | P | | | | | | |
| Wholesale sales | | | | | | | | | | | | | | | | | | | | | | | | |
| All uses | | | | | | | | | | | | | | | S | P | P | P | | | | | | |

[1] This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

**EXHIBIT "B"**

**TO**

**13663 NW US HIGHWAY 441**

**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS**

**STAFF REPORT**

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

# City of Alachua

**ADAM BOUKARI**
**CITY MANAGER**

**PLANNING & COMMUNITY DEVELOPMENT**
**DIRECTOR KATHY WINBURN, AICP**

June 7, 2021

*Sent by electronic mail to csweger@edafl.com*

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On May 26, 2021, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **July 13, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 29, 2021.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, June 29, 2021***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, July 12, 2021***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager (*by electronic mail*)
Mike DaRoza, Assistant City Manager (*by electronic mail*)
Kamal Latham, Assistant City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Project File

May 24, 2021

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

**Re: Planning Assistance Team (PAT) Summary**
**13663 NW US 441 LSCPA and Rezoning Applications**

Dear Mr. Tabor,

The applicant's responses to the insufficiency comments issued on 4/18/2021 are below.

**LSCPA & Rezoning Applications**

1. *Public Facilities Impact Analysis*

a. Per Section 2.4.14(H)(2)(i), for proposed developments generating greater than 1,000 external ADT, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. There is a note under the trip distribution for affected roadway segments stating that Segments 3 and 5 do not have impacts above 5% of the MSV. With a distribution of 15%, the impacts to Segments 3 and 5 would be 5.1% of the MSV (195 / 3,870 = 0.0506), and thus these roadway segments would be affected roadway segments.

**RESPONSE: That statement that Segments 3 and 5 do not have impacts above 5% of the MSV was based on the average daily trips for those segments (1,863/43,000 = 4.3% for Segment 3 and 1,863/39,000 = 4.8% for Segment 5). Since Section 2.4.14(H)(2)(i) states "ADT" for affected roadway segments, this is the reason the statement was made as is in the Justification Reports. An analysis of the peak hour impacts (which we agree are over 5% of MSV) has been added for Segments 3 and 5. The Justification Reports have both been updated. It may be helpful in a future Code update to clarify in Section 2.4.14(H)(2)(i) that the 5% requirement applies to both ADT and Peak Hour MSV.**

b. Confirm the available PM Peak residual capacity are correct for Segments 4 and 9.

**RESPONSE: The available capacity for the PM Peak for Segments 4 and 9 have been corrected to 847 and 406 respectively in the table in both Justification Reports.**

2. *Comprehensive Plan Consistency Analysis*

a. In response to Objectives 1.2 and 1.3 of the COSE, the report references the environmental analysis section of the report. No evaluation of native communities/ecosystems or listed species is provided within the environmental analysis section of the report.

**RESPONSE: References to Objectives 1.2 and 1.3 of the COSE have been removed from the Justification Reports.**

b. Some Comprehensive Plan GOPs do not reflect recent updates to the Comprehensive Plan. Please revise as needed.

**RESPONSE: References to goals, objectives and policies related to updated text in the Comprehensive Plan have been updated in the Justification Reports for the following: Capital Improvements Element Objective 1.2; Community Facilities Element Goal 1, Objective 1.2, Goal 2, Goal 3, Goal 4, and Objective 4.1; Future Land Use Element Objective 1.3, Policies 1.3.b, 1.3,f.2, 2.4.a, 2.4.c, 2.4,d, 2.4.e, Objective 5.1, Policy 5.2.a, Goal 9, and Policy 9.1; Intergovernmental Coordination Element Objective 1.2, 1.2.d, 1.2,e; and Transportation Element Goal 1. Additionally, references to the Community Facilities and Natural Groundwater Aquifer Recharge Element have been changed to reflect the new element title of Community Facilities Element.**

3. *Miscellaneous*

a. The current zoning of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.

**RESPONSE: The Rezoning Application form has been amended to reflect that the existing zoning is Alachua County Agricultural. The Justification Reports have also been updated to reflect that the zoning is Alachua County Agricultural.**

b. A 50% maximum lot coverage is utilized for industrial uses within the needs analysis and public facilities impact analysis. While this is acceptable, please note FAR maximums are established in Policy 1.5.d.11 of the FLUE.

**RESPONSE: A reference to FLUE Policy 1.5.d.11 has been added to the Needs Analysis section, and in the Public Facilities Impact Analysis section, FAR of 0.5 was used consistent with the Industrial acreage being greater than or equal to 5 acres.**

c. The applications indicate there is a contract for the sale or option to purchase the property. Recommend the purchaser discuss potential uses with the City.

**RESPONSE: We will discuss this with the purchaser. eda is the agent for both the property owner and the potential purchaser, so we have been advising the buyer on potential uses allowed per the City of Alachua Land Development Regulations.**

**Rezoning Application**

4. *Public Facilities Impact Analysis*

a. Revise the reference to application type in the paragraph summarizing transportation impacts on page 14 of the report.

**RESPONSE: This change has been made in the Justification Report.**

5. *Standards for Rezonings*

a. Response to Section 2.4.2(E)(1)(f): Please address specifically potential impacts to the general area of the property, including potential for excessive traffic, density/intensities of use, building height and bulk, noise, lights, or other physical effects/nuisances.

**RESPONSE: The Justification Report has been updated to include additional information related to potential impacts.**

b. Response to Section 2.4.2(E)(1)(h): Ensure references to application type are correct (rezoning) and references to designations of the land are correct (zoning).

**RESPONSE: The reference has been corrected to refer to zoning and not land use.**

Please don't hesitate to contact me at 352-373-3541 if you have any questions.

Sincerely,

Clay Sweger, AICP, LEED AP
Director of Planning

# City of Alachua

**ADAM BOUKARI**
**CITY MANAGER**

**PLANNING & COMMUNITY DEVELOPMENT**
**DIRECTOR KATHY WINBURN, AICP**

May 18, 2021

*Sent by electronic mail to csweger@edafl.com*

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning Assistance Team (PAT) Summary: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 29, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±16.1 acre subject property, comprised of Tax Parcel Number 05970-004-000, from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres and to rezone the subject property from Agricultural (County) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres. A completeness review was performed on May 4, 2021 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:00 AM** on **Thursday, May 20, 2021** 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 **Thursday, June 3, 2021**. A total of four (4) 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **July 13, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

## LSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*
   a. Per Section 2.4.14(H)(2)(i), for proposed developments generating greater than 1,000 external ADT, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. There is a note under the trip distribution for affected roadway segments stating that Segments 3 and 5 do not have impacts above 5% of the MSV. With a distribution of 15%, the impacts to Segments 3 and 5 would be 5.1%

of the MSV (195 / 3,870 = 0.0506), and thus these roadway segments would be affected roadway segments.

b. Confirm the available PM Peak residual capacity are correct for Segments 4 and 9.

2. *Comprehensive Plan Consistency Analysis*
   a. In response to Objectives 1.2 and 1.3 of the COSE, the report references the environmental analysis section of the report. No evaluation of native communities/ecosystems or listed species is provided within the environmental analysis section of the report.
   b. Some Comprehensive Plan GOPs do not reflect recent updates to the Comprehensive Plan. Please revise as needed.

3. *Miscellaneous*
   a. The current zoning of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.
   b. A 50% maximum lot coverage is utilized for industrial uses within the needs analysis and public facilities impact analysis. While this is acceptable, please note FAR maximums are established in Policy 1.5.d.11 of the FLUE.
   c. The applications indicate there is a contract for the sale or option to purchase the property. Recommend the purchaser discuss potential uses with the City.

**Rezoning Application**

4. *Public Facilities Impact Analysis*
   a. Revise the reference to application type in the paragraph summarizing transportation impacts on page 14 of the report.

5. *Standards for Rezonings*
   a. Response to Section 2.4.2(E)(1)(f): Please address specifically potential impacts to the general area of the property, including potential for excessive traffic, density/intensities of use, building height and bulk, noise, lights, or other physical effects/nuisances.
   b. Response to Section 2.4.2(E)(1)(h): Ensure references to application type are correct (rezoning) and references to designations of the land are correct (zoning).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

# City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

## INTER-OFFICE COMMUNICATION

**DATE:** **May 19, 2021**

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

**FROM:** **Rodolfo Valladares, P.E.**
Public Services Director
**Tom Ridgik, P.E.**
Engineering Supervisor

TR 5/19/2021

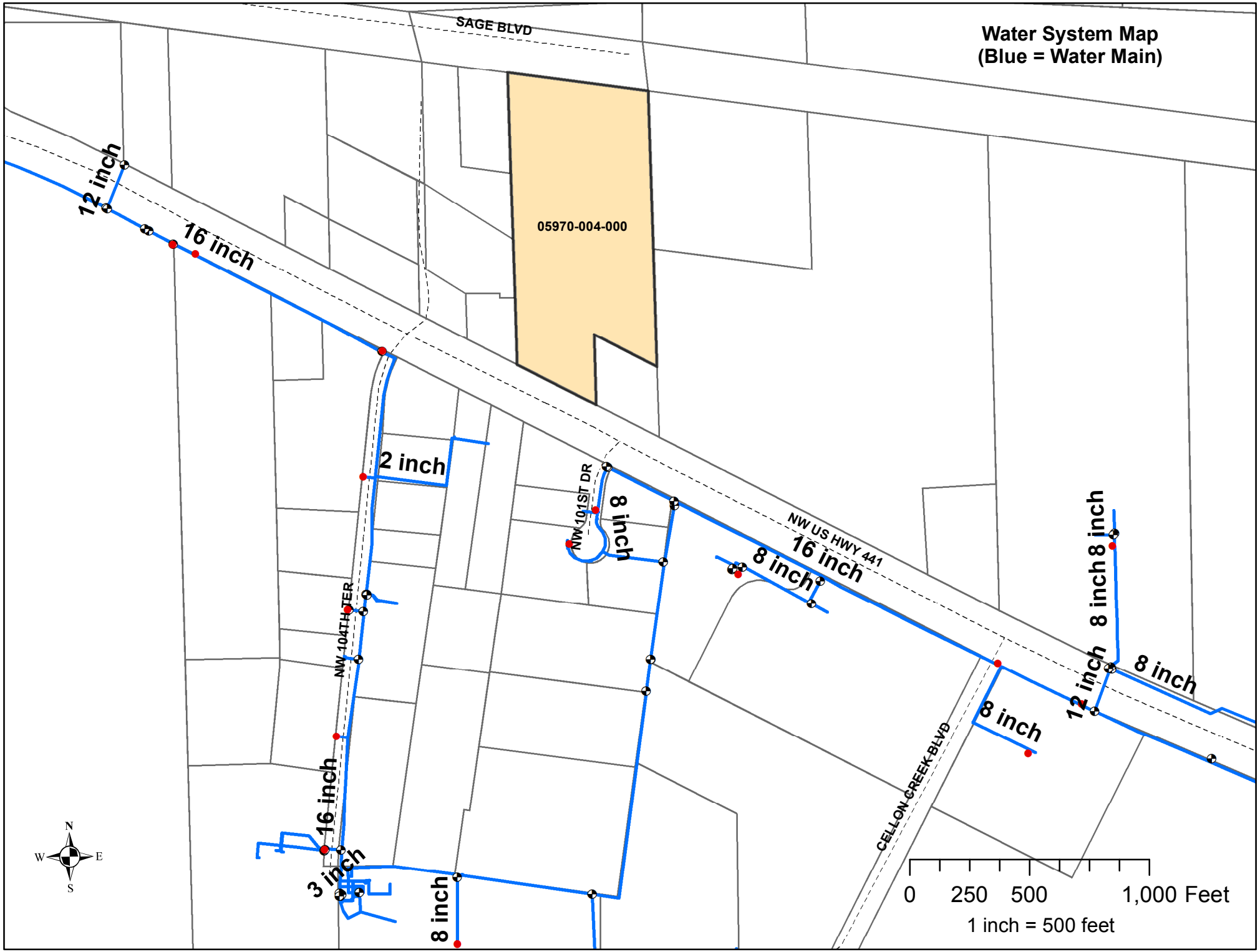
**RE:** **13663 NW US Hwy 441 Land Use Change**

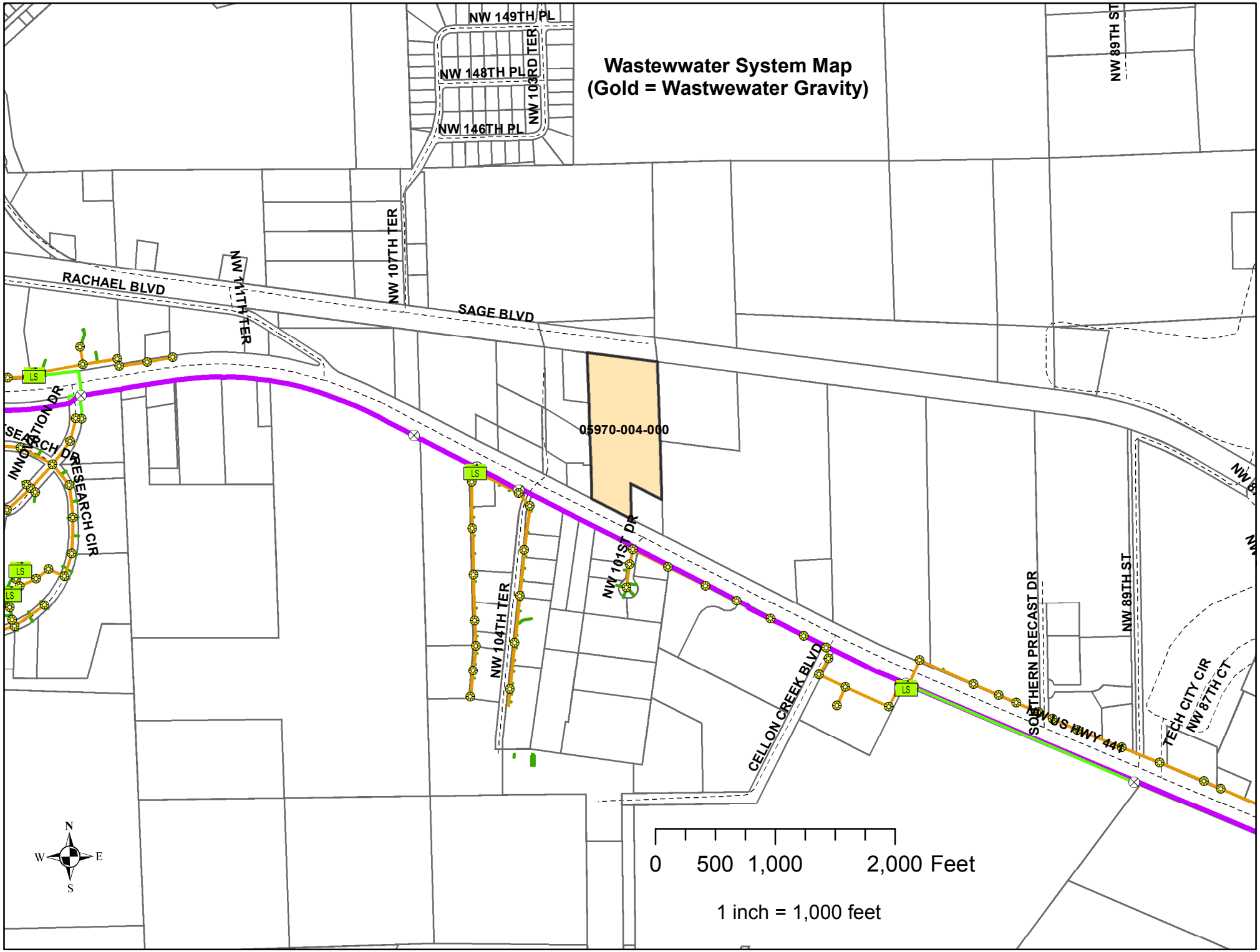
Public Services has reviewed the subject project (May Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS |
|---|---|
| 1. | **Comment on May Submittal**<br>**Water Utility Availability**<br>Although water infrastructure is primarily on the south side of Hwy 441, there are two water mains that cross underneath Hwy 441. Piping from the site could be connected to either of these water mains. Distance from the site to the water main crossings range from 1800 to 2300 ft. See attached map of the water system. |
| 2. | **Comment on May Submittal**<br>**Wastewater Service Availability**<br>There are two gravity wastewater networks on the north side of Hwy 441, same side as the site. The distance from each wastewater network to the site is in the range of 2000-4000 ft. Whether gravity flow from the site to each wastewater network is feasible would need to be evaluated; namely, are the existing manholes deep enough?<br>Suppose a private lift station is installed at the site with discharge to either of these two networks (same side of Hwy 441 as site). This would require an FDOT permit – FDOT may not allow this approach. |

| NO. | COMMENTS |
|---|---|
| | Suppose a private lift station is installed at the site with discharge to the nearby existing gravity wastewater mains on the south side of Hwy 441. This would require installing piping underneath Hwy 441, which would require a FDOT permit.<br><br>Suppose a gravity WW main is installed under Hwy 441 to connect to nearby manholes. This, too, would require a FDOT permit. FDOT would need to be contacted to determine if they find this approach acceptable for a private user. FYI, there is precedent for a gravity main under Hwy 441. But it was for a much larger infrastructure project.<br><br>See attached wastewater map. |
| | |
| **END OF COMMENTS** | |

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


Water System Map
(Blue = Water Main)
SAGE BLVD
05970-004-000
12 inch
16 inch
2 inch
NW 101ST DR
8 inch
NW US HWY 441
16 inch
8 inch
8 inch
8 inch
12 inch
8 inch
NW 104TH TER
16 inch
3 inch
8 inch
8 inch
CELLON CREEK BLVD
N
W
E
S
0
250
500
1,000 Feet
1 inch = 500 feet


Wastewwater System Map
(Gold = Wastwewater Gravity)
NW 149TH PL
NW 148TH PL
NW 146TH PL
NW 103RD TER
NW 89TH ST
NW 107TH TER
NW 111TH TER
RACHAEL BLVD
SAGE BLVD
05970-004-000
INNOVATION DR
RESEARCH CIR
NW 101ST DR
NW 104TH TER
CELLON CREEK BLVD
SOUTHERN PRECAST DR
NW 89TH ST
TECH CITY CIR
NW 87TH CT
LS
N
W
E
S
0 500 1,000 2,000 Feet
1 inch = 1,000 feet

# City of Alachua

**ADAM BOUKARI**
**CITY MANAGER**

**PLANNING & COMMUNITY DEVELOPMENT**
**DIRECTOR KATHY WINBURN, AICP**

May 4, 2021

*Sent by electronic mail to csweger@edafl.com*

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 29, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±16.1 acre subject property, comprised of Tax Parcel Number 05970-004-00, from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (A) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are complete. An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

Central Florida.

"Giving back to the community is an integral part of our business model," Scenthound Gainesville's

said. "We pull animals from 18 local county shelters and many times they are in serious need of both a bath and grooming.

in Alachua County, Florida. For over 40 years, the organization has worked to achieve its goal of becoming a community where no

org/ or https://www.scenthound.com/.

The Humane Society of North Central Florida was created in 2018 when the

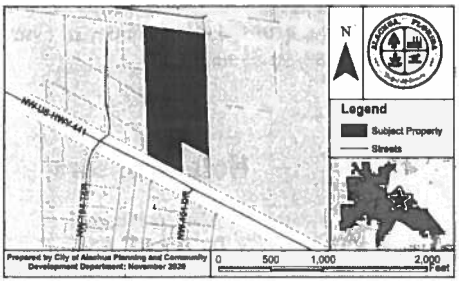
The Humane Society of North Central Florida is a limited intake, no-kill animal rescue shelter. The

Email editor@alachuatoday.com

City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 13, 2021 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres; located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive; consisting of Tax Parcel Number 05970-004-000. Existing FLUM: Agriculture; Proposed FLUM: Commercial (±6.26 acres) and Industrial (±9.84 acres); Existing Zoning: Agriculture (County).



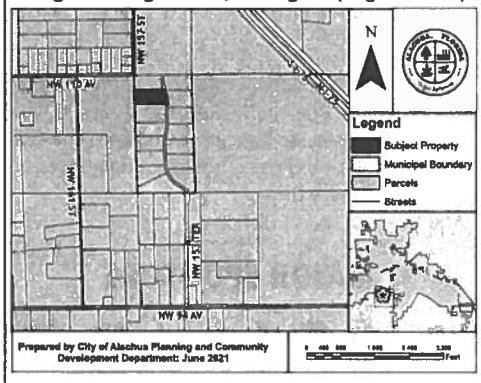

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 01, 2021)

City of ALACHUA

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

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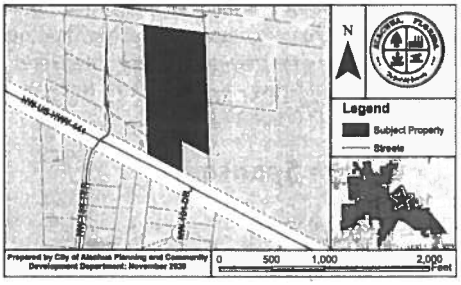

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(Published: Alachua County Today - July 01, 2021)

City of ALACHUA

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

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At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 01, 2021)



**Empty booths and a few pieces of kitchen equipment remain inside the recently closed Bagels Unlimited in Gainesville's 34th Street Plaza.** BRAD MCCLENNY/GAINESVILLE SUN

# Bagels

Continued from Page 3A

learning from constructive criticism," Hill said. "If people didn't like what they had, I'd be all ears."

In 2000, Bagels Unlimited moved to another, larger spot in the same plaza, where Kebab House is currently, then moved again to the current Bagels & Noodles location in Midtown from 2006 to 2010 to maneuver around rising rent costs.

When the Midtown landowner failed to renew the Bagels Unlimited lease, the original location happened to be available again at a lower rent.

Hill said building relationships with customers that lasted decades meant a lot. He served a pregnant woman breakfast and watched as her children grew up and went to college.

He partnered with the University of Florida athletic department to serve football, softball and soccer players 150 meals before 7 a.m.

Many people would say it was the best breakfast they'd ever had or they wanted a second helping.

"It made you feel important," Hill said.

Like most restaurants, operating during the pandemic was akin to cycling up a steep hill. Bagels Unlimited ceased indoor dining as per Florida's mandate but continued to take carry out and delivery orders for the duration of the pandemic.

"I survived, but for a while there it was pretty much me by myself," he said. On weekends, another employee would join to take call-in orders as Hill made all meals in the kitchen.

When Bagels Unlimited reopened for dine-in, Hill planned to get a coronavirus vaccine as quickly as he could. But the virus got to him first.

For Hill it started with a funny feeling in his throat in mid-April. By the end of the week, he could barely walk.

He was admitted to intensive care in the hospital and required oxygen treatment, though he wasn't put on a ventilator. Hill later tested negative for the virus and was moved to a regular hospital room, though doctors kept him under observation as his oxygen levels slowly rose. He finally left the hospital, nearly a month later, on May 14.

"I wouldn't wish that on anybody, what I went through," Hill said.

He's not out of the woods yet. Hill has lingering nerve damage in his hands and has trouble grasping items. He never developed some common symptoms of the virus, like loss of taste or smell.

He has to wait until 90 days have passed since his hospitalization discharge to get vaccinated against COVID-19 as he wanted to months ago.

While he was battling the worst of the virus, a Bagels Unlimited waiter and their partner tried to keep the space open, but it didn't work out long term.

Facing a mountain of rent bills and still struggling with illness, Hill decided it was time to say goodbye to the business he had run for nearly 30 years.

"Finally, I just had to close the doors and walk away," he said.

*Emily Mavrakis reports on business and Alachua County government. She can be reached by email at emavrakis@gvillesun.com and on Twitter @emmavrakis.*

# McGraw

Continued from Page 3A

ernor's actions and believes he should respect the votes of the citizens who elected McGraw, according to a press release handed out by the the group's press release said.

Evelyn Foxx, chairwoman of the local NAACP branch, said McGraw took all the proper steps to become a candidate and the Election Canvassing Board certified her as the winner.

"We were totally devastated and appalled at the governor doing that while it's in the court system," Foxx said.

A emergency injunction was filed against McGraw by four plaintiffs, among them Khanh Lien-Banko, who ran against McGraw for the school board seat.

Circuit Judge Donna Keim denied their request for an injunction, stating that they didn't offer sufficient evidence that they would be harmed by McGraw remaining on the board and continuing to vote while the issue is sorted out.

"It was supposed to go through the court system and it didn't, he did not allow that. And that's not apart of his executive responsibility," Foxx said.

When McGraw was elected to her seat in August it gave the board its first ever Black female majority. Since then they forced previous superintendent Karen Clarke to resign early and hired Carlee Simon as the interim superintendent. They then voted for her to have the position permanently.

# Trump rally

Continued from Page 3A

speak to that."

Ferré noted that the Florida GOP has been encouraging donations to the Surfside relief effort and said that will continue.

"We are deeply saddened by the tragedy at Surfside," Ferré said, adding: "There are just no words to express the sadness and sorrow we all feel towards that tragedy. All we can do is try to provide increased opportunities to be able to speak to that tragedy and, while families get together and engage over this long holiday weekend, to provide an opportunity to encourage them to contribute to the victims and their families."

The rally is being billed as a joint event hosted by Trump and the Florida GOP, which has a fundraiser planned to raise money for the 2022 election.

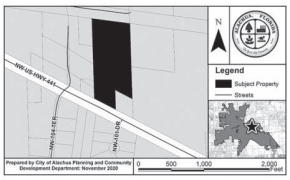
Trump currently is scheduled to speak at 8 p.m., with fireworks at 9 p.m.

**"The governor's very glad that the president is holding the rally in Sarasota and that it's going to be about celebrating the birth of our nation."**

**Florida GOP Executive Director Helen Aguirre Ferré**

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 13, 2021 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres; located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive; consisting of Tax Parcel Number 05970-004-000. Existing FLUM: Agriculture; Proposed FLUM: Commercial (±6.26 acres) and Industrial (±9.84 acres); Existing Zoning: Agriculture (County).

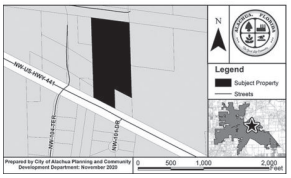



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

GF-25159433

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

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GF-25159768


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GF-24836113

# AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/28/2021 FOR THE 13663 NW US 441
(Date) (State type of action and project name)
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)

2 Rezoning & LSCPA on same sign
(Number of signs)

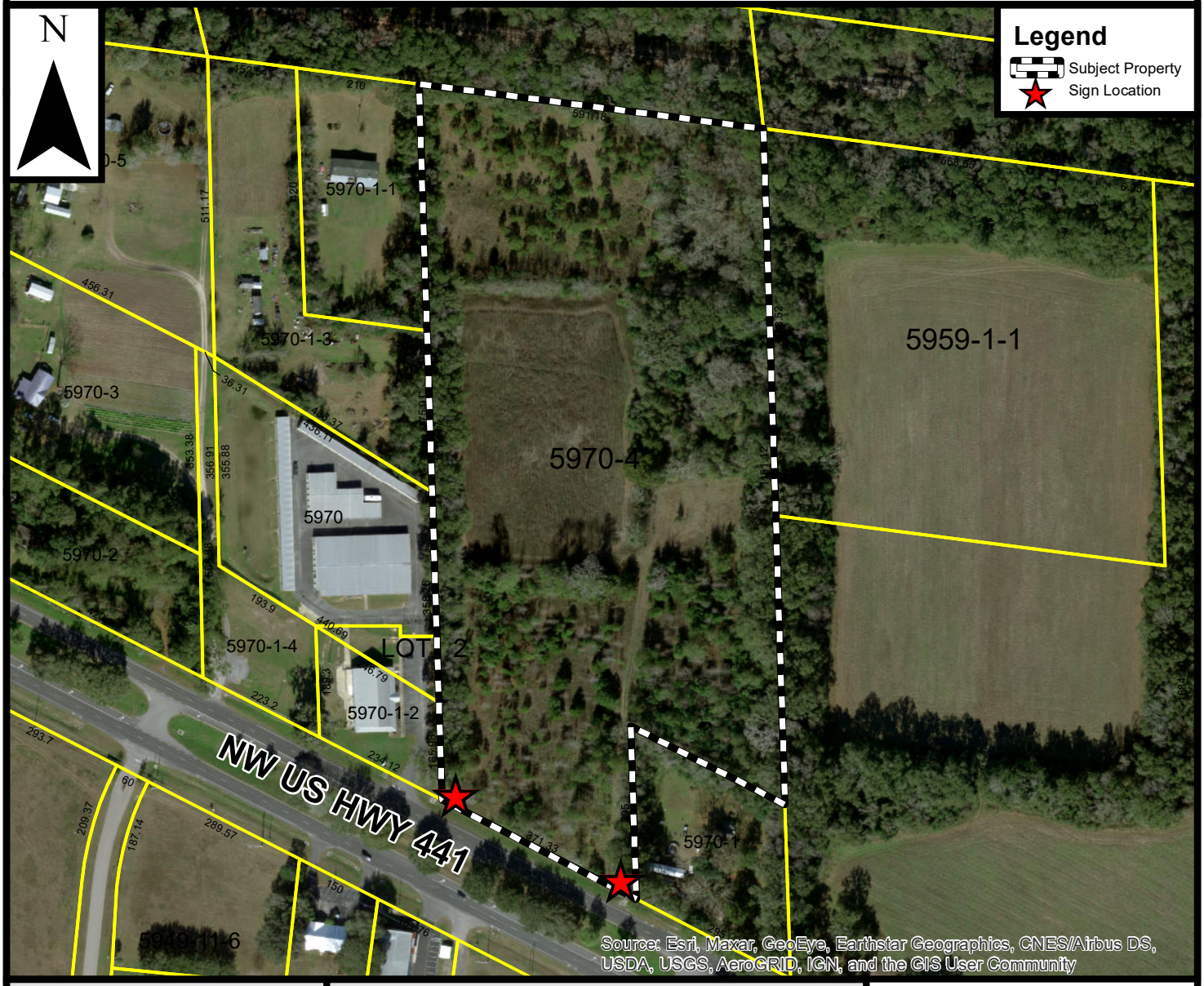
# IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

***Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.***

## 13663 NW US 441
## LSCPA / Rezoning




Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2021

**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 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 the data is dynamic and in a constant state of maintenance, correction, and update.

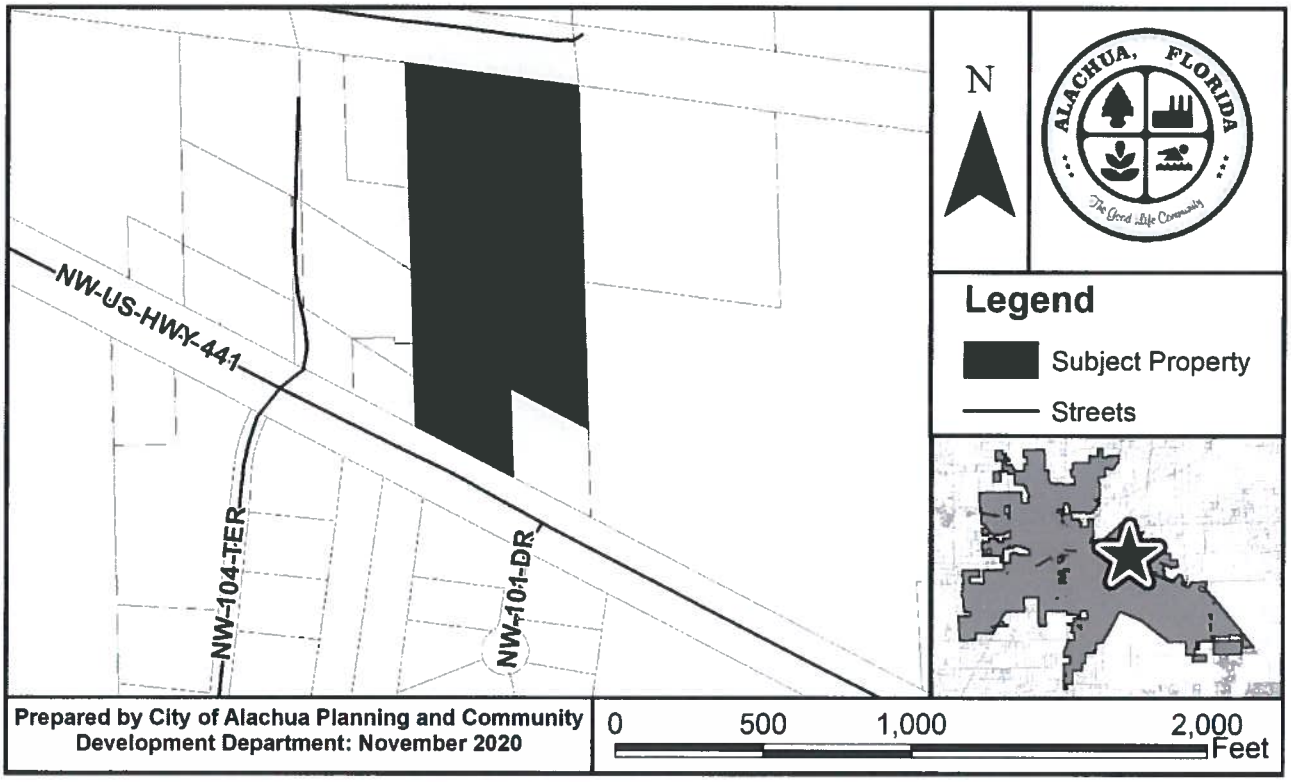
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City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 6/28/21
KC

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 13, 2021 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres; located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive; consisting of Tax Parcel Number 05970-004-000. Existing FLUM: Agriculture; Proposed FLUM: Commercial (±6.26 acres) and Industrial (±9.84 acres); Existing Zoning: Agriculture (County).




At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

AVERY 5160

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

TCMOA President
10000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
P.O. Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave.
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
P.O. Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

AVERY 5160

05970-001-002
MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA, FL 32615

05970-001-003
CRUCE RICHARD L & PEGGY
14035 NW 104TH TER
ALACHUA, FL 32615

05965-000-000
Essa Jr Trustee & Gallaway Trustee Et Al
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

05970-001-004
STOR- ALL SELF STORAGE LLC
4249 WJISPERWOOD CIR
VALDOSTA, FL 31602-4962

05964-002-001
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05849-004-000
HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-001-001
CRUCE JESSIE O JR
14065 NW 104TH TER
ALACHUA, FL 32615

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

92060-517-900 & 92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

05964-002-000
Upland Industrial Park Owners Assn Inc
6318 NW 18TH DR
GAINESVILLE, FL 32653

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05970-004-000
ENVISION SEVEN LIMITED LIABIL
1818 SW 28TH ST
OCALA, FL 34474

05970-000-000
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

05970-005-000
RAWLINS ARTHUR & BARBARA
PO BOX 851
ELKIN, NC 28621-0851

05848-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

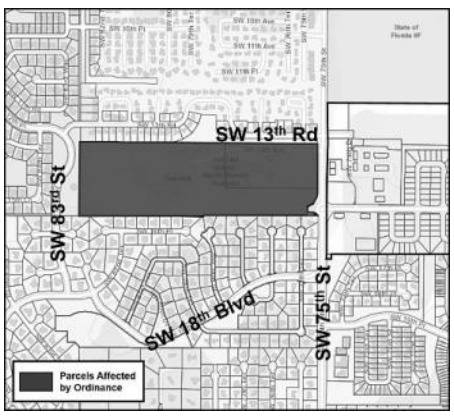
Etiquettes d'adresse Easy Peel

## NOTICE OF ZONING CHANGE

The City of Gainesville, Florida, proposes to adopt the following ordinance rezoning a certain property as shown on the map in the advertisement as more fully set forth in the ordinance, the title of which appears below. A first reading for the ordinance will be held on Thursday, August 5, 2021 at 6:00 PM or as soon thereafter as may be heard. The meeting will be held in the City Hall Auditorium, 200 E. University Avenue, Gainesville, Florida. A copy of the ordinance may be inspected by any member of the public at the office of the Clerk of the Commission located at 200 East University Avenue, Gainesville, Florida during regular business hours. Interested parties may appear at the meeting and be heard regarding the amendment.
FOR INFORMATION CALL, 352-334-5022.

Interested parties may participate in the meeting and be heard regarding the amendment.
Public access to this virtual meeting can be accomplished as follows:
ATTEND IN-PERSON: 200 East University Avenue.
LIVE MEETING COVERAGE: View and/or listen to the meeting.
- City of Gainesville Website:
- https://www.cityofgainesville.org/CommunicationsOffice/Community12TV/LiveWebStreaming.aspx
- Broadcast on Cox Cable Channel 12
- City of Gainesville Facebook: https://www.facebook.com/GainesvilleFL/ (optional/courtesy)
PUBLIC COMMENT: Submit written or verbal comments on the agenda before and during the meeting.
- By mail to the City of Gainesville, Clerk of the Commission: P.O. Box 490, Station 19, 32627-0490
- By email to citycomm@cityofgainesville.org
- By phone before the meeting to the Clerk of the Commission Office at 352-334-5015
- By e-comment to https://gainesville.legistar.com/Calendar.aspx
  Visit the "Agenda & Minutes" page on the City's website www.cityofgainesville.org
  Click the "eComment" link for this meeting agenda to leave comments on specific items.
- Live Comment by Phone during the meeting
  Dial the Toll Free Number: 1(800) 876-7516 from your phone.
  A moderator will call on you when it is your turn to speak
  Please mute the sound on your computer/devise if you are watching the meeting online
  State your name clearly for the record. Each speaker will have three minutes to comment
All written comments submitted shall be made a part of the public record. If any member of the public requires additional information about this City Commission meeting or has any questions about how to submit a public comment at the meeting, please contact:
Omichele D. Gainey, City Clerk
City of Gainesville
200 East University Avenue, First Floor
Gainesville, FL 32601
352-334-5015
clerks@cityofgainesville.org
Please contact the Clerk's Office at 352-334-5015 to report issues with the technology that the City is using (not the technology members of the public are using) to provide public access (viewing, listening and/or commenting) to the meeting.
Persons with disabilities who require assistance to participate in the meetings are requested to notify the Equal Opportunity Office at 352-334-5051, or call the TDD phone line at 352-334-2069 at least two business days in advance of the meeting.

**Ordinance No. 200724**
An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 42.973 acres of property known as Oak Hall School generally located at 1700 SW 75th Street, as more specifically described in this ordinance, from Alachua County Planned Development (PD) to City of Gainesville Planned Development (PD); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.




All persons are advised that, if any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

GF-25599011

## AMENDING THE FUTURE LAND USE

The City of Gainesville, Florida, proposes to adopt the following ordinance amending the Future Land Use as more fully set forth in the ordinance, the title of which appears below. A first reading for the ordinance will be held on Thursday, August 5, 2021 at 6:00 PM or as soon thereafter as may be heard. The meeting will be held in the City Hall Auditorium, 200 E. University Avenue, Gainesville, Florida. A copy of the ordinance may be inspected by any member of the public at the office of the Clerk of the Commission located at 200 East University Avenue, Gainesville, Florida during regular business hours. Interested parties may appear at the meeting and be heard regarding the amendment.
FOR INFORMATION CALL, 352-334-5022.

Interested parties may participate in the meeting and be heard regarding the amendment.
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Omichele D. Gainey, City Clerk
City of Gainesville
200 East University Avenue, First Floor
Gainesville, FL 32601
352-334-5015
clerks@cityofgainesville.org
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**Ordinance No. 200723**
An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 42.973 acres of property known as Oak Hall School generally located at 1700 SW 75th Street, as more specifically described in this ordinance, from Alachua County Institutional to City of Gainesville Education (E); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date




All persons are advised that, if any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

GF-25598893

# Home

Continued from Page 3A

Last year, Jenkins introduced herself to Ian Stone, who bought the Wright House in April 2020, while leading a tour group at a nearby Rosewood memorial site.

"I think he picked up the passion in my heart," she said.

During another visit to the house in February, Stone told Jenkins he and his wife were selling the house. Stone initially offered the building to Jenkins for $100,000, provided the group could move the house off of the property.

In July, Jenkins, members of the foundation and the Stone family met to discuss details of the sale over lemonade and cookies on the porch of the Wright House.

But Stone revealed he planned to donate the building to the Real Rosewood Foundation.

"All of us almost fell over out of our chairs," Jenkins said. "I was just absolutely taken aback."

The Real Rosewood Foundation has a Memorandum of Understanding with the Stones and expects to receive a deed for the building soon. In the meantime, the foundation is working on a way to move the house off the Stones' property and onto its own about 35 miles away.

The Real Rosewood Foundation owns 29 acres in Archer, where Jenkins plans to relocate the Wright House. She also hopes to build a small replica of Rosewood around the building, complete with a museum and baseball diamond, an homage to the old town's baseball team. The museum will both show and tell the story of the massacre.

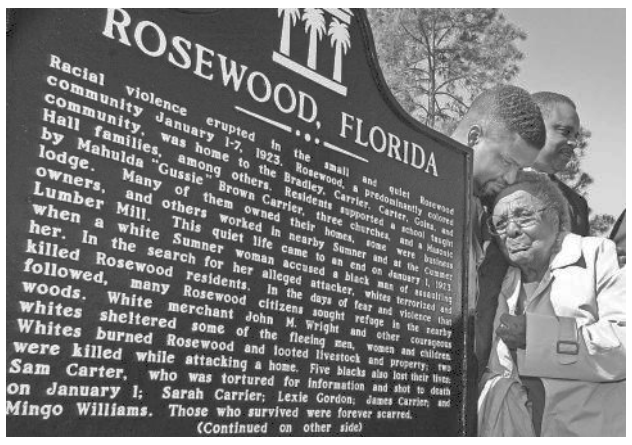
In January 1923, Fannie Coleman Taylor, a married white woman, claimed a Black man sexually assaulted her. A white mob, including Ku Klux Klan members in Gainesville for a New Year's Eve parade, travelled to Rosewood, killed Black residents and burned the town for three days.

As the mob grew to 200 or 300 people, John and Mary Wright sheltered survivors in their home.

At least six Black people and two white people died, though some estimates put the number far higher. Those who escaped and survived by hiding in nearby swamps never returned and the town was abandoned.

The John Wright House is the only standing landmark of Rosewood. It has changed hands many times over the years, but efforts to buy and preserve it cropped up in 2018, when the property went on the market.

Sherry Dupree, a member of the Rosewood Heritage Foundation, said her organization tried to buy the house three years ago, but the price tag of more than




**Rosewood survivor Robie Mortin is comforted by Florida Rep. Ed Jennings Jr. after Mortin's unveiling of a historical marker at the Rosewood site in Levy County in Mary 2004.** DOUG FINGER/THE GAINESVILLE SUN

$300,000 was too much for the foundation to raise in too little time.

"We couldn't come up with the money at that time," Dupree said. "We had some activities, but we didn't come near the amount of money that was needed for that home."

Dupree said it doesn't matter to her which organization acquires the Wright House as long as someone is able to preserve the building.

"I think it's going to be wonderful," she said. "We'll support (Jenkins) however she asks us to support her — we'll be right there to help out."

And Jenkins said the foundation's big plans will require a lot of help.

"People are coming out of the woodwork," she said. "They want to help. They want to be a part of this history."

With the help of Kalai Mathee, a professor at Florida International University in Miami, 40 FIU architecture students designed renderings of the Rosewood replica.

Jenkins says the foundation has narrowed the entries down to six models and will pick a finalist soon.

The foundation was told by movers that the house may be too large and too old to transport to its new home. If this proves to be the case, Jenkins said the foundation will build a replica house on the new site with scraps of the original building.

"We will bring what we can — the stairs, windows, doors, paneling, wood," she said. "Whatever we can move."

The Real Rosewood Foundation doesn't have a timeline for the project, but Jenkins plans to keep working with the help of volunteers.

"Even if the place is not complete, we're still going to celebrate," Jenkins said.

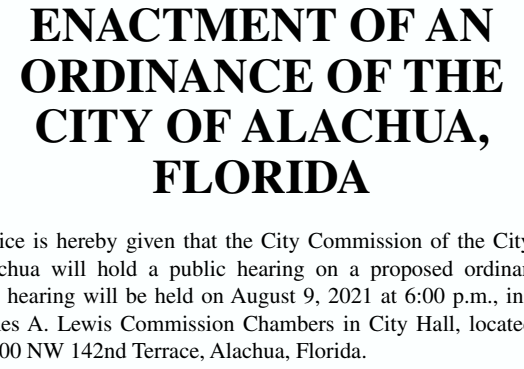
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July 29, 2021

GF-25568517

GF-25568857

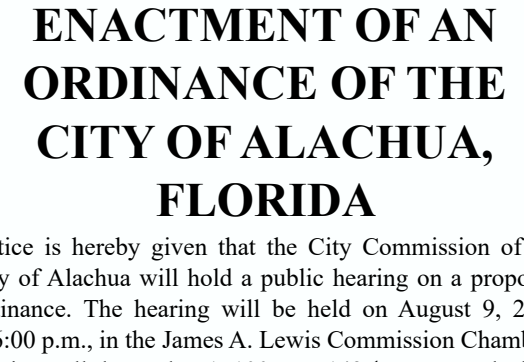
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**ORDINANCE 21-09**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±16.10 ACRES FROM AGRICULTURE TO COMMERCIAL ON ±6.26 ACRES AND FROM AGRICULTURE TO INDUSTRIAL ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




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July 29, 2021

# City of ALACHUA

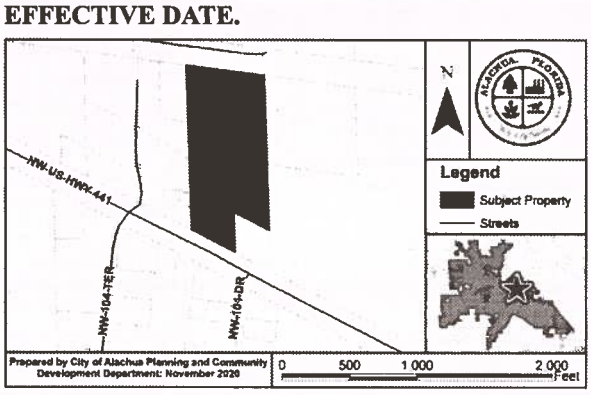
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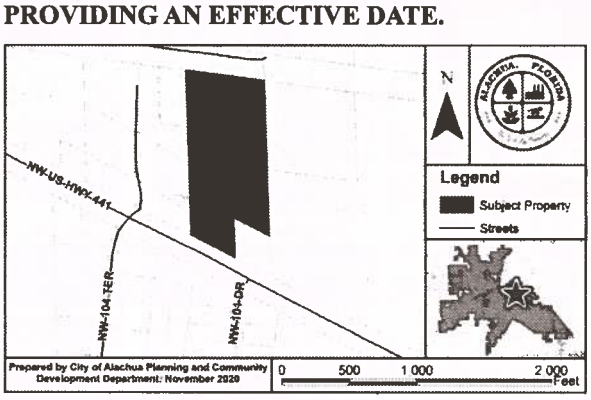
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# AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/28/2021 FOR THE 13663 NW US 441
(Date) (State type of action and project name)
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)

2 Rezoning & LSCPA on same sign
(Number of signs)

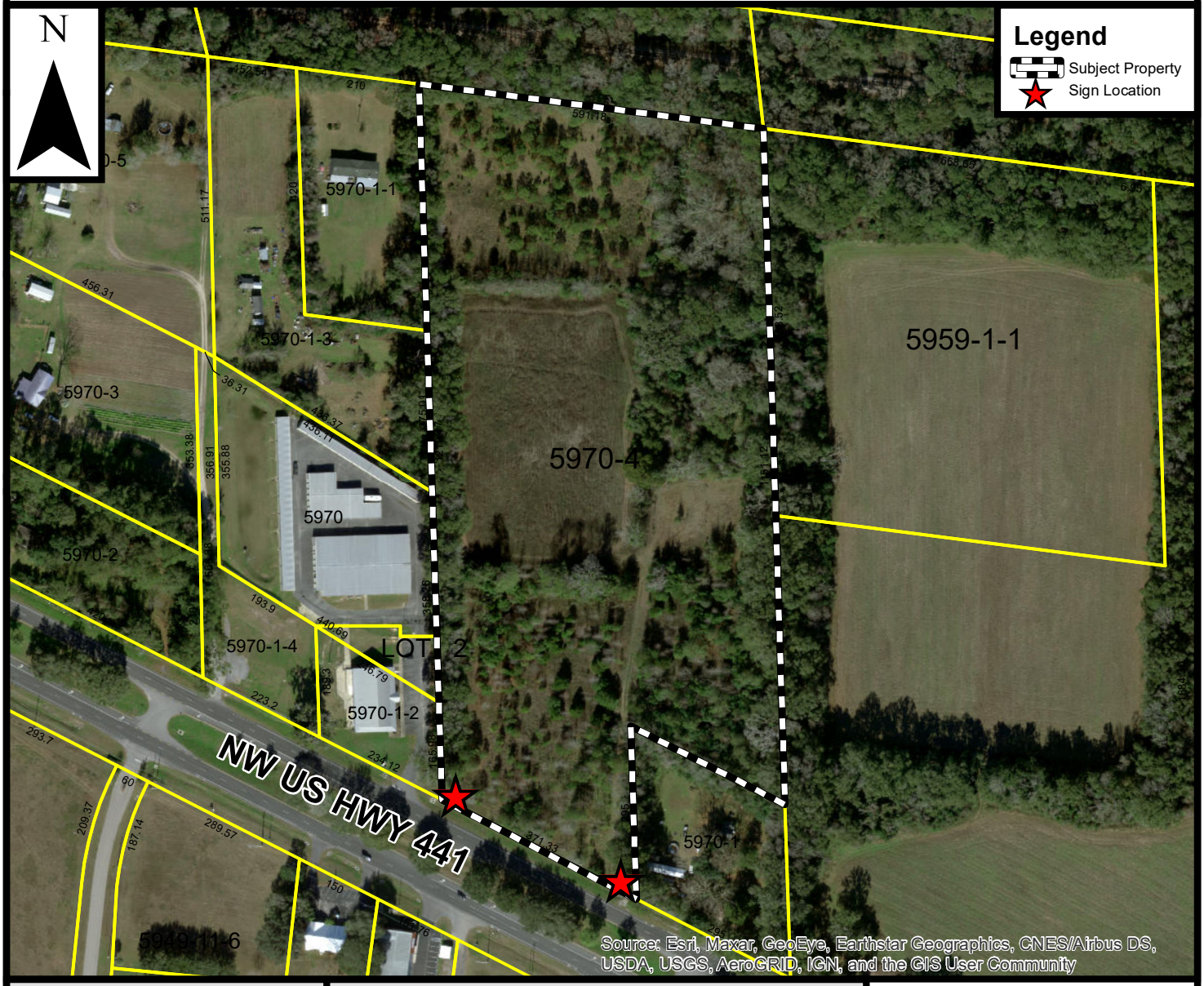
# IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

***Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.***

## 13663 NW US 441
## LSCPA / Rezoning




Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2021

**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 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 the data is dynamic and in a constant state of maintenance, correction, and update.

0 100 200 400 Feet

City of ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 7/26/21

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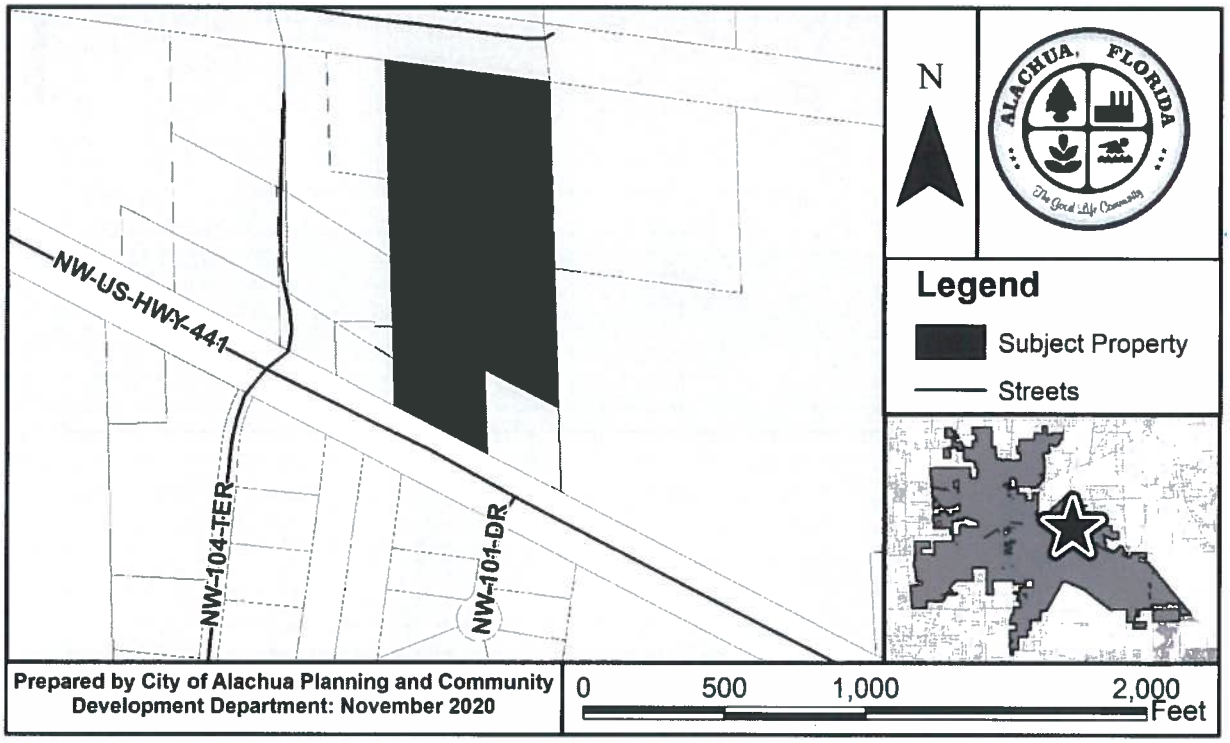
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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA, FL 32615

05970-001-003
CRUCE RICHARD L & PEGGY
14035 NW 104TH TER
ALACHUA, FL 32615

05965-000-000
Essa Jr Trustee & Gallaway Trustee Et Al
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

05970-001-004
STOR- ALL SELF STORAGE LLC
4249 WJISPERWOOD CIR
VALDOSTA, FL 31602-4962

05964-002-001
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05849-004-000
HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-001-001
CRUCE JESSIE O JR
14065 NW 104TH TER
ALACHUA, FL 32615

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

92060-517-900 & 92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT. J-910
JACKSONVILLE, FL 32202-4423

05964-002-000
Upland Industrial Park Owners Assn Inc
6318 NW 18TH DR
GAINESVILLE, FL 32653

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05970-004-000
ENVISION SEVEN LIMITED LIABIL
1818 SW 28TH ST
OCALA, FL 34474

05970-000-000
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

05970-005-000
RAWLINS ARTHUR & BARBARA
PO BOX 851
ELKIN, NC 28621-0851

05848-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

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Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

TCMOA President
10000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
P.O. Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave.
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
P.O. Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

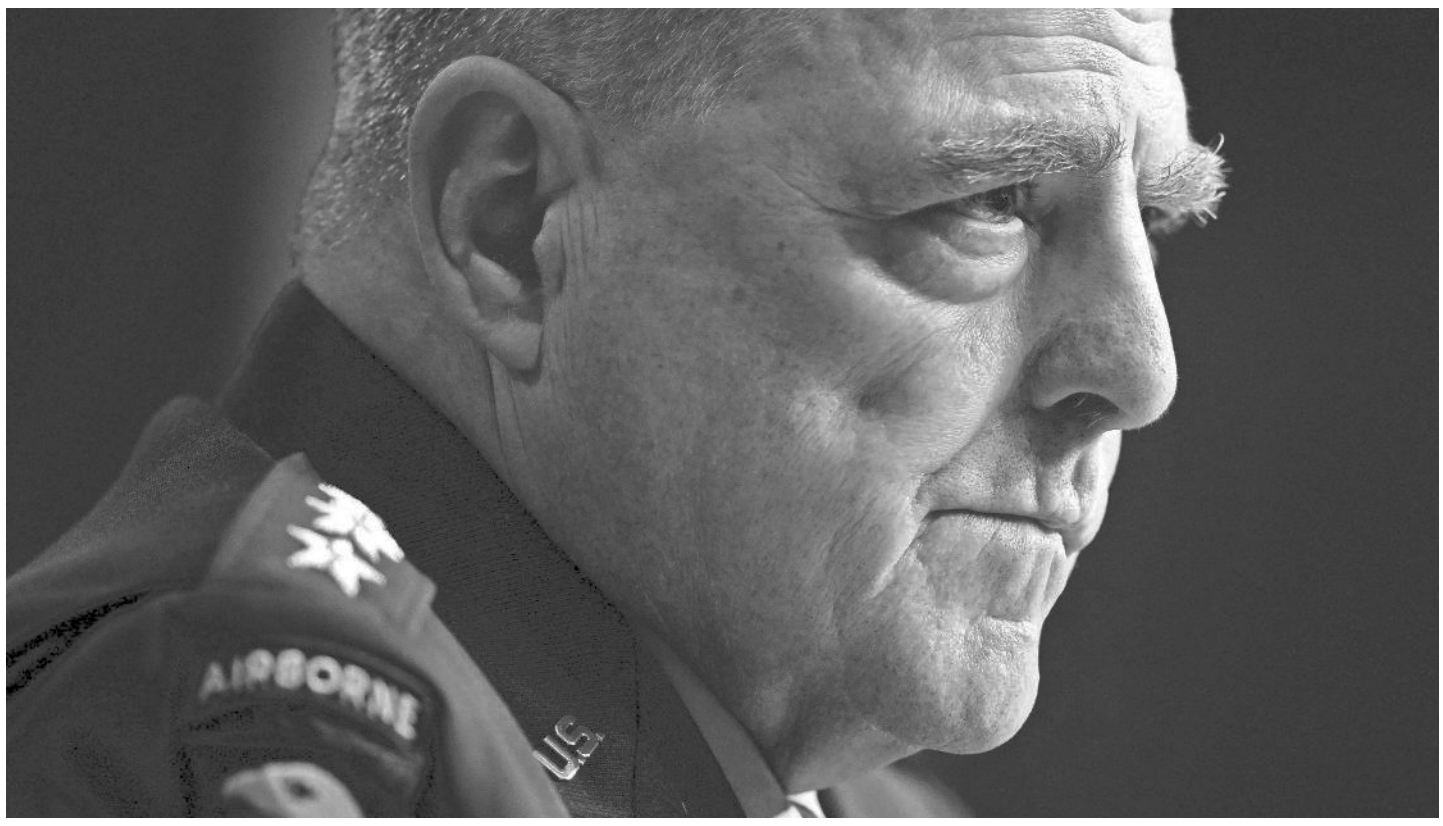
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# Pentagon officials face more grilling

## Milley goes on defense, Austin backs Afghan exit

**Matthew Brown and Mabinty Quarshie**
USA TODAY



**Chairman of the Joint Chiefs of Staff Gen. Mark Milley said he remains "apolitical" and didn't regret talking to an author for a book.** PATRICK SEMANSKY/AP

WASHINGTON — After delivering eye-popping testimonies before senators on Tuesday, the country's top military brass headed to the House of Representatives for further grilling by lawmakers over the U.S. withdrawal from Afghanistan, competition with China and the chain of command.

Joint Chiefs of Staff Chairman Mark Milley, Defense Secretary Lloyd Austin and U.S. Central Command Gen. Kenneth "Frank" McKenzie testified before the Senate Armed Services Committee and faced the House Armed Services Committee on Wednesday.

House lawmakers scrutinized the records of each of the military leaders and asked whether there should be punishment levied by President Joe Biden on his top national security advisers.

Milley defended himself against Republican attacks for dealing with the media, saying he thought it was important to speak with journalists.

"I believe that part of my job is to communicate to the media," Milley told Rep. Jim Banks, R-Ind.

Milley stressed that he was not a political figure.

"I've done my best to remain personally apolitical, and I tried to keep the military out of actual domestic politics. And I made a point of that from the time I became the chairman, and especially beginning last summer," he said.

Florida GOP Rep. Matt Gaetz harangued Milley for speaking with Washington Post journalist Bob Woodward for the book "Peril."

"You spent more time with Bob Woodward on this book than you spent analyzing the very likely prospect that the Afghanistan government was going to fall immediately to the Taliban, didn't you?" Gaetz said.

"Not even close," Milley replied.

During further questioning with Banks, Milley said he did not regret speaking with Woodward.

"I'm concerned that there's mischaracterizations of me becoming very politicized as an individual and that it's my willingness to become politicized, which is not true," he said.

Milley pushed back on reports that he agreed with House Speaker Nancy Pelosi's depiction of former President Donald Trump as "crazy."

"In fact, I know what I said, which was, Madam Speaker, I am not qualified to determine the mental health or assess the mental health of this president or any president," Milley said.

"I'm not agreeing with her assessment of the president," he also said.

Gaetz called for the three Pentagon leaders to resign, despite their testimony Tuesday in the Senate that they had not offered their resignations.

"I believe that you guys probably won't resign. You seem to be very happy failing up over there," Gaetz said. "But if we didn't have a president that was so addled, you all would be fired, because that is what you deserve."

Rep. Mike Johnson, R-La., pressed the officials on whether they or Biden were lying about leaving troops in Afghanistan.

McKenzie and Milley declined to share their personal conversations with the president, but they did reiterate they wanted 2,500 troops to remain behind.

"I cannot share advice I give the president, and I will not do that," McKenzie said.

Austin backed Biden's decision.

"First of all, you heard me say earlier, congressman, that I support the president's decision. You also heard me say that I don't view this choice as a no cost, no risk choice," Austin said.

When further pressed by Johnson on whether Biden was being untruthful, Austin said, "I view that as an inappropriate question."

None of the officials responded to Johnson when he asked again who was to blame for the disastrous withdrawal.

"I'll let the silence speak for itself," Johnson said.

Milley resisted when pressed about whether Biden was at fault for U.S. failures in Afghanistan, calling it "the job of the American people" and Congress to judge the president.

"This is a 20-year war," Milley said, arguing that the outcome was the result of "a cumulative effect to a series of strategic decisions that go way back ... There's a whole series of decisions that take place over 20 years."

Milley further defended himself from accusations that he usurped the chain of command under former President Donald Trump.

"At no time was I attempting to change or influence the process, usurp authority, or insert myself into the chain of command. But I am expected to give my advice and ensure that the president was fully informed on military affairs," he said when pressed by lawmakers about his calls with Chinese military leaders in the fall of 2020.


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The ordinance title is as follows:

**ORDINANCE 22-01**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVEVELOPMENT REGULATIONS; AMENDING SECTION 2.4.10(B)(3) RELATING TO RESIDENTIAL DEVELOPMENT IN THE CORPORATE PARK (CP) ZONING DISTRICT; AMENDING SECTION 3.5.2(F) RELATING TO THE CP ZONING DISTRICT AND RESIDENTIAL DEVELOPMENT CRITERIA IN THE CP ZONING DISTRICT; AMENDING SECTION 3.5.3 AND TABLE 3.5-1 RELATING TO USE REGULATIONS AND DEVELOPMENT STANDARDS IN BUSINESS DISTRICTS; AMENDING SECTION 4.1.1 AND TABLE 4.1-1 RELATING TO THE ALLOWED USES WITHIN THE CP ZONING DISTRICT; CREATING SECTION 4.3.1(A)(5) TO ESTABLISH USE-SPECIFIC STANDARDS FOR COTTAGE NEIGHBORHOODS; AMENDING SECTION 5.1.3 AND TABLE 5.1-3 RELATING TO THE DIMENSIONAL STANDARDS FOR SINGLE-FAMILY DETACHED DWELLINGS, SINGLE-FAMILY ATTACHED DWELLINGS, TOWNHOUSES, MULTIPLE-FAMILY DWELLINGS, AND COTTAGE HOMES IN THE CP ZONING DISTRICT; AMENDING SECTION 6.1.4(B)(1) AND TABLE 6.1-1 TO ESTABLISH MINIMUM OFF-STREET PARKING STANDARD FOR COTTAGE NEIGHBORHOODS; AMENDING SECTION 6.2.2(B) RELATING TO THE APPLICABILITY OF THE STANDARDS OF SECTION 6.2.2; AMENDING SECTION 6.2.2(D)(3)(C) AND TABLE 6.2-2 RELATING TO THE APPLICATION OF PERIMETER BUFFER CLASSES; AMENDING SECTION 7.2.4(A)(2) RELATING TO THE REQUIREMENT FOR LOTS WITHIN SUBDIVISIONS TO HAVE STREET FRONTAGE; AMENDING SECTION 7.3.1(B)(1), TABLE 7.3-1, AND TABLE 7.3-2 RELATING TO WEARING SURFACE WIDTHS AND RIGHT-OF-WAY STANDARDS FOR STREETS; AND AMENDING SECTION 10.2 TO AMEND THE DEFINITION OF "ALLEY OR SERVICE DRIVE" AND TO CREATE NEW DEFINITIONS OF "COTTAGE HOME" AND "COTTAGE NEIGHBORHOOD"; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

GF-26557267

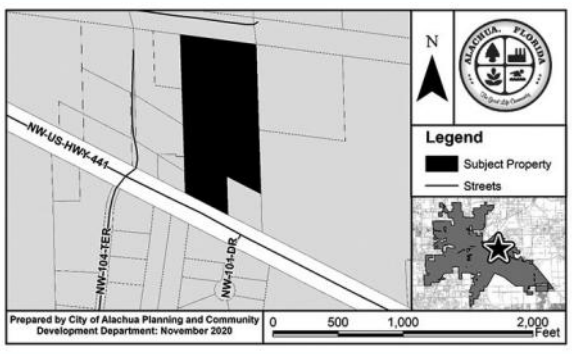
## PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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The ordinance title is as follows:

**ORDINANCE 21-09**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±16.10 ACRES FROM AGRICULTURE TO COMMERCIAL ON ±6.26 ACRES AND FROM AGRICULTURE TO INDUSTRIAL ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




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GF-26557297

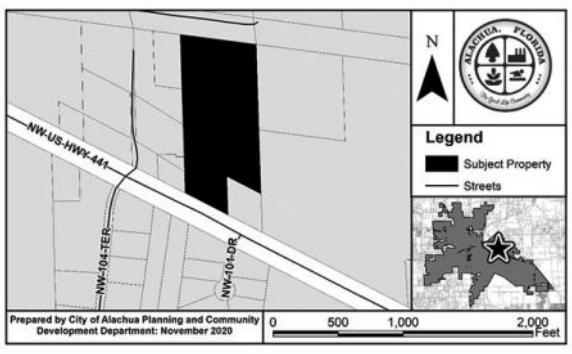
## PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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The ordinance title is as follows:

**ORDINANCE 21-10**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±16.10 ACRES FROM AGRICULTURAL (COUNTY) TO COMMERCIAL INTENSIVE (CI) ON ±6.26 ACRES AND FROM AGRICULTURAL (COUNTY) TO LIGHT & WAREHOUSE INDUSTRIAL (ILW) ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




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GF-26557222

and situations. to bring your ing or folding ee refreshments l. For questions Paul Gabbard Y-Note Theatre age or email to heatre.org.

**15: Alachua its with Family Legacy Park,** :30 p.m. Spies free food and

**: Waldo Fall** onsored by City at Waldo City 50 N.E. 148th Booths will be :30 – 8:30 p.m.

**Art Walk in Historic High** sponsored by gs Downtown Merchants will he walkable, small-town or which High ecome famous. Art Walk will 0 local artists situated both and on the f downtown, e locations ive painting emonstrations. merchants specials and he event. For ation or to a local artist High Springs Merchants on call Unique 352-318-5719 allery & Art 52-474-1049. – 5 p.m. Art onal and held aturday of the

**Vintage** , sponsored er Historical the City of t times are 9 m. The sale the grounds Community S.W. 137th er. Ample vendors C guidelines ed. Vendors items from ery, vintage rafts, toys, nade jams, more. Food nts will be u would like ooth fees are $40 for a 12 ft. x12 ft. space. Additional information can be found at ArcherHistorical Society.org or ArcherHistorical@gmail.com or by calling Linda at 352-374-8240.

■ **Oct. 27: Tools to Quit,** Wednesday, Oct. 27, 6 p.m. – 8 p.m. at Palms Medical Group – High Springs, virtual options are also available on the computer or over the phone. This free one-time, two-hour group gives tips on how to deal with tobacco triggers, withdrawal symptoms and how to prevent relapse. Up to four weeks of free nicotine patches, gum or lozenges. This group more than doubles the chance of quitting for good. Pre-registration is required. Call 866-341-2730 to reserve a spot.

■ **Oct. 30: Trick-or-Treat on Main Street Alachua,** 6 p.m. - 8 p.m. Judging at 7 p.m. for 1st, 2nd, and 3rd place for Best Costumes for four categories: 0 to 5 years old; plants, and antique vendors. Expected attendance is 25,000 to 35,000. Live oaks up and down the streets of historic homes and around Van Ness Park (5835 Avenue G, McIntosh FL 32664), provide shade and a backdrop for the all-day free musical entertainment. A variety of food vendors will be set up. Hours are 8 a.m. to 4 p.m. Sponsored by the Friends of McIntosh, a nonprofit and benevolent organization dedicated to preserving the natural and historic beauty of McIntosh.

■ **Nov. 14: The Alachua Main Street Harvest Festival** is back. The festival will return this year on Sunday, Nov. 14, 11 a.m. to 5 p.m. With over 200 vendors, live music, games and food, there is sure to be something for everyone. The festival will be held in downtown Alachua on Main Street and the admission is free. Parking will be available at local businesses and churches unless marked

CITY OF ARCHER

# NOTICE OF PUBLIC HEARING BY CITY COMMISSION ARCHER, FLORIDA

**Notice is hereby given that the proposed ordinance whose title hereafter appears, will have a second reading on the 11th day of October 2021, at the Regular City Commission meeting starting at 6:00 p.m. or as soon after as may be heard.** The public is hereby notified that the City Commission, will conduct in-person public hearings and virtual public hearings through the use of telephonic conferencing on October 11, 2021, at 6:00 p.m., or as soon thereafter as the matters can be heard.

**A copy of said ordinance may be inspected by any member of the public at the Office of the City Manager. All interested parties may appear and be heard with respect to the proposed ordinance.**

**CITY OF ARCHER, FLORIDA**
**ORDINANCE NUMBER 08-2021**
**AN ORDINANCE PERTAINING TO THE LEGACY AND MEMORY OF WILSON ROBINSON; PROVIDING FOR THE ESTABLISHMENT AND DESIGNATION OF "WILSON ROBINSON PARK" IN THE CITY OF ARCHER; PROVIDING FOR CODIFICATION; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

All interested persons are invited to attend and be heard. Written comments may be filed with the City Managers Office for consideration.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

( References Section 286.015, Florida Statutes )

(Published: Alachua County Today - September 30, 2021)

City of ALACHUA

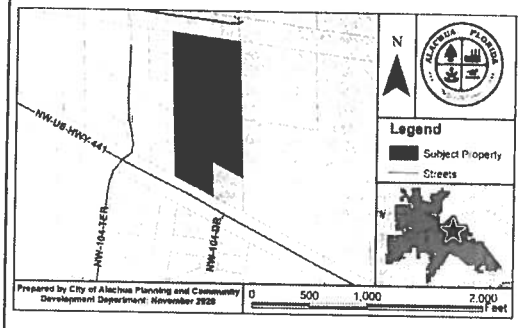
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(Published: Alachua County Today - September 30, 2021)

# AFFIDAVIT FOR POSTED LAND USE SIGN

I MELISSA WATSON, POSTED THE LAND USE
(name)
SIGN ON 9-27-2021 FOR THE 13663 US 441 LSCPA & RZ CCOM2
(date) (state type of action and project name)
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)

2 (two)
(number of signs)

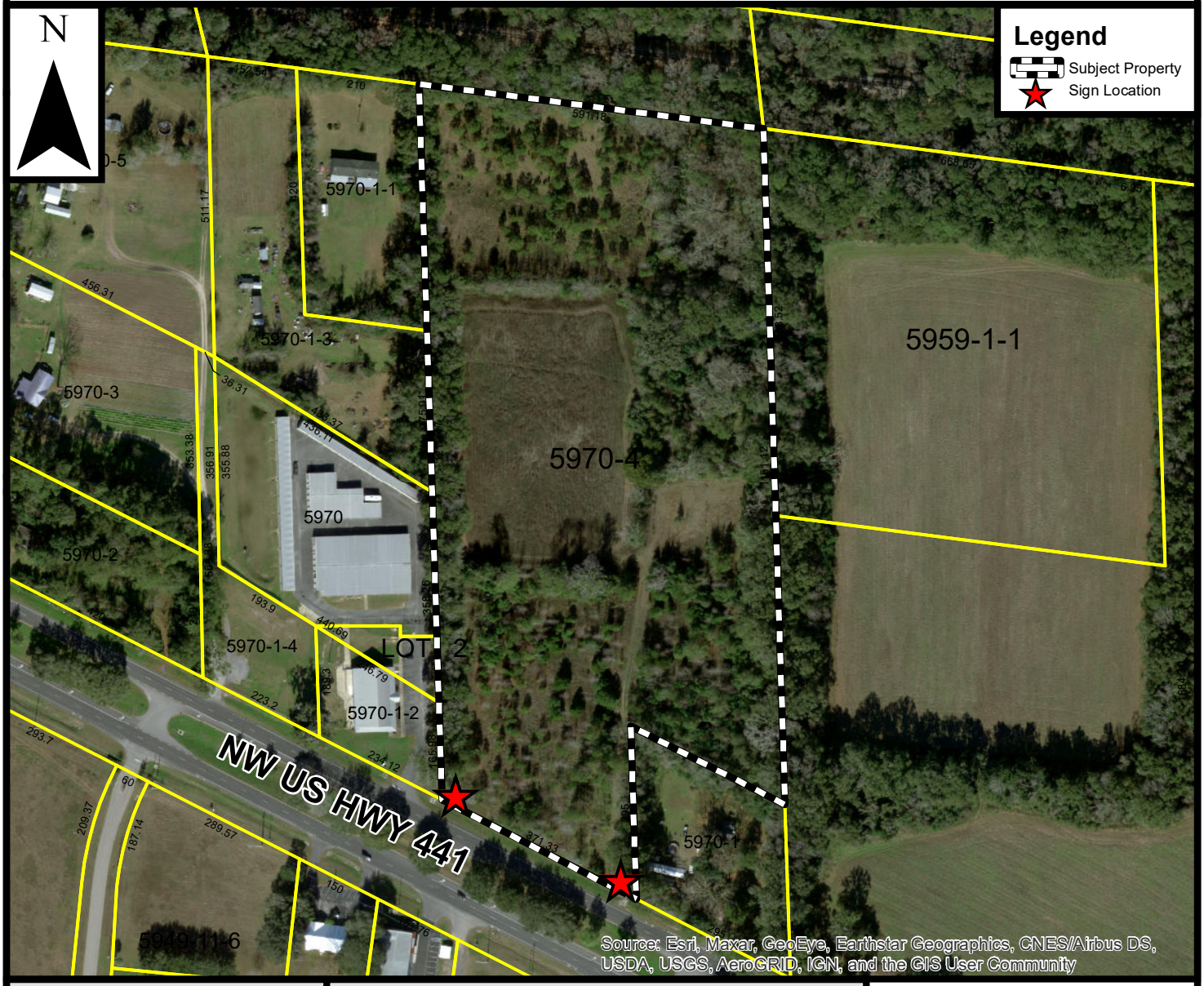
# IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

***Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.***

## 13663 NW US 441
## LSCPA / Rezoning




Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2021

**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 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 the data is dynamic and in a constant state of maintenance, correction, and update.

0 100 200 400 Feet

City of ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 9/27/21 KC

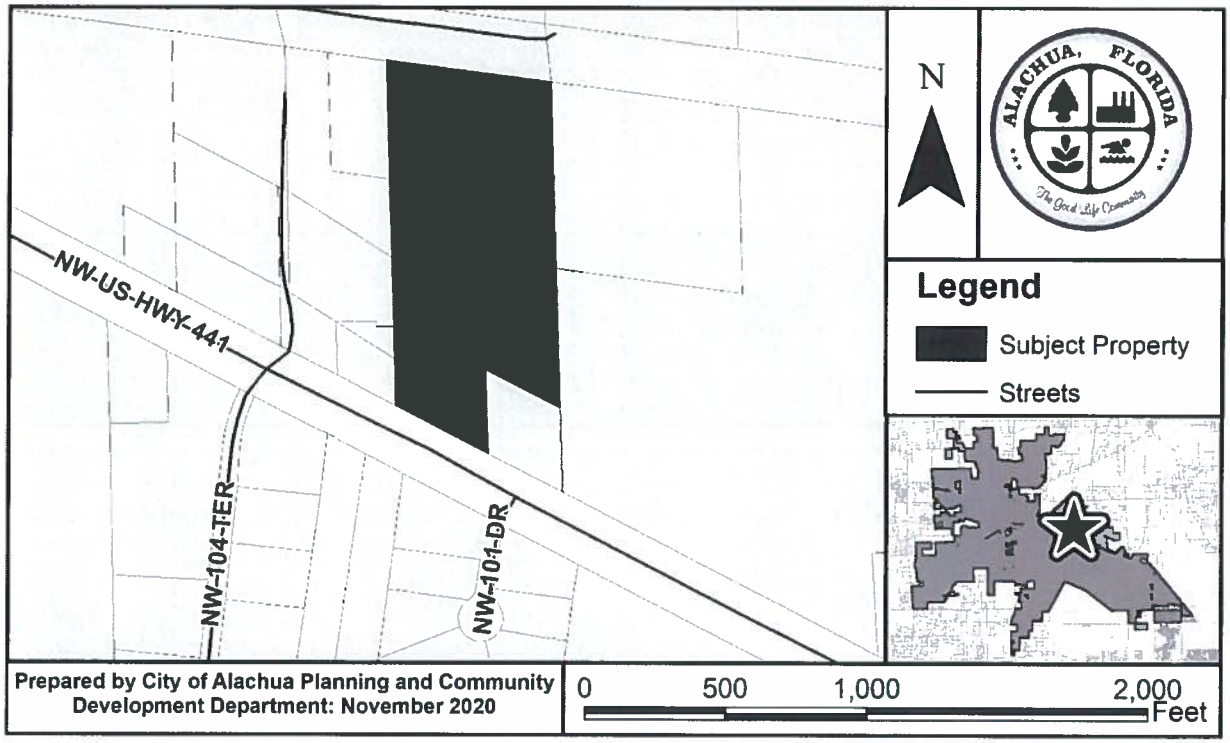
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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA, FL 32615

05970-001-003
CRUCE RICHARD L & PEGGY
14035 NW 104TH TER
ALACHUA, FL 32615

05965-000-000
Essa Jr Trustee & Gallaway Trustee Et Al
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

05970-001-004
STOR- ALL SELF STORAGE LLC
4249 WJISPERWOOD CIR
VALDOSTA, FL 31602-4962

05964-002-001
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05849-004-000
HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-001-001
CRUCE JESSIE O JR
14065 NW 104TH TER
ALACHUA, FL 32615

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

92060-517-900 & 92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT. J-910
JACKSONVILLE, FL 32202-4423

05964-002-000
Upland Industrial Park Owners Assn Inc
6318 NW 18TH DR
GAINESVILLE, FL 32653

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05970-004-000
ENVISION SEVEN LIMITED LIABIL
1818 SW 28TH ST
OCALA, FL 34474

05970-000-000
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

05970-005-000
RAWLINS ARTHUR & BARBARA
PO BOX 851
ELKIN, NC 28621-0851

05848-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

TCMOA President
10000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
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Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave.
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
P.O. Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

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City of Alachua
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** 10/11/2021
**SUBJECT:** Ordinance 22-01, Second Reading: Land Development Regulations (LDR) Text Amendment: Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., to amend or create the following Sections of the City of Alachua LDRs: 2.4.10(B)(3); 3.5.2(F); 4.1.1; 4.3.1(A)(5); 5.1.3; 6.1.4(B)(1); 6.2.2(B); 6.2.2(D)(3)(c); 7.2.4(A)(2); 7.3.1(B)(1); and 10.2; and amending Tables 4.1-1; 5.1-3; 6.1-1; 6.2-2; 7.3-1; and Table 7.3-2 (Legislative Hearing).
**PREPARED BY:** Justin Tabor, AICP, Principal Planner

**RECOMMENDED ACTION:**

Staff recommends that the City Commission adopt Ordinance 22-01 on second and final reading upon making the following motion:

*Based upon the competent substantial evidence presented at this hearing, the presentation to this Commission, and Staff's recommendation, this Commission finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and adopts Ordinance 22-01 on second and final reading.*

## Summary

This application is a request submitted by Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would:

- Establish a new housing type – Cottage Neighborhood – in the Corporate Park (CP) zoning district;
- Establish related implementing regulations for cottage neighborhoods;
- Amend the dimensional standards for single-family detached dwellings, single-family attached dwellings, townhouses, and multiple-family dwellings in the CP zoning district; and,
- Amend the residential development criteria for the CP zoning district.

The applicant contends that cottage homes located within cottage neighborhoods offer a potentially lower cost single-family detached housing product that is not achievable with traditional subdivision regulations but are now permitted in Alachua County and other communities. Most of these communities are located in the state of Washington.

The applicant notes that there are several factors that distinguish cottage homes from other housing products. These factors include: smaller lot sizes or no lots at all; the application of setbacks; building orientation and configuration; vehicle and pedestrian access; and platting. Additionally, the proposed regulations would require most cottage homes within a cottage

neighborhood to be clustered around common greens. This distinguishes cottage homes from traditional housing products by providing open space that is located adjacent to and in front of residential dwellings, rather than a more traditional development pattern where dwellings are located along a road.

The applicant also contends that cottage homes can be a lower cost housing option because: the land area associated with a single unit, when a cottage neighborhood is platted, is much smaller; the size of the housing unit is typically smaller; the

infrastructure required for vehicular access is much less for units served by an alley versus a local street; and the utility infrastructure and stormwater management facilities required to serve the development is less than required for traditional development.

The proposed amendments would permit cottage neighborhoods exclusively within the CP zoning district. Section 3.5.2(F)(2) of the LDRs addresses residential development criteria within the CP zoning district. Residential uses are only permitted within the CP zoning district if the lands zoned CP are comprised of at least 50 acres of contiguous land. Currently, there are two (2) properties zoned CP that would be eligible to develop a cottage neighborhood: San Felasco Tech City (Tax Parcel Numbers 05962-002-000, 05844-004-001, and 05855-005-000); and the University of Florida Foundation property located east of County Road 241 (Tax Parcel Numbers 03929-000-000, 03969-000-000, and 03970-000-000).

In addition to the text amendments to create the cottage neighborhood use type, the proposed amendment would revise the dimensional standards for single-family detached dwellings, single-family attached dwellings, townhouses, and multiple-family dwellings within the CP zoning district.

The proposed text amendments would also revise the residential development criteria within the CP zoning district established within Section 3.5.2(F)(2) of the LDRs. The stated purpose and intent of the CP zoning district, as set forth in Section 3.5.2(F)(1), is that the district is, *"... to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and complementary residential uses..."* The revisions to Section 3.5.2(F)(2) will provide additional assurances that residential development within the CP zoning district will be *complementary* to other non-residential uses located within a CP development.

At the September 14, 2021 Planning and Zoning Board Meeting, the Board voted 4-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

At the September 27, 2021 City Commission Meeting, the Commission voted 5-0 to approve Ordinance 22-01 on first reading.

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**ATTACHMENTS:**

Description

- Ordinance 22-01
- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Public Notice Materials for the 9/14/2021 PZB Hearing
- 9/14/2021 PZB Meeting Minutes (Draft)
- Public Notice Materials for the 9/27/21 City Commission Hearing
- Public Notice Materials for the 10/11/2021 City Commission Meeting

# ORDINANCE 22-01

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVEVELOPMENT REGULATIONS; AMENDING SECTION 2.4.10(B)(3) RELATING TO RESIDENTIAL DEVELOPMENT IN THE CORPORATE PARK (CP) ZONING DISTRICT; AMENDING SECTION 3.5.2(F) RELATING TO THE CP ZONING DISTRICT AND RESIDENTIAL DEVELOPMENT CRITERIA IN THE CP ZONING DISTRICT; AMENDING SECTION 3.5.3 AND TABLE 3.5-1 RELATING TO USE REGULATIONS AND DEVELOPMENT STANDARDS IN BUSINESS DISTRICTS; AMENDING SECTION 4.1.1 AND TABLE 4.1-1 RELATING TO THE ALLOWED USES WITHIN THE CP ZONING DISTRICT; CREATING SECTION 4.3.1(A)(5) TO ESTABLISH USE-SPECIFIC STANDARDS FOR COTTAGE NEIGHBORHOODS; AMENDING SECTION 5.1.3 AND TABLE 5.1-3 RELATING TO THE DIMENSIONAL STANDARDS FOR SINGLE-FAMILY DETACHED DWELLINGS, SINGLE-FAMILY ATTACHED DWELLINGS, TOWNHOUSES, MULTIPLE-FAMILY DWELLINGS, AND COTTAGE HOMES IN THE CP ZONING DISTRICT; AMENDING SECTION 6.1.4(B)(1) AND TABLE 6.1-1 TO ESTABLISH MINIMUM OFF-STREET PARKING STANDARD FOR COTTAGE NEIGHBORHOODS; AMENDING SECTION 6.2.2(B) RELATING TO THE APPLICABILITY OF THE STANDARDS OF SECTION 6.2.2; AMENDING SECTION 6.2.2(D)(3)(C) AND TABLE 6.2-2 RELATING TO THE APPLICATION OF PERIMETER BUFFER CLASSES; AMENDING SECTION 7.2.4(A)(2) RELATING TO THE REQUIREMENT FOR LOTS WITHIN SUBDIVISIONS TO HAVE STREET FRONTAGE; AMENDING SECTION 7.3.1(B)(1), TABLE 7.3-1, AND TABLE 7.3-2 RELATING TO WEARING SURFACE WIDTHS AND RIGHT-OF-WAY STANDARDS FOR STREETS; AND AMENDING SECTION 10.2 TO AMEND THE DEFINITION OF "ALLEY OR SERVICE DRIVE" AND TO CREATE NEW DEFINITIONS OF "COTTAGE HOME" AND "COTTAGE NEIGHBORHOOD"; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

## RECITALS

**WHEREAS,** a Text Amendment ("Amendment") to the City's Land Development Regulations ("LDRs"), as described below, has been proposed; and

**WHEREAS**, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on September 2, 2021; and

**WHEREAS,** the LPA conducted a public hearing on the proposed Amendment on September 14, 2021, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

**WHEREAS**, the City advertised public hearings to be held before the City Commission on September 16, 2021 and on September 30, 2021; and

**WHEREAS,** the City Commission conducted public hearings on the proposed Amendment on September 27, 2021 and October 11, 2021 and provided for public participation at both public hearings; and

**WHEREAS**, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and City's LDRs; and

**WHEREAS**, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

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

**Section 1. Interpretation of Recitals**

The above recitals are true and correct and incorporated in this ordinance.

**Section 2. Findings of Fact and Conclusions of Law**

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

**Section 3. Amendment to the Land Development Regulations**

The proposed Amendment to the City Land Development Regulations are attached as Exhibit "A" and are hereby incorporated herein by reference.

**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 herewith are, to the extent of the conflict, hereby repealed.

**Section 7. Severability**

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

**Section 9. Effective Date**

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

**Passed** on First Reading the 27th day of September 2021.

**PASSED** and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 11th day of October 2021.

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

Gib Coerper, Mayor
**SEAL**

**ATTEST:**

Mike DaRoza, City Manager/Clerk

**APPROVED AS TO FORM**

Marian B. Rush, City Attorney

# EXHIBIT "A"

Section 2.4.10(B)(3) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.10(B)(3) remains in full force and effect:

Section 2.4.10(B)(3)

(i) *Residential development in the CP zoning district*. Residential development in the Corporate Park (CP) zoning district which shall remain in common ownership shall be reviewed pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, of these LDRs. Such development shall not conflict with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) – (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.

Section 3.5.2(F) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 3.5.2(F) remains in full force and effect:

3.5.2(F) *CP, Corporate Park District*.

(1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail. Complementary residential uses may also be permitted within the CP District as set forth in Subsection 3.5.2(F)(2). By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.

(2) *Residential development criteria*. Development within the CP District that consists of greater than 50 acres of contiguous land may provide complementary residential development. Residential development within the CP District shall comply with the performance standards set forth in subsections (a) – (e) below and with the dimensional standards and maximum gross residential density as set forth in Table 5.1-3.

(a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*, has been constructed within the CP District, or shall be constructed concurrent with residential units as a part of a mixed-use development.

Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*

| Number of Residential Units | Minimum Floor Area of Non-Residential Uses |
|---|---|
| 1 – 199 | 0 square feet |
| 200 – 299 | 37,500 square feet |
| 300 – 399 | 75,000 square feet |
| 400 – 499 | 150,000 square feet |

| | |
|---|---|
| 500 – 599 | 250,000 square feet |
| 600 – 699 | 375,000 square feet |
| 700 – 999 | 500,000 square feet |
| 1,000 or more | 700,000 square feet |

(b) For purposes of calculating gross residential density, the maximum number of dwelling units permitted in a contiguous area shall be determined by the total acreage contained in the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park.

(c) Any site plan or preliminary plat which includes residential development in the CP District shall provide an exhibit depicting the area to be preserved for non-residential uses within the CP District. In addition to the standards as set forth in Subsection 3.5.2(F)(2)(a), the exhibit shall demonstrate the ability to meet the following minimum standards. The exhibit shall:

(i) Depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park, together with all existing improvements; and,

(ii) Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses per acre shall be used for the preservation calculation.

(d) Site plan and preliminary plats which include residential development in the CP District shall provide:

(i) A calculation of the maximum gross residential density which is permitted within the CP District;

(ii) A matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order; and,

(iii) A calculation of the minimum land required to be preserved for non-residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii).

(e) In no instance shall more than 33% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings on lots 45 feet in width or larger, and in no instance shall more than 50% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings.

Section 3.5.3 and Table 3.5.1 of the City's LDRs are amended as follows (text that is <u>underlined</u> is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 3.5.3 and Table 3.5.1 remain in full force and effect:

3.5.3 *Use regulations and development standards*. The following Table 3.5-2, Use Regulations and Development Standards in the Business Districts, indicates the location of standards in these LDRs related to allowable uses, density and intensity limitations, dimensional standards, development standards, and subdivision standards for the business zone districts:

| Table 3.5-2. Use Regulations and Development Standards in the Business Districts | |
|---|---|
| Type of Standard | Location in these LDRs |
| Allowable uses | Table 4.1-1 |
| Density/intensity/dimensional standards | Table 5.1-3 |
| Development standards | Article 6 |
| Subdivision standards | Article 7 |

Section 4.4.1 and Table 4.1-1 of the City's LDRs are amended as follows (text that is <u>underlined</u> is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 4.4.1 and Table 4.1-1 remain in full force and effect:

4.1.1 *Table of allowed uses.*

| Table 4.1-1. Table of Allowed Uses | | | |
|---|---|---|---|
| P = Permitted use | S = Special exception permit | A = Allowed in the PD districts | Blank cell = Prohibited |

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

Section 4.2.2(A)(2)) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 4.2.2(A)(2) remains in full force and effect:

4.2.2 *Residential use classification.*

(A) *Household living.*

(2) *Examples.* Example use types include single-family detached dwellings, cottage homes, single-family attached dwellings, two- to four-family dwellings, townhouses, multiple-family dwellings, mobile homes, mobile home parks, and other structures with self-contained dwelling units.

Section 4.3.1(A) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 4.3.1(A) remains in full force and effect:

4.3.1 *Residential uses.*

(A) *Household living.*

(5) *Cottage neighborhood.* Cottage neighborhoods shall comply with the following standards:

(a) *Quantity and size of cottage homes.*
  (i) A minimum of 25 cottage homes and a maximum of 100 cottage homes are permitted within a cottage neighborhood.
  (ii) The minimum square footage for cottage homes shall be 750 square feet. Cottage homes shall have a maximum gross floor area of 1,750 square feet with a maximum base floor (first floor) area of 1,000 square feet.

(b) *Community and accessory buildings.* One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar uses. Additional accessory structures, such as arbors, gazebos, pergolas, fire pits, BBQ grills, pools, greenhouses, gardens boxes, garages, and other similar accessory structures, are permitted in addition to community buildings.

(c) *Maintenance of open space, common areas and utilities.* The joint use and maintenance of public open space, community facilities, private roads and drives, and all other commonly owned and operated property shall be managed and maintained through a homeowners' or property owners' association.

(d) *Common greens.* Each cottage neighborhood shall have one or more common greens. Common greens may be counted toward the open space required by Section 6.7 of these LDRs. Common greens shall be designed to meet the following:
  (i) Common greens shall include at least 400 square feet per cottage home.
  (ii) A minimum of four (4) and a maximum of 12 cottage homes shall be clustered around a common green.
  (iii) Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per cottage home remains usable for active or passive recreation during rain events.
  (iv) A minimum of 80% of the cottage homes within a cottage neighborhood shall be clustered around and shall directly front a common green.
  (v) Amenities such as those identified in Subsection 4.3.1(A)(5)(b), *Common buildings*, are allowed in common greens.

(e) *Parking.* Parking may be provided in a common area (private street, parking lot, or garage), or on individual cottage home lots. All parking must meet the following standards:
  (i) The minimum number of parking spaces required by Table 6.1-1 of these LDRs for cottage homes shall be provided; and,

(ii) All common parking areas and associated drive aisles shall be screened in accordance with Section 6.2 of these LDRs.

(f) *Vehicle access.* Private roads, drives, or alleys within the cottage neighborhood that are connected to a public street and access either individual cottage homes or common parking lots are permitted. All private roads, drives, or alleys shall have a clear width of 20 feet with a 12 foot wide minimum wearing surface.

(g) *Pedestrian access.* A system of interior walkways shall be provided to interconnect the cottage homes, parking areas, common greens, and any sidewalks along the public street(s) bordering the cottage neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

(h) *Requirements when adjacent to single-family detached development.* When located adjacent to single-family detached development in any zoning district or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), a cottage neighborhood shall:

(i) Provide a minimum Type D, 10 foot landscaped buffer along the yard which the single-family detached development or vacant land in a single-family residential district abuts; and,

(ii) Not locate any structures, including but not limited to cottage homes, community buildings, accessory structures, parking lots, waste receptacles, and other similar structures, within 100 feet of the boundary of the cottage neighborhood.

(i) *Fencing.* Fencing within the cottage neighborhood used to delineate private yards, gardens, or other areas shall be limited to a maximum of 50 percent opacity and no greater than four feet in height. Solid fencing may be allowed along cottage neighborhood perimeter consistent with Section 6.3.3 of these LDRs.

Section 5.1.3 and Table 5.1-3 of the City's LDRs are amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 5.1.3 and Table 5.1-3 remain in full force and effect:

5.1.3 *Dimensional standards in Business Districts.* All primary and accessory structures in the business zoning districts are subject to the dimensional standards set forth in Table 5.1-3, Table of Dimensional Standards in the Business Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts

| District and Use | Min. Area (sq. ft.) | Min. Width (ft.) | Front (ft.) [5] | Side (ft.) | Rear (ft.) | Wetland and Water-course (ft.) | Max. Height (ft.) | Max. Lot Coverage (incl. accessory structures) [1] | Max. FAR [2] | Max. Gross Residential Density (DU/acre) |
|---|---|---|---|---|---|---|---|---|---|---|
| CP [4] | | | | | | | | | | |
| Dwelling, single-family detached | 3,500<br><br>See note [6] | 40<br><br>See note [6] | 20<br><br>See note [7] | 5for each<br><br>See note [7] | 10<br>See note [7] | Sec. 5.2.2(B) | 65 | 60% | N/A | 4 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Dwelling, single-family attached, townhouse, and multiple-family | 2,700<br><br>See note [6] | 30<br><br>See note [6] | 10<br><br>See note [7] | 5 for each building side<br><br>See note [7] | 10<br><br>See note [7] | | | | | |
| Cottage home | 2,700<br><br>See note [6] | 30<br><br>See note [6] | 5<br><br>See notes [7], [9] | 5 for each building side<br><br>See note [7] | 10<br><br>See notes [7], [9] | | 35 | 70% | | |
| All other uses | None | None | 20 | 15, except where railroad spur abuts side or rear property line, then none | All other uses | | 100<br><br>See note [8] | None | See note [8] | N/A |

Notes:

[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted as affordable housing for low income residents. The maximum lot coverage for cottage homes shall be measured over the entire cottage neighborhood, not individual lots.

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.

[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).

[5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).

[6] Lot dimensional standards apply only to individual platted lots.

[7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project perimeter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous land zoned CP.

[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)).

[9] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.

Section 6.1.4(B)(1) and Table 6.1-1 of the City's LDRs are amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of 6.1.4(B)(1) and Table 6.1-1 remain in full force and effect:

6.4.1 *Amount required.*

(1) *Minimum off-street parking required.* All development allowed in accordance with Table 4.1-1, Table of Allowed Uses, shall provide at least the minimum amounts of off-street parking shown in the following Table 6.1-1, Minimum Off-Street Parking Standards:

Table 6.1-1. Minimum Off-Street Parking Standards

| Use Category | Use Type | Parking Standards |
|---|---|---|
| RESIDENTIAL USES | | |
| Household living | Cottage neighborhood | 1.5 spaces per cottage home |
| | Dwelling, live/work | 1.5 spaces per unit |
| | Dwelling, manufactured home | 2 spaces per unit |
| | Dwelling, mobile home | 2 spaces per unit |
| | Dwelling, multiple-family | 1 space per efficiency unit; 1.5 spaces per 1- or 2-bedroom unit; 2 spaces per 3-bedroom or more unit |
| | Dwelling, single-family attached | 2 spaces per unit |
| | Dwelling, single-family detached | 2 spaces per unit |
| | Dwelling, townhouse | 2 spaces per unit |
| | Dwelling, two- to four-family | 2 spaces per unit |
| | Manufactured home park | 2 spaces per lot |
| | Upper story dwelling | 1.5 spaces per unit |

Section 6.2.2(B) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of 6.2.2(B) remains in full force and effect:

6.2.2 *Landscaping standards.*

(B) *Applicability*. These standards shall apply to the following development in the City:

(1) *Single-family lots or dwellings*. The subdivision or development of eight or more single-family residential lots or dwellings.

(2) *Single-family attached dwellings*. The subdivision or development of eight or more single-family attached dwellings.

(3) *Two- to four-family dwellings.* The subdivision or development of eight or more two- to four-family dwellings.

(4) *Manufactured home park.* Subdivision for a manufactured home park.

(5) *Existing multifamily structure.* Development of a multifamily structure or redevelopment of an existing multifamily structure that results in an increase in building square footage of 60 percent or more.

(6) *Cottage neighborhoods*. Cottage neighborhoods located in the CP zoning district.(7) *Nonresidential.* Development of a nonresidential structure or redevelopment of a nonresidential structure that results in an increase in building square footage or impervious surface by 50 percent or more.

(8) *Parking lot.* Development of a parking lot for eight or more spaces.

(9) *Existing parking lot.* Redevelopment or expansion of an existing parking lot that results in an increase of 20 or more spaces. Redevelopment or expansion includes items such as repaving, changes in ingress or egress, and reconstruction of stormwater drainage systems.

Section 6.2.2(D)(3)(c) and Table 6.2-2 of the City's LDRs are amended as follows (text that is <u>underlined</u> is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 6.2.2(D)(3)(c) and Table 6.2-2 remain in full force and effect:

6.2.2 *Landscaping standards.*

(D) *Landscape standards.*

(3) *Perimeter buffers.*

(c) *Buffer class application.* Table 6.2-2, Buffer Class Application, below specifies the type of landscaped perimeter buffer that must be installed adjacent to an existing use or vacant land. The proposed uses are designated with their associated use class and cross-referenced with the numbered columns along the horizontal row under the adjacent use heading. The buffer type is indicated by letter and the total buffer width in feet is indicated by number.

| Table 6.2-2. Buffer Class Application | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Letter = Buffer type; Number = Required width in feet | | | | | | | | | | |
| A = Type A; B = Type B; C = Type C; D = Type D; N = No buffer required | | | | | | | | | | |
| Proposed Use | Adjacent Use | | | | | | | | | |
| | Residential Uses | | | Public and Institutional Uses | | | Commercial Uses | | | |
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Residential uses | | | | | | | | | | | |
| 1 | Single-family detached dwelling, manufactured home, mobile home | N | N | N | B 7.5 | N | N | N | N | N | N |
| 2 | Single-family attached, two- to four-family dwelling, townhouse development | C 10 | A 10 | B 10 | C 7.5 | B 7.5 | A 5 | N | N | N | N |
| 3 | Multiple-family development, cottage neighborhoods, group living uses | D 10 | B 10 | A 10 | D 7.5 | C 7.5 | A 7.5 | N | N | N | N |

Section 7.2.4(A)(2) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 7.2.4(A)(2) remains in full force and effect:

7.2.4 *Lot standards.*

(A) *Arrangement.*

(2) *Access to street.* Except for lots located within a cottage neighborhood, all lots shall have sufficient frontage so there can be driveway access to primary structures placed on the lots from a public or private street.

Section 7.3.1(B)(1), Table 7.3-1, and Table 7.3-2 of the City's LDRs are amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of 7.3.1(B)(1), Table 7.3-1, and Table 7.3-2 remain in full force and effect:

7.3.1 *Streets.* Work performed involving road right-of-way clearing and grubbing, earthwork, stabilizing and construction of a base and surface course shall meet the minimum requirements of the American Association of State Highway and Transportation Official's (AASHTO), latest manual edition and amendments, where applicable, unless stated otherwise in this article. These specifications are intended to govern the equipment, materials, construction methods, and quality control of the work, unless otherwise provided. They are not intended to apply to the basis of payment provisions.

(B) *Standard street improvements.* The following standards apply to all street improvements:

(1) *Wearing surface width and right-of-way width standards.*

(e) Alley, Drive. For street types/standards B and D.

(i) 12-foot minimum wearing surface.

(ii) Minimum right-of-way width or easement of 20 feet for streets with curb and cutter, or 30 feet for streets with swales.

~~(e)~~(f) *Wearing surface and right-of-way width summary table.* These standards are summarized in the following Table 7.3-1, Wearing Surface standards, and Table 7.3- 2, Minimum Right-of-Way Width Standards:

| Table 7.3-1. Wearing Surface Standards | | | |
|---|---|---|---|
| Classification | Street Type Standard | Minimum Wearing Surface Width (in feet) [1] | Number of Travel Lanes [2] |
| Arterial | All | 2 × 24 | 4 |
| Collector | All | 24 | 2 |
| Local | All | 24 | 2 |
| Marginal access | All | 20 | 2 |
| Alley, Drive | B, D | 1 × 12 | 1 |
| [1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet. | | | |
| [2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width. | | | |

| Table 7.3-2. Minimum Right-of-Way Width Standards | | | | |
|---|---|---|---|---|
| Classification | Street Type Standard | Curb and Gutter Right-of-Way Minimum Width (ft.) | Transitional Swale Right-of-Way Minimum Width (private easement minimum width) (ft.) | Standard Swale Right-of-Way Minimum Width (ft.) |
| Arterial | All | 100 | N/A | 120 |
| Collector | All | 60 | N/A | 80 |

| | | | | |
|---|---|---|---|---|
| Local | A, B, C | 50 | 50 (20 total — 10 on each side of roadway) | 60 |
| Local | D | 40 | N/A | 60 |
| Marginal access | All | 40 | 40 (20 total — 10 on each side of roadway) | 60 |
| Alley, Drive | B, D | 20 | N/A | 30 |

Section10.2 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 10.2 remains in full force and effect:

Section 10.2. – Definitions.

*Alley* or *service drive* means a private right-of-way or easement which affords only a secondary means of access to property abutting thereon, provided however, that within cottage neighborhoods, an alley or service drive may serve as the primary means of vehicular access to cottage homes.

*Cottage home* means a principal residential dwelling located within a cottage neighborhood and consistent with the standards in Article 4 of these LDRs.

*Cottage neighborhood* means a collection of cottage homes clustered around by common green space.

# City of Alachua

## Planning & Community Development Department

## Staff Report

**Planning & Zoning Board Hearing Date:** September 14, 2021
**Legislative Hearing**

| | |
|---|---|
| **SUBJECT:** | A request to amend the City of Alachua Land Development Regulation to establish a new housing type – Cottage Neighborhood – in the Corporate Park (CP) zoning district; to establish related implementing regulations for cottage neighborhoods; to amend the dimensional standards for single-family detached dwellings, single-family attached dwellings, townhouses, and multiple-family dwellings in the CP zoning district; and to amend the residential development criteria for the CP zoning district |
| **APPLICANT/AGENT:** | Ryan Thompson, AICP, Causseaux, Hewett, & Walpole, Inc. |
| **PROJECT PLANNER:** | Justin Tabor, AICP |
| **RECOMMENDATION:** | Staff recommends that the Planning & Zoning Board find the proposed text amendments to the City's 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:** | *Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.* |

# SUMMARY

This application is a request submitted by Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would:

- Establish a new housing type – Cottage Neighborhood – in the Corporate Park (CP) zoning district;
- Establish related implementing regulations for cottage neighborhoods;
- Amend the dimensional standards for single-family detached dwellings, single-family attached dwellings, townhouses, and multiple-family dwellings in the CP zoning district; and,
- Amend the residential development criteria for the CP zoning district.

The applicant contends that cottage homes located within cottage neighborhoods offer a potentially lower cost single-family detached housing product that is not achievable with traditional subdivision regulations but are now permitted in Alachua County and other communities. Most of these communities are located in the state of Washington.

The applicant notes that there are several factors that distinguish cottage homes from other housing products. These factors include: smaller lot sizes or no lots at all; the application of setbacks; building orientation and configuration; vehicle and pedestrian access; and platting. Additionally, the proposed regulations would require most cottage homes within a cottage neighborhood to be clustered around common greens. This distinguishes cottage homes from traditional housing products by providing open space that is located adjacent to and in front of residential dwellings, rather than a more traditional development pattern where dwellings are located along a road.

The applicant also contends that cottage homes can be a lower cost housing option because: the land area associated with a single unit, when a cottage neighborhood is platted, is much smaller; the size of the housing unit is typically smaller; the infrastructure required for vehicular access is much less for units served by an alley versus a local street; and the utility infrastructure and stormwater management facilities required to serve the development is less than required for traditional development.

The proposed amendments would permit cottage neighborhoods exclusively within the CP zoning district. Section 3.5.2(F)(2) of the LDRs addresses residential development criteria within the CP zoning district. Residential uses are only permitted within the CP zoning district if the lands zoned CP are comprised of at least 50 acres of contiguous land. Currently, there are two (2) properties zoned CP that would be eligible to develop a cottage neighborhood: San Felasco Tech City (Tax Parcel Numbers 05962-002-000, 05844-004-001, and 05855-005-000); and the University of Florida Foundation property located east of County Road 241 (Tax Parcel Numbers 03929-000-000, 03969-000-000, and 03970-000-000).

There is currently one (1) cottage neighborhood within Alachua County – 88th Street Cottages. The 88th Street Cottages development is representative of the type of community that could be realized through the proposed cottage neighborhood regulations.

Figure 1. 88th Street Cottages – Alachua County, FL



Figure 2. 88th Street Cottages – Alachua County, FL



Figure 3. 88th Street Cottages – Alachua County, FL



Figure 4. 88th Street Cottages – Alachua County, FL



In addition to the text amendments to create the cottage neighborhood use type, the proposed amendment would revise the dimensional standards for single-family detached dwellings, single-family attached dwellings, townhouses, and multiple-family dwellings within the CP zoning district. The applicant proposes the following revisions to the dimensional standards for single-family detached dwellings located within the CP zoning district: reduce the minimum lot width from 50 feet to 40 feet; reduce the side setback requirement from 7.5 feet to 5 feet; reduce the rear setback from 15 feet to 10 feet; and increase the maximum lot coverage from 40% to 60%. The applicant proposes the following revisions to the dimensional standards for single-family attached dwellings, townhouses, and multiple-family dwellings within the CP zoning district: reduce the minimum lot area from 5,000 square feet to 2,700 square feet; reduce the minimum lot width from 40 feet to 30 feet; and reduce the front setback from 15 feet to 10 feet.

The proposed text amendments would also revise the residential development criteria within the CP zoning district established within Section 3.5.2(F)(2) of the LDRs. The stated purpose and intent of the CP zoning district, as set forth in Section 3.5.2(F)(1), is that the district is, *"... to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and complementary residential uses..."* The revisions to Section 3.5.2(F)(2) will provide additional assurances that residential development within the CP zoning district will be *complementary* to other non-residential uses located within a CP development.

In summary, the proposed amendments to the LDRs would:

- **Amend Section 2.4.10(B)(3)** relating to residential development in the Corporate Park (CP) zoning district.
- **Amend Section 3.5.2(F)** relating to the CP zoning district and residential development criteria in the CP zoning district.
- **Amend Section 4.1.1 and Table 4.1-1** relating to the allowed uses within the CP zoning district.
- **Create Section 4.3.1(A)(5)** to establish Use-Specific Standards for cottage neighborhoods.
- **Amend Section 5.1.3 and Table 5.1-3** relating to the dimensional standards for single-family detached dwellings, single-family attached dwellings, townhouses, multiple-family dwellings, and cottage homes in the CP zoning district.
- **Amend Section 6.1.4(B)(1) and Table 6.1-1** to establish minimum off-street parking standard for cottage neighborhoods.
- **Amend Section 6.2.2(B)** relating to the applicability of the standards of Section 6.2.2.
- **Amend Section 6.2.2(D)(3)(c)** and Table 6.2-2 relating to the application of perimeter buffer classes.
- **Amend Section 7.2.4(A)(2)** relating to the requirement for lots within subdivisions to have street frontage.
- **Amend Section 7.3.1(B)(1), Table 7.3-1, and Table 7.3-2** relating to wearing surface widths and right-of-way standards for streets.
- **Amend Section 10.2** to amend the definition of "alley or service drive" and to create new definitions of "cottage home" and "cottage neighborhood".

Each proposed amendment is identified in the following section of this report.

# PROPOSED LDR TEXT AMENDMENTS

## AMENDING SECTION 2.4.10(B)(3) RELATING TO RESIDENTIAL DEVELOPMENT IN THE CORPORATE PARK (CP) ZONING DISTRICT

Section 2.4.10(B)(3)

(i) *Residential development in the CP zoning district.* ~~A r~~Residential development in the Corporate Park (CP) zoning district which shall remain in common ownership ~~may~~shall be reviewed pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, of these LDRs. Such development shall not conflict with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) – (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~When a residential development in the CP zoning district is reviewed pursuant to Section 2.4.9, such development shall meet all of the following criteria. This exemption shall not preclude a developer from subdividing residential development in the CP zoning district pursuant to this Section 2.4.10.~~

~~(1) The development shall remain in common ownership;~~
~~(2) Such development shall comply with F.S. ch. 177, pt. I, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) through (d); and~~
~~(3) Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~

## AMENDING SECTION 3.5.2(F) RELATING TO THE CP ZONING DISTRICT AND RESIDENTIAL DEVELOPMENT CRITERIA IN THE CP ZONING DISTRICT

3.5.2(F) *CP, Corporate Park District.*

(1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail~~, and complementary residential uses, as indicated in Table 4.1-1~~. Complementary residential uses may also be permitted within the CP District as set forth in Subsection 3.5.2(F)(2). By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.

(2) *Residential development criteria.* Development within the ~~Corporate Park zoning district~~CP District that consists of greater than 50 acres of contiguous land may provide complementary residential development. Residential development ~~options available on any property zoned Corporate Park is further limited by~~ within the CP District shall comply with the performance standards set forth in subsections (a)~~ and (b)~~ – (e) below and with the dimensional standards and maximum gross residential density as set forth in Table 5.1-3.

~~(a) Gross residential development density shall be a maximum of four dwelling units per acre.~~

(a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses

as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*, has been constructed within the CP District, or shall be constructed concurrent with residential units as a part of a mixed-use development.

| Table 3.5-1, *Residential to Non-Residential Ratios within the CP District* | |
|---|---|
| Number of Residential Units | Minimum Floor Area of Non-Residential Uses |
| 1 – 199 | 0 square feet |
| 200 – 299 | 37,500 square feet |
| 300 – 399 | 75,000 square feet |
| 400 – 499 | 150,000 square feet |
| 500 – 599 | 250,000 square feet |
| 600 – 699 | 375,000 square feet |
| 700 – 999 | 500,000 square feet |
| 1,000 or more | 700,000 square feet |

(b) For purposes of calculating gross residential density, the maximum number of dwelling units permitted in a contiguous area shall be determined by the total acreage contained in the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park.

(c) Any site plan or preliminary plat which includes residential development in the CP District shall provide an exhibit depicting the area to be preserved for non-residential uses within the CP District. In addition to the standards as set forth in Subsection 3.5.2(F)(2)(a), the exhibit shall demonstrate the ability to meet the following minimum standards. The exhibit shall:

(i) Depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park, together with all existing improvements; and,

(ii) Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses per acre shall be used for the preservation calculation.

(d) Site plan and preliminary plats which include residential development in the CP District shall provide:

(i) A calculation of the maximum gross residential density which is permitted within the CP District;

(ii) A matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order; and,

(iii) A calculation of the minimum land required to be preserved for non-residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii).

(e) In no instance shall more than 33% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings on lots 45 feet in width or larger, and in no instance shall more than 50% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings.

## AMENDING SECTION 3.5.3 AND TABLE 3.5-1 RELATING TO USE REGULATIONS AND DEVELOPMENT STANDARDS IN BUSINESS DISTRICTS

3.5.3 *Use regulations and development standards.* The following Table ~~3.5-1~~3.5-2, Use Regulations and Development Standards in the Business Districts, indicates the location of standards in these LDRs related to allowable uses, density and intensity limitations, dimensional standards, development standards, and subdivision standards for the business zone districts:

Table ~~3.5-1~~3.5-2. Use Regulations and Development Standards in the Business Districts

| Type of Standard | Location in these LDRs |
|---|---|
| Allowable uses | Table 4.1-1 |
| Density/intensity/dimensional standards | Table 5.1-3 |
| Development standards | Article 6 |
| Subdivision standards | Article 7 |

## AMENDING SECTION 4.1.1 AND TABLE 4.1-1 RELATING TO THE ALLOWED USES WITHIN THE CP ZONING DISTRICT

4.1.1 *Table of allowed uses.*

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

## CREATING SECTION 4.3.1(A)(5) TO ESTABLISH USE-SPECIFIC STANDARDS FOR COTTAGE NEIGHBORHOODS

4.3.1 *Residential uses.*

(A) *Household living.*

(5) *Cottage neighborhood.* Cottage neighborhoods shall comply with the following standards:

(a) *Quantity and size of cottage homes.*

(i) A minimum of 25 cottage homes and a maximum of 100 cottage homes are permitted within a cottage neighborhood.

(ii) The minimum square footage for cottage homes shall be 750 square feet. Cottage homes shall have a maximum gross floor area of 1,750 square feet with a maximum

base floor (first floor) area of 1,000 square feet.

(b) *Community and accessory buildings*. One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar uses. Additional accessory structures, such as arbors, gazebos, pergolas, fire pits, BBQ grills, pools, greenhouses, gardens boxes, garages, and other similar accessory structures, are permitted in addition to community buildings.

(c) *Maintenance of open space, common areas and utilities*. The joint use and maintenance of public open space, community facilities, private roads and drives, and all other commonly owned and operated property shall be managed and maintained through a homeowners' or property owners' association.

(d) *Common greens.* Each cottage neighborhood shall have one or more common greens. Common greens may be counted toward the open space required by Section 6.7 of these LDRs. Common greens shall be designed to meet the following:

(i) Common greens shall include at least 400 square feet per cottage home.

(ii) A minimum of four (4) and a maximum of 12 cottage homes shall be clustered around a common green.

(iii) Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per cottage home remains usable for active or passive recreation during rain events.

(iv) A minimum of 80% of the cottage homes within a cottage neighborhood shall be clustered around and shall directly front a common green.

(v) Amenities such as those identified in Subsection 4.3.1(A)(5)(b), *Common buildings*, are allowed in common greens.

(e) *Parking.* Parking may be provided in a common area (private street, parking lot, or garage), or on individual cottage home lots. All parking must meet the following standards:

(i) The minimum number of parking spaces required by Table 6.1-1 of these LDRs for cottage homes shall be provided; and,

(ii) All common parking areas and associated drive aisles shall be screened in accordance with Section 6.2 of these LDRs.

(f) *Vehicle access.* Private roads, drives, or alleys within the cottage neighborhood that are connected to a public street and access either individual cottage homes or common parking lots are permitted. All private roads, drives, or alleys shall have a clear width of 20 feet with a 12- foot- wide minimum wearing surface.

(g) *Pedestrian access.* A system of interior walkways shall be provided to interconnect the cottage homes, parking areas, common greens, and any sidewalks along the public street(s) bordering the cottage neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

(h) *Requirements when adjacent to single-family detached development.* When located adjacent to single-family detached development in any zoning district or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), a cottage neighborhood shall:

(i) Provide a minimum Type D, 10 foot landscaped buffer along the yard which the single-family detached development or vacant land in a single-family residential district abuts; and,

(ii) Not locate any structures, including but not limited to cottage homes, community buildings, accessory structures, parking lots, waste receptacles, and other similar structures, within 100 feet of the boundary of the cottage neighborhood.

(i) *Fencing.* Fencing within the cottage neighborhood used to delineate private yards, gardens, or other areas shall be limited to a maximum of 50 percent opacity and no greater than four feet in height. Solid fencing may be allowed along cottage neighborhood perimeter consistent with Section 6.3.3 of these LDRs.

## AMENDING SECTION 5.1.3 AND TABLE 5.1-3 RELATING TO THE DIMENSIONAL STANDARDS FOR SINGLE-FAMILY DETACHED DWELLINGS, SINGLE-FAMILY ATTACHED DWELLINGS, TOWNHOUSES, MULTIPLE-FAMILY DWELLINGS, AND COTTAGE HOMES IN THE CP ZONING DISTRICT

5.1.3 *Dimensional standards in Business Districts.* All primary and accessory structures in the business zoning districts are subject to the dimensional standards set forth in Table 5.1-3, Table of Dimensional Standards in the Business Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts

| District and Use | Min. Area (sq. ft.) | Min. Width (ft.) | Front (ft.) [5] | Side (ft.) | Rear (ft.) | Wetland and Water-course (ft.) | Max. Height (ft.) | Max. Lot Coverage (incl. accessory structures) [1] | Max. FAR [2] | Max. Gross Residential Density (DU/acre) |
|---|---|---|---|---|---|---|---|---|---|---|
| CP [4] | | | | | | | | | | |
| Dwelling, single-family detached | 3,500<br><br>See note [6] | ~~50~~40<br><br>See note [6] | 20<br><br>See note [7] | ~~7.5~~ 5for each<br><br>See note [7] | ~~15~~10<br>See note [7] | Sec. 5.2.2(B) | 65 | ~~40%~~60% | N/A | 4 |
| Dwelling, single-family attached, townhouse, and multiple-family | ~~5,000~~ 2,700<br><br>See note [6] | ~~40~~30<br><br>See note [6] | ~~15~~10<br><br>See note [7] | 5 for each building side<br><br>See note [7] | 10<br><br>See note [7] | | | | | |
| Cottage home | 2,700<br><br>See note [6] | 30<br><br>See note [6] | 5<br><br>See notes [7], [9] | 5 for each building side<br><br>See note [7] | 10<br><br>See notes [7], [9] | | 35 | 70% | | |
| All other uses | None | None | 20 | 15, except where railroad spur abuts side or rear property line, then none | All other uses | | 100<br><br>See note [8] | None | See note [8] | N/A |

Notes:

[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted as affordable housing for low income residents. The maximum lot coverage for cottage homes shall be measured over the entire cottage neighborhood, not individual lots.

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.

[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).

| |
|---|
| [5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7). |
| [6] Lot dimensional standards apply only to individual platted lots. |
| [7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project perimeter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous land zoned CP. |
| [8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)). |
| [9] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk. |

## AMENDING SECTION 6.1.4(B)(1) AND TABLE 6.1-1 TO ESTABLISH MINIMUM OFF-STREET PARKING STANDARD FOR COTTAGE NEIGHBORHOODS

6.4.1 *Amount required.*

(1) *Minimum off-street parking required.* All development allowed in accordance with Table 4.1-1, Table of Allowed Uses, shall provide at least the minimum amounts of off-street parking shown in the following Table 6.1-1, Minimum Off-Street Parking Standards:

| Table 6.1-1. Minimum Off-Street Parking Standards | | |
|---|---|---|
| Use Category | Use Type | Parking Standards |
| RESIDENTIAL USES | | |
| Household living | Cottage neighborhood | 1.5 spaces per cottage home |

## AMENDING SECTION 6.2.2(B) RELATING TO THE APPLICABILITY OF THE STANDARDS OF SECTION 6.2.2

6.2.2 *Landscaping standards.*

(B) *Applicability.* These standards shall apply to the following development in the City:

(1) *Single-family lots or dwellings.* The subdivision or development of eight or more single-family residential lots or dwellings.

(2) *Single-family attached dwellings.* The subdivision or development of eight or more single-family attached dwellings.

(3) *Two- to four-family dwellings.* The subdivision or development of eight or more two- to four-family dwellings.

(4) *Manufactured home park.* Subdivision for a manufactured home park.

(5) *Existing multifamily structure.* Development of a multifamily structure or redevelopment of an existing multifamily structure that results in an increase in building square footage of 60 percent or more.

(6) *Cottage neighborhoods.* Cottage neighborhoods located in the CP zoning district.

~~(6)~~(7) *Nonresidential.* Development of a nonresidential structure or redevelopment of a nonresidential structure that results in an increase in building square footage or impervious surface by 50 percent or more.

~~(7)~~(8) *Parking lot.* Development of a parking lot for eight or more spaces.

~~(8)~~(9) *Existing parking lot.* Redevelopment or expansion of an existing parking lot that results in an increase of 20 or more spaces. Redevelopment or expansion includes items such as repaving, changes in ingress or egress, and reconstruction of stormwater drainage systems.

## AMENDING SECTION 6.2.2(D)(3)(C) AND TABLE 6.2-2 RELATING TO THE APPLICATION OF PERIMETER BUFFER CLASSES

6.2.2 *Landscaping standards.*

(D) *Landscape standards.*

(3) *Perimeter buffers.*

(c) *Buffer class application.* Table 6.2-2, Buffer Class Application, below specifies the type of landscaped perimeter buffer that must be installed adjacent to an existing use or vacant land. The proposed uses are designated with their associated use class and cross-referenced with the numbered columns along the horizontal row under the adjacent use heading. The buffer type is indicated by letter and the total buffer width in feet is indicated by number.

| Table 6.2-2. Buffer Class Application | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Letter = Buffer type; Number = Required width in feet | | | | | | | | | | | |
| A = Type A; B = Type B; C = Type C; D = Type D; N = No buffer required | | | | | | | | | | | |
| Proposed Use | | Adjacent Use | | | | | | | | | |
| | | Residential Uses | | | Public and Institutional Uses | | | Commercial Uses | | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Residential uses | | | | | | | | | | | |
| 1 | Single-family detached dwelling, manufactured home, mobile home | N | N | N | B 7.5 | N | N | N | N | N | N |
| 2 | Single-family attached, two- to four-family dwelling, townhouse development | C 10 | A 10 | B 10 | C 7.5 | B 7.5 | A 5 | N | N | N | N |
| 3 | Multiple-family development, cottage neighborhoods, group living uses | D 10 | B 10 | A 10 | D 7.5 | C 7.5 | A 7.5 | N | N | N | N |

## AMENDING SECTION 7.2.4(A)(2) RELATING TO THE REQUIREMENT FOR LOTS WITHIN SUBDIVISIONS TO HAVE STREET FRONTAGE

7.2.4 *Lot standards.*

(A) *Arrangement.*

(2) *Access to street.* Except for lots located within a cottage neighborhood, ~~A~~all lots shall have sufficient frontage so there can be driveway access to primary structures placed on the lots from a public or private street.

## AMENDING SECTION 7.3.1(B)(1), TABLE 7.3-1, AND TABLE 7.3-2 RELATING TO WEARING SURFACE WIDTHS AND RIGHT-OF-WAY STANDARDS FOR STREETS

7.3.1 *Streets.* Work performed involving road right-of-way clearing and grubbing, earthwork, stabilizing and construction of a base and surface course shall meet the minimum requirements of the American Association of State Highway and Transportation Official's (AASHTO), latest manual

edition and amendments, where applicable, unless stated otherwise in this article. These specifications are intended to govern the equipment, materials, construction methods, and quality control of the work, unless otherwise provided. They are not intended to apply to the basis of payment provisions.

(B) *Standard street improvements.* The following standards apply to all street improvements:

(1) *Wearing surface width and right-of-way width standards.*

(e) Alley, Drive. For street types/standards B and D.
(i) 12-foot minimum wearing surface.
(ii) Minimum right-of-way width or easement of 20 feet for streets with curb and cutter, or 30 feet for streets with swales.

~~(e)~~(f) *Wearing surface and right-of-way width summary table.* These standards are summarized in the following Table 7.3-1, Wearing Surface standards, and Table 7.3-2, Minimum Right-of-Way Width Standards:

Table 7.3-1. Wearing Surface Standards

| Classification | Street Type Standard | Minimum Wearing Surface Width (in feet) [1] | Number of Travel Lanes [2] |
|---|---|---|---|
| Arterial | All | 2 · 24 | 4 |
| Collector | All | 24 | 2 |
| Local | All | 24 | 2 |
| Marginal access | All | 20 | 2 |
| Alley, Drive | B, D | 1 · 12 | 1 |

[1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.

[2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width.

Table 7.3-2. Minimum Right-of-Way Width Standards

| Classification | Street Type Standard | Curb and Gutter Right-of-Way Minimum Width (ft.) | Transitional Swale Right-of-Way Minimum Width (private easement minimum width) (ft.) | Standard Swale Right-of-Way Minimum Width (ft.) |
|---|---|---|---|---|
| Arterial | All | 100 | N/A | 120 |
| Collector | All | 60 | N/A | 80 |
| Local | A, B, C | 50 | 50 (20 total – 10 on each side of roadway) | 60 |
| Local | D | 40 | N/A | 60 |
| Marginal access | All | 40 | 40 (20 total – 10 on each side of roadway) | 60 |
| Alley, Drive | B, D | 20 | N/A | 30 |

AMENDING SECTION 10.2 TO AMEND THE DEFINITION OF "ALLEY OR SERVICE DRIVE" AND TO CREATE NEW DEFINITIONS OF "COTTAGE HOME" AND "COTTAGE NEIGHBORHOOD"

Section 10.2. – Definitions.

*Alley* or *service drive* means a ~~public or~~ private right-of-way or easement which affords only a secondary means of access to property abutting thereon, provided however, that within cottage neighborhoods, an alley or service drive may serve as the primary means of vehicular access to cottage homes.

*Cottage home* means a principal residential dwelling ~~constructed~~ located within a cottage neighborhood and consistent with the standards in Articles ~~4 and 5~~ of these LDRs.

*Cottage neighborhood* means a collection of cottage homes clustered around by common green space.

# CONSISTENCY WITH THE COMPREHENSIVE PLAN

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.

## VISION ELEMENT

**GOAL 4: Housing:** The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe, affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

**Evaluation & Findings:** The proposed LDR text amendments support this goal by creating an innovative residential use type of cottage neighborhood. This use type will allow for higher density residential uses within the CP zoning district. The CP land use category and zoning district are mixed-use categories providing for a range of nonresidential uses with complementary residential uses.

The applicant contends that cottage homes can be a lower cost housing option because: the land area associated with a single unit, when a cottage neighborhood is platted, is much smaller; the size of the housing unit is typically smaller; the infrastructure required for vehicular access is much less for units served by an alley versus a local street; and the utility infrastructure and stormwater management facilities required to serve the development is less than required for traditional development.

**Objective 1.4: Corporate Park**

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and complementary residential uses located near major transportation corridors. The Corporate Park category is intended to:

1. provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,
2. provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

**Policy 1.4.a:** The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live/work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

**Policy 1.4.b:** Development within the Corporate Park land use category should be designed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

**Policy 1.4.d:** Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

**Evaluation & Findings:** The proposed LDR text amendments would establish an innovative residential use type of cottage neighborhood. This use type will allow for higher density residential uses within the CP zoning district, supporting the intention for development within the CP land use category to be designed in a campus-like or "corporate park" setting. Increased density further supports the potential to create a walkable mixed-use environment, also furthering the purposes of the CP land use category.

## HOUSING ELEMENT

**Goal 1:** To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, cultural diversity, and protecting the interests of special needs groups, as well as very low, low, and moderate-income households.

**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

**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.

**Policy 1.1.i:** The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

**Evaluation & Findings:** The proposed LDR text amendments would establish an innovative residential use type of cottage neighborhood. This use type will allow for higher density residential uses within the CP zoning district. The CP land use category and zoning district are mixed-use categories providing for a range of nonresidential uses with complementary residential uses.

## FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Subsection 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, "in determining whether to approve a proposed text amendment to the Land Development Regulations, the City Commission shall find that an application is consistent with the following standards." These standards are listed below, followed by Staff's evaluation.

(a) ***Consistent with Comprehensive Plan*** – *Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.*

**Evaluation & Findings:** An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within 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 amendments do not conflict with any other provisions of the LDRs or the City Code of Ordinances.

(c) ***Changed Conditions*** *– Whether and the extent to which there are changed conditions that require an amendment.*

**Evaluation & Findings:** The Corporate Park (CP) zoning district provides land within the City to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and complementary residential uses typified by the modern corporate park. The applicant contends that the amendments will allow a new, more affordable housing product within the CP district. Additionally, the applicant contends that changing market demands are resulting in a need for smaller lot sizes

(d) ***Community Need*** *– Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

**Evaluation & Findings:** The applicant contends that the greatest need for new housing types is the reduction of housing prices. This can be accomplished by providing smaller lot sizes, thus reducing development costs on a per unit basis. In addition, the applicant contends that cottage neighborhoods are appealing because, among other reasons, they provide an opportunity to live in a detached housing product with direct access to green space without maintenance responsibilities and an opportunity to not rely on a vehicle to commute to work.

(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 amendments would establish Use-Specific Standards for cottage neighborhoods. These standards are intended to address and support the compatibility of cottage neighborhoods with surrounding land uses. These standards address minimum separation between cottage neighborhoods and associated facilities from single-family residential uses and lands zoned for single-family residential uses and screening of parking areas. Within the CP zoning district, cottage neighborhoods should generally be compatible with the uses allowed within this zoning district, as the district is established as a mixed-use district.

(f) ***Development Patterns*** *– Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

**Evaluation & Findings:** The CP zoning district permits a broad range of uses and encourages development in a campus-like setting. By fostering mixed-use development, the CP zoning district reduces impacts upon external roads by allowing residential uses and supporting nonresidential uses to be located near employment generators. The proposed text amendments will help further support and implement this development pattern.

(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, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

**Evaluation & Findings:** The proposed text amendments do 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, storm water management, parks, and solid wastes).*

**Evaluation & Findings:** The proposed amendments will have no effect on public facilities.

EXHIBIT "A"

TO

COTTAGE HOMES / CORPORATE PARK ZONING
LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENTS
STAFF REPORT

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

# City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 30, 2021

*Sent by electronic mail to rthompson@chw-inc.com*

Ryan Thompson, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Land Development Regulations (LDR) Text Amendment Application – Cottage Homes

Dear Mr. Thompson:

On August 23, 2021, the City of Alachua received your revised application and materials for a Land Development Regulations (LDR) Text Amendment. The application proposes to amend several sections of the LDRs to establish a new housing type – Cottage Home – in the Corporate Park (CP) zoning district and to establish related implementing regulations. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **September 14, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, August 31, 2021.*** 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 the PZB meeting (no later than ***Monday, September 13, 2021***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Project File

# RE: Revised for clarity.

**From :** Gerry Dedenbach <gerryd@chw-inc.com> Wed, Aug 25, 2021 05:30 PM
**Subject :** RE: Revised for clarity. 1 attachment
**To :** Justin Tabor <jtabor@cityofalachua.org>
**Cc :** ahall <ahall@cityofalachua.com>, kwinburn <kwinburn@cityofalachua.org>, Mike DaRoza <mdaroza@cityofalachua.org>

Justin,
I just spoke with Brian, well done sir!
This is what we need to move forward with.

Thank you ALL for your attention to this final condition!!

Regards,
Gerry

---

**From:** Justin Tabor <jtabor@cityofalachua.org>
**Sent:** Wednesday, August 25, 2021 5:17 PM
**To:** Gerry Dedenbach <gerryd@chw-inc.com>
**Cc:** ahall <ahall@cityofalachua.com>; kwinburn <kwinburn@cityofalachua.org>; Mike DaRoza <mdaroza@cityofalachua.org>
**Subject:** Re: Revised for clarity.

Gerry,

Following up to our call, conceptually we agree with the proposed language. We would suggest reversing the two thresholds:

(e) In no instance shall more than 33% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings on lots 45 feet in width or larger, and in no instance shall more than 50% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings.

Please let us know your thoughts.

Sincerely,

**Justin Tabor, AICP**
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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**From:** "Gerry Dedenbach" <gerryd@chw-inc.com>
**To:** "Justin Tabor" <jtabor@cityofalachua.org>, "ahall" <ahall@cityofalachua.com>, "kwinburn" <kwinburn@cityofalachua.org>
**Cc:** "Mike DaRoza" <mdaroza@cityofalachua.org>
**Sent:** Wednesday, August 25, 2021 4:29:25 PM
**Subject:** Revised for clarity.

Justin, et. Al.,
Here's a rewording that we feel is much cleaner and get more directly to land preservation…

(e) In no instance shall more than 48% of the maximum total residential units permitted within the CP district be comprised of single-family detached dwellings. A maximum of 33% of the gross total residential units permitted may be single-family dwellings on lots 45' in width or greater.

Stay Smart, Stay Safe, Stay Well!
***Regards,***
**GERRY DEDENBACH, AICP LEED AP** | Vice President
**t:** (386) 518-5120 | **c:** (352) 538-5195
**e:** gerryd@chw-inc.com
**w:** www.chw-inc.com

JACKSONVILLE.GAINESVILLE.OCALA
**t:** (904) 619-6521 | 8465 Merchants Way, Ste. 102, Jacksonville, FL 32222
**t:** (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
**t:** (352) 414-4621 | 101 NE 1st Ave., Ocala, FL 34470
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## Revised for clarity.

**From :** Gerry Dedenbach <gerryd@chw-inc.com> Wed, Aug 25, 2021 04:29 PM

**Subject :** Revised for clarity. 1 attachment

**To :** Justin Tabor <jtabor@cityofalachua.org>, ahall <ahall@cityofalachua.com>, Kathy Winburn <kwinburn@cityofalachua.org>

**Cc :** Mike DaRoza <mdaroza@cityofalachua.org>

Justin, et. Al.,
Here's a rewording that we feel is much cleaner and get more directly to land preservation…

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Stay Smart, Stay Safe, Stay Well!
***Regards,***

**GERRY DEDENBACH, AICP LEED AP** | Vice President
**t:** (386) 518-5120 | **c:** (352) 538-5195
**e:** gerryd@chw-inc.com
**w:** www.chw-inc.com

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JACKSONVILLE.GAINESVILLE.OCALA
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## DRAFT_AMENDMENTS_RESIDENTIAL_TO_NON_RES_2021_08_25r2

**From :** Gerry Dedenbach <gerryd@chw-inc.com> Wed, Aug 25, 2021 01:30 PM

**Subject :** DRAFT_AMENDMENTS_RESIDENTIAL_TO_NON_RES_2021_08_25r2 2 attachments

**To :** Justin Tabor <jtabor@cityofalachua.org>, ahall <ahall@cityofalachua.com>, Kathy Winburn <kwinburn@cityofalachua.org>

**Cc :** Brian Crawford <brian@conceptcompanies.net>

Justin,
As discussed and promised, please see attached. We are in agreement with your comments and offer a new (e), which you and I discussed just before lunch and we believe provides additional protections to the City.

As always, please let me know if you have any additional questions.

Stay Smart, Stay Safe, Stay Well!

***Regards,***
**GERRY DEDENBACH, AICP LEED AP** | Vice President
**t:** (386) 518-5120 | **c:** (352) 538-5195
**e:** gerryd@chw-inc.com
**w:** www.chw-inc.com

JACKSONVILLE.GAINESVILLE.OCALA
**t:** (904) 619-6521 | 8465 Merchants Way, Ste. 102, Jacksonville, FL 32222
**t:** (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
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30 KB

3.5.2(F) *CP, Corporate Park District.*

(1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail~~, and complementary residential uses, as indicated in Table 4.1-1~~. Complementary residential uses may also be permitted within the CP District as set forth in Subsection 3.5.2(F)(2). By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.

(2) *Residential development criteria.* Development within the ~~Corporate Park zoning district~~CP District that consists of greater than 50 acres of contiguous land may provide complementary residential development. Residential development ~~options available on any property zoned Corporate Park is further limited by~~ within the CP District shall comply with the performance standards set forth in subsections (a)~~ and (b)~~ – (e) below and with the dimensional standards and maximum gross residential density as set forth in Table 5.1-3.

~~(a) Gross residential development density shall be a maximum of four dwelling units per acre.~~

(a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*, has been constructed within the CP District, or shall be constructed concurrent with residential units as a part of a mixed-use development

Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*

| Number of Residential Units | Minimum Floor Area of Non-Residential Uses |
|---|---|
| 1 – 199 | 0 square feet |
| 200 – 299 | 37,500 square feet |
| 300 – 399 | 75,000 square feet |
| 400 – 499 | 150,000 square feet |
| 500 – 599 | 250,000 square feet |
| 600 – 699 | 375,000 square feet |
| 700 – 999 | 500,000 square feet |
| 1,000 or more | 700,000 square feet |

(b) For purposes of calculating gross residential density, the maximum number of dwelling units permitted in a contiguous area shall be determined by the total acreage contained in the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park.

(c) Any site plan or preliminary plat which includes residential development in the CP District shall provide an exhibit depicting the area to be preserved for non-residential uses within the CP District. In addition to the standards as set forth in Subsection 3.5.2(F)(2)(a), the exhibit shall demonstrate the ability to meet the following minimum standards. The exhibit shall:

(i) Depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park, together with all existing improvements; and,

(ii) Demonstrate land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses per acre shall be used for the preservation calculation.

(d) Site plan and preliminary plats which include residential development in the CP District shall provide:

(i) A calculation of the maximum gross residential density which is permitted within the CP District;

(ii) A matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order; and,

(iii) A calculation of the minimum land required to be preserved for non-residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii).

(e) In no instance shall more than 33% of the maximum gross total residential units permitted within the CP District be comprised of single-family detached dwellings on lots 45' or larger in width. Applicant may achieve an additional unit density of 15%, for a total of 48% single family detached units, by implementing compact units on lots smaller than 45' for 15% of the property.

**Commented [GD1]:** Please see the table I attached, as I want to make sure your plan meets both sides of the 'thresholds', which I believe it does. It will be very challenging for other sites to achieve this sq ft level.

## Revised LDR Text - City 8/24/21 Draft

**From :** Justin Tabor <jtabor@cityofalachua.com> Tue, Aug 24, 2021 04:41 PM
**Subject :** Revised LDR Text - City 8/24/21 Draft 2 attachments
**To :** Gerry Dedenbach <gerryd@chw-inc.com>
**Cc :** Mike DaRoza <wi_daroza@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.com>, Adam Hall <ad_hall@cityofalachua.org>, brian <brian@conceptcompanies.net>

Gerry,

We have reviewed the revised LDR text received yesterday morning.

We propose to revise the ratios of residential units to non-residential area to progress in 100-unit increments from 200 through 700 units. In addition, we propose the ratios be revised with the intent that the ratios will form an "S" curve, requiring less non-residential area earlier in a development, increasing as a development progresses, and then leveling off. I have attached an Excel file with a graph depicting this curve.

We propose to reword subsections 3.5.2(F)(2)(c) and (e) to structure the text in a format consistent with existing codified language. We believe the attached draft captures much of the intent of the language within your latest draft.

We propose to delete subsection 3.5.2(F)(2)(d) of your latest draft. This section has been excluded from the attached draft.

Lastly, we propose a new subsection (3.5.2(F)(2)(e)) that would cap the number of single-family detached units at 33% of the maximum gross residential density permitted within the CP district. We believe this will further help to ensure that land is preserved for non-residential uses, thus fulfilling the overall purpose and intent of the CP zoning district.

Please review and respond with your agreement to the attached by **5 PM tomorrow, August 25**.

If you have any questions or would like to discuss, please feel free to call at your convenience.

Sincerely,

**Justin Tabor, AICP**
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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**Res-to-Non-Res_2021_08_25r2.xlsx**
19 KB

**DRAFT_AMENDMENTS_RESIDENTIAL_TO_NON_RES_2021_08_25r2.docx**
25 KB

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3.5.2(F) *CP, Corporate Park District.*

(1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail~~, and complementary residential uses, as indicated in Table 4.1-1~~. Complementary residential uses may also be permitted within the CP District as set forth in Subsection 3.5.2(F)(2). By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.

(2) *Residential development criteria.* Development within the ~~Corporate Park zoning district~~CP District that consists of greater than 50 acres of contiguous land may provide complementary residential development. Residential development ~~options available on any property zoned Corporate Park is further limited by~~ within the CP District shall comply with the performance standards set forth in subsections (a)~~ and (b)~~ – (e) below and with the dimensional standards and maximum gross residential density as set forth in Table 5.1-3.

~~(a) Gross residential development density shall be a maximum of four dwelling units per acre.~~

(a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*, has been constructed within the CP District, or shall be constructed concurrent with residential units as a part of a mixed-use development.

Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*

| Number of Residential Units | Minimum Floor Area of Non-Residential Uses |
|---|---|
| 1 – 199 | 0 square feet |
| 200 – 299 | 37,500 square feet |
| 300 – 399 | 75,000 square feet |
| 400 – 499 | 150,000 square feet |
| 500 – 599 | 250,000 square feet |
| 600 – 699 | 375,000 square feet |
| 700 – 999 | 500,000 square feet |
| 1,000 or more | 700,000 square feet |

(b) For purposes of calculating gross residential density, the maximum number of dwelling units permitted in a contiguous area shall be determined by the total acreage contained in the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park.

(c) Any site plan or preliminary plat which includes residential development in the CP District shall provide an exhibit depicting the area to be preserved for non-residential uses within the CP District. In addition to the standards as set forth in Subsection 3.5.2(F)(2)(a), the exhibit shall demonstrate the ability to meet the following minimum standards. The exhibit shall:

(i) Depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park, together with all existing improvements; and,

(ii) Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses per acre shall be used for the preservation calculation.

(d) Site plan and preliminary plats which include residential development in the CP District shall provide:

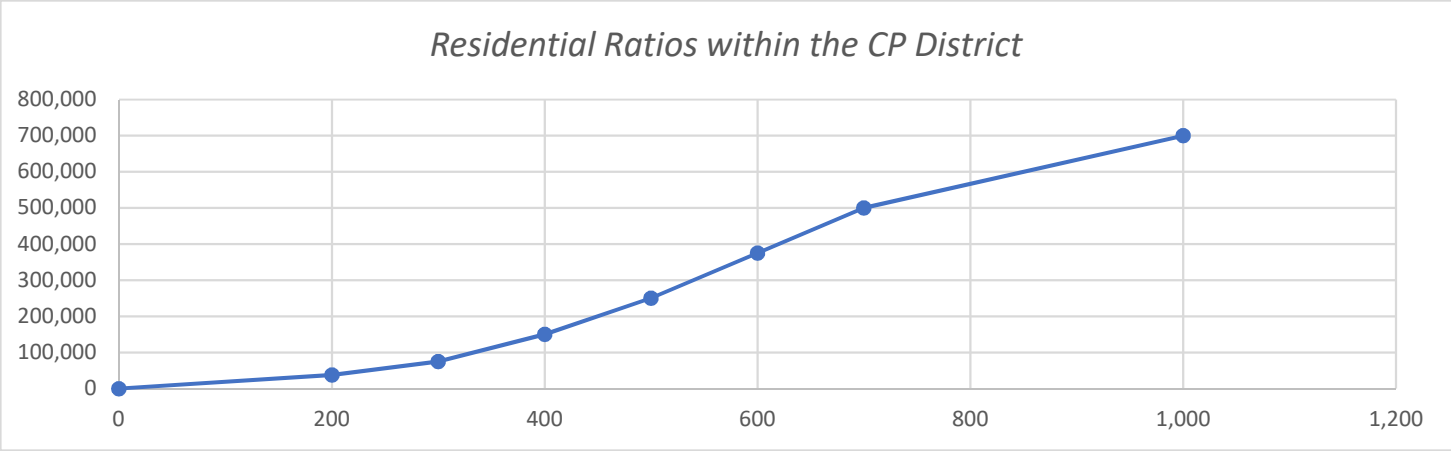
(i) A calculation of the maximum gross residential density which is permitted within the CP District;

(ii) A matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order; and,

(iii) A calculation of the minimum land required to be preserved for non-residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii).

(e) In no instance shall more than 33% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings.

| Number of Residential Units | Minimum Floor Area of Non-Residential Uses | Minimum Land Area for Non-Residential Uses | Estimated Number of Jobs (1 job/290 square feet) |
|---|---|---|---|
| 0 | 0 | 0 | 0 |
| 200 | 37,500 | 10 | 129 |
| 300 | 75,000 | 15 | 259 |
| 400 | 150,000 | 20 | 517 |
| 500 | 250,000 | 25 | 862 |
| 600 | 375,000 | 30 | 1293 |
| 700 | 500,000 | 35 | 1724 |
| 1,000 | 700,000 | 50 | 2414 |



CHW
Professional Consultants

PLANNING DESIGN SURVEYING ENGINEERING CONSTRUCTION

August 23, 2021

Ms. Kathy Winburn, AICP, Planning & Community Development Director
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Land Development Regulations Text Amendment Application – Corporate Park – Cottage Home, Response to City-proposed Amendments received in our meeting on August 19, 2021.

Dear Kathy,

Thank you for the opportunity to meet with you, your staff, and the Interim City Manager on August 19th, 2021. Attached, please find the most current revisions to the proposed Land Development Regulations (LDR) Text Amendment. We appreciate the opportunity to work closely with you and we believe the final revisions presented address the last few items required to keep this item scheduled for the September Planning & Zoning Board Public Hearing.

Based on our meeting, we are proposing specific requirements/codified performance standards. We recommend demonstration of these be on submitted site plan's/plat application' cover sheets for projects with Corporate Park Zoning District. We believe these requirements and standards provide significant incentive for economic development and job creation within the City of Alachua, while providing adequate assurances the Corporate Park Zoning District delivers a vibrant mixed-use environment with the City.

***As discussed and as an example***, the codified performance requirements/standards recommend:

- If 100 residential units are reserved, a minimum of 75,000 sf of non-residential area must be reserved. The minimum acreage needed to be reserved to achieve 75,000 sf of non-residential at the required maximum of 15,000 sf per acre would be 5 acres.

- Non-residential intensity greater than 15,000 sf per acre may be permitted by code and is encouraged. An applicant may not assume, nor reserve, a greater intensity for compliance with the minimum square footage for non-residential uses. However, if greater than 15,000 sf per acre non-residential use *is constructed*, the applicant may use the amount over 15,000 on future applications.

- As the property subject to the application is developed, land area configurations may be modified if the minimum thresholds for residential and non-residentials ratios outlined herein are preserved.

As always, should you have any additional questions, please contact me directly.

Sincerely,

Ryan Thompson, AICP, Senior Project Manager
CHW Professional Consultants

Attachments: CHW's August 23, 2021 amendments


Gainesville | 11801 Research Drive, Alachua, Florida 32615 (352) 331-1976 | www.chw-inc.com

August 9, 2021

Ms. Kathy Winburn, AICP, Planning & Community Development Director
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: LDR Text Amendment Application – Corporate Park – Cottage Home, Response to City-proposed Amendments received July 27, 2021.

Dear Kathy,

***COMMENTARY:*** *The proposed City of Alachua Land Development Regulations (LDR) text amendment is provided below in underline / ~~strikethrough~~ text. The underline portions represent new text and the ~~strikethrough~~ portions represent text to be removed.*

*CHW proposed amendments, as received on July 12, 2021, are in red font. The text in red font also reflects CHW's edits to address Staff PAT review comments issued on June 16, 2021.*

*Following the July 8, 2021 PAT meeting with the applicant, and in subsequent conversations with the applicant, Staff has obtained a better understanding of the applicant's objectives and intent. Based on this better understanding, City Staff proposes the following additional revisions that are in blue font. The text in blue font also addresses items from the June 16, 2021 PAT review comments that were either partially or unsatisfactorily addressed in the July 12, 2021 resubmittal from CHW.*

*Text in green reflects CHW's amendments to the City of Alachua staff's revisions provided on July 26, 2021.* CHW and the applicant agree with all other City-proposed revisions.

The amendments include:

- Added Section 3.5.2(F)(2)(c) to ensure an appropriate mix of both residential and non-residential uses within the Corporate Park Zoning District.
- Revised Table 4.1-1 to allow cottage neighborhood within the Corporate Park Zoning District by special exception.
- Reinstated single-family detached and single-family attached/Townhouse/Multi-family dimensional standards in Table 5.1-3.
- Added to Table 5.1-3, footnote [1] to clarify that cottage home maximum lot coverage is measured over the entire cottage neighborhood, not individual lots.

CHW also proposes including specific requirements and codified performance standards, which will be on the Cover Sheet of submitted site plans/plat applications for projects in the Corporate Park Zoning District. The quantifications will be consistent with overall Conceptual Site Plan, to be submitted, which will include:

A table on the Cover sheet [***example below***] that identifies, with requirements summarizing:

a) Total Contiguous Property area under common ownership at the time of submission;
b) Total Residential density allowed per code and total units on contiguous property;
c) Approved Dwelling Units to Date, and units proposed in the specific project being submitted; and
d) Remaining Dwelling Units post the proposed project.


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| Corporate Park Residential Calculation | |
|---|---|
| Total Contiguous Area | 251.4 acres |
| Allowable Density | 4 du/ac |
| Allowable Units | 251.4 x 4 du/ac = 1,005 DU |
| Approved Dwelling Units to date | 0 units |
| Approved Dwelling Units this project | 273 |
| Remaining Dwelling Units post this project | 732 |

Conceptual Site Plans will be required and a proposed table [***example below***] containing statistics to demonstrate Corporate Park goals and objectives are met will be required, at a basis of 500 sq. ft. per reserved residential unit, ***in accordance with the Corporate Park zoning district***. This table will show multiple items as illustrated below, that are specific to the Corporate Park with specific items to be tallied including:

a) Allowable Dwelling Units reserved per the contiguous area, at the time of Site Plan submittal;
b) ***Minimum*** Non-Residential square footage, based on residential dwellings per code;
c) ***Demonstrated*** non-residential areas within the overall common ownerships; and
d) ***Non-residential*** square footage per preliminary site plan.

| CORPORATE PARK CALCULATION | |
|---|---|
| **Mixed Use Calculation Range** | |
| Allowable Residential Dwelling Units reserved per contiguous area | 251.4 x 4 = 1,005 DU |
| ***Minimum*** Non-Residential footprint | 1,005 x 500 = 502,500 sq. ft. |
| ***Demonstrated*** Non-Residential footprint per preliminary site plan | 1,005 x 750 = 753,750 sq. ft. |
| ***Non-Residential*** square foot per preliminary site plan | 1,507,500 sq. ft. |

In addition, applicants may wish to provide Conceptual Site Plans projections of Employment Estimates to demonstrate Corporate Park Goals and Objectives are met. The table [***example below***] shows multiple items, as illustrated in the sample table below. The specific items to be tallied include:

| **EMPLOYMENT ESTIMATES** (*Non-residential development*) | | | |
|---|---|---|---|
| **Development Type** | **Area** | **Square Footage per Employee** | **Total Estimate of Employees** |
| Research / Laboratory | 700K sq. ft. | 200 sq. ft. | 3,500 |
| Office | 400K sq. ft. | 300 sq. ft. | 1,333 |
| Hospitality / Conference | 250K sq. ft. | 2,000 sq. ft. | 125 |
| Retail / Service | 175K sq. ft. | 500 sq. ft. | 350 |
| **TOTALS** | **1.525M sq. ft.** | **n/a** | **5,308** |

We would greatly like to meet with you to discuss the proposed amendments and bring our most recent conceptual drawings and plans. Please let us know, at your earliest convenience, when you and your staff are able to meet with us and our clients.

Sincerely,

Ryan Thompson, AICP, Senior Project Manager
CHW Professional Consultants

Attachments: CHW's August 9, 2021 amendments

Article 2 – ADMINISTRATION
Section 2.4.10. – Subdivision.

Section 2.4.10(B)(3)

(i) *Residential development in the CP zoning district.* ~~A r~~Residential development in the Corporate Park (CP) zoning district which shall remain in common ownership ~~may~~shall be reviewed pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, of these LDRs. Such development shall not conflict with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) – (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~When a residential development in the CP zoning district is reviewed pursuant to Section 2.4.9, such development shall meet all of the following criteria. This exemption shall not preclude a developer from subdividing residential development in the CP zoning district pursuant to this Section 2.4.10:~~

~~The development shall remain in common ownership;~~
~~Such development shall comply with F.S. ch. 177, pt. I, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) through (d) until permittable uses are proposed for the property; and~~
~~Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~

Section 3.5.2(F)(2)

(c) Prior to approval of any residential site plan or plat, the applicant shall provide:

1. Conceptual site plans identifying contiguous property and depicting proposed uses under common ownership at the time of adoption;
2. Calculations of the total allowable residential units as set forth in this section; and
3. Table(s) to monitor units, constructed or platted, consistent with the site plan's overall density reservation included on the cover page of subsequent documents related to the overall conceptual site plan.

* The conceptual site plan should reasonably depict an applicant's ability to preserve and support non-residential uses consistent with the intent of the CP Zoning District.
* Under no circumstance shall more than four (4) residential units per acre of any type be permitted within contiguous property under common ownership as set forth in 3.5.2(f)(2)(b)
* Increased residential density is encouraged, in a clustered form, in order to promote preservation of non-residential lands within the CP District.

Article 4 – USE REGULATIONS
Section 4.1. – Table of uses.

4.1.1 *Table of allowed uses.*

Table 4.1-1. Table of Allowed Uses

P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited

| Use Category/Use Type | CSV | A | Residential | | | | | | | | Business | | | | | | | | | Planned Development | | | | Use Specific Standards (Sec. 4.3) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Single-Family (RSF) | | | | Mobile Home (RMH) | | Multiple Family (RMF) | | OR | CN | CC | CBD | CI | CP | ILW | IG | GF | COMM | R | TND | EC | |
| | | | 1 | 3 | 4 | 6 | 5 | P | 8 | 15 | | | | | | | | | | | | | | |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | | | | | | | | | |
| Household living | | | | | | | | | | | | | | | | | | | | | | | | |
| Dwelling, live/work | | P | | | | | | | P | P | P | P | P | P | | P | P | | | A | A | A | A | |
| Dwelling, manufactured home | | P | P | P | P | P | P | P | P | P | | | | | | | | | | | A | A | A | 4.3.1(A)(1), (2) |
| Dwelling, mobile home | | P | | | | | P | P | | | | | | | | | | | | | | | | 4.3.1(A)(1) |
| Dwelling, multiple-family | | | | | | S | | | P | P | P | | P | P | P | P | | | | A | A | A | A | 4.3.1(A)(3) |
| Dwelling, single-family attached | | | | | | P | | | P | P | P | | | P | P | P | | | | A | A | A | | 4.3.1(A)(3) |
| Dwelling, single-family detached | | P | P | P | P | P | | | P | P | P | | | P | | P | | | | | A | A | | 4.3.1(A)(4) |
| Dwelling, townhouse | | | | S | S | S | | | P | P | P | | | | P | P | | | | A | A | A | | 4.3.1(A)(3) |
| Dwelling, two- to four-family | | | | S | S | P | | | P | P | P | | | P | P | P | | | | A | A | A | | 4.3.1(A)(3) |
| Mobile home park | | | | | | | | P | | | | | | | | | | | | | | | | 4.3.1(A)(1) |
| Upper story dwelling | | | | | | | | | P | P | P | P | P | P | P | P | | | | A | | A | A | |
| Cottage neighborhood | | | | | | | | | | | | | | | | ~~P~~S | | | | | | | | |

Section 4.2. – Use classifications, use categories and use types

4.2.2 *Residential use classification.*

(A) *Household living.*

(2) *Examples.* Example use types include single-family detached dwellings, cottage homes, single-family attached dwellings, two- to four-family dwellings, townhouses, multiple-family dwellings, mobile homes, mobile home parks, and other structures with self-contained dwelling units.

Section 4.3. – Use specific standards

4.3.1 *Residential uses.*

(A) *Household living.*

(5) *Cottage neighborhood*. Cottage neighborhoods shall comply with the following standards:

(a) *Quantity and ~~Size~~ size of ~~Units~~cottage homes*. ~~A minimum of 2, maximum of 12 units may be clustered around or have access to common greens with a maximum of 20% of the units having access to common greens. The remaining units shall be directly located on a common green.~~

(i) A minimum of ~~15,~~25 cottage homes and a maximum of 100 ~~units~~ cottage homes are permitted within a cottage neighborhood.

(ii) The minimum square footage for cottage homes shall be ~~consistent with Florida Building Code~~750 square feet. Cottage homes ~~units~~ shall have a maximum gross floor area of 1,750 square feet ~~sq ft gross floor area~~ with a maximum base floor (first floor) area of 1,000 square feet~~sq ft maximum base floor area~~.

(b) ~~*Common*~~ *Community and accessory buildings*. One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar uses. Additional accessory structures, such as arbors, gazebos, pergolas, fire pits, BBQ grills, pools, greenhouses, gardens boxes, garages, and other similar accessory structures, are permitted in addition to ~~common~~ community buildings.

(c) *Maintenance of open space, common areas and utilities*. ~~The applicant shall ensure that~~The joint use and maintenance of public open space, community facilities, private roads and drives, and all other commonly owned and operated property ~~is~~ shall be managed and maintained through a homeowners' or property owners' association.

(d) *Common greens.* Each cottage neighborhood shall have one or more common greens. Common greens may be counted toward the open space required by Section 6.7 of these LDRs. Common greens shall be designed to meet the following:

(i) Common greens shall include at least 400 square feet per ~~unit~~cottage home.

(ii) ~~Common greens shall be located central to a grouping of cottage homes.~~A minimum of four (4) and a maximum of 12 cottage homes shall be clustered around a common green.

(iii) Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per ~~dwelling unit~~cottage home remains usable ~~by the residents~~ for active or passive recreation during rain events.

~~(iii)~~(iv) A minimum of 80% of the cottage homes within a cottage neighborhood shall be clustered around and shall directly front a common green.

~~(iv)~~(v) Amenities such as those ~~listed~~ identified in ~~LDR §~~Subsection 4.3.1(A)(5)(b), *Common buildings*, are allowed in common greens.

(e) *Parking.* Parking may be provided in a common area (private street, parking lot, or garage), or on individual cottage home lots ~~when accessed by drive aisles~~. All parking must meet the following standards:

(i) ~~A minimum of 1.5 spaces per unit shall be provided~~The minimum number of parking spaces required by Table 6.1-1 of these LDRs for cottage homes shall be provided; and,

(f) All common parking areas and associated drive aisles ~~adjacent to neighboring residential property must~~ shall be screened in accordance with Section 6.2 of these LDRs.~~; and~~

~~(ii)~~

~~(i) A Type C, 7.5 feet-wide landscape buffer is required where parking areas or drive aisles when adjacent to neighboring residential property.~~

~~(g)~~(f) *Vehicle access.* Private roads, drives, or alleys within the cottage neighborhood that are connected to a public street and access either individual cottage homes or common parking lots are ~~allowed~~permitted. All private roads, drives, or alleys shall have a clear width of 20 feet~~-foot~~ with a 12~~-~~ foot~~-~~ wide minimum wearing surface.

~~(h)~~(g) *Pedestrian access.* A system of interior walkways shall be provided to interconnect the cottage homes, ~~the~~ parking areas, common greens, and any sidewalks along the public street(s) bordering the cottage neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

(h) ~~*Landscaped buffer*~~*Requirements when adjacent to single-family detached development.* When located adjacent to single-family detached development in any zoning district or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), a cottage neighborhood shall:

(i) Provide a minimum Type ~~C~~ D, 10 foot landscaped buffer~~, 15 feet in width~~ along the yard which the single-family detached development or vacant land in a single-family residential district abuts ~~cottage neighborhood abuts existing single-family detached development.~~; and,

~~(i)~~(ii) Not locate any structures, including but not limited to cottage homes, community buildings, accessory structures, parking lots, waste receptacles, and other similar structures, within 100 feet of the boundary of the cottage neighborhood.

(i) *Fencing.* Fencing within the cottage neighborhood used to delineate private yards, gardens, or other areas shall be limited to a maximum of 50 percent opacity and no greater than four feet in height. Solid fencing may be allowed along cottage neighborhood perimeter consistent with Section 6.3.3 of these LDRs.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts

| District and Use | Min. Area (sq. ft.) | Min. Width (ft.) | Front (ft.) [5] | Side (ft.) | Rear (ft.) | Wetland and Water-course (ft.) | Max. Height (ft.) | Max. Lot Coverage (incl. accessory structures) [1] | Max. FAR [2] | Max. Gross Residential Density (DU/acre) [10] |
|---|---|---|---|---|---|---|---|---|---|---|
| CP [4] | | | | | | | | | | |
| Dwelling, single-family detached | 3,500<br>See note [6] | ~~50~~40<br>See note [6] | 20<br>See note [7] | ~~7.5~~5 for each<br>See | ~~15~~10<br>See note [7] | Sec. 5.2.2(B) | 65 | ~~40~~60% | N/A | 4 |
| Dwelling, single-family attached, townhouse, and multiple-family | ~~5,000~~ 2,700<br>See note [6] | ~~40~~30<br>See note [6] | ~~15~~10<br>See note [7] | 5 for each building side<br>See note [7] | 10<br>See note [7] | | | | | |
| Cottage home | 2,700<br>See note [6] | 30<br>See note [6] | 5<br>See notes [7], [9] | 5 for each building side<br>See note [7] | 10<br>See notes [7], [9] | | 35 | ~~90~~70% | | |
| All other uses | None | None | 20 | 15, except where railroad spur abuts side or rear property line, then none | All other uses | | 100<br>See note [8] | None | See note [8] | N/A |

Notes:

[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted as affordable housing for low income residents. The maximum lot coverage for cottage homes shall be measured over the entire cottage neighborhood, not individual lots.

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.

[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).

[5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).

[6] Lot dimensional standards apply only to individual platted lots.

[7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project perimeter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous

| |
|---|
| [8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)). |
| [9] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk. |
| [10] Required nonresidential square feet shall be at least 500 square feet per reserved residential dwelling unit. |

Section 5.2.1 Lots.

(A) Definitions/measurement.

(5) *Lot width.* Lot width means the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the side lot lines at the building setback line and the rear most points of the side lot lines in the rear, provided however, that the width between the side lot lines at their foremost points in the front shall not be less than 80 percent of the required lot width ~~expect~~ ~~except~~ in the case of lots on the turning circle of a cul-de-sac, where the width shall not be less than 60 percent of the required width. ~~Where a rear lot corner is clipped, the side lot line shall be measured from the front setback line to the midpoint of the diagonal lot line connecting the side and rear lot lines.~~

Article 6 – DEVELOPMENT STANDARDS

Section 6.1. – Off-street parking and loading standards.

| Table 6.1-1. Minimum Off-Street Parking Standards | | |
|---|---|---|
| Use Category | Use Type | Parking Standards |
| RESIDENTIAL USES | | |
| Household living | Cottage ~~home~~neighborhood | 1.5 spaces per ~~unit~~cottage home |

6.2.2 *Landscaping standards.*

(A) *Purpose.* The purpose of these landscaping standards is to provide an aesthetically pleasing environment for the residents of the City. The standards are intended to maintain and enhance property values, enhance the appearance of development, provide adequate buffers between incompatible uses, improve the character and appearance of the City, and reduce erosion and stormwater runoff.

(B) *Applicability.* These standards shall apply to the following development in the City:

(1) *Single-family lots or dwellings.* The subdivision or development of eight or more single- family residential lots or dwellings.

(2) *Single-family attached dwellings.* The subdivision or development of eight or more single-family attached dwellings.

(3) *Two- to four-family dwellings.* The subdivision or development of eight or more two- to four-family dwellings.

(4) *Manufactured home park.* Subdivision for a manufactured home park.

(5) *Existing multifamily structure.* Development of a multifamily structure or redevelopment of an existing multifamily structure that results in an increase in building square footage of 60 percent or more.

(6) *Cottage neighborhoods*. Cottage neighborhoods located in the CP zoning district.

~~(6)~~(7) *Nonresidential.* Development of a nonresidential structure or redevelopment of a nonresidential structure that results in an increase in building square footage or impervious surface by 50 percent or more.

~~(7)~~(8) *Parking lot.* Development of a parking lot for eight or more spaces.

~~(8)~~(9) *Existing parking lot.* Redevelopment or expansion of an existing parking lot that results in an increase of 20 or more spaces. Redevelopment or expansion includes items such as repaving, changes in ingress or egress, and reconstruction of stormwater drainage systems.

| Table 6.2-2. Buffer Class Application | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Letter = Buffer type; Number = Required width in feet | | | | | | | | | | | |
| A = Type A; B = Type B; C = Type C; D = Type D; N = No buffer required | | | | | | | | | | | |
| Proposed Use | | Adjacent Use | | | | | | | | | |
| | | Residential Uses | | | Public and Institutional Uses | | | Commercial Uses | | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Residential uses | | | | | | | | | | | |
| 1 | Single-family detached dwelling, manufactured home, mobile home | N | N | N | B 7.5 | N | N | N | N | N | N |
| 2 | Single-family attached, two- to four-family dwelling, townhouse development | C 10 | A 10 | B 10 | C 7.5 | B 7.5 | A 5 | N | N | N | N |
| 3 | Multiple-family development, cottage neighborhoods, group living uses | D 10 | B 10 | A 10 | D 7.5 | C 7.5 | A 7.5 | N | N | N | N |

## Article 7 – SUBDIVISION STANDARDS

7.2.4 *Lot standards.*

(A) *Arrangement.*

(1) *Generally.* Lots shall be arranged in such a way to minimize difficulties due to natural, topographical, or other conditions, to development of the lot consistent with the standards of this article and these LDRs, and all other relevant State and Federal laws and regulations.

(2) *Access to street.* Except for lots located within a cottage neighborhood, ~~A~~all lots shall have sufficient frontage so there can be driveway access to primary structures placed on the lots from a public or private street.

## Section 7.3 – Required Improvements

7.3.1 *Streets.* Work performed involving road right-of-way clearing and grubbing, earthwork, stabilizing and construction of a base and surface course shall meet the minimum requirements of the American Association of State Highway and Transportation Official's (AASHTO), latest manual edition and amendments, where applicable, unless stated otherwise in this article. These specifications are intended

to govern the equipment, materials, construction methods, and quality control of the work, unless otherwise provided. They are not intended to apply to the basis of payment provisions.

(B) *Standard street improvements.* The following standards apply to all street improvements:

(1) *Wearing surface width and right-of-way width standards.*

(e) Alley, Drive. For street types/standards B, ~~C,~~ and D. (i) 12-foot minimum wearing surface.
(ii) Minimum right-of-way width or easement of 20 feet for streets with curb and cutter, or 30 feet for streets with swales.

~~(e)~~(f) *Wearing surface and right-of-way width summary table.* These standards are summarized in the following Table 7.3-1, Wearing Surface standards, and Table 7.3- 2, Minimum Right-of-Way Width Standards:

| Table 7.3-1. Wearing Surface Standards | | | |
|---|---|---|---|
| Classification | Street Type Standard | Minimum Wearing Surface Width (in feet) [1] | Number of Travel Lanes [2] |
| Alley, Drive | B, ~~C,~~ D | 1 × 12 | 1 |
| [1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet. | | | |
| [2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width. | | | |

| Table 7.3-2. Minimum Right-of-Way Width Standards | | | | |
|---|---|---|---|---|
| Classification | Street Type Standard | Curb and Gutter Right-of-Way Minimum Width (ft.) | Transitional Swale Right-of-Way Minimum Width (private easement minimum width) (ft.) | Standard Swale Right-of-Way Minimum Width (ft.) |
| Alley, Drive | B, ~~C,~~ D | 20 | ~~20 (10 total — 5 on each side of roadway)~~ N/A | 30 |

Article 10 – DEFINITIONS
Section 10.2. – Definitions.

*Alley* or *service drive* means a ~~public or~~ private right-of-way or easement which affords only a secondary means of access to property abutting thereon, provided however, that within cottage neighborhoods, an alley or service drive may serve as the primary means of vehicular access to cottage homes.

*Cottage home* means a principal residential dwelling ~~constructed~~ located within a cottage neighborhood and consistent with the standards in Article~~s~~ 4 ~~and 5~~ of these LDRs.

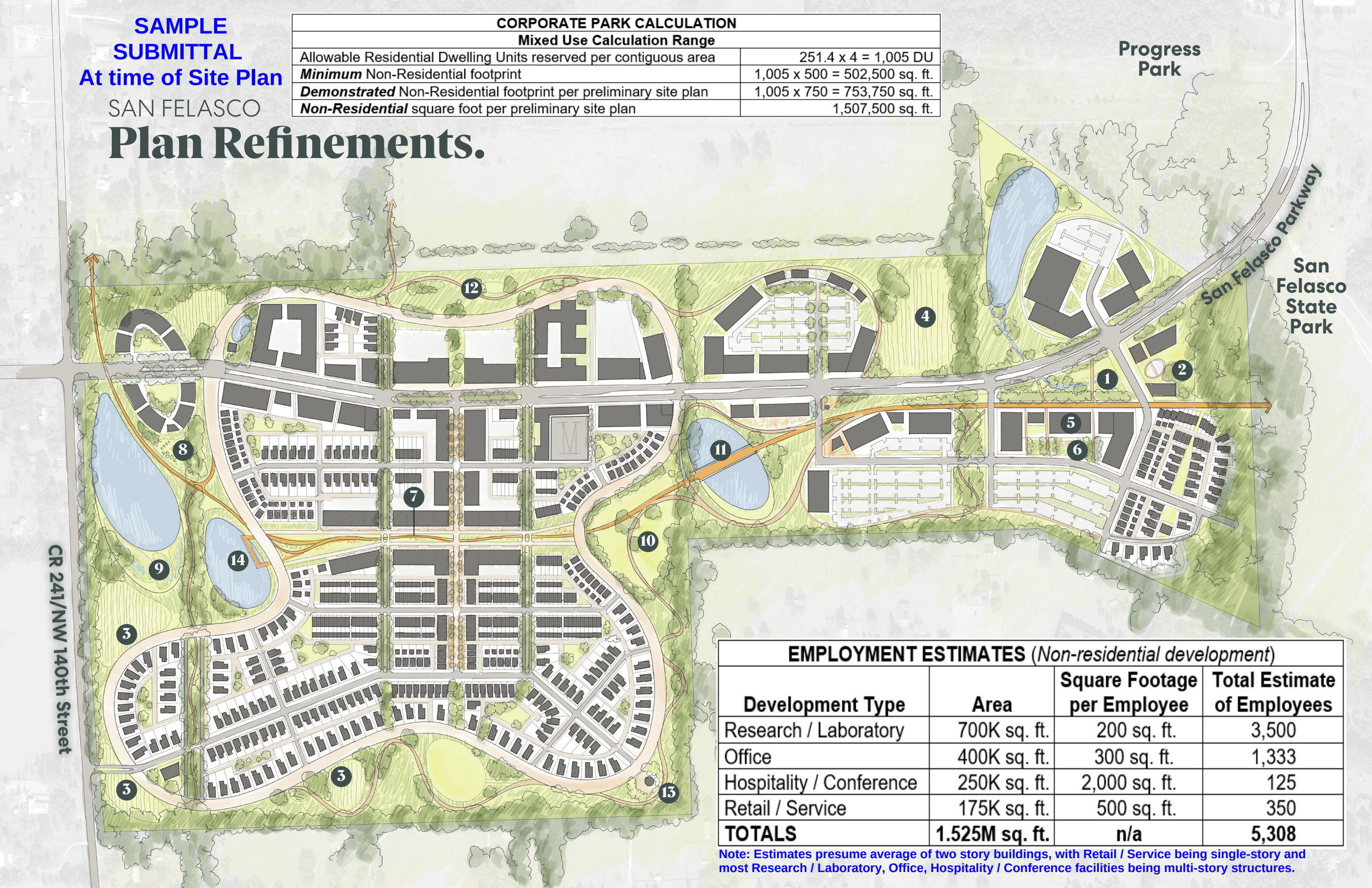
*Cottage neighborhood* means a collection of cottage homes clustered around by common green space.

**SAMPLE SUBMITTAL**
**At time of Site Plan**

SAN FELASCO

# Plan Refinements.

| CORPORATE PARK CALCULATION | |
|---|---|
| **Mixed Use Calculation Range** | |
| Allowable Residential Dwelling Units reserved per contiguous area | 251.4 x 4 = 1,005 DU |
| ***Minimum*** Non-Residential footprint | 1,005 x 500 = 502,500 sq. ft. |
| ***Demonstrated*** Non-Residential footprint per preliminary site plan | 1,005 x 750 = 753,750 sq. ft. |
| ***Non-Residential*** square foot per preliminary site plan | 1,507,500 sq. ft. |




| EMPLOYMENT ESTIMATES (*Non-residential development*) | | | |
|---|---|---|---|
| **Development Type** | **Area** | **Square Footage per Employee** | **Total Estimate of Employees** |
| Research / Laboratory | 700K sq. ft. | 200 sq. ft. | 3,500 |
| Office | 400K sq. ft. | 300 sq. ft. | 1,333 |
| Hospitality / Conference | 250K sq. ft. | 2,000 sq. ft. | 125 |
| Retail / Service | 175K sq. ft. | 500 sq. ft. | 350 |
| **TOTALS** | **1.525M sq. ft.** | **n/a** | **5,308** |

**Note: Estimates presume average of two story buildings, with Retail / Service being single-story and most Research / Laboratory, Office, Hospitality / Conference facilities being multi-story structures.**

## Cottage Home LDR Text Amendments - City Recommended Edits

**From :** Justin Tabor <jtabor@cityofalachua.com> Mon, Jul 26, 2021 05:30 PM

**Subject :** Cottage Home LDR Text Amendments - City Recommended Edits 1 attachment

**To :** Ryan Thompson <RyanT@chw-inc.com>

**Cc :** Adam Boukari <aboukari@cityofalachua.org>, Mike DaRoza <wi_daroza@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.com>, Adam Hall <ad_hall@cityofalachua.org>

Ryan,

As we discussed last week, City Staff has reviewed the revised text received on July 12 for the Cottage Homes LDR Text Amendment application. Following the July 8, 2021 PAT meeting, and in subsequent conversations we have had, Staff has obtained a better understanding of the applicant's objectives and intent for this application. Based on this better understanding, City Staff proposes the additional revisions to the proposed text amendments. The attached document identifies our proposed revisions in blue, with CHW's proposed text, as received on July 12, in red. These revisions also reflect the discussion we had last week concerning the focus of the amendments being specific to cottage homes and the amendments to the dimensional standards for single-family detached dwellings.

In order to remain on track for the September PZB Meeting, please review the attached and respond by Thursday, August 5.

If you have any questions, please feel free to contact me. Please note that I will be in the office this week, but will be out next week (however I will occasionally be checking and responding to email).

Thank you.

Sincerely,

**Justin Tabor, AICP**
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

**City Hall Hours of Operation**
Monday - Thursday, 7:30 AM - 6:00 PM

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**City_Draft_Text_2021_07_26.docx**
56 KB

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***COMMENTARY:*** *The proposed City of Alachua Land Development Regulations (LDR) text amendment is provided below in underline / ~~strikethrough~~ text. The underline portions represent new text and the ~~strikethrough~~ portions represent text to be removed.*

*CHW proposed amendments, as received on July 12, 2021, are in red font. The text in red font also reflects CHW's edits to address Staff PAT review comments issued on June 16, 2021.*

*Following the July 8, 2021 PAT meeting with the applicant, and in subsequent conversations with the applicant, Staff has obtained a better understanding of the applicant's objectives and intent. Based on this better understanding, City Staff proposes the following additional revisions that are in blue font. The text in blue font also addresses items from the June 16, 2021 PAT review comments that were either partially or unsatisfactorily addressed in the July 12, 2021 resubmittal from CHW.*

Article 2 – ADMINISTRATION
Section 2.4.10. – Subdivision.

Section 2.4.10(B)(3)

(i) *Residential development in the CP zoning district.* ~~A r~~Residential development in the Corporate Park (CP) zoning district which shall remain in common ownership ~~may~~shall be reviewed pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, of these LDRs. Such development shall not conflict with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) – (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~When a residential development in the CP zoning district is reviewed pursuant to Section 2.4.9, such development shall meet all of the following criteria. This exemption shall not preclude a developer from subdividing residential development in the CP zoning district pursuant to this Section 2.4.10:~~

~~(1) The development shall remain in common ownership;~~
~~(2) Such development shall comply with F.S. ch. 177, pt. I, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) through (d) until permittable uses are proposed for the property; and~~
~~(3) Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~

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Article 4 – USE REGULATIONS
Section 4.1. – Table of uses.

4.1.1 *Table of allowed uses.*

Table 4.1-1. Table of Allowed Uses

P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited

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

Section 4.2. – Use classifications, use categories and use types

4.2.2 *Residential use classification.*

(A) *Household living.*

(2) *Examples.* Example use types include single-family detached dwellings, cottage homes, single-family attached dwellings, two- to four-family dwellings, townhouses, multiple-family dwellings, mobile homes, mobile home parks, and other structures with self-contained dwelling units.

Section 4.3. – Use specific standards

4.3.1 *Residential uses.*

(A) *Household living.*

(5) *Cottage neighborhood*. Cottage neighborhoods shall comply with the following standards:

(a) *Quantity and ~~Size~~ size of ~~Units~~cottage homes.*

~~A minimum of 2, maximum of 12 units may be clustered around or have access to common greens with a maximum of 20% of the units having access to common greens. The remaining units shall be directly located on a common green.~~

(i) A minimum of ~~15,~~25 cottage homes and a maximum of 100 ~~units~~ cottage homes are permitted within a cottage neighborhood.

(ii) The minimum square footage for cottage homes shall be ~~consistent with Florida Building Code~~750 square feet. Cottage homes ~~units~~ shall have a maximum gross floor area of 1,750 square feet ~~sq ft gross floor area~~ with a maximum base floor (first floor) area of 1,000 square feet~~sq ft maximum base floor area~~.

(b) ~~*Common*~~ *Community and accessory buildings*. One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar uses. Additional accessory structures, such as arbors, gazebos, pergolas, fire pits, BBQ grills, pools, greenhouses, gardens boxes, garages, and other similar accessory structures, are permitted in addition to ~~common~~ community buildings.

(c) *Maintenance of open space, common areas and utilities*. ~~The applicant shall ensure that~~The joint use and maintenance of public open space, community facilities, private roads and drives, and all other commonly owned and operated property ~~is~~ shall be managed and maintained through a homeowners' or property owners' association.

(d) *Common greens.* Each cottage neighborhood shall have one or more common greens. Common greens may be counted toward the open space required by Section 6.7 of these LDRs. Common greens shall be designed to meet the following:

(i) Common greens shall include at least 400 square feet per ~~unit~~cottage home.

(ii) ~~Common greens shall be located central to a grouping of cottage homes.~~A minimum of four (4) and a maximum of 12 cottage homes shall be clustered around a common green.

(iii) Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per ~~dwelling unit~~cottage home remains usable ~~by the residents~~ for active or passive recreation during rain events.

~~(iii)~~(iv) A minimum of 80% of the cottage homes within a cottage neighborhood shall be clustered around and shall directly front a common green.

**Commented [JT1]:** This pertains to common greens and should be placed under the subsection addressing common greens. See below.

**Commented [JT2]:** Concerns about potential conflicts with the size of tiny homes. Minimum 750 square feet is large enough to avoid potential conflicts.

**Commented [JT3]:** Staff's previous recommendation from 6/16/21 PAT Letter

~~(iv)~~(v) Amenities such as those ~~listed~~ identified in ~~LDR §~~Subsection 4.3.1(A)(5)(b), *Common buildings*, are allowed in common greens.

(e) *Parking.* Parking may be provided in a common area (private street, parking lot, or garage), or on individual cottage home lots ~~when accessed by drive aisles~~. All parking must meet the following standards:

(i) ~~A minimum of 1.5 spaces per unit shall be provided~~The minimum number of parking spaces required by Table 6.1-1 of these LDRs for cottage homes shall be provided; and,

~~(f)~~ All common parking areas and associated drive aisles ~~adjacent to neighboring residential property must~~ shall be screened in accordance with Section 6.2 of these LDRs.~~; and~~

(ii)

~~(i) A Type C, 7.5 feet wide landscape buffer is required where parking areas or drive aisles when adjacent to neighboring residential property.~~

~~(g)~~(f) *Vehicle access.* Private roads, drives, or alleys within the cottage neighborhood that are connected to a public street and access either individual cottage homes or common parking lots are ~~allowed~~permitted. All private roads, drives, or alleys shall have a clear width of 20 feet~~-foot~~ with a 12~~-~~ foot~~-~~ wide minimum wearing surface.

~~(h)~~(g) *Pedestrian access.* A system of interior walkways shall be provided to interconnect the cottage homes, ~~the~~ parking areas, common greens, and any sidewalks along the public street(s) bordering the cottage neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

(h) ~~*Landscaped buffer*~~*Requirements when adjacent to single-family detached development.* When located adjacent to single-family detached development in any zoning district or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), a cottage neighborhood shall:

(i) Provide a minimum Type ~~C~~ D, 10 foot landscaped buffer~~, 15 feet in width~~ along the yard which the single-family detached development or vacant land in a single-family residential district abuts~~ cottage neighborhood abuts existing single-family detached development.~~; and,

~~(i)~~(ii) Not locate any structures, including but not limited to cottage homes, community buildings, accessory structures, parking lots, waste receptacles, and other similar structures, within 100 feet of the boundary of the cottage neighborhood.

(i) *Fencing.* Fencing within the cottage neighborhood used to delineate private yards, gardens, or other areas shall be limited to a maximum of 50 percent opacity and no greater than four feet in height. Solid fencing may be allowed along cottage neighborhood perimeter consistent with Section 6.3.3 of these LDRs.

**Commented [JT4]:** Repetitive with sub (iii) and addressed by recommended amendments to Table 6.2-2

**Commented [JT5]:** This buffer width and type is the same as required between SFR and MFR. The densities of cottage home neighborhoods and traditional MFR are comparable, therefore, required buffers should also be comparable.

**Commented [JT6]:** Amends Staff's previous recommendation from 6/16/21 PAT Letter. CHW proposed in 7/12/21 response letter to locate structures at least 50 feet from property line, but no text was included within the proposed amendments received on this date.

| Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| District and Use | Min. Area (sq. ft.) | Min. Width (ft.) | Front (ft.) [5] | Side (ft.) | Rear (ft.) | Wetland and Water-course (ft.) | Max. Height (ft.) | Max. Lot Coverage (incl. accessory structures) [1] | Max. FAR [2] | Max. Gross Residential Density (DU/acre) |
| CP [4] | | | | | | | | | | |
| Dwelling, single-family detached | 3,500<br><br>See note [6] | 50<br><br>See note [6] | 20<br><br>See note [7] | 7.5 for each<br><br>See note [7] | 15<br>See note [7] | Sec. 5.2.2(B) | 65 | 40% | N/A | 4 |
| Dwelling, single-family attached, townhouse, and multiple-family | 5,000<br><br>See note [6] | 40<br><br>See note [6] | 15<br><br>See note [7] | 5 for each building side<br><br>See note [7] | 10<br><br>See note [7] | | | | | |
| Cottage home | 2,700<br><br>See note [6] | 30<br><br>See note [6] | 5<br><br>See notes [7], [9] | 5 for each building side<br><br>See note [7] | 10<br><br>See notes [7], [9] | | 35 | ~~90~~70% | | |
| All other uses | None | None | 20 | 15, except where railroad spur abuts side or rear property line, then none | All other uses | | 100<br><br>See note [8] | None | See note [8] | N/A |

Notes:

[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted as affordable housing for low income residents.

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.

[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).

[5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).

[6] Lot dimensional standards apply only to individual platted lots.

[7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project perimeter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous land zoned CP.

| |
|---|
| [8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)). |
| [9] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk. |

Section 5.2.1 Lots.

(A) Definitions/measurement.

(5) *Lot width.* Lot width means the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the side lot lines at the building setback line and the rear most points of the side lot lines in the rear, provided however, that the width between the side lot lines at their foremost points in the front shall not be less than 80 percent of the required lot width ~~expect~~ ~~except~~ in the case of lots on the turning circle of a cul-de-sac, where the width shall not be less than 60 percent of the required width. ~~Where a rear lot corner is clipped, the side lot line shall be measured from the front setback line to the midpoint of the diagonal lot line connecting the side and rear lot lines.~~

Article 6 – DEVELOPMENT STANDARDS

Section 6.1. – Off-street parking and loading standards.

Table 6.1-1. Minimum Off-Street Parking Standards

| Use Category | Use Type | Parking Standards |
|---|---|---|
| RESIDENTIAL USES | | |
| Household living | Cottage ~~home~~neighborhood | 1.5 spaces per ~~unit~~cottage home |

6.2.2 *Landscaping standards.*

(A) *Purpose.* The purpose of these landscaping standards is to provide an aesthetically pleasing environment for the residents of the City. The standards are intended to maintain and enhance property values, enhance the appearance of development, provide adequate buffers between incompatible uses, improve the character and appearance of the City, and reduce erosion and stormwater runoff.

(B) *Applicability.* These standards shall apply to the following development in the City:

(1) *Single-family lots or dwellings.* The subdivision or development of eight or more single-family residential lots or dwellings.

(2) *Single-family attached dwellings.* The subdivision or development of eight or more single-family attached dwellings.

(3) *Two- to four-family dwellings.* The subdivision or development of eight or more two- to four-family dwellings.

(4) *Manufactured home park.* Subdivision for a manufactured home park.

(5) *Existing multifamily structure.* Development of a multifamily structure or redevelopment of an existing multifamily structure that results in an increase in building square footage of 60 percent or more.

(6) *Cottage neighborhoods*. Cottage neighborhoods located in the CP zoning district.

~~(6)~~(7) *Nonresidential.* Development of a nonresidential structure or redevelopment of a nonresidential structure that results in an increase in building square footage or impervious surface by 50 percent or more.

~~(7)~~(8) *Parking lot.* Development of a parking lot for eight or more spaces.

~~(8)~~(9) *Existing parking lot.* Redevelopment or expansion of an existing parking lot that results in an increase of 20 or more spaces. Redevelopment or expansion includes items such as repaving, changes in ingress or egress, and reconstruction of stormwater drainage systems.

| Table 6.2-2. Buffer Class Application | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Letter = Buffer type; Number = Required width in feet | | | | | | | | | | | |
| A = Type A; B = Type B; C = Type C; D = Type D; N = No buffer required | | | | | | | | | | | |
| Proposed Use | | Adjacent Use | | | | | | | | | |
| | | Residential Uses | | | Public and Institutional Uses | | | Commercial Uses | | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Residential uses | | | | | | | | | | | |
| 1 | Single-family detached dwelling, manufactured home, mobile home | N | N | N | B 7.5 | N | N | N | N | N | N |
| 2 | Single-family attached, two- to four-family dwelling, townhouse development | C 10 | A 10 | B 10 | C 7.5 | B 7.5 | A 5 | N | N | N | N |
| 3 | Multiple-family development, cottage neighborhoods, group living uses | D 10 | B 10 | A 10 | D 7.5 | C 7.5 | A 7.5 | N | N | N | N |

Article 7 – SUBDIVISION STANDARDS

7.2.4 *Lot standards.*

(A) *Arrangement.*

(1) *Generally.* Lots shall be arranged in such a way to minimize difficulties due to natural, topographical, or other conditions, to development of the lot consistent with the standards of this article and these LDRs, and all other relevant State and Federal laws and regulations.

(2) *Access to street.* Except for lots located within a cottage neighborhood, ~~A~~all lots shall have sufficient frontage so there can be driveway access to primary structures placed on the lots from a public or private street.

Section 7.3 – Required Improvements

7.3.1 *Streets.* Work performed involving road right-of-way clearing and grubbing, earthwork, stabilizing and construction of a base and surface course shall meet the minimum requirements of the American Association of State Highway and Transportation Official's (AASHTO), latest manual edition and amendments, where applicable, unless stated otherwise in this article. These specifications are intended to govern the equipment, materials, construction methods, and quality control of the work, unless otherwise provided. They are not intended to apply to the basis of payment provisions.

(B) *Standard street improvements.* The following standards apply to all street improvements:

(1) *Wearing surface width and right-of-way width standards.*

(e) Alley, Drive. For street types/standards B, ~~C,~~ and D.
(i) 12-foot minimum wearing surface.
(ii) Minimum right-of-way width or easement of 20 feet for streets with curb and cutter, or 30 feet for streets with swales.

~~(e)~~(f) *Wearing surface and right-of-way width summary table.* These standards are summarized in the following Table 7.3-1, Wearing Surface standards, and Table 7.3- 2, Minimum Right-of-Way Width Standards:

Table 7.3-1. Wearing Surface Standards

| Classification | Street Type Standard | Minimum Wearing Surface Width (in feet) [1] | Number of Travel Lanes [2] |
|---|---|---|---|
| Alley, Drive | B, ~~C,~~ D | 1 × 12 | 1 |

[1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.

[2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width.

Table 7.3-2. Minimum Right-of-Way Width Standards

| Classification | Street Type Standard | Curb and Gutter Right-of-Way Minimum Width (ft.) | Transitional Swale Right-of-Way Minimum Width (private easement minimum width) (ft.) | Standard Swale Right-of-Way Minimum Width (ft.) |
|---|---|---|---|---|
| Alley, Drive | B, ~~C,~~ D | 20 | ~~20 (10 total — 5 on each side of roadway) N/A~~ | 30 |

**Commented [JT7]:** Alleys are unlikely to be located in subdivisions where all lots are greater than 20,000 square feet in area (Street type/standard C)

**Commented [JT8]:** Alleys are unlikely to be located in subdivisions where all lots are greater than 20,000 square feet in area (Street type/standard C)

**Commented [JT9]:** Alleys are unlikely to be located in subdivisions where all lots are greater than 20,000 square feet in area (Street type/standard C)

**Commented [JT10]:** Transitional swales are swales designed as a part of a stormwater management system meeting specific criteria. It is unlikely this design feature would be found along an alley.

Article 10 – DEFINITIONS
Section 10.2. – Definitions.

*Alley* or *service drive* means a ~~public or~~ private right-of-way or easement which affords only a secondary means of access to property abutting thereon, provided however, that within cottage neighborhoods, an alley or service drive may serve as the primary means of vehicular access to cottage homes.

*Cottage home* means a principal residential dwelling ~~constructed~~ located within a cottage neighborhood and consistent with the standards in Article~~s~~ 4 ~~and 5~~ of these LDRs.

*Cottage neighborhood* means a collection of cottage homes clustered around by common green space.

CHW Professional Consultants

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION

July 12, 2021

Ms. Kathy Winburn, AICP, Planning & Community Development Director
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: LDR Text Amendment Application – Corporate Park – Cottage Home, Response to PAT Letter

Dear Kathy,

CHW submits the following responses (in **bold font**) to the Planning Assistance Team (PAT) Summary letter received on June 16, 2021.

1. Staff believes that it is appropriate for the Comprehensive Plan to establish policies that allow for the creation of cottage neighborhood regulations. For example, Goal 2 of the FLUE addresses innovative design standards, including PDs and conservation subdivisions. The applicant must prepare and submit a companion Comprehensive Plan Text Amendment application to establish policies allowing for the creation of cottage neighborhood regulations. Suggest revisions to Goal 2 of the FLUE.

**RESPONSE: The applicant respectfully believes a Comprehensive Plan Amendment is not *necessary* to adopt the proposed LDR Text Amendment application. An amendment to the Comprehensive Plan may be desired by the City for broader future Goals, Objectives, & Policies. However, it is not required to adopt LDR text changes to allow a new innovative housing type specifically in the CP district. Therefore, we respectfully request the City initiate and process any Comprehensive Plan Amendment following approval of the LDR Text Amendment application.**

2. Application notes that "cottage homes offer a potentially lower cost single-family detached housing product not achievable with traditional subdivision regulations but are now permitted in Alachua County and other communities." Please identify other communities, with a focus on those similar in character to the City of Alachua, where regulations permitting cottage neighborhoods have been enacted.

**RESPONSE: The most relevant literature on small, close-knit neighborhoods, commonly referred to as cottage or pocket neighborhood, are attributed to Ross Chapin, principal of Ross Chapin Architects in Langley, Washington, and author of "Pocket Neighborhoods: Creating Small-Scale Community in a Large-Scale World." Due to his influence, many communities in Washington State have adopted cottage neighborhood ordinances, several of which are listed below. Although there are several Florida example neighborhoods, most are approved through the Planned Development (PD) zoning process. Local examples include Alachua County and the City of Newberry, FL.**

- **Federal Way, WA**
  - Municipal Code Ch. 19.250 – Cottage and compact single family housing
  - Sec. 19.205.030 – Detached dwelling units: see development standards for "cottage housing development (CHD)"
- **Kirkland, WA**
  - Zoning Code Ch. 113 – Cottage, Carriage, and Two/Three Unit Homes

- HUD Best Practices: Kirkland, Washington Cottage Housing Ordinance
- **Marysville, WA** Municipal Code Sec. 22C.010.280 – Cottage housing developments
- **Mukilteo, WA** Municipal Code Sec. 17.51.056 – Cottage Housing Standards
- **Port Townsend, WA** Municipal Code Ch. 17.34 – Cottage Housing Development Design Standards
- **Lakewood, WA** Ordinance No. 620 (2016) – Adopts cottage housing regulations
- **Langley, WA** Municipal Code Ch. 18.22.180 – Cottage Housing
- **Redmond, WA** Zoning Code Sec. 21.08.290 – Cottage Housing Developments.

3. A minimum separation shall be required between cottage neighborhoods and any existing residential use(s) or vacant lands zoned for residential use where the density of the residential use(s) and/or zoning is 1 dwelling unit or greater (suggest that cottage neighborhoods shall not be located within 250 feet of such residential use(s)/zoning). Revise the use-specific standards to address the separation requirement.

**RESPONSE: Of the eight (8) example zoning ordinances, only one (1) specified separation from existing single-family uses, Mukilteo. The separation buffer in Mukilteo is 7'-20' depending on the cottage structure's height. Given that cottage homes are limited to 35 feet, we propose a Type C, 15'-wide buffer consistent with City of Alachua LDR §6.2(D)(3) around the perimeter and an addition statement of no structures within 50' of the overall project boundary buffer.**

4. Proposed text does not specify the review type applicable to cottage neighborhoods (e.g., site plan or major subdivision). The most appropriate review types would be a site plan if property to remain as a single parcel (similar to an apartment complex) or a major subdivision if individual lots will be created (similar to traditional SFR development). Revise text to address the applicable review type.

**RESPONSE: Cottage neighborhoods that are developed with all cottages located on a common lot shall be processed in accordance with LDR §2.4.9, Minor site plans, site plans, and infrastructure plans. Cottage neighborhoods that are developed with cottages located on individual lots shall be processed in accordance with LDR §2.4.10, Subdivision.**

5. Staff recommends establishing a minimum and maximum number of units clustered around common greens – suggest 4 minimum, 12 maximum.

**RESPONSE: We propose a minimum of 2, maximum of 12 units clustered around or have access to common greens with a maximum of 20% of the units having access to common greens.**

6. A minimum number and maximum number of cottage homes shall be required in a cottage neighborhood (suggest 36 cottage homes minimum, 200 maximum). Revise the use-specific standards to state the minimum and maximum number of homes.

**RESPONSE: We propose a minimum of 15, maximum of 100 units are proposed for a cottage neighborhood.**

7. Are there any considerations for the square footage of cottage homes? Minimum size? Maximum size?

**RESPONSE: We propose a minimum square footage consistent with Florida Building Code and a 1,750 sq ft maximum square footage with a max 1,000 sq ft maximum base floor area.**

8. Use type should be “Cottage neighborhood”. See revisions below.

**RESPONSE: Acknowledged.**

9. Section 2.4.10(B)(3)(i) will need to be amended. Please review and revise to address cottage neighborhoods.

**RESPONSE: Section 2.4.10(B)(3)(i) has been amended. Pertaining to Section 2.4.10(B)(3)(i)(1), ‘remain’ means a master planned community, not intended to restrict the sale of real property. Platted lots to be sold within the subdivision(s).**

Section 2.4.10(B)(3)

(i) *Residential development in the CP zoning district.* A residential development in the Corporate Park (CP) zoning district may be reviewed pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, of these LDRs. When a residential development in the CP zoning district is reviewed pursuant to Section 2.4.9, such development shall meet all of the following criteria. This exemption shall not preclude a developer from subdividing residential development in the CP zoning district pursuant to this Section 2.4.10:

(1) The development shall remain in common ownership;
(2) Such development shall comply with F.S. ch. 177, pt. I, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) through (d) until permittable uses are proposed for the property; and
(3) Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.

10. Section 4.3.1(A)(5)(a), limiting the height of cottage homes to 2 stories when adjacent to SFR or SFR zoning, seems unnecessary when the maximum building height is 35 feet. Remove this section.

**RESPONSE: Section 4.3.1(A)(5)(a) has been removed.**

11. Maintenance of open space/common areas should be by a homeowners’ or property owners’ association. ‘Maintenance plan’ and ‘covenants’ are not defined and unclear. Revise Section 4.3.1(A)(5)(c).

**RESPONSE: Section 4.3.1(A)(5)(c) has been revised to only include homeowners’ or property owners’ association maintenance of open space/common areas.**

12. The ‘common green’ should be located central to a grouping cottage homes, not surrounding them. Revise Section 4.3.1(A)(5)(d) and definition of cottage neighborhood.

**RESPONSE: Section has been revised. Units shall be centrally located around a common green with a maximum of 20% of units with access to common greens. The remaining units shall be directly located on a common green.**

13. The area usable for active/passive recreation within common greens should not be based upon the time of 'non-rain events'. This inclusion could result in no usable space during rain events. Revise Section 4.3.1(A)(5)(d)(iii).

**RESPONSE: Section 4.3.1(A)(5)(d)(iii) has been revised. Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per dwelling unit remains usable by the residents for active or passive recreation during rain events.**

14. The requirement to have direct access to a paved, publicly maintained street may not be applicable for all cottage neighborhoods within CP zoning. Recommend deleting Section 4.3.1(A)(5)(f).

**RESPONSE: Section 4.3.1(A)(5)(f) has been revised to remove requirement to have direct access to a paved, publicly maintained street.**

15. State the specific buffer type required (e.g., Type D, 15 foot buffer) between common parking areas and drive aisles when adjacent to residential uses (Section 4.3.1(A)(5)(e)(ii)) and between existing single-family detached development (Section 4.3.1(A)(5)(i)).

**RESPONSE: Section 4.3.1(A)(5)(e)(iii) has been added to specify a Type C, 7.5-foot-wide landscape buffer where parking areas or drive aisles when adjacent to neighboring residential property.**

16. Clarify Section 4.3.1 (A)(5)(j), regarding fencing. First sentence of proposed section appears to be ungrammatical. It would appear the intent of the section would require fencing internal to the neighborhood to be no more than 50% opaque and no higher than 4 feet, but that fencing along the perimeter of the neighborhood may be installed in accordance with Section 6.3.3 of the City's LDRs. Please verify.

**RESPONSE: Correct. Language in Section 4.3.1 (A)(5)(j) has been revised for clarification.**

17. The provisions of Section 4.3.1(A)(5)(h) are addressed by footnotes 6 and 7 of Table 5.1-3, therefore this section should be deleted. Definition of 'cottage home' should also be revised to remove text about individual platted lots and common ownership lot.

**RESPONSE: Section 4.3.1(A)(5)(h) has been removed. The definition of 'cottage home' has been revised to remove text about individual platted lots and common ownership lot.**

18. Provide further information to support the proposed revisions to the dimensional standards for single-family detached dwellings and to single-family attached, townhome, and multiple family dwellings. Application states amendments are to 'address changing market demands for smaller lot sizes' without providing any other justification. Reference dimensional standards for family attached, townhome, and multiple family dwellings that are applicable in the RSF-6 zoning district.

**RESPONSE: Further information has been provided in the Justification Report for revisions to the dimensional standards for single-family detached dwellings and to single-family attached, townhome, and multiple family dwellings.**

**Other amendments to Table 5.1-3 address changing market demands for smaller lot sizes, reducing land area required for individual housing units, and relieving cost-based pressure on the housing**

**market throughout the City. Several local jurisdictions within Alachua County are creating attractive options for new home buyers, whether first-time or empty nesters. In addition, both local and national home builders request smaller lot sizes to accommodate market demand and deliver more affordable and easier to maintain properties than what traditional local ordinances provide in larger lot sizes.**

**Due to the economic and community benefits, local builders are also driven to address these changes. However, the Planned Development (PD) rezoning is often required to permit the smaller lot size, lot width, and building setbacks. By approving the proposed changes to LDR Table 5.1-3, residential development within Corporate Park (CP) zoning district can meet changing market demands without a rezoning, an additional four to eight (4-8) months for plat approval, as well as creating additional benefits, such as reducing housing costs and increasing common area/open space, which is a benefit to the residents and the greater community.**

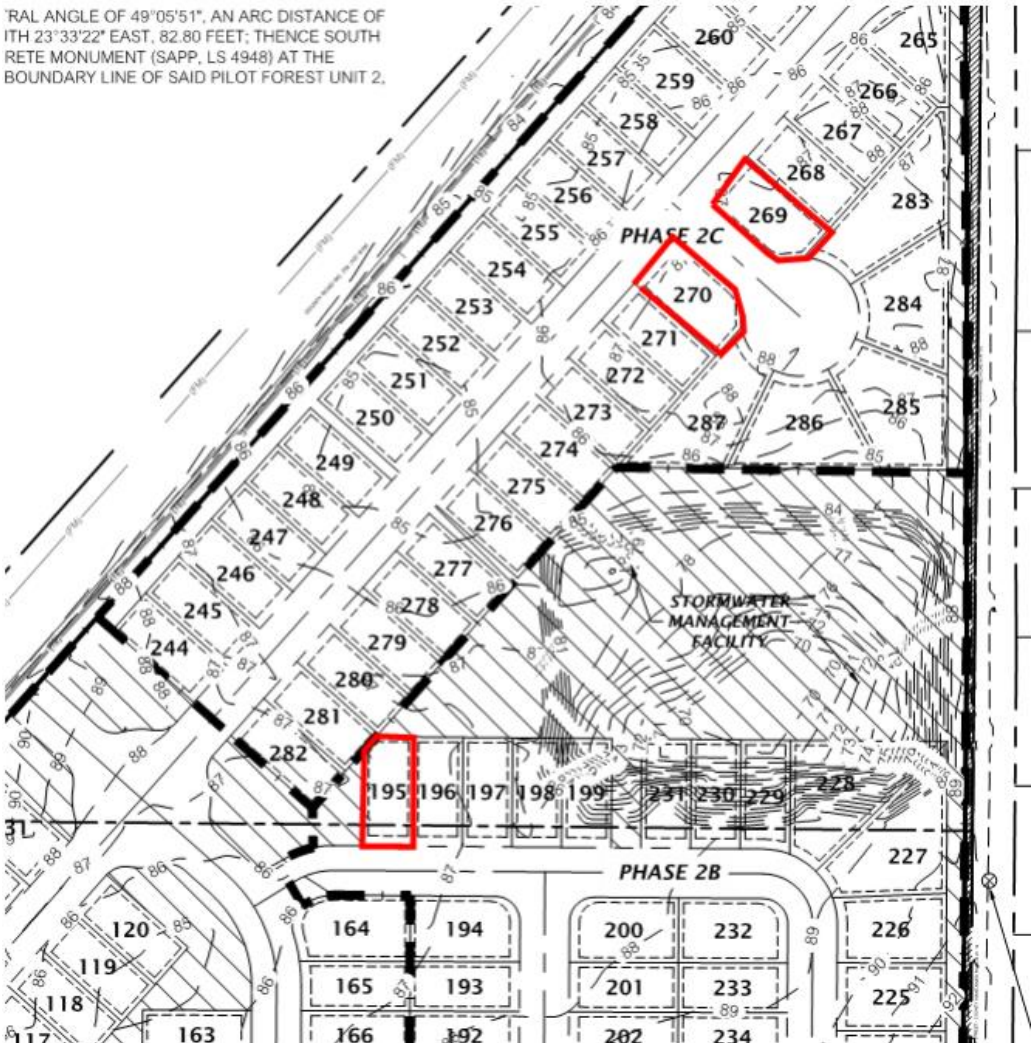
**While many municipalities are addressing the demand for more compact lots through the Planned Development (PD) rezoning process, Alachua County has removed minimum lot area, lot width, or maximum lot coverage requirements altogether. This demonstrates that lot size can be addressed by appropriate building setbacks.**

**Of the examples in Comment #2, single-family detached: lot size ranges from 3,000-5,000 sq ft. The majority (5 of 8 examples) do not require a minimum lot width. Front setback requirements range from five to twenty feet (5' – 20'). All but one example requires a five-foot (5') side setback. The average rear setback is ten-feet (10'). For multi-family attached, including townhouses and multi-family: 5 of 8 examples do not require a minimum lot area of lot width. The average front setback is 20-feet, which does not allow for rear-loaded units with porches pulled up to the street. Side and rear setbacks range from five to twenty feet (5' – 20').**

**City of Alachua Comprehensive Plan Future Land Use, Policy 3.1.d is 'to protect and preserve historic resources, the City shall consider measures, such as Transfer of Development Rights, *cluster developments*, easements, loan pools, revolving funds and conservation areas or districts for historic or archaeologically significant lands in its land development regulations'. "Cluster development" is not defined, nor are there specific development standards in the City LDR. However, one can interpret from other LDR references, the intent is to encourage clustered development to protect historic and environmental resources. There are additional benefits to clustered, consolidated residential development. By approving the proposed dimensional standards, residential developments may be located within a consolidated area to preserve land resources for historic and environmental resources, as well as common area and non-residential development.**

19. Provide further support for the proposed amendment to Section 5.2.1(A)(5) pertaining to the measurement of lot width for corner lots and lots on cul-de-sacs. This is already addressed for lots on cul-de-sacs in the text preceding the proposed amendment. This also does not pertain exclusively to cottage homes but would be applicable to all lots.

**RESPONSE: There is an issue when a rear lot corner is cropped to accommodate cul-de-sacs that result in an excessively wide lots due to how the City's lot width is measured. Examples of these lots are in Savannah Station Phase 2.**




**The following amendment to the LDR definition for "lot width" is proposed to resolve this issue:**

*Lot width.* Lot width means the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the side lot lines at the building setback line and the rear most points of the side lot lines in the rear, provided however, that the width between the side lot lines at their foremost points in the front shall not be less than 80 percent of the required lot width except in the case of lots on the turning circle of a cul-de-sac, where the width shall not be less than 60 percent of the required width. Where a rear lot corner is clipped, the side lot line shall be measured from the front building setback line to the midpoint of the diagonal lot line connecting the side and rear lot lines.

20. Application proposes to amend Table 7.3-1 to add "Alley, Drive" as a street type.
    a. Section 7.3.1(B) also addresses standard street improvements for all street types identified in Table 7.3-1, but no amendments to Section 7.3.1(B) are proposed.
    b. A 12 foot wide alley is not appropriate for business, public, or institutional uses (Street Type A – reference Section 7.3.1(A)(1)). Revise accordingly.

**RESPONSE: Section 7.3.1(B) Table 7.3-2 was amended to add "Alley, Drive."**

21. Definition of 'cottage home' would include 'multiple unit buildings'. This also is in conflict with the traditional definition of 'cottage' and is addressed through other housing types (townhouses, multiple-family dwellings, single-family attached dwellings, etc.). Revise definition to remove references to 'multiple unit buildings'.

**RESPONSE: Reference to 'multiple unit buildings' has been removed.**

22. Several minor/non-substantive revisions proposed to text. See below.

**RESPONSE: Noted. Existing City of Alachua LDR language is in normal, black font. Originally proposed amendments are in blue font. City recommended amendments are in red font. And the most current proposed amendments are in green font.**

**PROPOSED LDR TEXT AMENDMENT**

The proposed City of Alachua Land Development Regulations (LDR) text amendment is provided below in underline / ~~strikethrough~~ text. The underline portions represent new text and the ~~strikethrough~~ portions represent text to be removed.

Article 4 – USE REGULATIONS
Section 4.1. – Table of uses.

| Table 4.1-1. Table of Allowed Uses | |
|---|---|
| P = Permitted use S = Special exception permit<br>A = Allowed in the PD districts Blank cell = Prohibited | |
| Use Category/Use Type | Business |
| | CP |
| RESIDENTIAL USES | |
| Household living | |
| Cottage ~~Home~~nieghborhood | P |

Section 4.2. – Use classifications, use categories and use types
4.2.2 *Residential use classification.*
(A) *Household living.*
(2) *Examples.* Example use types include single-family detached dwellings, ~~C~~cottage ~~H~~homes, single-family attached dwellings, two- to four-family dwellings, townhouses, multiple-family dwellings, mobile homes, mobile home parks, and other structures with self-contained dwelling units.

Section 4.3. – Use specific standards

4.3.1 *Residential uses.*

(A) *Household living.*

(5) *Cottage ~~Home~~neighborhood*. Cottage neighborhoods ~~A Cottage Home located in the CP district~~ shall comply with the following standards:

~~(a) *Building adjacent to single-family detached development.*~~

~~(i) The height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) shall not exceed two stories.~~

~~(ii) The height of buildings located within 100 feet of an existing single-family attacheddetached development shall not exceed two stories.~~

~~(b)~~(a) *Quantity and Size of Units.*

(i) A minimum of 2, maximum of 12 units may be clustered around or have access to common greens with a maximum of 20% of the units having access to common greens. The remaining units shall be directly located on a common green.

(ii) A minimum of 15, maximum of 100 units are permitted within a cottage neighborhood.

(iii) The minimum square footage for cottage homes shall be consistent with Florida Building Code. Cottage home units shall have a maximum 1,750 sq ft gross floor area with a max 1,000 sq ft maximum base floor area.

~~(c)~~(b) *Common buildings*. One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar use. Additional accessory structures such as arbors, gazebos, pergolas, fire pits, BBQ grills, pools, greenhouses, gardens boxes, ~~etc.~~and other similar accessory structures are permitted in addition to common buildings.

~~(d)~~(c) *Maintenance of ~~O~~open ~~S~~space, common areas and utilities*. The applicant shall ensure that joint use and maintenance of public ~~O~~open ~~S~~space, community facilities, private roads and drives, and all other commonly owned and operated property is managed and maintained through a ~~maintenance plan, covenants, deeds and/or~~ homeowners' or property owners' association ~~by-laws~~.

~~(e)~~(d) *Common greens*. Each ~~C~~cottage ~~N~~neighborhood shall have ~~a~~one or more common greens.

~~The c~~Common greens may be counted toward the ~~O~~open ~~S~~space required ~~per~~by Section 6.7 of these LDRs. ~~The c~~Common greens shall be designed to meet the following:

(i) ~~The c~~Common greens shall include at least 400 square feet per unit.

(ii) ~~The c~~Common greens shall be located central to ~~or surrounding~~ a grouping of ~~C~~cottage ~~H~~homes.

(iii) ~~The c~~Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per dwelling unit remains usable by the residents for active or passive recreation during ~~non-~~rain events.

(iv) Amenities such as those listed in LDR §4.3.1(A)(5)(b) Common buildings ~~such as community gardens, benches, and pavilions~~ are allowed in ~~the~~ common greens.

~~(f)~~(e) *Parking.* Parking may be provided in a common area (private street, parking lot, or garage), or on individual ~~C~~cottage ~~H~~home lots when accessed by drive aisles. All

parking must meet the following standards:

(i) A minimum of 1.5 spaces per unit shall be provided;

(ii) All common parking areas and associated drive aisles adjacent to neighboring residential property must be screened in accordance with Section 6.2 of these LDRs; and

~~(ii)~~(iii) A Type C, 7.5-feet-wide landscape buffer is required where parking areas or drive aisles when adjacent to neighboring residential property.

~~(g)~~(f) *Vehicle access.* ~~Cottage Nneighborhoods must have direct access to a paved, publicly maintained street.~~ Private roads, drives, or alleys within the neighborhood that are connected to a public street and access either individual homes or common parking lots are allowed. All private roads, drives, or alleys shall have a clear width ~~way~~ of 20-foot~~-wide~~ with a 12-foot-wide minimum wearing surface.

~~(h)~~(g) *Pedestrian access.* A system of interior walkways shall be provided to interconnect homes, the parking areas, ~~the~~ common greens and any sidewalks along the public street(s) bordering the ~~C~~cottage ~~N~~neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

~~(i) *Setbacks.* All zoning district setbacks shall be applicable from the perimeter property boundaries and not from individual platted Ccottage Hhome lots, except when individual platted lots are proposed. Required buffers may be located within the setback.~~

~~(j)~~(h) *Landscaped buffer adjacent to single-family detached development.* Provide a minimum Type C landscaped buffer, 15 feet in width ~~landscaped buffer~~ along the yard which the cottage neighborhood abuts~~adjacent to~~ existing single-family detached development ~~a minimum of 15 feet in width along the yard which the single-family detached development abuts~~.

~~(k)~~(i) *Fencing.* Fencing within the ~~C~~cottage ~~N~~neighborhood used to delineate private yards, gardens or other areas ~~is~~ shall be limited to a maximum of 50 percent opacity and no greater than four feet in height ~~may be used to delineate private yards, gardens or other areas~~. Solid fencing may be allowed along ~~external borders~~cottage neighborhood perimeter consistent with Section 6.3.3 of these LDRs.

Article 5 – DENSITY, INTENSITY, AND DIMENSIONAL STANDARDS
Section 5.1. – Dimensional standards tables.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts

| District and Use | Min. Area (sq. ft.) | Min. Width (ft.) | Front (ft.) [5] | Side (ft.) | Rear (ft.) | Wetland and Water-course (ft.) | Max. Height (ft.) | Max. Lot Coverage (incl. accessory structures) [1] | Max. FAR [2] | Max. Gross Residential Density (DU/acre) |
|---|---|---|---|---|---|---|---|---|---|---|
| CP [4] | | | | | | | | | | |
| Dwelling, single-family detached | 3,500<br><br>See note [6] | ~~50~~40<br><br>See note [6] | 20<br><br>See note [7] | ~~7.5~~5 for each<br><br>See note [7] | ~~15~~10<br>See note [7] | Sec. 5.2.2(B) | 65 | ~~40~~50~~60~~% | N/A | 4 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Dwelling, single- family attached, townhouse, and multiple-family | ~~5,000~~ 2,700<br><br>See note [6] | ~~40~~30<br><br>See note [6] | ~~15~~10<br><br>See note [7] | 5 for each building side<br><br>See note [7] | 10<br><br>See note [7] | | | | | |
| Cottage ~~H~~home | 2,700<br><br>See note [6] | 30<br><br>See note [6] | 5<br><br>See notes [7], [9] | 5 for each building side<br><br>See note [7] | 10<br><br>See notes [7], [9] | | 35 | 90% | | |
| All other uses | None | None | 20 | 15, except where railroad spur abuts side or rear property line, then none | All other uses | | 100<br><br>See note [8] | None | See note [8] | N/A |

Notes:

[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted as affordable housing for low income residents.

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.

[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).

[5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).

[6] Lot dimensional standards apply only to individual platted lots.

[7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project perimeter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous land zoned CP.

[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using

[9] If a garage is provided, then ~~the building setback where~~ the garage face~~s~~ shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.

Section 5.2.1 Lots.

(A) Definitions/measurement.

(5) *Lot width.* Lot width means the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the side lot lines at the building setback line and the rear most points of the side lot lines in the rear, provided however, that the width between the side lot lines at their foremost points in the front shall not be less than 80 percent of the required lot width ~~expect~~ except in the case of lots on the turning circle of a cul-de-sac, where the width shall not be less than 60 percent of the required width. Where a rear lot corner is clipped, the side lot line shall be measured from the front building setback line to the midpoint of the diagonal lot line

connecting the side and rear lot lines.~~Corner lots and lots on cul-de-sacs may be measured as a diagonal from lot sides to a mean point in the shorter of two sides.~~

Article 6 – DEVELOPMENT STANDARDS
Section 6.1. – Off-street parking and loading standards.

| Table 6.1-1. Minimum Off-Street Parking Standards | | |
|---|---|---|
| Use Category | Use Type | Parking Standards |
| RESIDENTIAL USES | | |
| Household living | Cottage ~~Home~~home | 1.5 spaces per unit |

Article 7 – SUBDIVISION STANDARDS
Section 7.3 – Required Improvements

(e) Alley, Drive. For street types/standards B, C, and D.
(i) 12-foot minimum wearing surface.
(ii) Minimum right-of-way width or easement of 20 feet for streets with curb and gutter, or 30 feet for streets with swales.

~~*(e)*~~*(f)* *Wearing surface and right-of-way width summary table.* These standards are summarized in the following Table 7.3-1, Wearing Surface standards, and Table 7.3-2, Minimum Right-of-Way Width Standards:

| Table 7.3-1. Wearing Surface Standards | | | |
|---|---|---|---|
| Classification | Street Type Standard | Minimum Wearing Surface Width (in feet) [1] | Number of Travel Lanes [2] |
| Alley, Drive | ~~All~~B, C, D | 1 × 12 | 1 |
| [1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet. | | | |
| [2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width. | | | |

| Table 7.3-2. Minimum Right-of-Way Width Standards | | | | |
|---|---|---|---|---|
| Classification | Street Type Standard | Curb and Gutter Right-of-Way Minimum Width (ft.) | Transitional Swale Right-of-Way Minimum Width (private easement minimum width) (ft.) | Standard Swale Right-of-Way Minimum Width (ft.) |
| Alley, Drive | B, C, D | 20 | 20 (10 total — 5 on each side of roadway) | 30 |

Article 10 – DEFINITIONS
Section 10.2. – Definitions.

*Cottage ~~H~~home* ~~is~~means a principal residential dwelling constructed within a cottage neighborhood and consistent with the standards in Articles 4 and 5 of these LDRs. ~~The homes may be located on individually platted lots or on a common ownership lot that is not platted and may be in single or multiple unit buildings.~~

*Cottage ~~N~~neighborhood* means a collection of ~~C~~cottage ~~H~~homes clustered around ~~or surrounded~~ by common green space.

We trust this submittal is sufficient for your review and subsequent approval by the City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,
CHW



Ryan Thompson, AICP
Project Manager

N:\2021\21-0105\Departments\02_Planning\City-County\2106XX Resubmittal\LTR 210712 Corp Text - Response to Comments.docx

# City of Alachua

**ADAM BOUKARI**
**CITY MANAGER**

**PLANNING & COMMUNITY DEVELOPMENT**
**DIRECTOR KATHY WINBURN, AICP**

June 16, 2021

*Sent by electronic mail to rthompson@chw-inc.com*

Ryan Thompson, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Land Development Regulations (LDR) Text Amendment Application – Cottage Homes

Dear Mr. Thompson:

On May 27, 2021, the City of Alachua received your application for a Land Development Regulations (LDR) Text Amendment. The application proposes to amend several sections of the LDRs to establish a new housing type – Cottage Home – in the Corporate Park (CP) zoning district and to establish related implementing regulations. A completeness review was performed on June 1, 2021 and the application was determined to be complete on the same date.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting will be scheduled under separate cover 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 **Thursday, July 15, 2021**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **September 14, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. Staff believes that it is appropriate for the Comprehensive Plan to establish policies that allow for the creation of cottage neighborhood regulations. For example, Goal 2 of the FLUE addresses innovative design standards, including PDs and conservation subdivisions. The applicant must prepare and submit at companion Comprehensive Plan Text Amendment application to establish policies allowing for the creation of cottage neighborhood regulations. Suggest revisions to Goal 2 of the FLUE.
2. Application notes that "cottage homes offer a potentially lower cost single-family detached housing product not achievable with traditional subdivision regulations but are now permitted in Alachua County and other communities." Please identify other communities, with a focus on those similar in character to the City of Alachua, where regulations permitting cottage neighborhoods have been enacted.
3. A minimum separation shall be required between cottage neighborhoods and any existing residential use(s) or vacant lands zoned for residential use where the density of the residential

use(s) and/or zoning is 1 dwelling unit or greater (suggest that cottage neighborhoods shall not be located within 250 feet of such residential use(s)/zoning). Revise the use-specific standards to address the separation requirement.

4. Proposed text does not specify the review type applicable to cottage neighborhoods (e.g., site plan or major subdivision). The most appropriate review types would be a site plan if property to remain as a single parcel (similar to an apartment complex) or a major subdivision if individual lots will be created (similar to traditional SFR development). Revise text to address the applicable review type.
5. Staff recommends establishing a minimum and maximum number of units clustered around common greens – suggest 4 minimum, 12 maximum.
6. A minimum number and maximum number of cottage homes shall be required in a cottage neighborhood (suggest 36 cottage homes minimum, 200 maximum). Revise the use-specific standards to state the minimum and maximum number of homes.
7. Are there any considerations for the square footage of cottage homes? Minimum size? Maximum size?
8. Use type should be "Cottage neighborhood". See revisions below.
9. Section 2.4.10(B)(3)(i) will need to be amended. Please review and revise to address cottage neighborhoods.
10. Section 4.3.1(A)(5)(a), limiting the height of cottage homes to 2 stories when adjacent to SFR or SFR zoning, seems unnecessary when the maximum building height is 35 feet. Remove this section.
11. Maintenance of open space/common areas should be by a homeowners' or property owners' association. 'Maintenance plan' and 'covenants' are not defined and unclear. Revise Section 4.3.1(A)(5)(c).
12. The 'common green' should be located central to a grouping cottage homes, not surrounding them. Revise Section 4.3.1(A)(5)(d) and definition of cottage neighborhood.
13. The area usable for active/passive recreation within common greens should not be based upon the time of 'non-rain events'. This inclusion could result in no usable space during rain events. Revise Section 4.3.1(A)(5)(d)(iii).
14. The requirement to have direct access to a paved, publicly maintained street may not be applicable for all cottage neighborhoods within CP zoning. Recommend deleting Section 4.3.1(A)(5)(f).
15. State the specific buffer type required (e.g., Type D, 15 foot buffer) between common parking areas and drive aisles when adjacent to residential uses (Section 4.3.1(A)(5)(e)(ii)) and between existing single-family detached development (Section 4.3.1(A)(5)(i)).
16. Clarify Section 4.3.1 (A)(5)(j), regarding fencing. First sentence of proposed section appears to be ungrammatical. It would appear the intent of the section would require fencing internal to the neighborhood to be no more than 50% opaque and no higher than 4 feet, but that fencing along the perimeter of the neighborhood may be installed in accordance with Section 6.3.3 of the City's LDRs. Please verify.
17. The provisions of Section 4.3.1(A)(5)(h) are addressed by footnotes 6 and 7 of Table 5.1-3, therefore this section should be deleted. Definition of 'cottage home' should also be revised to remove text about individual platted lots and common ownership lot.
18. Provide further information to support the proposed revisions to the dimensional standards for single-family detached dwellings and to single-family attached, townhome, and multiple family dwellings. Application states amendments are to 'address changing market demands for smaller lot sizes' without providing any other justification. Reference dimensional standards for family attached, townhome, and multiple family dwellings that are applicable in the RSF-6 zoning district.
19. Provide further support for the proposed amendment to Section 5.2.1(A)(5) pertaining to the measurement of lot width for corner lots and lots on cul-de-sacs. This is already addressed for lots

on cul-de-sacs in the text preceding the proposed amendment. This also does not pertain exclusively to cottage homes but would be applicable to all lots.

20. Application proposes to amend Table 7.3-1 to add "Alley, Drive" as a street type.
    a. Section 7.3.1(B) also addresses standard street improvements for all street types identified in Table 7.3-1, but no amendments to Section 7.3.1(B) are proposed.
    b. A 12 foot wide alley is not appropriate for business, public, or institutional uses (Street Type A – reference Section 7.3.1(A)(1)). Revise accordingly.
21. Definition of 'cottage home' would include 'multiple unit buildings'. This also is in conflict with the traditional definition of 'cottage' and is addressed through other housing types (townhouses, multiple-family dwellings, single-family attached dwellings, etc.). Revise definition to remove references to 'multiple unit buildings'.
22. Several minor/non-substantive revisions proposed to text. See below.

**PROPOSED LDR TEXT AMENDMENT**

The proposed City of Alachua Land Development Regulations (LDR) text amendment is provided below in underline / ~~strikethrough~~ text. The underline portions represent new text and the ~~strikethrough~~ portions represent text to be removed.

Article 4 – USE REGULATIONS
Section 4.1. – Table of uses.

| Table 4.1-1. Table of Allowed Uses | | | |
|---|---|---|---|
| P = Permitted use S = Special exception permit<br>A = Allowed in the PD districts Blank cell = Prohibited | | | |
| Use Category/Use Type | | | Business |
| | | | CP |
| RESIDENTIAL USES | | | |
| | Household living | | |
| | | Cottage ~~Home~~nieghborhood | P |

Section 4.2. – Use classifications, use categories and use types
4.2.2 *Residential use classification.*
(A) *Household living.*
(2) *Examples.* Example use types include single-family detached dwellings, ~~C~~ccottage ~~H~~homes, single-family attached dwellings, two- to four-family dwellings, townhouses, multiple-family dwellings, mobile homes, mobile home parks, and other structures with self-contained dwelling units.

Section 4.3. – Use specific standards

4.3.1 *Residential uses.*

(A) *Household living.*

(5) *Cottage ~~Home~~neighborhood*. Cottage neighborhoods ~~A Cottage Home located in the CP district~~ shall comply with the following standards:

(a) *Building adjacent to single-family detached development.*

(i) The height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) shall not exceed two stories.

(ii) The height of buildings located within 100 feet of an existing single-family ~~attached~~detached development shall not exceed two stories.

(b) *Common buildings*. One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar use. Additional accessory structures such as arbors, gazebos, pergolas, fire pits, BBQ grills, greenhouses, gardens boxes, ~~etc.~~and other similar accessory structures are permitted in addition to common buildings.

~~(a)~~(c) *Maintenance of ~~O~~open ~~S~~space, common areas and utilities*. The applicant shall ensure that joint use and maintenance of public ~~O~~open ~~S~~space, community facilities, private roads and drives, and all other commonly owned and operated property is managed and maintained through a maintenance plan, covenants, deeds and/or homeowners' association by-laws.

(d) *Common greens*. Each ~~C~~cottage ~~N~~neighborhood shall have ~~a~~one or more common greens. ~~The c~~Common greens may be counted toward the ~~O~~open ~~S~~space required ~~per~~by Section 6.7 of these LDRs. ~~The c~~Common greens shall be designed to meet the following:

(i) ~~The c~~Common greens shall include at least 400 square feet per unit.

(ii) ~~The c~~Common greens shall be located central to or surrounding a grouping of ~~C~~cottage ~~H~~homes.

(iii) ~~The c~~Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per dwelling unit remains usable by the residents for active or passive recreation-during non-rain events.

(iv) Amenities such as community gardens, benches, and pavilions are allowed in ~~the~~ common greens.

(e) *Parking.* Parking may be provided in a common area (private street, parking lot, or garage), or on individual ~~C~~cottage ~~H~~home lots when accessed by drive aisles. All parking must meet the following standards:

(i) A minimum of 1.5 spaces per unit shall be provided; and,

(ii) All common parking areas and associated drive aisles adjacent to neighboring residential property must be screened in accordance with Section 6.2 of these LDRs.

(f) *Vehicle access.* Cottage ~~N~~neighborhoods must have direct access to a paved, publicly maintained street. Private roads, drives, or alleys within the neighborhood that are connected to a public street and access either individual homes or common parking lots are allowed. All private roads, drives, or alleys shall have a clear way of 20-foot-wide with a 12-foot-wide minimum wearing surface.

(g) *Pedestrian access.* A system of interior walkways shall be provided to interconnect homes, the parking areas, ~~the~~ common greens and any sidewalks along the public street(s) bordering the ~~C~~cottage ~~N~~neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

(h) *Setbacks*. All zoning district setbacks shall be applicable from the perimeter property boundaries and not from individual platted ~~C~~cottage ~~H~~home lots, except when individual platted lots are proposed. Required buffers may be located within the setback.

(i) *Landscaped buffer adjacent to single-family detached development.* Provide a landscaped buffer adjacent to existing single-family detached development a minimum of 15 feet in width along the yard which the single-family detached development abuts.

(j) *Fencing.* Fencing within the ~~C~~cottage ~~N~~neighborhood is limited to a maximum of 50 percent opacity and no greater than four feet in height may be used to delineate private yards, gardens or other areas. Solid fencing may be allowed along external borders consistent with Section 6.3.3.

Article 5 – DENSITY, INTENSITY, AND DIMENSIONAL STANDARDS
Section 5.1. – Dimensional standards tables.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts

| District and Use | Min. Area (sq. ft.) | Min. Width (ft.) | Front (ft.) [5] | Side (ft.) | Rear (ft.) | Wetland and Water-course (ft.) | Max. Height (ft.) | Max. Lot Coverage (incl. accessory structures) [1] | Max. FAR [2] | Max. Gross Residential Density (DU/acre) |
|---|---|---|---|---|---|---|---|---|---|---|
| CP [4] | | | | | | | | | | |
| Dwelling, single-family detached | 3,500<br><br>See note [6] | ~~50~~40<br><br>See note [6] | 20<br><br>See note [7] | ~~7.5~~5 for each<br><br>See note [7] | ~~15~~10<br>See note [7] | Sec. 5.2.2(B) | 65 | ~~40~~50% | N/A | 4 |
| Dwelling, single-family attached, townhouse, and multiple-family | ~~5,000~~<br>2,700<br><br>See note [6] | ~~40~~30<br><br>See note [6] | ~~15~~10<br><br>See note [7] | 5 for each building side<br><br>See note [7] | 10<br><br>See note [7] | | | | | |
| Cottage ~~H~~home | 2,700<br><br>See note [6] | 30<br><br>See note [6] | 5<br><br>See notes [7], [9] | 5 for each building side<br><br>See note [7] | 10<br><br>See notes [7], [9] | | 35 | 90% | | |
| All other uses | None | None | 20 | 15, except where railroad spur abuts side or rear property line, then none | All other uses | | 100<br><br>See note [8] | None | See note [8] | N/A |

Notes:

[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted as affordable housing for low income residents.

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.

| |
|---|
| [4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F). |
| [5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7). |
| [6] Lot dimensional standards apply only to individual platted lots. |
| [7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project perimeter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous land zoned CP. |
| [8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)). |
| [9] If a garage is provided, then the building setback where the garage faces shall be a minimum 20-feet to prevent parked vehicles from blocking the sidewalk. |

Section 5.2.1 Lots.

(A) Definitions/measurement.

(5) *Lot width.* Lot width means the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the side lot lines at the building setback line and the rear most points of the side lot lines in the rear, provided however, that the width between the side lot lines at their foremost points in the front shall not be less than 80 percent of the required lot width expect in the case of lots on the turning circle of a cul-de-sac, where the width shall not be less than 60 percent of the required width. Corner lots and lots on cul-de-sacs may be measured as a diagonal from lot sides to a mean point in the shorter of two sides.

Article 6 – DEVELOPMENT STANDARDS

Section 6.1. – Off-street parking and loading standards.

| Table 6.1-1. Minimum Off-Street Parking Standards | | |
|---|---|---|
| Use Category | Use Type | Parking Standards |
| RESIDENTIAL USES | | |
| Household living | Cottage Home | 1.5 spaces per unit |

Article 7 – SUBDIVISION STANDARDS

Section 7.3 – Required Improvements

| Table 7.3-1. Wearing Surface Standards | | | |
|---|---|---|---|
| Classification | Street Type Standard | Minimum Wearing Surface Width (in feet) [1] | Number of Travel Lanes [2] |
| Alley, Drive | All | 1 × 12 | 1 |
| [1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet. | | | |
| [2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width. | | | |

Article 10 – DEFINITIONS
Section 10.2. – Definitions.

*Cottage ~~H~~home* ~~is~~means a principal residential dwelling constructed within a cottage neighborhood and consistent with the standards in Articles 4 and 5 of these LDRs. The homes may be located on individually platted lots or on a common ownership lot that is not platted and may be in single or multiple unit buildings.

*Cottage ~~N~~neighborhood* means a collection of ~~C~~cottage ~~H~~homes clustered around or surrounded by common green space.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

# City of Alachua

**ADAM BOUKARI**
**CITY MANAGER**

**PLANNING & COMMUNITY DEVELOPMENT**
**DIRECTOR KATHY WINBURN, AICP**

June 1, 2021

*Sent by electronic mail to rthompson@chw-inc.com*

Ryan Thompson, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Land Development Regulations (LDR) Text Amendment Application – Cottage Homes

Dear Mr. Thompson:

On May 27, 2021, the City of Alachua received your application for a Land Development Regulations (LDR) Text Amendment. The application proposes to amend several sections of the LDRs to establish a new housing type – Cottage Home – in the Corporate Park (CP) zoning district and to establish related implementing regulations.

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. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Planning Assistance Team (PAT) Meeting.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

CHW
Professional Consultants

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION

May 27, 2021

City of Alachua
Kathy Winburn, AICP, Planning & Community Development Director
15100 NW 142nd Terrace
Alachua, FL 32615

RE: LDR Text Amendment Application - Corporate Park – Cottage Home

Dear Kathy,

CHW submits three (3) copies of the LDR Text Amendment application package. Application materials include the LDR Text Amendment Application and a corresponding Justification Report. Also submitted with this application is the LDR Text Amendment application fee: $5,000 (Check No. 0011034) and a PDF copy of the application package via an FTP link.

This LDR Text Amendment application requests amendments to City of Alachua Land Development Regulations (LDR) Table 4.1-1, §4.2.2(A)(2), §4.3.1(A)(5), Table 5.1-3, §5.2.1, §6.1, §7.3, and §10.2. The amendments establish a new housing type, Cottage Home, in the Corporate Park (CP) Zoning District. Cottage Homes offer a potentially lower cost single-family detached housing product not achievable with traditional subdivision regulations but are now permitted in Alachua County and other communities. As listed in Section 2 of the Justification Report, there are several factors that distinguish the Cottage Home from other housing products, including smaller lot sizes or no lots at all, application of setbacks, building orientation/configuration, vehicle and pedestrian access, and platting requirements.

Other amendments address changing market demands for smaller lot sizes. While many municipalities are addressing the demand for smaller lots sizes through the Planned Development (PD) Rezoning process, Alachua County has removed minimum lot size requirements altogether. An added benefit is that the amendments lower land consumption for residential uses and enable a higher utilization of land within the Corporate Park Zoning District.

We trust this submittal is sufficient for your review and subsequent approval by the City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

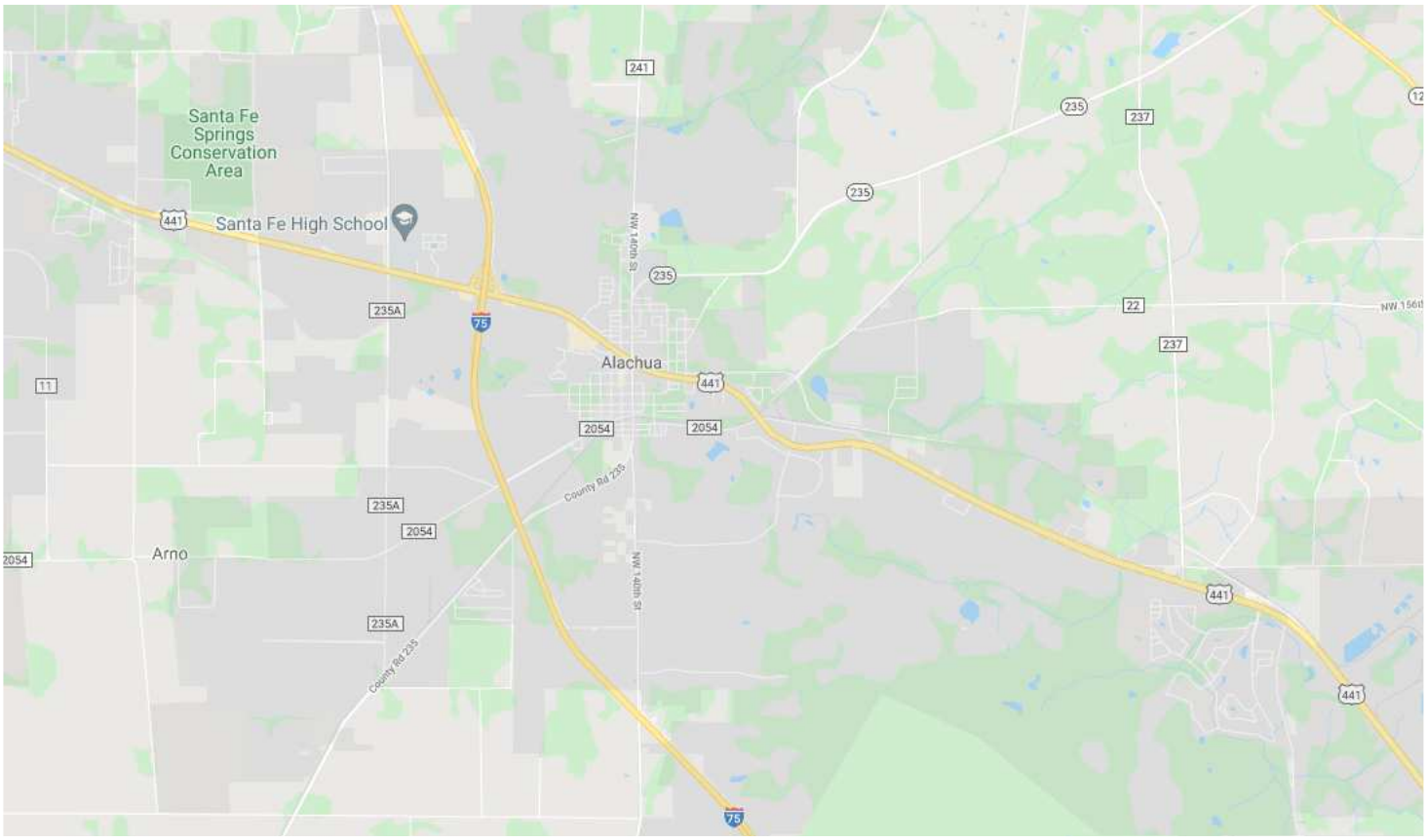
Sincerely,
CHW

Ryan Thompson, AICP
Project Manager



Gainesville | 11801 Research Drive, Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

# City of Alachua LDR Text Amendment - Corporate Park - Cottage Home




Prepared For: City of Alachua Office of Planning & Zoning

Date: 8/31/2021
PN# 21-0105

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

**Application Package**
**Table of Contents**


1. **Cover Letter**
2. **LDR Text Amendment Application**
3. **Justification Report**

**Application Package**
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1. **Cover Letter**
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CHW
Professional Consultants

PLANNING DESIGN SURVEYING ENGINEERING CONSTRUCTION

August 23, 2021

Ms. Kathy Winburn, AICP, Planning & Community Development Director
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Land Development Regulations Text Amendment Application – Corporate Park – Cottage Home, Response to City-proposed Amendments received in our meeting on August 19, 2021.

Dear Kathy,

Thank you for the opportunity to meet with you, your staff, and the Interim City Manager on August 19th, 2021. Attached, please find the most current revisions to the proposed Land Development Regulations (LDR) Text Amendment. We appreciate the opportunity to work closely with you and we believe the final revisions presented address the last few items required to keep this item scheduled for the September Planning & Zoning Board Public Hearing.

Based on our meeting, we are proposing specific requirements/codified performance standards. We recommend demonstration of these be on submitted site plan's/plat application' cover sheets for projects with Corporate Park Zoning District. We believe these requirements and standards provide significant incentive for economic development and job creation within the City of Alachua, while providing adequate assurances the Corporate Park Zoning District delivers a vibrant mixed-use environment with the City.

***As discussed and as an example***, the codified performance requirements/standards recommend:

- If 100 residential units are reserved, a minimum of 75,000 sf of non-residential area must be reserved. The minimum acreage needed to be reserved to achieve 75,000 sf of non-residential at the required maximum of 15,000 sf per acre would be 5 acres.

- Non-residential intensity greater than 15,000 sf per acre may be permitted by code and is encouraged. An applicant may not assume, nor reserve, a greater intensity for compliance with the minimum square footage for non-residential uses. However, if greater than 15,000 sf per acre non-residential use *is constructed*, the applicant may use the amount over 15,000 on future applications.

- As the property subject to the application is developed, land area configurations may be modified if the minimum thresholds for residential and non-residentials ratios outlined herein are preserved.

As always, should you have any additional questions, please contact me directly.

Sincerely,

Ryan Thompson, AICP, Senior Project Manager
CHW Professional Consultants

Attachments: CHW's August 23, 2021 amendments


Gainesville | 11801 Research Drive, Alachua, Florida 32615 (352) 331-1976 | www.chw-inc.com

CHW
Professional Consultants

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May 27, 2021

City of Alachua
Kathy Winburn, AICP, Planning & Community Development Director
15100 NW 142nd Terrace
Alachua, FL 32615

RE: LDR Text Amendment Application - Corporate Park – Cottage Home

Dear Kathy,

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Sincerely,
CHW

Ryan Thompson, AICP
Project Manager



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**Application Package**
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1. Cover Letter
2. **LDR Text Amendment Application**
3. Justification Report

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

# City of Alachua
# Text Amendment Application

☐ **COMPREHENSIVE PLAN** ☒ **LAND DEVELOPMENT REGULATIONS**

**A. APPLICANT**

1. Applicant's Status ☒ Applicant ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Ryan Thompson, AICP Title: Project Manager
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: ( )352-331-1976 FAX: ( ) _____ e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

**B. PROPOSAL**

1. Description/Location of Section/Goal, Objective, or Policy Requesting to Amend/Add:
   Table 4.1-1, §4.2.2(A)(2), §4.3.1(A)(5), Table 5.1-3, §5.2.1, §6.1, §7.3, and §10.2
2. Proposed text language and/or explanation of reason for request:
   Broaden the variety of residential types within the Corporate Park Zoning District, establish Cottage Home as a residential type, address changing market demands
3. List any and all new Section/Goal, Objective, or Policy Requested:
   N/A

**C. ATTACHMENTS**

1. Proposed text in strikethrough/underscore format.
2. Explanation of need and justification.
3. For a text amendment to the Land Development Regulations, reference Section 2.4.1(E)(1).
4. For a Large Scale Comprehensive Plan Amendment to the Comprehensive Plan, demonstrate consistency with the Comprehensive Plan.

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

_____ Signature of Applicant

_____ Signature of Co-applicant

Ryan Thompson, AICP, Project Manager
Typed or printed name and title of applicant

_____ Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27th day of May, 2021, by Ryan Thompson, who is/are personally known to me, or who has/have produced _____ as identification.

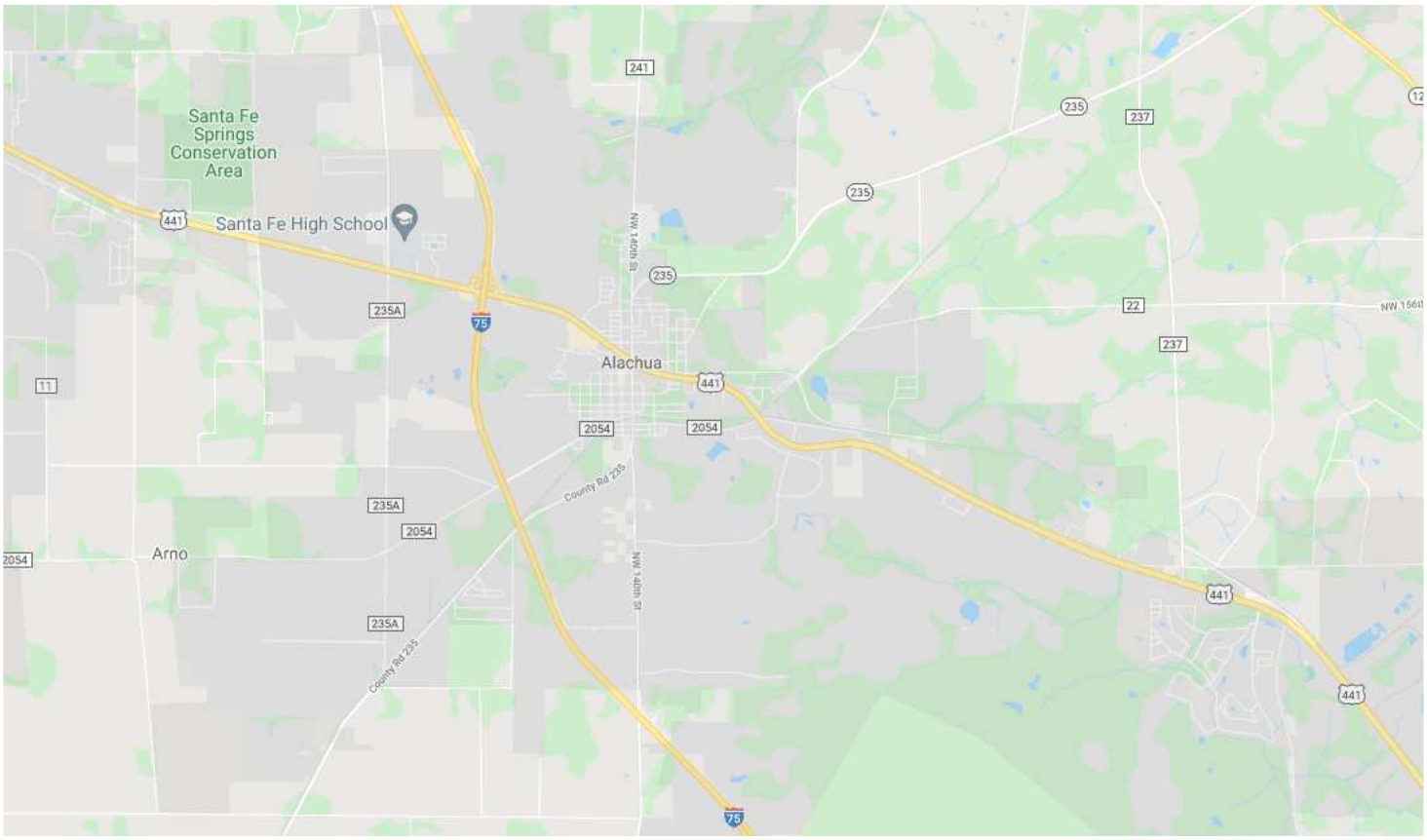
NOTARY SEAL
SHANNON W BRADDY
MY COMMISSION # GG 233581
EXPIRES: October 28, 2022
Bonded Thru Notary Public Underwriters

_____ Signature of Notary Public, State of FL

**Application Package**
**Table of Contents**

1. Cover Letter
2. LDR Text Amendment Application
3. **Justification Report**

# City of Alachua LDR Text Amendment - Corporate Park - Cottage Home




Prepared For: City of Alachua Office of Planning & Zoning

Date: 8/31/2021
PN# 21-0105

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# TABLE OF CONTENTS

1. **Explanation of Need and Justification ……..……..……..……1**

2. **Proposed LDR Text Amendment ……..……..……..3**

3. **Consistency with LDR Section 2.4.1(E)(1) ……..……..……4**

## 1. EXPLANATION OF NEED AND JUSTIFICATON

This LDR Text Amendment application establishes a new housing type, Cottage Home, in the Corporate Park (CP) Zoning District. Cottage Homes offer a potentially lower cost single-family detached housing product not achievable with traditional subdivision regulations but are now permitted in Alachua County and other communities. As listed in Section 2 of this report, there are several factors that distinguish the Cottage Home from other housing products, including smaller lot sizes or no lots at all, application of setbacks, building orientation/configuration, vehicle and pedestrian access, and platting.

Cottage Homes can be a lower cost housing option because:

- The land area associated with a single unit (for platted Cottage Neighborhoods) is much smaller;
- The size of the housing unit is typically smaller;
- The infrastructure required for vehicular access is much less for units served by an alley versus a local street; and/or
- The utility infrastructure and stormwater management facilities required is less.

Including the Cottage Home as a residential product in the CP Zoning District lowers the housing price point in the City of Alachua, which increases opportunities for home ownership.

There are numerous other reasons a Cottage Home is an appealing option:

- The opportunity to live in a detached housing product with direct access to green space without the maintenance responsibilities;
- The opportunity for multiple-generation families to have a safe place to play and socialize; and
- The opportunity to not rely on a vehicle to commute to work each day.

Other amendments to Table 5.1-3 address changing market demands for smaller lot sizes, reducing land area required for individual housing units, and relieving cost-based pressure on the housing market throughout the City. Several local jurisdictions within Alachua County are creating attractive options for new home buyers, whether first-time or empty nesters. In addition, both local and national home builders request smaller lot sizes to accommodate market demand and deliver more affordable and easier to maintain properties than what traditional local ordinances provide in larger lot sizes.

Due to the economic and community benefits, local builders are also driven to address these changes. However, the Planned Development (PD) rezoning is often required to permit the smaller lot size, lot width, and building setbacks. By approving the proposed changes to LDR Table 5.1-3, residential development within Corporate Park (CP) zoning district can meet changing market demands without a rezoning, an additional four to eight (4-8) months for plat approval, as well as creating additional benefits, such as reducing housing costs and increasing common area/open space, which is a benefit to the residents and the greater community.

While many municipalities are addressing the demand for more compact lots through the Planned Development (PD) rezoning process, Alachua County has removed minimum lot area, lot width, or maximum lot coverage requirements altogether. This demonstrates that lot size can be addressed by appropriate building setbacks.

The most relevant literature on small, close-knit neighborhoods, commonly referred to as cottage or pocket neighborhood, are attributed to Ross Chapin, principal of Ross Chapin Architects in Langley, Washington, and author of “Pocket Neighborhoods: Creating Small-Scale Community in a Large-Scale World.” Due to his influence, many communities in Washington State have adopted cottage neighborhood ordinances, several of which are listed below. Although there are several Florida example

neighborhoods, most are approved through the Planned Development (PD) zoning process. Local examples include Alachua County and the City of Newberry, FL.

- **Federal Way, WA**
  - Municipal Code Ch. 19.250 – Cottage and compact single family housing
  - Sec. 19.205.030 – Detached dwelling units: see development standards for "cottage housing development (CHD)"
- **Kirkland, WA**
  - Zoning Code Ch. 113 – Cottage, Carriage, and Two/Three Unit Homes
  - HUD Best Practices: Kirkland, Washington Cottage Housing Ordinance
- **Marysville, WA** Municipal Code Sec. 22C.010.280 – Cottage housing developments
- **Mukilteo, WA** Municipal Code Sec. 17.51.056 – Cottage Housing Standards
- **Port Townsend, WA** Municipal Code Ch. 17.34 – Cottage Housing Development Design Standards
- **Lakewood, WA** Ordinance No. 620 (2016) – Adopts cottage housing regulations
- **Langley, WA** Municipal Code Ch. 18.22.180 – Cottage Housing
- **Redmond, WA** Zoning Code Sec. 21.08.290 – Cottage Housing Developments.

Of the examples in Comment #2, single-family detached: lot size ranges from 3,000-5,000 sq ft. The majority (5 of 8 examples) do not require a minimum lot width. Front setback requirements range from five to twenty feet (5' – 20'). All but one example requires a five-foot (5') side setback. The average rear setback is ten-feet (10'). For multi-family attached, including townhouses and multi-family: 5 of 8 examples do not require a minimum lot area of lot width. The average front setback is 20-feet, which does not allow for rear-loaded units with porches pulled up to the street. Side and rear setbacks range from five to twenty feet (5' – 20').

City of Alachua Comprehensive Plan Future Land Use, Policy 3.1.d is 'to protect and preserve historic resources, the City shall consider measures, such as Transfer of Development Rights, *cluster developments*, easements, loan pools, revolving funds and conservation areas or districts for historic or archaeologically significant lands in its land development regulations'. "Cluster development" is not defined, nor are there specific development standards in the City LDR. However, one can interpret from other LDR references, the intent is to encourage clustered development to protect historic and environmental resources. There are additional benefits to clustered, consolidated residential development. By approving the proposed dimensional standards, residential developments may be located within a consolidated area to preserve land resources for historic and environmental resources, as well as common area and non-residential development.

## 2. PROPOSED LDR TEXT AMENDMENT

The proposed City of Alachua Land Development Regulations (LDR) text amendment is provided below in underline (new text) / ~~strikethrough~~ text (text to be removed).

Section 2.4.10(B)(3)

(i) *Residential development in the CP zoning district.* ~~A r~~Residential development in the Corporate Park (CP) zoning district which shall remain in common ownership ~~may~~shall be reviewed pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, of these LDRs. Such development shall not conflict with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) – (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~When a residential development in the CP zoning district is reviewed pursuant to Section 2.4.9, such development shall meet all of the following criteria. This exemption shall not preclude a developer from subdividing residential development in the CP zoning district pursuant to this Section 2.4.10:~~

~~(1) The development shall remain in common ownership;~~
~~(2) Such development shall comply with F.S. ch. 177, pt. I, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) through (d); and~~
~~(3) Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.~~

3.5.2(F) *CP, Corporate Park District.*

(1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail~~, and complementary residential uses, as indicated in Table 4.1-1~~. Complementary residential uses may also be permitted within the CP District as set forth in Subsection 3.5.2(F)(2). By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.

(2) *Residential development criteria.* Development within the ~~Corporate Park zoning district~~CP District that consists of greater than 50 acres of contiguous land may provide complementary residential development. Residential development ~~options available on any property zoned Corporate Park is further limited by~~ within the CP District shall comply with the performance standards set forth in subsections (a)~~ and (b)~~ – (e) below and with the dimensional standards and maximum gross residential density as set forth in Table 5.1-3.

~~(a) Gross residential development density shall be a maximum of four dwelling units per acre.~~

(a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*, has been constructed within the CP District,

or shall be constructed concurrent with residential units as a part of a mixed-use development.

| Table 3.5-1, *Residential to Non-Residential Ratios within the CP District* | |
|---|---|
| Number of Residential Units | Minimum Floor Area of Non-Residential Uses |
| 1 – 199 | 0 square feet |
| 200 – 299 | 37,500 square feet |
| 300 – 399 | 75,000 square feet |
| 400 – 499 | 150,000 square feet |
| 500 – 599 | 250,000 square feet |
| 600 – 699 | 375,000 square feet |
| 700 – 999 | 500,000 square feet |
| 1,000 or more | 700,000 square feet |

(b) For purposes of calculating gross residential density, the maximum number of dwelling units permitted in a contiguous area shall be determined by the total acreage contained in the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park.

(c) Any site plan or preliminary plat which includes residential development in the CP District shall provide an exhibit depicting the area to be preserved for non-residential uses within the CP District. In addition to the standards as set forth in Subsection 3.5.2(F)(2)(a), the exhibit shall demonstrate the ability to meet the following minimum standards. The exhibit shall:

(i) Depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park, together with all existing improvements; and,

(ii) Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses per acre shall be used for the preservation calculation.

(d) Site plan and preliminary plats which include residential development in the CP District shall provide:

(i) A calculation of the maximum gross residential density which is permitted within the CP District;

(ii) A matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order; and,

(iii) A calculation of the minimum land required to be preserved for non-residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii).

(e) In no instance shall more than 33% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings on lots 45 feet in width or larger, and in no instance shall more than 50% of the maximum gross residential density permitted within the CP District be comprised of single-family detached dwellings.

4.1.1 *Table of allowed uses.*

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

4.2.2 *Residential use classification.*

(A) *Household living.*

(2) *Examples.* Example use types include single-family detached dwellings, cottage homes, single-family attached dwellings, two- to four-family dwellings, townhouses, multiple-family dwellings, mobile homes, mobile home parks, and other structures with self-contained dwelling units.

4.3.1 *Residential uses.*

(A) *Household living.*

(5) *Cottage neighborhood*. Cottage neighborhoods shall comply with the following standards:

(a) *Quantity and size of cottage homes.*

(i) A minimum of 25 cottage homes and a maximum of 100 cottage homes are permitted within a cottage neighborhood.

(ii) The minimum square footage for cottage homes shall be 750 square feet. Cottage homes shall have a maximum gross floor area of 1,750 square feet with a maximum base floor (first floor) area of 1,000 square feet.

(b) *Community and accessory buildings*. One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar uses. Additional accessory structures, such as arbors, gazebos, pergolas, fire pits, BBQ grills, pools, greenhouses, gardens boxes, garages, and other similar accessory structures, are permitted in addition to community buildings.

(c) *Maintenance of open space, common areas and utilities*. The joint use and maintenance of public open space, community facilities, private roads and drives, and all other commonly owned and operated property shall be managed and maintained through a homeowners' or property owners' association.

(d) *Common greens.* Each cottage neighborhood shall have one or more common greens. Common greens may be counted toward the open space required by Section 6.7 of these LDRs. Common greens shall be designed to meet the following:

(i) Common greens shall include at least 400 square feet per cottage home.

(ii) A minimum of four (4) and a maximum of 12 cottage homes shall be clustered around a common green.

(iii) Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per cottage home remains usable for active or passive recreation during rain events.

(iv) A minimum of 80% of the cottage homes within a cottage neighborhood shall be clustered around and shall directly front a common green.

(v) Amenities such as those identified in Subsection 4.3.1(A)(5)(b), *Common buildings*, are allowed in common greens.

(e) *Parking.* Parking may be provided in a common area (private street, parking lot, or garage), or on individual cottage home lots. All parking must meet the following standards:

(i) The minimum number of parking spaces required by Table 6.1-1 of these LDRs for cottage homes shall be provided; and,

(ii) All common parking areas and associated drive aisles shall be screened in accordance with Section 6.2 of these LDRs.

(f) *Vehicle access.* Private roads, drives, or alleys within the cottage neighborhood that are connected to a public street and access either individual cottage homes or common parking lots are permitted. All private roads, drives, or alleys shall have a clear width of 20 feet with a 12- foot- wide minimum wearing surface.

(g) *Pedestrian access.* A system of interior walkways shall be provided to interconnect the cottage homes, parking areas, common greens, and any sidewalks along the public street(s) bordering the cottage neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

(h) *Requirements when adjacent to single-family detached development.* When located adjacent to single-family detached development in any zoning district or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), a cottage neighborhood shall:

(i) Provide a minimum Type D, 10 foot landscaped buffer along the yard which the single-family detached development or vacant land in a single-family residential district abuts; and,

(ii) Not locate any structures, including but not limited to cottage homes, community buildings, accessory structures, parking lots, waste receptacles, and other similar structures, within 100 feet of the boundary of the cottage neighborhood.

(i) *Fencing.* Fencing within the cottage neighborhood used to delineate private yards, gardens, or other areas shall be limited to a maximum of 50 percent opacity and no greater than four feet in height. Solid fencing may be allowed along cottage neighborhood perimeter consistent with Section 6.3.3 of these LDRs.

5.1.3 *Dimensional standards in Business Districts.* All primary and accessory structures in the business zoning districts are subject to the dimensional standards set forth in Table 5.1-3, Table of Dimensional Standards in the Business Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts

| District and Use | Min. Area (sq. ft.) | Min. Width (ft.) | Front (ft.) [5] | Side (ft.) | Rear (ft.) | Wetland and Water-course (ft.) | Max. Height (ft.) | Max. Lot Coverage (incl. accessory structures) [1] | Max. FAR [2] | Max. Gross Residential Density (DU/acre) |
|---|---|---|---|---|---|---|---|---|---|---|
| CP [4] | | | | | | | | | | |
| Dwelling, single-family detached | 3,500<br>See note [6] | ~~50~~40<br>See note [6] | 20<br>See note [7] | ~~7.5-~~5for each<br>See note [7] | ~~15~~10<br>See note [7] | Sec. 5.2.2(B) | 65 | ~~40%~~60% | N/A | 4 |
| Dwelling, single-family attached, townhouse, and multiple-family | ~~5,000~~ 2,700<br>See note [6] | ~~40~~30<br>See note [6] | ~~15~~10<br>See note [7] | 5 for each building side<br>See note [7] | 10<br>See note [7] | | | | | |
| Cottage home | 2,700<br>See note [6] | 30<br>See note [6] | 5<br>See notes [7], [9] | 5 for each building side<br>See note [7] | 10<br>See notes [7], [9] | | 35 | 70% | | |
| All other uses | None | None | 20 | 15, except where railroad | All other uses | | 100<br>See note [8] | None | See note [8] | N/A |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | spur abuts side or rear property line, then none | | | | | | |

Notes:

[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted as affordable housing for low income residents. The maximum lot coverage for cottage homes shall be measured over the entire cottage neighborhood, not individual lots.

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.

[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).

[5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).

[6] Lot dimensional standards apply only to individual platted lots.

[7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project perimeter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous land zoned CP.

[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)).

[9] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.

6.4.1 *Amount required.*

(1) *Minimum off-street parking required.* All development allowed in accordance with Table 4.1-1, Table of Allowed Uses, shall provide at least the minimum amounts of off-street parking shown in the following Table 6.1-1, Minimum Off-Street Parking Standards:

Table 6.1-1. Minimum Off-Street Parking Standards

| Use Category | Use Type | Parking Standards |
|---|---|---|
| RESIDENTIAL USES | | |
| Household living | Cottage neighborhood | 1.5 spaces per cottage home |

6.2.2 *Landscaping standards.*

(B) *Applicability.* These standards shall apply to the following development in the City:

(1) *Single-family lots or dwellings.* The subdivision or development of eight or more single-family residential lots or dwellings.

(2) *Single-family attached dwellings.* The subdivision or development of eight or more single-family attached dwellings.

(3) *Two- to four-family dwellings.* The subdivision or development of eight or more two- to four-family dwellings.

(4) *Manufactured home park.* Subdivision for a manufactured home park.

(5) *Existing multifamily structure.* Development of a multifamily structure or redevelopment of an existing multifamily structure that results in an increase in building square footage of 60 percent or more.

(6) *Cottage neighborhoods*. Cottage neighborhoods located in the CP zoning district.

~~(6)~~(7) *Nonresidential.* Development of a nonresidential structure or redevelopment of a nonresidential structure that results in an increase in building square footage or impervious surface by 50 percent or more.

~~(7)~~(8) *Parking lot.* Development of a parking lot for eight or more spaces.

~~(8)~~(9) *Existing parking lot.* Redevelopment or expansion of an existing parking lot that results in an increase of 20 or more spaces. Redevelopment or expansion includes items such as repaving, changes in ingress or egress, and reconstruction of stormwater drainage systems.

6.2.2 *Landscaping standards.*

(D) *Landscape standards.*

(3) *Perimeter buffers.*

(c) *Buffer class application.* Table 6.2-2, Buffer Class Application, below specifies the type of landscaped perimeter buffer that must be installed adjacent to an existing use or vacant land. The proposed uses are designated with their associated use class and cross-referenced with the numbered columns along the horizontal row under the adjacent use heading. The buffer type is indicated by letter and the total buffer width in feet is indicated by number.

Table 6.2-2. Buffer Class Application

Letter = Buffer type; Number = Required width in feet

A = Type A; B = Type B; C = Type C; D = Type D; N = No buffer required

| Proposed Use | | Adjacent Use | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Residential Uses | | | Public and Institutional Uses | | | Commercial Uses | | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Residential uses | | | | | | | | | | | |
| 1 | Single-family detached dwelling, manufactured home, mobile home | N | N | N | B 7.5 | N | N | N | N | N | N |
| 2 | Single-family attached, two- to four-family dwelling, townhouse development | C 10 | A 10 | B 10 | C 7.5 | B 7.5 | A 5 | N | N | N | N |
| 3 | Multiple-family development, cottage neighborhoods, group living uses | D 10 | B 10 | A 10 | D 7.5 | C 7.5 | A 7.5 | N | N | N | N |

7.2.4 *Lot standards.*

(A) *Arrangement.*

(2) *Access to street.* Except for lots located within a cottage neighborhood, ~~A~~all lots shall have sufficient frontage so there can be driveway access to primary structures placed on the lots from a public or private street.

Section 7.3 – Required Improvements

7.3.1 *Streets.* Work performed involving road right-of-way clearing and grubbing, earthwork, stabilizing and construction of a base and surface course shall meet the minimum requirements of the American Association of State Highway and Transportation Official's (AASHTO), latest manual edition and amendments, where applicable, unless stated otherwise in this article. These specifications are intended to govern the equipment, materials, construction methods, and quality control of the work, unless otherwise provided. They are not intended to apply to the basis of payment provisions.

(B) *Standard street improvements.* The following standards apply to all street improvements:

(1) *Wearing surface width and right-of-way width standards.*

(e) Alley, Drive. For street types/standards B and D.
(i) 12-foot minimum wearing surface.
(ii) Minimum right-of-way width or easement of 20 feet for streets with curb and cutter, or 30 feet for streets with swales.

~~(e)~~(f) *Wearing surface and right-of-way width summary table.* These standards are summarized in the following Table 7.3-1, Wearing Surface standards, and Table 7.3- 2, Minimum Right-of-Way Width Standards:

Table 7.3-1. Wearing Surface Standards

| Classification | Street Type Standard | Minimum Wearing Surface Width (in feet) [1] | Number of Travel Lanes [2] |
|---|---|---|---|
| Arterial | All | 2 × 24 | 4 |
| Collector | All | 24 | 2 |
| Local | All | 24 | 2 |
| Marginal access | All | 20 | 2 |
| Alley, Drive | B, D | 1 × 12 | 1 |

[1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.

[2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width.

Table 7.3-2. Minimum Right-of-Way Width Standards

| Classification | Street Type Standard | Curb and Gutter Right-of-Way Minimum Width (ft.) | Transitional Swale Right-of-Way Minimum Width (private easement minimum width) (ft.) | Standard Swale Right-of-Way Minimum Width (ft.) |
|---|---|---|---|---|
| Arterial | All | 100 | N/A | 120 |
| Collector | All | 60 | N/A | 80 |
| Local | A, B, C | 50 | 50 (20 total — 10 on each side of roadway) | 60 |

| | | | | |
|---|---|---|---|---|
| Local | D | 40 | N/A | 60 |
| Marginal access | All | 40 | 40 (20 total — 10 on each side of roadway) | 60 |
| Alley, Drive | B, D | 20 | N/A | 30 |

Section 10.2. – Definitions.

*Alley* or *service drive* means a ~~public or~~ private right-of-way or easement which affords only a secondary means of access to property abutting thereon, provided however, that within cottage neighborhoods, an alley or service drive may serve as the primary means of vehicular access to cottage homes.

*Cottage home* means a principal residential dwelling ~~constructed~~ located within a cottage neighborhood and consistent with the standards in Article~~s~~ 4 ~~and 5~~ of these LDRs.

*Cottage neighborhood* means a collection of cottage homes clustered around by common green space.

## 3. CONSISTENCY WITH LDR SECTION 2.4.1(E)(1)

This section identifies specific text amendment standards listed in City of Alachua LDR Section 2.4.1(E)(1) and identifies how this application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

LDR Section 2.4.1 *Text Amendments and General Amendments to the Official Zoning Atlas*

(E) *Standards.*

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 weight 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.

***VISION ELEMENT***

**The proposed amendment is consistent with Goal 4 of the Vision Element. Goal 4 states that the City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The proposed changes to establish and implement Cottage Homes provide the necessary flexibility to CP developments allowing them to provide innovative and creative designs for residential developments.**

***FUTURE LAND USE ELEMENT***

***All Cottage neighborhoods must demonstrate consistency with the underlying Future Land Use designations. The maximum gross density thresholds established in the proposed LDR Text Amendment is consistent with the Corporate Park FLU designation (up to 4 dwelling units per acre) as described in Policy 1.4.d.***

**The proposed changes to establish and implement Cottage Homes will provide the necessary flexibility to CP developments allowing them to provide innovative and creative designs for residential developments as described in Objective 2.1. and Policy 2.1.a. The proposed LDR Text Amendment will not impact any other requirements of the City's Future Land Use Element.**

***TRANSPORTATION ELEMENT***

**The proposed LDR Text Amendment establishes standards for an "alley". The City's Transportation Element does not provide any specific goals, objectives, or policies for alleys. Aside from building setback requirements, the proposed LDR text amendment will not impact the requirements outlined in Policy 1.2.c, which are implemented by the City's LDR.**

***HOUSING ELEMENT***

**The proposed changes to establish and implement Cottage Homes provides the necessary flexibility to CP developments allowing them to provide innovative and creative designs for residential developments that are consistent with Objective 1.1. 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.**

***ECONOMIC ELEMENT***

**Objective 1.6 encourages the development of quality workforce housing, proximate to employment locations, at affordable prices to create opportunities for corporate investment in the City of Alachua. The proposed changes to establish and implement Cottage Homes will provide the necessary flexibility to CP developments allowing them to provide innovative and creative designs for residential developments that are consistent with this objective.**

b) *Consistent with ordinances.* Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

**The proposed LDR Text Amendment addresses changes to establish and implement Cottage Homes in CP zoning districts by reducing for lot sizes and allowing shared infrastructure. These changes are not in conflict with any other development standard or requirement for CP districts outlined in LDR Article 3, Sec. 3.5; density, intensity, and dimensional standards outlined in LDR Article 5; development standards outlined in LDR Article 6; or subdivision standards outlined in LDR Article 7.**

c) *Changed conditions.* Whether and the extent to which there are changed conditions that require an amendment.

**This amendment proposes changes to establish and implement Cottage Homes that will allow a new, more affordable housing product in CP developments. The proposed changes are a direct response to housing trends that seek to offer a lower cost product due to:**

- **The land area associated with a single unit (for platted Cottage Neighborhoods) is much smaller;**
- **The size of the housing unit is typically smaller;**
- **The infrastructure required for vehicular access is much less for units served by an alley versus a local street; and/or**
- **They require less utility infrastructure and stormwater management facilities.**

**Other amendments to Table 5.1-3 address changing market demands for smaller lot sizes, reducing land area required for individual housing units, and relieving cost-based pressure on the housing market throughout the City. Several local jurisdictions within Alachua County are creating attractive options for new home buyers, whether first-time or empty nesters. In addition, both local and national home builders request smaller lot sizes to accommodate market demand and deliver more affordable and easier to maintain properties than what traditional local ordinances provide in larger lot sizes.**

**Due to the economic and community benefits, local builders are also driven to address these changes. However, the Planned Development (PD) rezoning is often required to permit the smaller lot size, lot width, and building setbacks. By approving the proposed changes to LDR Table 5.1-3, residential development within Corporate Park (CP) zoning district can meet changing market demands without a rezoning, an additional four to eight (4-8) months for plat approval, as well as creating additional benefits, such as reducing housing costs and increasing common area/open space, which is a benefit to the residents and the greater community.**

**While many municipalities are addressing the demand for more compact lots through the Planned Development (PD) rezoning process, Alachua County has removed minimum lot area, lot width, or maximum lot coverage requirements altogether. This demonstrates that lot size can be addressed by appropriate building setbacks.**

d) *Community need.* Whether and the extent to which the proposed amendment addresses a demonstrated community need.

**The greatest need for the Cottage Home housing product is the reduction of housing price discussed in item c), above. Lowering the housing price point in the City of Alachua also increases opportunities for home ownership. Other reasons a Cottage Home is an appealing option include:**

- **The opportunity to live in a detached housing product with direct access to green space without the maintenance responsibilities;**
- **The opportunity for multiple-generation families to have a safe place to play and socialize; and**
- **The opportunity to not rely on a vehicle to commute to work each day.**

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.

**The height of buildings shall not exceed two stories. Additionally, several use-specific standards proposed in Section 4.3.1(A)(5) address compatibility between cottage neighborhoods and single-family detached neighborhoods.**

f) *Development patterns.* Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

**The proposed changes provide the flexibility within CP developments necessary to allow innovative and creative designs for residential developments in areas that promote logical and orderly development patterns while maintaining compatibility with established or new single-family detached neighborhoods. The CP developments must be consistent with the underlying FLU designation that also establishes the City's growth pattern.**

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.

**The proposed LDR Text Amendment will not impact or change any City regulations related to protection of 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).

**The proposed LDR Text Amendment will continue to ensure development is served by adequate public facilities.**

# Abortion

Continued from Page 1A

Wade," said Mary Ziegler, a Florida State University law professor.

State lawmakers have enacted 90 abortion restrictions this year, roughly the same as in 2011, the previous year with the record number of such laws, according to the Guttmacher Institute, a research group that supports abortion rights.

"This law paves the way for anti-choice extremists to turn their dystopian vision into a horrifying reality – not just in Texas but around the country," said NARAL Pro-Choice America acting President Adrienne Kimmell.

Anti-abortion groups celebrated the Texas ban and said it could be a model for other conservative states.

Marjorie Dannenfelser, president of the anti-abortion group Susan B. Anthony List, said the ban "reflects the scientific reality that unborn children are human beings" and applauded the "courage of the Texas Legislature, and all our pro-life allies in statehouses across the nation."

Experts say the rise in state abortion restrictions took off when President Donald Trump named Associate Justice Brett Kavanaugh to the Supreme Court in 2018. The movement was buoyed further last year when Trump nominated Associate Justice Amy Coney Barrett to the court, handing conservatives a 6-3 edge for the first time in decades.

Some of those laws require a woman to wait 48 hours before obtaining an abortion. Others ban the procedure if it's for a certain reason, such as a genetic abnormality.

But it is the bans on abortion at a certain point in a pregnancy that have received the most attention recently. Georgia, Iowa, Kentucky, Mississippi, North Dakota, Ohio, South Carolina and Tennessee have joined Texas in trying to prohibit abortions after about six weeks. The difference in those other states is that federal courts quickly stepped in to block enforcement of the laws.

What makes the Texas law distinctive is its unusual enforcement mechanism: Rather than having the state government enforce the ban, the Texas law encourages private citizens to sue anyone who helps a woman receive an abortion after a heartbeat is detected. A successful litigant in such a case could receive at least $10,000 in damages from the abortion provider or others.

That means abortion providers would have to allow themselves to be sued before raising the constitutional right to an abortion under Roe as a defense.

"They can raise the right to an abortion if they are sued, but that puts them in a very difficult position," said Michael Dorf, a law professor at Cornell University. "It means they have to go ahead and provide abortions and risk being sued."

The Texas law technically bans abortions once a fetal heartbeat is detected, generally around six weeks. Ziegler noted that some states attempted to criminalize abortions after that point but that Texas embraced the unusual enforcement route after those other laws were struck down in other courts.

Nearly 50 years ago, the Supreme Court ruled in Roe v. Wade that women have a constitutional right to an abortion during the first and second trimesters but that states could impose restrictions in the second trimester. About two decades later, the court allowed states to ban most abortions at viability, the point at which a fetus can survive outside the womb – about 24 weeks.

But a growing number of conservative states have sought to draw the line earlier.

The Supreme Court surprised some observers in May by announcing it would hear an appeal from Mississippi, one of several states banning abortion before the point a fetus is viable outside the womb. Lower courts tossed Mississippi's law, which bans most abortions after 15 weeks, asserting it ran afoul of the high court's precedent.

The Mississippi case could have profound implications for abortion rights because by setting a date after which abortions are no longer permitted, the state challenges the viability standard, which guarantees women a right to an abortion before a fetus can survive outside the womb.

"Roe's viability line is arbitrary," the state's attorneys told the court last year. "It makes little sense to say a state has no interest in protecting the infant's life."

Several legal experts predicted that the outcome of the Mississippi case may influence whether other states embrace the enforcement approach used by Texas. If the court significantly undermines Roe and its other major precedent from the early 1990s, they may not have to, Ziegler said.

"The only question going forward is: Are conservative states confident enough that the Supreme Court is going to give them what they want, or do they want to do what Texas has done as a fail-safe?"

# Disasters

Continued from Page 1A

"But the bad news is that the economic losses have been growing very rapidly and this growth is supposed to continue," he added. "We are going to see more climatic extremes because of climate change, and these negative trends in climate will continue for the coming decades."

In the 1970s, the world averaged about 711 weather disasters a year, but from 2000 to 2009 that was up to 3,536 a year or nearly 10 a day, according to the report, which used data from the Centre for Research on the Epidemiology of Disasters in Belgium. The average number of yearly disasters dropped a bit in the 2010s to 3,165, the report said.

Most death and damage during 50 years of weather disasters came from storms, flooding and drought.

More than 90% of the more than 2 million deaths are in what the U.N. considers developing nations, while nearly 60% of the economic damage occurred in richer countries.

In the 1970s, weather disasters cost about $175 billion globally, when adjusted to 2019 dollars, the U.N. found. That increased to $1.38 trillion for the period from 2010 to 2019.

What's driving the destruction is that more people are moving into dangerous areas as climate change is making weather disasters stronger and more frequent, U.N. disaster and weather officials said. Meanwhile, experts said, better weather warnings and preparedness are lessening the death toll.

Susan Cutter, director of the Hazards and Vulnerability Research Institute at the University of South Carolina, noted progress in learning to live with risk and protecting ourselves.

"On the other hand, we're still making stupid decisions about where we're putting our infrastructure," she said. "But it's OK. We're not losing lives, we're just losing stuff."

Samantha Montano, an emergency management professor at the Massachusetts Maritime Academy and author of the book "Disasterology," said she worries that death tolls might stop decreasing because of the increase in extreme weather from climate change, especially hitting poorer nations.

"The disparity in which countries have had the resources to dedicate to minimizing disaster deaths is of huge concern," particularly due to climate change, she said. "Deaths decreasing in recent decades does not mean that they will continue to do so unless we continue to invest in these efforts."

Hurricane Ida is an example of heavy damage and what will probably be less loss of life than past major hurricanes, Cutter said. This year, she added, weather disasters "seem to be coming every couple weeks," with Ida, U.S. wildfires and floods in Germany, China and Tennessee.

The five most expensive weather disasters since 1970 were all storms in the United States, topped by 2005's Hurricane Katrina. The five deadliest weather disasters were in Africa and Asia, topped by the Ethiopian drought and famine in the mid 1980s and Cyclone Bhola in Bangladesh in 1970.

*The Associated Press Health and Science Department receives support from the Howard Hughes Medical Institute's Department of Science Education. The AP is solely responsible for all content.*

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on September 14, 2021, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by the Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 2.4.10(B)(3) relating to residential development in the Corporate Park (CP) zoning district; amending Section 3.5.2(F) relating to the CP zoning district and residential development criteria in the CP zoning district; amending Section 4.1.1 and Table 4.1-1 relating to the allowed uses within the CP zoning district; creating Section 4.3.1(A)(5) to establish Use-Specific Standards for cottage neighborhoods; amending Section 5.1.3 and Table 5.1-3 relating to the dimensional standards for single-family detached dwellings, single-family attached dwellings, townhouses, multiple-family dwellings, and cottage homes in the CP zoning district; amending Section 6.1.4(B)(1) and Table 6.1-1 to establish minimum off-street parking standard for cottage neighborhoods; amending Section 6.2.2(B) relating to the applicability of the standards of Section 6.2.2; amending Section 6.2.2(D)(3)(c) and Table 6.2-2 relating to the application of perimeter buffer classes; amending Section 7.2.4(A)(2) relating to the requirement for lots within subdivisions to have street frontage; amending Section 7.3.1(B)(1), Table 7.3-1, and Table 7.3-2 relating to wearing surface widths and right-of-way standards for streets; and amending Section 10.2 to amend the definition of "alley or service drive" and to create new definitions of "cottage home" and "cottage neighborhood".

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

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# City of ALACHUA

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(Published: Alachua County Today - September 2, 2021)

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# NOTICE OF PUBLIC HEARING CONCERNING ENACTMENT OF AN ORDINANCE AMENDING THE CITY OF NEWBERRY COMPREHENSIVE PLAN

THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA, proposes to amend the text of the City of Newberry Comprehensive Plan pursuant to the application described below. The City Commission will conduct a public hearing at which comments, objections and recommendations will be heard regarding the following described application for amendment. In conjunction with this public hearing, the City Commission will consider an ordinance on second reading for enactment of the proposed amendment as stated below. The public hearing will be conducted on **Monday, September 13, 2021 at 7:00 p.m.**, or as soon thereafter as the matter can be heard, in the City Commission Meeting Room, City Hall, located at 25440 West Newberry Road, Newberry, Florida.

**ITEM 1:**
**CPA 21-14,** an application by the City of Newberry to amend the Comprehensive Plan to add a new Property Rights Element, as required by Section 163.3177, Florida Statutes.

ORDINANCE NO. 2021-34

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA, AMENDING THE CITY OF NEWBERRY COMPREHENSIVE PLAN TO ADD A PROPERTY RIGHTS ELEMENT PURSUANT TO SECTION 163.3177, FLORIDA STATUTES, UNDER THE EXPEDITED AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3184 (2) AND (3), FLORIDA STATUTES, AND IN CONFORMANCE WITH SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time, and place of any continuation of a public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the public hearing, all interested parties may appear to be heard with respect to the proposed amendment. Please call 352-472-5440, or email EconomicDevelopment@NewberryFL.gov to request a copy of the proposed amendment be sent to you or to submit comments prior to the public hearing. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purp... they may need to ensure that a verbatim record of the proceedings are made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. at (352) 375-2784, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.

(Published: Alachua County Today - September 02, 2021)

# Planning and Zoning Board
# Minutes
**September 14, 2021**

**Chair (Vacant)**
Vice Chair Sandy Burgess
Member Virginia Johns
Member Gary Thomas
Member Joe Hancock
School Board Member Tina Certain

**City Manager Mike DaRoza**

**Planning and Zoning Board**
**At 6:00 PM**
to address the item(s) below.

**Meeting Date:** September 14, 2021

**Meeting Location:** James A. Lewis Commission Chambers

**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.**

## Planning and Zoning Board Meeting Minutes

### CALL TO ORDER

Vice Chair Sandy Burgess called the meeting to order. Member Virginia Johns and School Board Member Tina Certain were absent.

### INVOCATION

Member Gary Thomas led the invocation.

### PLEDGE TO THE FLAG

Led by the Board.

DRAFT

## APPROVAL OF THE AGENDA

**Member Ed Potts moved to approve the agenda; seconded by Member Thomas.**

**Passed by unanimous consent.**

## I. OLD BUSINESS

None.

## II. NEW BUSINESS

A. Approval of the Minutes of the July 13, 2021 PZB Meeting

**Member Thomas moved to approve the minutes; seconded by Member Potts.**

**Passed by unanimous consent.**

B. Election of Chair and Vice Chair

**Member Thomas moved to appoint Sandy Burgess as Chair; seconded by Member Potts.**

**Motion Passed 4-0 in a roll call vote.**

**Chair Burgess moved to appoint Edward Potts as Vice Chair; seconded by Member Thomas.**

**Motion Passed 4-0 in a roll call vote.**

C. Site Plan – IIP FL 3 LLC (Harvest): A request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for consideration of a Site Plan which proposes parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG) (Quasi-Judicial Hearing).

Principal Planner Justin Tabor, AICP, requested the Board defer the item until the October 12, 2021 Planning & Zoning Board meeting.

**Vice Chair Potts moved to defer the item until the October 12, 2021 meeting; seconded by Member Joe Hancock.**

**Motion Passed in a roll call vote 4-0.**

D. Land Development Regulations (LDR) Text Amendment: Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., to amend or create the following Sections of the City of Alachua LDRs: 2.4.10(B)(3); 3.5.2(F); 4.1.1; 4.3.1(A)(5); 5.1.3; 6.1.4(B)(1); 6.2.2(B); 6.2.2(D)(3)(c); 7.2.4(A)(2); 7.3.1(B)(1); and 10.2; and amending Tables 4.1-1; 5.1-3; 6.1-1; 6.2-2; 7.3-1; and Table 7.3-2 (Legislative Hearing).

Principal Tabor, AICP, presented the Staff Report.

Gerry Dedenbach, AICP, LEED AP, of CHW, provided additional information and availed himself for questions.

DRAFT

**Vice Chair Potts moved that based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in Compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Hancock.**

Member Thomas inquired about the timeframe for buildout.

Gerry Dedenbach responded.

Member Thomas inquired if the cottage homes would be sold or rented.

Mr. Dedenbach responded.

Chair Burgess discussed parking requirements for cottage homes and multifamily uses.

Mr. Dedenbach responded.

Jimmy Anuszewski discussed potential housing prices, recreational amenities and demand for emergency response.

Mr. Dedenbach responded.

**Motion Passed 4-0 in a roll call vote.**

## III. BOARD COMMENTS/DISCUSSION

Planning Director Kathy Winburn stated the next meeting will be October 12, 2021 at 6:00 p.m.

## IV. CITIZENS COMMENTS

Mr. Anuszewski discussed concerns about the Tara Forest project.

City Attorney Marian Rush responded.

## ADJOURN

**Member Thomas moved to adjourn; seconded by Vice Chair Potts.**

**Passed by unanimous consent.**

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

DRAFT

# NATION & WORLD

**DOW:** 34,814.39 ▲ 236.82 (0.68%) **NASDAQ:** 15,161.53 ▲ 123.77 (0.82%) **S&P 500:** 4,480.70 ▲ 37.65 (0.85%)

# Warning from Newsom helped turn recall tide

## Possibility of GOP win energized Democrats

**Michael R. Blood and Kathleen Ronayne**
ASSOCIATED PRESS



**Incomplete returns showed California Gov. Gavin Newsom headed toward a landslide win with about 65% of the vote.** RICH PEDRONCELLI/AP

LOS ANGELES – An ominous four-word message issued by California Gov. Gavin Newsom's campaign on the morning of Aug. 5 served as the shock Democrats needed to take seriously a recall election that could remove him from office: "This recall is close."

Newsom's warning in a fundraising email came just days after a poll indicated the once-popular Democratic governor who was elected in a 2018 landslide was facing the unthinkable prospect of losing his job in a state that hadn't elected a Republican in a statewide race in 15 years.

The race is "close enough to start thinking about what it'd be like if we had a Republican governor in California. Sorry to put the thought in your head, but it's true," his campaign wrote.

The alarmist message was quickly incorporated into Newsom's remarks on the campaign trail – he was in serious trouble, he warned. The sequence of events combined to create a turning point in the race and helped energize California's dominant Democratic voters, who until then appeared to be greeting the contest with a collective shrug.

Newsom on Tuesday easily turned back the attempt to retire him less than three years into his first term. Incomplete returns showed him headed toward a landslide win with about 65% of the vote.

A major lesson of Newsom's decisive win is "you can wake up the base," Newsom strategist Sean Clegg said this week. "The base may start out asleep ... but you can wake up the base."

Newsom's victory also provides him with a dramatic comeback story that he is likely to employ as he seeks to broaden his popularity in advance of a 2022 reelection race, while seeking to return his name into discussion about future presidential candidates.

For Democrats, the fear of losing the California governor's seat opened up national fundraising pipelines that gave Newsom a vast cash advantage over his rivals. That concern also provided a connection point with minority communities about how their lives could change with a conservative Republican governor in Sacramento.

In what Democrats said was a fortunate turn for Newsom, the election was reshuffled when conservative talk show host Larry Elder entered the race in July. The lawyer and author who could have become the state's first Black governor quickly emerged as Newsom's chief foil. Elder came to the race with conservative-libertarian principles that were out of step with many of the state's left-leaning voters.

With Elder in the race, Newsom seized the opportunity to frame the election as a competition between two radically different visions for California's future. He warned repeatedly that progressive values on the environment, health care and women's rights were on the ballot, while Elder would herald the return of an era of "Trumpism." Elder galvanized the conservative base, but gave Democrats a clear enemy.

"Larry Elder handed them so many gifts on a platter. He is literally the antithesis of most California voters," said Dana Williamson, who was a top adviser to former Democratic California Gov. Jerry Brown, who preceded Newsom.

# Abortion law a test for clinics in Texas

ASSOCIATED PRESS

WASHINGTON – Two weeks after the nation's strictest abortion law took effect in Texas, new court filings show the deepening impact a near-total ban on abortion is already having, as the Biden administration late Tuesday asked a federal court in Austin for an emergency order to temporarily halt enforcement of the measure known as Senate Bill 8. One network of clinics in Texas, which performed more than 9,000 abortions in 2020, said it has so far turned away more than 100 patients.

"Since S.B. 8 took effect on September 1, exactly what we feared would happen has come to pass," Melaney Linton, president of Planned Parenthood Gulf Coast, said in a court filing.

The law prohibits abortions once medical professionals can detect cardiac activity, which is usually around six weeks and before some women know they're pregnant. Enforcement is left up to private citizens who are deputized to file civil lawsuits against abortion providers, as well as others who help a woman obtain an abortion in Texas. U.S. District Judge Robert Pitman did not immediately take action Wednesday on the request by the Justice Department.

In the 10 days after the law took effect, Linton said, Planned Parenthood clinics in Houston had 63 patients scheduled for an abortion. Eleven of those patients wound up being unable to have abortions because cardiac activity was detected during their appointment.

# Obituaries

Continued from A9

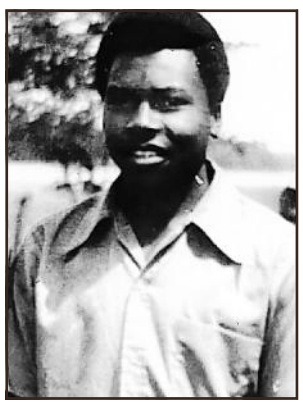


### Patricia Ann Dexter-Lee

**GAINESVILLE** - Patricia A. Dexter-Lee "Chris", 60, transitioned on September 6, 2021. She's survived by her children, Reshone Dexter-Thomas, Gary Dexter, Lisa Dexter, Abana Lee; siblings, Ophelia Dexter, Sharon Dexter, Albert Charles Dexter Jr., Ronnie Dexter; 9 grandchildren, 2 great-grandchildren, other relatives and friends.

Graveside Service will be held 11:00 a.m. Saturday, September 18, 2021 at Pine Grove Cemetery, Gainesville, FL with Evangelist Rutha Scott, Officiating. Viewing on Friday at Pinkney-Smith Funeral Home of Gainesville 5 p.m. - 7 p.m. and Saturday at the cemetery 10:30 a.m. - 11 a.m. Family will meet at the cemetery 10:30 a.m. PINKNEY-SMITH FUNERAL HOME OF GAINESVILLE.

*In loving tribute*



### Jerry Watson Jr.

**CAMPVILLE** - Jerry Watson, Jr. 68, transitioned on September 8, 2021. He's a retired laborer and member of St. Johns Missionary Baptist Church, Campville, FL. He's survived by sisters, Cassandra Watson, Campville, FL, June Cantaberry, Miami, FL; brothers, Fred and Ronnie Watson, both of Campville, FL; and other relatives and friends.

Graveside Services will be held 11:00 a.m. Saturday. September 18, 2021 at Starke-Nelson Cemetery, Campville, FL. Rev. Gregory E. Pelham is Officiating. Viewing on Friday at Pinkney-Smith Funeral Home of Hawthorne 3 p.m. - 7 p.m. and Saturday at the cemetery 10:30 a.m. - 11 a.m. Family will meet at the cemetery 10:30 a.m. PINKNEY-SMITH FUNERAL HOME OF GAINESVILLE.

## 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 a proposed ordinance. The hearing will be held on September 27, 2021, at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

**ORDINANCE 21-08**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S COMPREHENSIVE PLAN; AMENDING THE CITY'S COMPREHENSIVE PLAN VISION ELEMENT TO AMEND THE VISION STATEMENT AND THE GOALS TO IMPLEMENT THE VISION; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

GF-26298558

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

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The ordinance title is as follows:

**ORDINANCE 22-01**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVEVELOPMENT REGULATIONS; AMENDING SECTION 2.4.10(B)(3) RELATING TO RESIDENTIAL DEVELOPMENT IN THE CORPORATE PARK (CP) ZONING DISTRICT; AMENDING SECTION 3.5.2(F) RELATING TO THE CP ZONING DISTRICT AND RESIDENTIAL DEVELOPMENT CRITERIA IN THE CP ZONING DISTRICT; AMENDING SECTION 3.5.3 AND TABLE 3.5-1 RELATING TO USE REGULATIONS AND DEVELOPMENT STANDARDS IN BUSINESS DISTRICTS; AMENDING SECTION 4.1.1 AND TABLE 4.1-1 RELATING TO THE ALLOWED USES WITHIN THE CP ZONING DISTRICT; CREATING SECTION 4.3.1(A)(5) TO ESTABLISH USE-SPECIFIC STANDARDS FOR COTTAGE NEIGHBORHOODS; AMENDING SECTION 5.1.3 AND TABLE 5.1-3 RELATING TO THE DIMENSIONAL STANDARDS FOR SINGLE-FAMILY DETACHED DWELLINGS, SINGLE-FAMILY ATTACHED DWELLINGS, TOWNHOUSES, MULTIPLE-FAMILY DWELLINGS, AND COTTAGE HOMES IN THE CP ZONING DISTRICT; AMENDING SECTION 6.1.4(B)(1) AND TABLE 6.1-1 TO ESTABLISH MINIMUM OFF-STREET PARKING STANDARD FOR COTTAGE NEIGHBORHOODS; AMENDING SECTION 6.2.2(B) RELATING TO THE APPLICABILITY OF THE STANDARDS OF SECTION 6.2.2; AMENDING SECTION 6.2.2(D)(3)(C) AND TABLE 6.2-2 RELATING TO THE APPLICATION OF PERIMETER BUFFER CLASSES; AMENDING SECTION 7.2.4(A)(2) RELATING TO THE REQUIREMENT FOR LOTS WITHIN SUBDIVISIONS TO HAVE STREET FRONTAGE; AMENDING SECTION 7.3.1(B)(1), TABLE 7.3-1, AND TABLE 7.3-2 RELATING TO WEARING SURFACE WIDTHS AND RIGHT-OF-WAY STANDARDS FOR STREETS; AND AMENDING SECTION 10.2 TO AMEND THE DEFINITION OF "ALLEY OR SERVICE DRIVE" AND TO CREATE NEW DEFINITIONS OF "COTTAGE HOME" AND "COTTAGE NEIGHBORHOOD"; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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GF-26298875

# Meetings & Events in the Heartlands

## Community Calendar event submissions

**Want to place your upcoming event(s) in our weekly Community Calendar?**
**Email your events to: editor@alachuatoday.com**
**Include basic details such as who, what, where and when.**
**Deadline for submission is Monday at 2 p.m.**

*Please note:* Profitable events are handled through our advertising department. Contact: ads@alachuatoday.com

■ **Sept. 16: Vendors Wanted for Fall City-wide Yard Sale,** sponsored by the High Springs Chamber of Commerce. The sale will take place on Sept. 18, from 8 a.m. – 2 p.m. Applications may be obtained at highsprings.com/events/. The date for returned applications has been extended to Friday, Sept. 17. Space reservation is $15.

■ **Sept. 17: Alachua Friday Nights with Family Movies at Legacy Park,** 8 p.m. – 9:30 p.m. Raya and The Last Dragon, free food and drinks.

■ **Sept. 21: Waldo Food Give Away,** sponsored by the City of Waldo in conjunction with Bread of the Mighty. Doors will open sometime between 10:30 a.m. – 12 p.m. This is a totally volunteer distribution and the City requests that people be patient regarding the opening time. Food is offered on a first-come, first-served basis. Once everyone has been served, people may go back through again until the food is gone. Distribution will take place at Waldo City Square, 14450 NE 148th Avenue.

■ **Sept. 25: Welcome Home Afghanistan Veterans Parade/Expo,** sponsored by Newberry American Legion Post #149. Join local dignitaries and area citizens to celebrate Afghanistan Veterans with a parade in honor of their service. The parade begins at 10 a.m. at The Produce Place, 25040 W. Newberry Road. The celebration continues at the Clark Plantation Event Venue LLC, 3700 S.W. 202nd Street, Newberry, until 9 p.m. with a welcome home ceremony, music by local and Nashville recording artists, a kid-friendly play area and much more. For more information or sponsorship opportunities contact Bob Watson at 352-262-5068 or Lynn Reeves at 386-365-2137. Proceeds to benefit American Legion sponsored veteran projects.

■ **Sept. 27, Oct. 25, Nov. 29: The Alachua Soil and Water Conservation District** will hold its meetings for the remainder of 2021 at the Alachua Woman's Club located at 14565 Main Street, Alachua. Meeting dates for the remainder of 2021 are August 30, September 27, October 25, and November 29. The District does not meet in December. Meetings begin at 5:30 pm, social distancing is observed, masks are at the discretion of each person in attendance. The public is welcome to attend all meetings of the District.

■ **Oct. 2: The Waldo Area Historical Society Museum** will be open from 9 a.m. – 1 p.m. on Saturday, Oct. 2. The museum is located at Waldo City Square, 14450 N.E. 148th Avenue. Stop by and take a train ride into the past.

■ **Oct. 2: Alachua Saturday nights with free concerts at Legacy Park,** 5 p.m. – 9 p.m. Aaron Charles Band. Food Trucks and concessions available.

■ **Oct. 15: Alachua Friday Nights with Family Movies at Legacy Park,** 8 p.m. – 9:30 p.m. Spies in Disguise, free food and drinks.

■ **Oct. 16: Vintage Market Sale,** sponsored by the Archer Historical Society and the City of Archer. Event times are 9 a.m. – 3:30 p.m. The sale will be held on the grounds of the Archer Community Center, 16671 S.W. 37th Avenue, Archer. Ample spacing for vendors following CDC guidelines will be provided. Vendors will be selling items from furniture, pottery, vintage homemade crafts, toys, books, homemade jams, tools, and lots more. Food and refreshments will be available. Vendor booth fees are $40 for a 12 ft. x12 ft. space. Additional information can be found at ArcherHistoricalSociety.org.or ArcherHistorical@gmail.com or by calling Linda at 352-374-8240.

■ **Oct. 16: Vintage Market Sale,** sponsored by the Archer Historical Society and the City of Archer. Event times are 9 a.m. – 3:30 p.m. The sale will be held on the grounds of the Archer Community Center, 16671 S.W. 137th Avenue, Archer. Ample spacing for vendors following CDC guidelines will be provided. Vendors will be selling items from furniture, pottery, vintage homemade crafts, toys, books, homemade jams, tools, and lots more. Food and refreshments will be available. Vendor booth fees are $40 for a 12 ft. x12 ft. space. Additional information can be found at ArcherHistoricalSociety.org.or ArcherHistorical@gmail.com or by calling Linda at 352-374-8240.

■ **Nov. 6: Alachua Saturday nights with free concerts at Legacy Park,** 5 p.m. – 9 p.m. Faster than Flash & Cam Wheaton. Food Trucks and concessions available.

■ **Nov. 6: McIntosh 1890s Festival,** the 47th annual event will be held live on Saturday, Nov. 6, 2021, 8 a.m. to 4 p.m. Over 280 arts, crafts and antiques vendors. Expected attendance is 25,000 to 35,000. The GPS address is 5835 Avenue G, McIntosh FL 32664. Live oaks up and down the streets and around the Van Ness Park provide shade and a beautiful backdrop for all day free musical entertainment. A variety of food vendors will be set up. Sponsored by the Friends of McIntosh, a nonprofit and benevolent organization dedicated to preserving the natural and historic beauty of McIntosh.

■ **Nov. 19: Alachua Friday Nights with Family Movies at Legacy Park,** 8 p.m. – 9:30 p.m. Abominable, free food and drinks.

■ **Nov. 20 First Annual GFWC** High Springs New Century Woman's Club Craft Fair will be held Nov. 20, 10 a.m.-5 p.m. Crafters interested in securing a spot at the craft show should contact craftshopgirl@gmail.com for additional information and to receive an application. Applications are due by Aug. 25.

■ **Saturdays: Newberry Farmers Market,** sponsored by the Main Street Organization. This market runs every Saturday from 8 a.m. – 12 p.m. and is located in downtown Newberry on the corner of Newberry Road and 254th Street. For further information, contact the Main Street Organization at newberrymainstreet.com.

■ **Thursdays: Waldo Dinner Church Serves Free Dinners.** At 6 p.m. Thursday evenings, the new Dinner Church, located at the old Waldo Library, 14257 Cole Street, Waldo, is serving free dinners to go. People can pick up a dinner for themselves unless other arrangements have been made in advance with the Dinner Church. Anyone needing to have dinner delivered or who needs to make separate arrangements may call Izzie Williams at 352-224-8240 or Eugene Green at 352-339-0340.

## High Springs Lions Club Donation Request

Annual Cinderella's Closet prom/wedding event March 2022
Prom and wedding dress donations, all sizes
Greatest need is sizes 0 - 2 and 18 - 26

Drop off at the club or pick up available
Call club at 443-845-8063and leave a message

City of ALACHUA

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

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(Published: Alachua County Today - September 16, 2021)

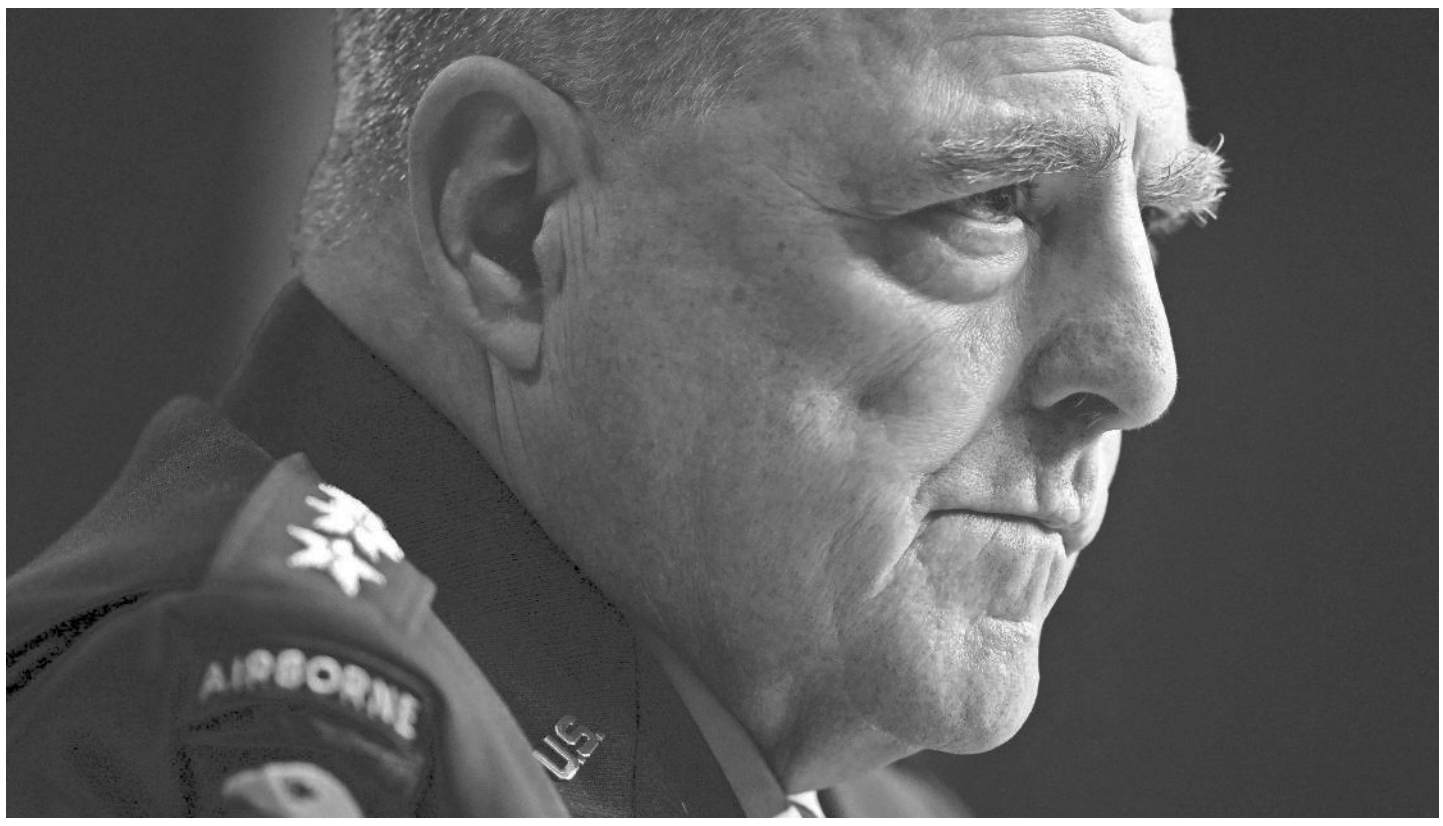
ALACHUA COUNTY TODAY
is your best source for local news

# The Heartland Places of Worship

# Pentagon officials face more grilling

## Milley goes on defense, Austin backs Afghan exit

**Matthew Brown and Mabinty Quarshie**
USA TODAY



**Chairman of the Joint Chiefs of Staff Gen. Mark Milley said he remains "apolitical" and didn't regret talking to an author for a book.** PATRICK SEMANSKY/AP

WASHINGTON — After delivering eye-popping testimonies before senators on Tuesday, the country's top military brass headed to the House of Representatives for further grilling by lawmakers over the U.S. withdrawal from Afghanistan, competition with China and the chain of command.

Joint Chiefs of Staff Chairman Mark Milley, Defense Secretary Lloyd Austin and U.S. Central Command Gen. Kenneth "Frank" McKenzie testified before the Senate Armed Services Committee and faced the House Armed Services Committee on Wednesday.

House lawmakers scrutinized the records of each of the military leaders and asked whether there should be punishment levied by President Joe Biden on his top national security advisers.

Milley defended himself against Republican attacks for dealing with the media, saying he thought it was important to speak with journalists.

"I believe that part of my job is to communicate to the media," Milley told Rep. Jim Banks, R-Ind.

Milley stressed that he was not a political figure.

"I've done my best to remain personally apolitical, and I tried to keep the military out of actual domestic politics. And I made a point of that from the time I became the chairman, and especially beginning last summer," he said.

Florida GOP Rep. Matt Gaetz harangued Milley for speaking with Washington Post journalist Bob Woodward for the book "Peril."

"You spent more time with Bob Woodward on this book than you spent analyzing the very likely prospect that the Afghanistan government was going to fall immediately to the Taliban, didn't you?" Gaetz said.

"Not even close," Milley replied.

During further questioning with Banks, Milley said he did not regret speaking with Woodward.

"I'm concerned that there's mischaracterizations of me becoming very politicized as an individual and that it's my willingness to become politicized, which is not true," he said.

Milley pushed back on reports that he agreed with House Speaker Nancy Pelosi's depiction of former President Donald Trump as "crazy."

"In fact, I know what I said, which was, Madam Speaker, I am not qualified to determine the mental health or assess the mental health of this president or any president," Milley said.

"I'm not agreeing with her assessment of the president," he also said.

Gaetz called for the three Pentagon leaders to resign, despite their testimony Tuesday in the Senate that they had not offered their resignations.

"I believe that you guys probably won't resign. You seem to be very happy failing up over there," Gaetz said. "But if we didn't have a president that was so addled, you all would be fired, because that is what you deserve."

Rep. Mike Johnson, R-La., pressed the officials on whether they or Biden were lying about leaving troops in Afghanistan.

McKenzie and Milley declined to share their personal conversations with the president, but they did reiterate they wanted 2,500 troops to remain behind.

"I cannot share advice I give the president, and I will not do that," McKenzie said.

Austin backed Biden's decision.

"First of all, you heard me say earlier, congressman, that I support the president's decision. You also heard me say that I don't view this choice as a no cost, no risk choice," Austin said.

When further pressed by Johnson on whether Biden was being untruthful, Austin said, "I view that as an inappropriate question."

None of the officials responded to Johnson when he asked again who was to blame for the disastrous withdrawal.

"I'll let the silence speak for itself," Johnson said.

Milley resisted when pressed about whether Biden was at fault for U.S. failures in Afghanistan, calling it "the job of the American people" and Congress to judge the president.

"This is a 20-year war," Milley said, arguing that the outcome was the result of "a cumulative effect to a series of strategic decisions that go way back … There's a whole series of decisions that take place over 20 years."

Milley further defended himself from accusations that he usurped the chain of command under former President Donald Trump.

"At no time was I attempting to change or influence the process, usurp authority, or insert myself into the chain of command. But I am expected to give my advice and ensure that the president was fully informed on military affairs," he said when pressed by lawmakers about his calls with Chinese military leaders in the fall of 2020.


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At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

GF-26557267

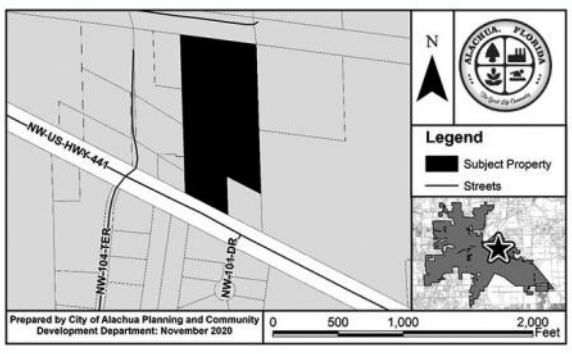
## PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on October 11, 2021 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

**ORDINANCE 21-09**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±16.10 ACRES FROM AGRICULTURE TO COMMERCIAL ON ±6.26 ACRES AND FROM AGRICULTURE TO INDUSTRIAL ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

GF-26557297

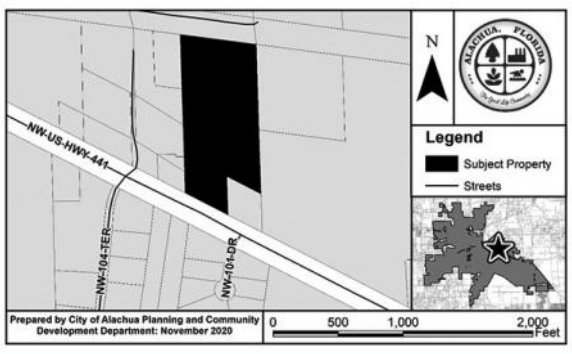
## PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on October 11, 2021 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

**ORDINANCE 21-10**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±16.10 ACRES FROM AGRICULTURAL (COUNTY) TO COMMERCIAL INTENSIVE (CI) ON ±6.26 ACRES AND FROM AGRICULTURAL (COUNTY) TO LIGHT & WAREHOUSE INDUSTRIAL (ILW) ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**




At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

GF-26557222

# ssils - Library District

# lew Take & Make program

rth real fossils, plus a e to identifying these ent organisms. Fossil es also include passes the Florida Museum Natural History and Cade Museum for tivity and Invention. take-home activity is ned for families and ientary school-aged iren. Participants can t which library branch collect their boxes from when they register, and Fossil Boxes will be available for pick up from Oct. 9-16.

After excavating fossils, uncover the mysteries of Florida's prehistoric past and learn how fossils are made at two special Live Virtual Programs in October on Zoom or Facebook with the museums. Registration is not required for these programs.

**Florida Museum 360°: Giants of Florida's Prehistoric Past, Sunday, Oct. 17 at 2:30 p.m.**

Take a virtual tour and meet the spectacular giants in the Florida Museum of Natural History's "Florida Fossils: Evolution of Life and Land" exhibit hall. Discover the stories of the Megalodon Shark, Terror Bird, and Giant Ground Sloth, including how they got so big and why they went extinct. Presented by Florida Museum Youth Outreach Coordinator Alberto Lopez Torres.

**Cade Fossil Fun, Sunday, Oct. 24 at 2:30 p.m.**

Step into the Cade's Lab to learn about Florida limestone, how rocks and fossils are formed, and what they tell us. Presented by Cade Museum Director of Experiential Education Patty Lipka.

"Children can play paleontologist with this free at-home activity and discover what kinds of creatures inhabited the Earth millions of years ago," said Youth Services Librarian Sarah Grainger. "Continue your fossil explorations with our special programs in October and with books and movies from the Alachua County Library District."

The Take & Make program is supported by a donation in celebration of Suzanne Stockdale's 75th birthday.

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Email editor@alachuatoday.com

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ty Commission of the hearing on a proposed held on October 11, . Lewis Commission at 15100 NW 142nd

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d parties may appear pplication. Copies of iblic inspection at the opment Department, ua, Florida, on any hours of 7:30 a.m. to e application may be of Alachua, Planning ). Box 9, Alachua, FL o Section 286.0105, appeal any decision l need a record of the rpose, you may need of the proceedings is y and evidence upon accordance with the any persons with a ommodation in order ld call the City Clerk 48 hours prior to the

September 30, 2021)

## NOTICE OF PROPOSED ENACTMENT OF ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WALDO, FLORIDA

Notice is hereby given that City Council of the City of Waldo will consider the following ordinance for second and final reading on October 12, 2021, at 7:00 p.m., or as soon thereafter as may be heard, at Waldo City Square, 14450 NE 148th Avenue, Waldo, Florida.

All interested parties may appear and be heard with respect to the proposed ordinance.

**ORDINANCE NO. 2021-02**

**AN ORDINANCE OF THE CITY OF WALDO, FLORIDA, AMENENDING SECTION 2.02.02 OF THE WALDO LAND DEVELOPMENT CODE; GRANTING DISCRETION TO THE CITY MANAGER TO ALLOW CERTAIN USES WITHIN THE CENTER CITY DISTRICT AND THE WALDO/301 SPECIAL STUDY AREA WITHOUT OBTAINING A SPECIAL USE PERMIT; PROVIDING INSTRUCTIONS TO THE CODIFIER; AND PROVIDING AN EFFECTIVE DATE.**

A copy of the proposed ordinance is available for public inspection at City Hall, Waldo City Square, 14450 NE 148th Avenue, Waldo, Florida during regular business hours.

Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact City Hall at (352) 468-1001 at least 48 hours prior to the meeting date.

Pleas oe advised that if a person decides to appeal any decision made by the Council with respect to any matter considered at said hearing, that person will need a record of the proceedings, and that for such purpose, that person may need to insure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based.

(Published: Alachua County Today - September 30, 2021)

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 a proposed ordinance. The hearing will be held on October 11, 2021 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

**ORDINANCE 22-01**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVEVELOPMENT REGULATIONS; AMENDING SECTION 2.4.10(B)(3) RELATING TO RESIDENTIAL DEVELOPMENT IN THE CORPORATE PARK (CP) ZONING DISTRICT; AMENDING SECTION 3.5.2(F) RELATING TO THE CP ZONING DISTRICT AND RESIDENTIAL DEVELOPMENT CRITERIA IN THE CP ZONING DISTRICT; AMENDING SECTION 3.5.3 AND TABLE 3.5-1 RELATING TO USE REGULATIONS AND DEVELOPMENT STANDARDS IN BUSINESS DISTRICTS; AMENDING SECTION 4.1.1 AND TABLE 4.1-1 RELATING TO THE ALLOWED USES WITHIN THE CP ZONING DISTRICT; CREATING SECTION 4.3.1(A)(5) TO ESTABLISH USE-SPECIFIC STANDARDS FOR COTTAGE NEIGHBORHOODS; AMENDING SECTION 5.1.3 AND TABLE 5.1-3 RELATING TO THE DIMENSIONAL STANDARDS FOR SINGLE-FAMILY DETACHED DWELLINGS, SINGLE-FAMILY ATTACHED DWELLINGS, TOWNHOUSES, MULTIPLE-FAMILY DWELLINGS, AND COTTAGE HOMES IN THE CP ZONING DISTRICT; AMENDING SECTION 6.1.4(B)(1) AND TABLE 6.1-1 TO ESTABLISH MINIMUM OFF-STREET PARKING STANDARD FOR COTTAGE NEIGHBORHOODS; AMENDING SECTION 6.2.2(B) RELATING TO THE APPLICABILITY OF THE STANDARDS OF SECTION 6.2.2; AMENDING SECTION 6.2.2(D)(3)(C) AND TABLE 6.2-2 RELATING TO THE APPLICATION OF PERIMETER BUFFER CLASSES; AMENDING SECTION 7.2.4(A)(2) RELATING TO THE REQUIREMENT FOR LOTS WITHIN SUBDIVISIONS TO HAVE STREET FRONTAGE; AMENDING SECTION 7.3.1(B)(1), TABLE 7.3-1, AND TABLE 7.3-2 RELATING TO WEARING SURFACE WIDTHS AND RIGHT-OF-WAY STANDARDS FOR STREETS; AND AMENDING SECTION 10.2 TO AMEND THE DEFINITION OF "ALLEY OR SERVICE DRIVE" AND TO CREATE NEW DEFINITIONS OF "COTTAGE HOME" AND "COTTAGE NEIGHBORHOOD"; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 30, 2021)

City of Alachua
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** 10/11/2021
**SUBJECT:** Public Hearing – Florida Community Development Block Grant - Coronavirus (CDBG-CV) Program
**PREPARED BY:** Robert A. Bonetti, Finance and Administrative Services Director

**RECOMMENDED ACTION:**
(1) Conduct the Second Public Hearing to receive citizen input; and (2) Re-affirm direction to submit the CDBG-CV application to the DEO.

## Summary

The City Commission held a public hearing on March 9, 2021, to consider applying to the Florida Department of Economic Opportunity (DEO) for a Community Development Block Grant - Coronavirus (CDBG-CV) small cities program application. The State of Florida had announced a U. S. Housing and Urban Development (HUD) CDBG-CV allocation of funds totaling $41,931,595.

At the first public hearing, the City Commission directed staff to proceed with a CDBG-CV application to the DEO and authorized the Mayor to execute any related documents. A pre-application was subsequently submitted to DEO. A second public hearing is required to present further details regarding the proposed project and to receive citizen comments concerning economic and community development needs.

The City of Alachua is proposing to use Florida Small Cities CDBG-CV funding to provide for complete demolition of the Hathcock Community Center in the City of Alachua, Florida, and replace it with construction of a new 5,000 sq. ft. facility on the same site. The project includes demolition of the existing building, site work, and stormwater at an estimated cost of $1,155,000. The proposed project also includes a grant request for $88,000 in architectural and design cost and $50,000 in administration costs. The new facility will include a main meeting room, additional meeting room, kitchen prep area, two restrooms, and a storage room and will be better able to provide outreach and educational programs.

Construction activities funded through the CDBG program must meet one of the following National Objectives:

- Provide benefit to low-and moderate-income persons;
- Prevent or eliminate slum or blight conditions; or
- Meet a need of recent origin having a particular urgency.

Projects for the CDBG-CV program must also be associated with the City's response to COVID-19.

Notice of the public hearing was placed in the Alachua County Today on September 30, 2021, to meet CDBG notice requirements.

**FINANCIAL IMPACT:** Yes

**BUDGETED:** No

**AMOUNT:** $1,293,000.00

**FUNDING SOURCE:** Grants

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**COMMISSION GOALS:**
Economic Development, Quality of Life, Community Enhancement, Strengthen Community Services

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**ATTACHMENTS:**

Description

- CDBG-CV Publication Proof

# 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 (she) is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter of: **CDBG CV - 2ND NOTICE,** was published in said newspaper in the issues of **September 30, 2021.**

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 **30th day of September, 2021** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

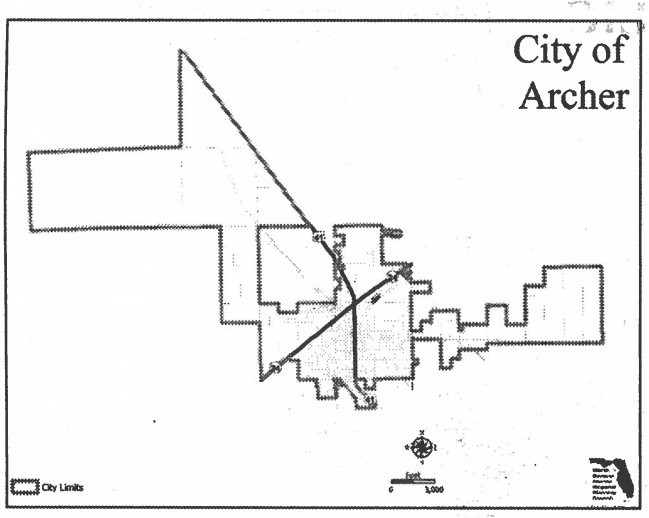
NOTARY PUBLIC STATE OF FLORIDA

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

# NOTICE OF ZONING CHANGE

The City Commission of the City of Archer, Florida proposes to regulate the use of land within the area, as shown on the map below, by amending the text of the Land Development Code of the City of Archer, hereinafter referred to as the Land Development Code, as follows:

LDC 21-01 is an application by the City Commission to amend the text of the Land Development Code by amending Section 2.01 entitled Definitions by adding a definition for manufactured home and changing the definition of mobile home and modular home; amending Section 15.03 entitled Residential Districts by deleting the references to mobile homes and adding multifamily residences to the description of primary designed accommodations of the Residential-3 (R-3) zoning district; amending a portion of Section 16.09 entitled Table of Permitted Uses, Residential, Item Number 1.3 by adding manufactured homes as a permitted use in the Agricultural, Residential-1 (R-1), Residential-2 (R-2) and Residential-3 (R-3) zoning districts and adding mobile homes as a permitted use within the Residential-2 (R-2) zoning district; amending a portion of Section 21.07 entitled Table of Parking Requirements, Residential, Item Number 1.3 by adding parking requirements for manufactured homes; amending Section 21.70.7b.(4)(b)i.1 entitled Wireless Telecommunications Towers and Antennas, Conditional Use Permit, Towers, Separation Distances Between Towers by adding manufacture homes to the separations requirements for a conditional use permit for wireless telecommunications towers and antennas; amending Section 21.71 entitled Accessory Dwelling Unit Design Standards by deleting the reference to lots located in Residential-1 (R-1) or Residential-3 (R-3) zoning district.




A public hearing will be conducted by the City Commission to consider the amendment and enactment of the ordinance adopting the amendment at a public hearing to be held on October 11, 2021 at 6:00 p.m. or as soon thereafter as the matter can be heard. The public hearing will be held both virtually through the use of communications media technology, and in-person in the City Commission Chamber, City Hall, located at 16870 Southwest 134th Avenue, Archer, Florida. The title of said ordinance reads, as follows:

ORDINANCE NO. 5-2021

AN ORDINANCE OF THE CITY OF ARCHER, FLORIDA, RELATING TO THE TEXT OF THE CITY OF ARCHER LAND DEVELOPMENT CODE, PURSUANT TO AN APPLICATION, LDC 21-01, BY THE CITY COMMISSION; PROVIDING FOR AMENDING SECTION 2.01 ENTITLED DEFINITIONS BY ADDING A DEFINITION FOR MANUFACTURED HOME AND CHANGING THE DEFINITION OF MOBILE HOME AND MODULAR HOME; PROVIDING FOR AMENDING SECTION 15.03 ENTITLED RESIDENTIAL DISTRICTS BY DELETING THE REFERENCES TO MOBILE HOMES AND ADDING MULTIFAMILY RESIDENCES TO THE DESCRIPTION OF PRIMARY DESIGNED ACCOMMODATIONS OF THE RESIDENTIAL-3 (R-3) ZONING DISTRICT; PROVIDING FOR AMENDING A PORTION OF SECTION 16.09 ENTITLED TABLE OF PERMITTED USES, RESIDENTIAL, ITEM NUMBER 1.3 BY ADDING MANUFACTURED HOMES AS A PERMITTED USE IN THE AGRICULTURAL, RESIDENTIAL-1 (R-1), RESIDENTIAL-2 (R-2) AND RESIDENTIAL-3 (R-3) ZONING DISTRICTS AND ADDING MOBILE HOMES AS A PERMITTED USE WITHIN THE RESIDENTIAL-2 (R-2) ZONING DISTRICT; PROVIDING FOR AMENDING A PORTION OF SECTION 21.07 ENTITLED TABLE OF PARKING REQUIREMENTS, RESIDENTIAL, ITEM NUMBER 1.3 BY ADDING PARKING REQUIREMENTS FOR MANUFACTURED HOMES; PROVIDING FOR AMENDING SECTION 21.70.7b.(4)(b)i.1. ENTITLED WIRELESS TELECOMMUNICATIONS TOWERS AND ANTENNAS, CONDITIONAL USE PERMIT, TOWERS, SEPARATION DISTANCES BETWEEN TOWERS BY ADDING MANUFACTURE HOMES TO THE SEPARATIONS REQUIREMENTS FOR A CONDITIONAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS TOWERS AND ANTENNAS; PROVIDING FOR AMENDING SECTION 21.71 ENTITLED ACCESSORY DWELLING UNIT DESIGN STANDARDS BY DELETING THE REFERENCE TO LOTS LOCATED IN RESIDENTIAL-1 (R-1) OR RESIDENTIAL-3 (R-3) ZONING DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

If a member of the public wishes to attend the public hearing through the use of communications media technology, he or she should check the City website www.cityofarcher.com on the day of the public hearing for information on how to connect virtually to the public hearing. If a member of the public wishes to virtually address the City Commission, regarding this matter, he or she should contact the City Hall office at 352.495.2880 or by email at administration@cityofarcher.com by 5:00 p.m. on October 7, 2021.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear and be heard with respect to the amendment.

Copies of the amendment are available for public inspection at the Office of the City Manager, City Hall, 16870 Southwest 134th Avenue, Archer, Florida, during regular business hours or by email: administration@cityofarcher.com.

All persons are advised that if they decide to appeal any decisions made at the above referenced public hearing, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact the Office of the City Manager, at 352.495.2880 or via Florida Relay Service 800.955.8770 (voice) or 800.955.8771 (TTY), at least 48 hours prior to the proceedings.

(Published: Alachua County Today - September 30, 2021)

# CITY OF ALACHUA
# FLORIDA SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT CORONAVIRUS RELIEF FUNDING (CDBG-CV)
# SECOND PUBLIC HEARING NOTICE

The City of Alachua is considering applying to the Florida Department of Economic Opportunity for a Florida Small Cities Community Development Block Grant Coronavirus Relief Funding (CDBG-CV) program application. Administered by the Florida Department of Economic Opportunity (DEO), CDBG-CV funds are federally-awarded by the United States Department of Housing and Urban Development (HUD) and designed to help local governments prepare for, prevent, or respond to the health and economic impacts of the pandemic. The activities must be critical to their locality and primarily for the benefit of low- and moderate-income residents. Local governments are encouraged to include activities that benefit workforce housing, training, and sustainability, as well as broadband infrastructure and planning. Nearly $42 million is available state-wide through the CDBG-CV Small Cities program. The activities, dollar amounts and estimated percentage benefit to low- and moderate-income persons are as follows:

| Activity Name | CDBG Funding | LMI Benefit |
|---|---|---|
| Administration | $50,000 | N/A |
| Engineering & Architectural Design | $ 88,000 | N/A |
| Building Demolition and Construction | $1,155,000 | 60% |
| **Total** | **$1,293,000** | |

The City of Alachua is proposing to use Florida Small Cities CDBG-CV funding to provide for complete demolition of the Hathcock Community Center in the City of Alachua, Florida, and replace it with construction of a new 5,000 sq. ft. facility on the same site. The project includes demolition of the existing building, site work, and stormwater at an estimated cost of $1.155 million. The proposed project also includes a grant request for $88,000 in architectural and design cost and $50,000 in administration costs. The new facility will include a main meeting room, additional meeting room, kitchen prep area, two restrooms, and a storage room.

The City of Alachua does not expect that anyone will be displaced as a result of CDBG-funded activities. If any persons are displaced as a result of the planned activities, the City of Alachua will assist them as described in the City's anti-displacement and relocation policy, which is available for review at City Hall.

A Public Hearing to provide citizens an opportunity to comment on the application will be held on Monday, October 11, 2021, at 6:00 p.m. at the James A. Lewis Commission Chambers, City Hall, 15100 NW 142nd Terrace, Alachua, Florida. A draft copy of the application will be available for review in the City Manager's office at City Hall by noon on Monday, October 11, 2021. Persons wanting to submit written comments on the application should send them to Robert Bonetti, Finance and Administrative Services Director, by email to rbonetti@cityofalachua.org or by mail to P.O. Box 9, Alachua, FL 32616-0009 no later than 5:00 PM on October 25, 2021.

A copy of the final application will be made available for review during normal business hours in the City Manager's office at City Hall no later than November 2, 2021. The application will be submitted to DEO on or before November 1, 2021. To obtain additional information concerning the application and the Public Hearing, contact Robert Bonetti, Finance and Administrative Services Director, at (386) 418-6100 or by e-mail to rbonetti@cityofalachua.org.

The public hearing is being conducted in a handicapped accessible location. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing is asked to advise the City at least five days before the hearing by contacting LeAnne Willams, Deputy City Clerk, at (386) 418-6103. If you are hearing or speech impaired, please contact the City using the Florida Relay Service, 1(800) 955-8771 (TDD) or 1(800) 955-8770 (Voice).

Any non-English speaking person wishing to attend the public hearing should contact LeAnne Willams, Deputy City Clerk, at (386) 418-6103 at least five days prior to the hearing and an interpreter will be provided.

A FAIR HOUSING/EQUAL OPPORTUNITY/HANDICAP ACCESS JURISDICTION

(Published: Alachua County Today - September 30, 2021)

City of Alachua
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** 10/11/2021
**SUBJECT:** Resolution 22-01: Foundation Park Phase 2 Off-Site Tree Mitigation Request
**PREPARED BY:** Justin Tabor, AICP, Principal Planner

**RECOMMENDED ACTION:**

Adopt Resolution 22-01.

## Summary

The City has received an application for a Site Plan for Foundation Park Phase 2. The application proposes to revise the development plan and construction phasing of the Foundation Park Phase 2 project, which consists of the construction of (3) ±42,460 square foot buildings, with associated site improvements on a ±14.53 acre subject property, located on Tax Parcel Number 03191-010-001.

Section 6.2.1(D)(1) of the City's Land Development Regulations (LDRs) requires new trees to be installed to replace healthy regulated trees, and requires regulated trees to be replaced on a one-for-one basis, and for heritage and champion trees to be replaced on an inch-for-inch basis. A regulated tree is defined in Article 10 of the LDRs as "*any living tree which is ten inches or more in diameter or two feet in circumference, whichever dimension is lesser, measured at a point 4½ feet above ground level. This definition shall not include any species of pine tree or nuisance tree regardless of size...*" Heritage trees are defined in Article 10 of the LDRs as "*trees with a diameter of at least 30 inches or seven feet, ten inches in circumference, whichever dimension is lesser, measured at a point 4½ feet above ground level...*"

When required tree replacement cannot be accommodated through on-site mitigation, Section 6.2.1(D)(7) of the City's LDRs allows for off-site mitigation. Off-site mitigation trees may be planted in City-owned properties and parks, City rights-of-way, preservation or conservation areas owned by the City, and within medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings. The formula for the calculation of off-site mitigation is provided within Section 6.2.1(D)(7)(c) of the City's LDRs, and is equal to the cost of the replacement tree, plus installation (including labor and equipment), plus maintenance for one year, plus fund administration. Section 6.2.1(D)(7)(c) requires the fee for off-site mitigation to be adopted by the City Commission through resolution.

The Site Plan is comprised of four (4) Development Pods consisting of Pod A1, Pod A2, Pod B, and Pod C. The Site Plan identifies 44 regulated trees and 6 heritage trees to be removed within Pod B and 17 regulated trees and 1 heritage tree to be removed within Pod C. The number of trees proposed for removal would require 193 replacement trees to be planted to mitigate for trees to be removed in Pod B and 35 replacement trees to be planted to mitigate for trees to be removed in Pod C. The Site Plan proposes to provide a total of 88 replacement trees on-site for Pod B and 28 replacement trees on-site for Pod C. The applicant has requested the City consider off-site mitigation in accordance with Section 6.2.1(D)(7) of the LDRs for the remainder of the required replacement trees - 105 replacement trees for Pod B and 7 replacement trees for Pod C.

The applicant for the Site Plan has provided a memorandum that calculates the fee required for off-site mitigation in accordance with the formula provided within Section 6.2.1(D)(7)(c) of the LDRs. Sheets L-300 and L-400 calculate the required payment as set forth by the aforementioned required fee. This memorandum and Sheets L-300 and L-400 are attached to the resolution as Exhibit "B".

attached to the resolution as Exhibit "B".

The required payment for off-site mitigation shall be $16,648.80 for Pod B and $1,109.92 for Pod C. In accordance with Section 6.2.1(D)(7)(d) of the LDRs, the fee for off-site mitigation must be paid to the City prior to the issuance of a building permit for new construction associated with the Site Plan.

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**FINANCIAL IMPACT:** Yes

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**ATTACHMENTS:**

Description

- Resolution 22-01
- Vicinity Map
- Proposed Landscape Plan - Part 1 of 2
- Proposed Landscape Plan - Part 2 of 2

# RESOLUTION 22-01

**A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; RELATING TO A REQUEST TO PROVIDE OFF-SITE MITIGATION FOR THE REMOVAL OF TREES IN ACCORDANCE WITH SECTION 6.2.1 OF THE CITY'S LAND DEVELOPMENT REGULATIONS; ESTABLISHING THE FEE FOR OFF-SITE MITIGATION FOR THE REQUEST; REQUIRING PAYMENT OF THE FEE FOR OFF-SITE MITIGATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR NEW CONSTRUCTION; ESTABLISHING THE PERIOD OF VALIDITY OF THE REQUEST; AND PROVIDING AN EFFECTIVE DATE.**

## R E C I T A L S

**WHEREAS,** Section 6.2.1 of the City's Land Development Regulations ("LDRs") establishes tree protection standards; and

**WHEREAS,** Section 6.2.1(D)(1) of the City's LDRs requires new trees to be installed to replace healthy regulated trees, and requires regulated trees to be replaced on a one-for-one basis, and for heritage and champion trees to be replaced on an inch-for-inch basis; and

**WHEREAS,** Section 6.2.1(D)(7) of the City's LDRs allows off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation by permitting off-site mitigation trees to be planted in City-owned properties and parks, City rights-of-way, preservation or conservation areas owned by the City, and within medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings; and

**WHEREAS,** the formula for the calculation off-site mitigation is provided within Section 6.2.1(D)(7)(c) of the City's LDRs, and is equal to the cost of the replacement tree, plus installation (including labor and equipment), plus maintenance for one year, plus fund administration; and

**WHEREAS,** the City has received an application for a Site Plan prepared by Daniel H. Young, P.E., of Causseaux, Hewett, & Walpole, Inc., dated September 28, 2021 including any amendments thereto duly approved by the City (the "Site Plan") for proposed development on Tax Parcel Number 03191-010-001, as described in Exhibit "A" (the "Property"); and

**WHEREAS,** the owners of the Property have requested the City consider off-site mitigation for those trees that cannot be accommodated through on-site mitigation, due to the location of proposed structures, parking, and code-required tree plantings, in accordance with Section 6.2.1(D)(7) of the City's LDRs; and

**WHEREAS,** the Site Plan is comprised of four (4) Development Pods (the "Pods") consisting of Pod A1, Pod A2, Pod B, and Pod C; and

**WHEREAS,** the Site Plan identifies 44 regulated trees and 6 heritage trees to be removed within Pod B and 17 regulated trees and 1 heritage tree to be removed within Pod C; and

**WHEREAS,** the applicant for the Site Plan contends that a majority of the trees proposed to be removed are of an undesirable species and present potential long-term safety and maintenance issues; and

**WHEREAS,** the number of trees proposed for removal would require 193 replacement trees to be planted for Pod B and 35 replacement trees to be planted for Pod C to mitigate for those proposed for removal; and

**WHEREAS,** the Site Plan proposes to provide a total of 88 replacement trees on-site for Pod B and 28 replacement trees on-site for Pod C to mitigate for those proposed for removal; and

**WHEREAS,** the applicant for the Site Plan has provided a memorandum and calculations within the Site Plan that establishes the payment required for off-site mitigation in accordance with the formula provided within Section 6.2.1(D)(7)(c) of the City's LDRs, attached hereto as Exhibit "B"; and

**WHEREAS,** the owners of the Property desire to proceed with consideration of the proposed Site Plan.

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

**Section 1. Findings.**

The Commission finds, determines, and declares that the above recitals are true and correct and are hereby incorporated into this resolution by reference.

**Section 2. Approval of Off-Site Mitigation**

The Commission approves the request to provide payment for off-site mitigation for those trees that cannot be accommodated through on-site mitigation. The payment for off-site mitigation shall be in accordance with the calculation of the fee as provided within a memorandum from Caeli Tolar, PLA, of Causseaux, Hewett, & Walpole, Inc., dated June 29, 2021 and as shown on Sheets L-300 and L-400 of the Site Plan in the amount of $16,648.80 for Pod B and in the amount of $1,109.92 for Pod C.

**Section 3. Payment for Off-Site Mitigation**

In accordance with Section 6.2.1(D)(7)(d) of the City's LDRs, the fee for off-site mitigation shall be paid to the City prior to the issuance of a building permit for new construction for the Property and approved by the Site Plan.

**Section 4. Validity of Off-Site Mitigation**

Off-site mitigation shall be a condition of any final development order for the Property associated with the Site Plan.

This Resolution shall take effect immediately upon passage and approval.

**DULY ADOPTED** in regular session, this 11th day of October, 2021.

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

**Gib Coerper, Mayor**

SEAL

**ATTEST:**

Mike DaRoza, City Manager/Clerk

# EXHIBIT "A"

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 6°38'36" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 363.83 FEET; THENCE SOUTH 9°25'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 405.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND TO A POINT ON A CURVE LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200-FOOT RIGHT OF WAY) BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.78 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°59'03" WEST, 468.69 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THE SOUTH LINE OF SAID LOT 1 AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°16'32", AN ARC LENGTH OF 469.59 FEET TO SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID LANDS: (1) NORTH 5°35'16" EAST, A DISTANCE OF 286.19 FEET; (2) THENCE NORTH 77°10'09" WEST, A DISTANCE OF 50.95 FEET; (3) THENCE NORTH 12°49'51" EAST , A DISTANCE OF 168.13 FEET; (4) THENCE NORTH 84°24'33" WEST, A DISTANCE OF 394.02 FEET TO A POINT ON A CURVE LYING ON THE EAST RIGHT OF WAY LINE OF NORTHWESTERLY 119$^{TH}$ TERRACE (RIGHT OF WAY VARIES), AND LYING ON THE WEST LINE OF AFOREMENTIONED LOT 1, SAID CURVE IS CONCAVE EASTERLY, HAVING A RADIUS OF 370.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 11°31'19" EAST, 72.38 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°12'49", AN ARC LENGTH OF 72.50 FEET; (2) THENCE NORTH 17°07'56" EAST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°15'59" EAST, 72.95 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (4) T HENCE NORTH 7°24'02" EAST, A DISTANCE OF 103.96 FEET TO NORTHWEST CORNER OF AFOREMENTIONED LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY); THENCE SOUTH 82°35'58" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 748.69 FEET TO THE **POINT OF BEGINNING.**

CHW Professional Consultants

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# MEMORANDUM

**To:** **Justin Tabor, AICP**

**From:** **Caeli Tolar, PLA**

**Date:** **06/29/2021**

**RE:** **Foundation Park – Tree Mitigation Payment**

Good morning Justin,

The following is some research to determine a mitigation cost per replacement tree for KFC Alachua. As outlined in City of Alachua Code Sec. 6.2.1(D)(7):

*(a) The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. Trees authorized for off-site mitigation shall be planted in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings.*

*(b) The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.*

*(c) The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of trees to be planted. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.*

*(d) Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit for new construction with an approved site plan or plat. Receipts for payment will be specifically marked for the off-site mitigation account.*

The following information provided outlines the process by which we have determined our mitigation payment calculations.

## Description of Project Mitigation

Within this project, there are several trees proposed to be removed along County Road 2054 along the northern perimeter of the site. The majority of the trees to be removed are undesirable species such as Laurel Oaks and Water Oaks. These trees present potential long-term safety and maintenance issues as they mature. Additionally, these trees present conflicts with proposed utilities along the northern portion of the site that are necessary to serve the proposed building. Therefore, all existing trees along the northern perimeter of the site are proposed for removal.

Replacement trees have been proposed within Pod B and within Pod C. After the placement of these mitigation trees, there is still a deficit of mitigation trees required for both Pods B & C. Due to the locations of proposed structures, parking, and code-required tree plantings, there is inadequate space on the site at the completion of Pod C's construction to provide all additional replacement trees for mitigation. Therefore, we are proposing a mitigation payment in lieu of on-site planting.

## Determination of Replacement Tree Cost

At least 50% of the replacement trees must be shade trees, according to Sec.6.2.1(D)(4). According to Sec. 6.2.2(D)(8)(b)(ii), "Canopy trees shall be a minimum of eight feet in height with the caliper based on the tree type per Florida Nursery and Grade Standard." The remaining 50% of the replacement trees shall be ornamental/understory trees, which, as outlined in Sec. 6.2.2(D)(8)(b)(iii), should be a minimum of 1 ½" caliper.

To establish this number, we have taken the given installed cost for a 15 gallon tree or the average, installed cost for 30 gallon trees provided to us on each of three recent and comparable projects to obtain the unit price per caliper inch. This number was multiplied by 1.5" caliper inches to get the unit price per 15 gallon/1.5" caliper tree. The calculations are below:

Project #1:
Given Bid Cost: 15 gal.,1.5" cal. =$109
Therefore, the given bid cost for a 15 gallon tree = $109.00

Project #2:
Given Bid Cost: 30 gal., 2" cal. =$179
$179 per 2" cal. = $89.50 per 1" cal.
$89.50 per 1" cal. x 1.5" cal. = $134.25
Therefore, the given bid cost for a 15 gallon tree = $134.25

Project #3:
Given Bid Cost: 30 gal., 2" cal. =$149
$149 per 2" cal. = $74.50 per 1" cal.
$74.50 per 1" cal. x 1.5" cal. = $111.75
Therefore, the given bid cost for a 15 gallon tree = $111.75

Overall Average:
15 gal. $118.33

Establishment/maintenance costs vary across projects, so we have done some research to estimate a standard cost. For the purposes of this project we will utilize the Florida Department of Transportation's standard, which is an additional 24% in establishment/maintenance costs (see Attachment 'A').

Therefore: $118.33 + and additional 24% = $146.73 per tree (installed + establishment/maintenance cost). The City of Alachua also requires an additional 10% fund administration as per Sec. 6.2.1(D)(7)(c), so our estimation of the cost per replacement tree is **$158.56 per tree.**

***PROJECT #1***

| I. LANDSCAPE MATERIALS | | | | | |
|---|---|---|---|---|---|
| **KEY** | **QUAN-TITY** | **COMMON NAME** | **SIZE** | **UNIT COST** | **AMOUNT** |
| | | TREES | | | |
| AR | 77 | Florida Flame Red Maple - 11' Ht. x 3' Spr.; 2.5" Cal. | #30 | 149.00 | 11,473.00 |
| BN | 59 | Dura Heat River Birch - 12' Ht. x 3.5' Spr.; 2.5" Cal. | #30 | 149.00 | 8,791.00 |
| CC | 5 | Eastern Redbud - 10' Ht. x 4' Spr.; 2.5" Cal. | #30 | 149.00 | 745.00 |
| CV | 31 | White Fringetree - 9' Ht. x 2.5' Spr.; 1.5" Cal. | #15 | 109.00 | 3,379.00 |
| IC | 25 | Dahoon Holly - 7' Ht. x 3' Spr.; 2.5" Cal. | #30 | 149.00 | 3,725.00 |
| LT | 12 | Tulip Tree - 11' Ht. x 3' Spr.; 2.5" Cal. | #30 | 149.00 | 1,788.00 |
| MGB | 54 | Bracken's Brown Beauty Magnolia - 12' Ht. x 3.5' Spr.; 2.5" Cal. | #30 | 149.00 | 8,046.00 |
| PA | 29 | Chickasaw Plum - 6' Ht. x 2.5' Spr.; 1.5" Cal. | #15 | 109.00 | 3,161.00 |
| PO | 7 | Sycamore - 12' Ht. x 4.5' Spr.; 2.5" Cal. | #30 | 149.00 | 1,043.00 |
| QN | 39 | Nuttall Oak - 12' Ht. x 3.5' Spr.; 2.5" Cal. | #30 | 149.00 | 5,811.00 |
| QO | 16 | Basket Oak - 12' Ht. x 3.5' Spr.; 2.5" Cal. | #30 | 159.00 | 2,544.00 |
| QS | 15 | Shumard Red Oak - 12' Ht. x 3.5' Spr.; 2.5" Cal. | #30 | 149.00 | 2,235.00 |
| QV | 44 | Seedling Southern Live Oak - 12' Ht. x 4.5' Spr.; 2.5" Cal. | #30 | 179.00 | 7,876.00 |
| QVC | 34 | Cathedral Live Oak - 14' Ht. x **5.**5' Spr.; 3.5" Cal. | #65 | 599.00 | 20,366.00 |
| TD | 129 | Bald Cypress - 12' Ht. x 3.5' Spr.; 2.5" Cal. | #30 | 149.00 | 19,221.00 |
| UA | 33 | Winged Elm - 12' Ht. x 6' Spr.; 3.5" Cal. | #65 | 599.00 | 19,767.00 |
| VOW | 78 | Walter's Viburnum - 7' Ht. x 3' Spr.; 2.5" Cal. | #30 | 149.00 | 11,622.00 |
| | | SHRUBS | | | |
| HD | 570 | Cucumberleaf Sunflower – Full | #1 | 6.00 | 3,420.00 |
| MU | 3,262 | Pink Muhly – Full | #1 | 6.00 | 19,572.00 |
| SB | 1,625 | Sandcord Grass – Full | #1 | 6.00 | 9,750.00 |

EXHIBIT "B"

| Item No. | Item | Qty | Unit | Unit Cost | Cost | Description |
|---|---|---|---|---|---|---|
| A. | **Trees** | | | | | |
| 1 | Betula nigra 'Dura Heat'- Dura Heat River Birch | 8 | Ea | 790.00 | $ 6,320.00 | 65 gallon |
| 2 | Magnolia grandiflora 'DD Blanchard' | 12 | Ea | 950.00 | $ 11,400.00 | 100 gallon |
| 3 | Quecus Geminata | 16 | Ea | 179.00 | $ 2,864.00 | 30 gallon |
| 4 | Quercus virginiana - Southern Live Oak Seedling | 84 | Ea | 179.00 | $ 15,036.00 | 30 gallon |
| 5 | Quercus virginiana - Boardwalk Live Oak | 20 | Ea | 179.00 | $ 3,580.00 | 30 gallon |
| 6 | Quercus virginiana - Southern Live Oak Seedling | 18 | Ea | 950.00 | $ 17,100.00 | 100 gallon |
| 7 | Ulmus alata- Winged Elm | 63 | Ea | 179.00 | $ 11,277.00 | 30 gallon |
| 8 | Ulmus Parvifolia 'Allee' | 25 | Ea | 179.00 | $ 4,475.00 | 30 gallon |
| | | | | **Trees Subtotal** | $ 72,052.00 | |
| B. | **Palm Trees** | | | | | |
| 9 | Sabal Palmetto | 44 | Ea | 360.00 | $ 15,840.00 | C.T. Varies |
| | | | | **Palms Subtotal** | $ 15,840.00 | |
| B. | **Shrubs & Groundcovers** | | | | | |
| 10 | Galphimia Gracius | 17 | Ea | 49.00 | $ 833.00 | 7 gallon |
| 11 | Podocarpus Macrophyllus | 86 | Ea | 139.00 | $ 11,954.00 | 15 gallon |
| 12 | Viburnum obovatum 'Mrs. Shiller's Delight' - Mrs. Shillers Delight Viburnum | 506 | Ea | 9.00 | $ 4,554.00 | 3 gallon |
| | | | | **Shrubs & Groundcovers Subtotal** | $ 17,341.00 | |
| C. | **Sod** | | | | | |
| 13 | Empire Zoysia Sod | 247,282 | SF | .56 | $ 138,477.92 | weed free and sand grown sod |
| 14 | Argentine Bahia Sod | 140,060 | SF | .31 | $ 43,418.60 | weed free and sand grown sod |
| 15 | Bermuda Grass Sod | 213,804 | SF | .56 | $ 119,730.24 | weed free and sand grown sod |
| | | | | **Sod Subtotal** | $ 301,626.76 | |
| D. | **Irrigation** | | | | | |
| 16 | Irrigation | | LS | | 158,391.40 | |
| | | | | **Irrigation Subtotal** | $ 158,391.40 | |
| | **Project Subtotal** | | | | $ 565,251.16 | |
| | | | | | $ | |
| | **PROJECT GRAND TOTAL** | | | | $ 628,918.01 | |

| I. LANDSCAPE MATERIALS | | | | | |
|---|---|---|---|---|---|
| KEY | QUAN-TITY | COMMON NAME | SIZE | UNIT COST | AMOUNT |
| | | **TREES** | | | |
| AR | 6 | Florida Flame Red Maple - 11' ht. 4' spr. x 2.5" cal. | #30 | 149.00 | 894.00 |
| BN | 23 | Dura Heat River Birch - 12' ht. 4' spr. x 5" cal., Multi-Trunk | #30 | 149.00 | 3,427.00 |
| INS | 12 | Nellie R. Stevens Holly – 13.5' ht. 5' spr. x 3.5" cal. | #65 | 790.00 | 9,480.00 |
| JS | 3 | Southern Red Oak - 12' ht. x 42" spr. x 2" cal. | #30 | 149.00 | 447.00 |
| MGD | 22 | DD Blanchard Magnolia - 12' ht. x 4' spr. x 2.5" cal. | #30 | 179.00 | 3,938.00 |
| QG | 24 | Sand Live Oak - 12' ht. x 54" spr. x 2" cal. | #30 | 179.00 | 4,296.00 |
| QS | 15 | Shumard Red Oak - 12' ht. x 4' spr. x 2.5" cal. | #30 | 149.00 | 2,235.00 |
| QVB | 47 | Boardwalk Live Oak - 22' ht. x 10' spr. x 6" cal. | #200 | 1,650.00 | 77,550.00 |
| QVH | 11 | Highrise Live Oak - 17' ht. x 6.5' spr. x 4" cal. | #100 | 850.00 | 9,350.00 |
| TD | 15 | Bald Cypress - 12' ht. x 42" spr. x 2.5" cal., Full to Base | #30 | 149.00 | 2,235.00 |
| UPE | 8 | Allee Elm - 10' ht. x 4' spr. x 2" cal. | #30 | 179.00 | 1,432.00 |
| VC | 9 | Chaste Tree - 12' ht. x 6' spr. x 3.5" cal. | #65 | 510.00 | 4,590.00 |
| VOW | 7 | Walter's Viburnum - 7' ht. x 3' spr. x 2" cal. | #30 | 149.00 | 1,043.00 |
| | | **PALM TREES** | | | |
| SP12 | 14 | Sabal Palm - 12" min. DBH 12'-18' c.t. | FG | 360.00 | 5,040.00 |
| SP14 | 26 | Sabal Palm - 12" min. DBH 12'-18' c.t. | FG | 360.00 | 9,360.00 |
| SP16 | 13 | Sabal Palm - 12" min. DBH 12'-18' c.t. | FG | 360.00 | 4,680.00 |
| SP18 | 14 | Sabal Palm - 12" min. DBH 12'-18' c.t. | FG | 360.00 | 5,040.00 |
| | | **SHRUBS** | | | |
| GG | 6 | Rain of Gold (Thryallis) - 18" ht. x 18" spr. | #7 | 49.00 | 294.00 |

EXHIBIT "B"

## PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
|---|---|---|---|---|---|
| BN | 2 | BETULA NIGRA 'DURA HEAT' | DURA HEAT RIVER BIRCH | 1½" CALIPER, MIN. | UNDERSTORY |
| LIM | 21 | LAGERSTROEMIA INDICA 'MUSKOGEE' | MUSKOGEE CRAPE MYRTLE | 1½" CALIPER, MIN. | UNDERSTORY |
| LT | 31 | LIRIODENDRON TULIPIFERA | TULIP TREE | 8' HEIGHT, MIN. | CANOPY |
| MGB | 9 | MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' | BRACKEN'S BROWN BEAUTY MAGNOLIA | 8' HEIGHT, MIN. | CANOPY |
| PM | 21 | PODOCARPUS MACROPHYLLUS | PODOCARPUS | 1½" CALIPER, MIN. | UNDERSTORY |
| QVC | 13 | QUERCUS VIRGINIANA 'CATHEDRAL' | CATHEDRAL LIVE OAK | 8' HEIGHT, MIN. | CANOPY |
| TD | 37 | TAXODIUM DISTICHUM | BALD CYPRESS | 8' HEIGHT, MIN. | CANOPY |
| UA | 6 | ULMUS ALATA | WINGED ELM | 8' HEIGHT, MIN. | CANOPY |
| **SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| BX | 234 | BUXUS MICROPHYLLA | BOXWOOD | 3 GAL, 24" HT, 12" SPR | |
| IDB | 387 | ILEX CORNUTA 'DWARF BURFORDII' | DWARF BURFORD HOLLY | 3 GAL, 24" HT, 16" SPR | |
| RI | 72 | RHAPHIOLEPIS INDICA 'ELEANOR TABOR' | ELEANOR TABOR INDIAN HAWTHORN | 3 GAL., 24" HT., X 16" SPR. | |
| VO | 13 | VIBURNUM ODORATISSIMUM | SWEET VIBURNUM | 3 GAL, 24" HT, 16" SPR | |
| VOS | 130 | VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT' | MRS. SCHILLER'S DELIGHT VIBURNUM | 3 GAL., 24" HT. X 16" SPR. | |
| **GROUND COVERS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| LEM | 124 | LIRIOPE MUSCARI 'EMERALD GODDESS' | EMERALD GODDESS LIRIOPE | 3 GAL., FULL | |
| **SOD/SEED** | | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| SOD | | PASPALUM NOTATUM 'ARGENTINE' | BAHIA GRASS | WEED FREE AND SAND GROWN SOD | |

## LEGEND

1–QV — NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

## GENERAL NOTES

ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 5.5–6.5.

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND ORNAMENTAL OR UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF ONE AND A HALF (1.5) INCHES, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1"–2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON–SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

## GRASSING

ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

## PLANT MATERIAL

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

## 10% OPEN SPACE REQUIREMENT

CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE SET–ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. THIS REQUIREMENT IS MET BY THE CALCULATIONS FOR 30% LANDSCAPE, SHOWN ADJACENT, WHICH INCLUDE LANDSCAPED BUFFERS AND OTHER LANDSCAPED AREAS.

## IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEET L–303 THROUGH L–304.

## REQUIRED TREE MITIGATION

### REGULATED TREE MITIGATION

| | |
|---|---|
| REGULATED TREES REMOVED | 44 TREES |
| TREES REQUIRED FOR MITIGATION (AT 1:1 REPLACEMENT) | 44 TREES |

### HERITAGE TREE MITIGATION

| | |
|---|---|
| HERITAGE TREES REMOVED | 6 TREES |
| INCHES REQUIRED FOR MITIGATION (AT INCH–FOR–INCH REPLACEMENT) | 223" |
| REPLACEMENT TREES REQUIRED | 149 TREES |

### TOTAL TREE MITIGATION PAYMENT

| | |
|---|---|
| TOTAL REPLACEMENT TREES REQUIRED | 193 TREES |
| TOTAL REPLACEMENT TREES PROPOSED | 88 TREES |
| TOTAL MITIGATION DEFICIT | 105 TREES |
| ESTIMATED COST PER TREE** | $158.56 |
| TOTAL MITIGATION PAYMENT REQUIRED | $16,648.8 |

*UTILIZED 25% OF THE 104 TOTAL SITE/BUFFER/PARKING TREES PROVIDED IN POD B (26) + 25% OF THE 64 TOTAL SITE/BUFFER/PARKING TREES PROVIDED IN POD A1 (16) + 25% OF THE TOTAL 42 TOTAL SITE/BUFFER/PARKING TREES PROVIDED IN POD A2 (11) + AN ADDITIONAL 36 MITIGATION TREES PROPOSED IN POD B (36)

**ESTIMATED COST OF REPLACEMENT TREE, SEE ATTACHED "TREE MITIGATION MEMO."

NOTE:
A MITIGATION PAYMENT SHALL BE PROVIDED IN LIEU OF ON–SITE REPLACEMENT TREES. FEES FOR TREE MITIGATION SHALL BE PAID TO THE CITY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR NEW CONSTRUCTION WITH AN APPROVED SITE PLAN.

NOTE:
CALCULATIONS ON THIS SHEET INCLUDE EXISTING PHASE 1 PLANTINGS, POD A1 PLANTINGS, POD A2 PLANTINGS, AND PROPOSED POD B PLANTINGS. THE ENTIRE SITE AREA IS 14.50 ACRES AND INCLUDES PHASE 1, POD A, POD B, AND POD C (FUTURE DEVELOPMENT). POD CALCULATIONS BUILD ON EACH OTHER AS PODS ARE CONSTRUCTED. SEE SHEET L–200 FOR POD A1 CALCULATIONS, SHEET L–205 FOR POD A2 CALCULATIONS, AND SEE SHEET L–400 FOR POD C CALCULATIONS.

## PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

FULL LENGTH OF SITE, FROM U.S. HWY. 441 TO C.R. 2054

| LOCATION | BUFFER LENGTH & TYPE | LANDSCAPE REQUIRED | LANDSCAPE PROVIDED |
|---|---|---|---|
| EASTERN PERIMETER | 769 L.F. BUFFER TYPE 'C' | OPTION 1<br>1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE | 26 PROPOSED CANOPY TREES<br>CONTINUOUS EVERGREEN HEDGE |
| WESTERN PERIMETER | 793 L.F. BUFFER TYPE 'C' | OPTION 1<br>1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE | 27 PROPOSED CANOPY TREES<br>CONTINUOUS EVERGREEN HEDGE |

## ARTERIAL FRONTAGE BUFFER [Sec. 6.2.3(E)]

FULL LENGTH OF SOUTHERN PROPERTY BOUNDARY ALONG U.S. HWY. 441

| DESCRIPTION | LANDSCAPE REQUIREMENTS | LANDSCAPE PROVIDED |
|---|---|---|
| U.S. HWY. 441 (873 LIN. FT.) | 5 CANOPY TREES PER 100 LIN. FT. REQUIRED = 44 CANOPY TREES REQUIRED<br>3 UNDERSTORY TREES PER 100 LIN. FT. REQUIRED = 26 UNDERSTORY TREES REQUIRED<br>CONTINUOUS HEDGE REQUIRED | 44 CANOPY TREES PROVIDED<br>26 UNDERSTORY TREES PROVIDED<br>CONTINUOUS HEDGE PROVIDED |

## PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

EXISTING PARKING IN POD 1, POD A, AND PROPOSED POD B PARKING AREA

| DESCRIPTION | LANDSCAPE REQUIRED | LANDSCAPE PROVIDED |
|---|---|---|
| PARKING AREA PERIMETER LANDSCAPE | PARKING PERIMETER = 1,903 L.F.<br>4 CANOPY TREES PER 100 L.F.<br>2 UNDERSTORY/ORNAMENTAL PER 100 L.F.<br>CONTINUOUS ROW OF SHRUBS<br>77 CANOPY TREES REQUIRED<br>38 UNDERSTORY TREES REQUIRED<br>CONTINUOUS ROW OF SHRUBS | 77 CANOPY TREES PROVIDED<br>38 UNDERSTORY TREES PROVIDED<br>CONTINUOUS ROW OF SHRUBS PROVIDED |
| INTERIOR PARKING AREA LANDSCAPE | PARKING AREA = 115,451 S.F.<br>1 CANOPY TREE REQUIRED PER 2,000 S.F.<br>10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED<br>58 CANOPY TREES REQUIRED<br>578 SHRUBS REQUIRED | 58 CANOPY TREES PROVIDED<br>578 SHRUBS PROVIDED |

## SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

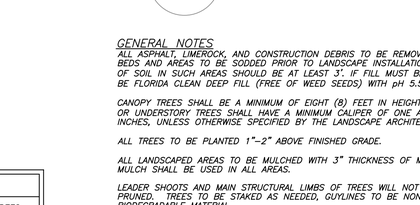
ENTIRE SITE EXCEPT FOR PRIMARY SIDE CANOPY TREES AND SITE UNDERSTORY TREES FOR THE FRONT, WHICH ARE CALCULATED UTILIZING COMBINED ACREAGE FOR PODS B & C

| DESCRIPTION | TREE REQUIREMENTS | TREES PROVIDED |
|---|---|---|
| PRIMARY SIDE CANOPY TREES (NORTH SIDE) | 3 TREES PER ACRE X 6.85 ACRES = 21 CANOPY TREES REQUIRED | 21 CANOPY TREES PROVIDED |
| REAR SIDE CANOPY TREES (SOUTH SIDE) | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| EAST SIDE CANOPY TREES | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| WEST SIDE CANOPY TREES | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| SITE UNDERSTORY TREES | 6 UNDERSTORY TREES PER ACRE X 6.85 ACRES (POD B + POD C) X 50% IN FRONT = 21 TREES REQUIRED<br>6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON EAST SIDE = 22 TREES REQUIRED<br>6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON WEST SIDE = 22 TREES REQUIRED | FRONT SIDE<br>21 UNDERSTORY TREES PROVIDED<br>EAST SIDE<br>22 UNDERSTORY TREES PROVIDED<br>WEST SIDE<br>22 UNDERSTORY TREES PROVIDED |
| BUILDING FACADE (POD B) | 349 LINEAR FEET<br>4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 14 CANOPY TREES REQUIRED + ROW OF SHRUBS | 14 CANOPY TREES PROVIDED<br>ROW OF SHRUBS PROVIDED |

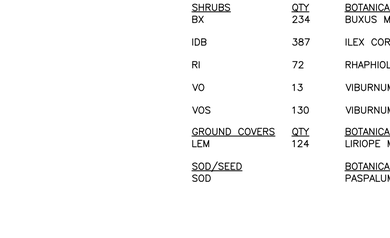
## 10% LANDSCAPED AREA REQUIREMENT

Per City of Alachua Comprehensive Plan Future Land Use Element, Objective 2.4, Policy 2.4.a
ENTIRE SITE

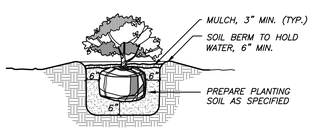
| | |
|---|---|
| TOTAL SITE AREA | 633,271 S.F. |
| TOTAL PROPOSED LANDSCAPED AREA | 317,261 S.F. |
| LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%) | 50.1% |



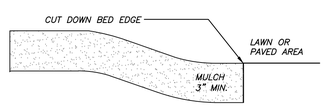

1 TREE PROTECTION DETAIL
SCALE: N.T.S.



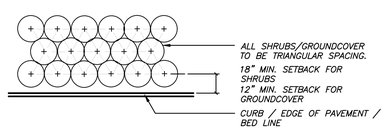

2 TREE PLANTING DETAIL
SCALE: N.T.S.




3 SHRUB PLANTING DETAIL
N.T.S.




4 MULCH DETAIL
N.T.S.

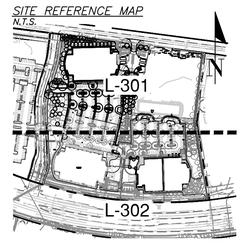



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

5 PLANT SPACING DETAIL
N.T.S.

811
KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SITE REFERENCE MAP
N.T.S.




RS&H
RS&H, Inc.
10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 *
5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

CHW
Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
LA0001683

## REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | POD 2 RE-PERMITTING | 07/19/21 |
| 2 | POD 2 RE-PERMITTING | 08/23/21 |

| | |
|---|---|
| DATE ISSUED: | 06/30/16 |
| SCALE: | N/A |
| DRAWN BY: | CMT |
| REVIEWED BY: | LFH |

CHW PROJECT NUMBER
16-0111

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LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD B

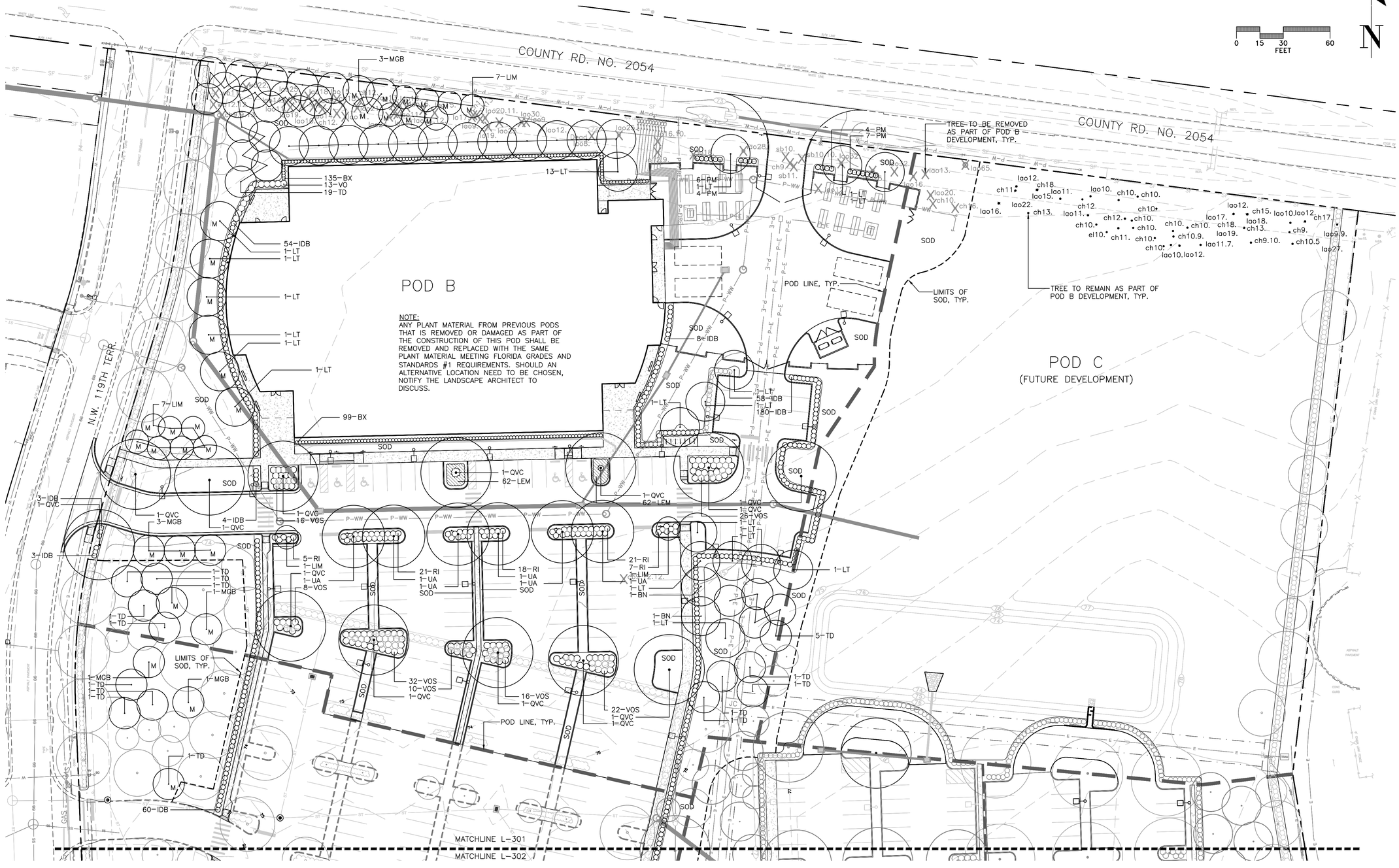
SHEET NUMBER

L-300

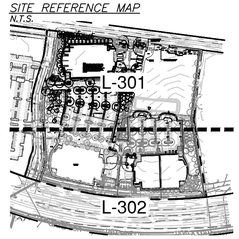
CITY SUBMITTAL

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# EXHIBIT "B"




*SITE REFERENCE MAP*
*N.T.S.*






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FL Cert. Nos. AAC001886 * IB26000956 *
5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

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ALACHUA, FL 32615

CONSULTANTS

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11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA LA0001683

**REVISIONS**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | POD 2 RE-PERMITTING | 07/19/21 |
| 2 | POD 2 RE-PERMITTING | 08/23/21 |

| | |
|---|---|
| **DATE ISSUED:** | 06/30/16 |
| **SCALE:** | 1" = 30'-0" |
| **DRAWN BY:** | CMT |
| **REVIEWED BY:** | LFH |

CHW PROJECT NUMBER
16-0111

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LANDSCAPE PLAN
- POD B

SHEET NUMBER

**L-301**

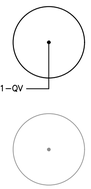
CITY
SUBMITTAL

Tools: cswtt Plot Date: Aug 23,2021 - 12:12pm Filename: L:\2016\16-0111\Design\03_Production\02_SPR\03_Current\16-0111_design_base-POD B.dwg

## PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
|---|---|---|---|---|---|
| LIM | 8 | LAGERSTROEMIA INDICA 'MUSKOGEE' | MUSKOGEE CRAPE MYRTLE | 1 ½" CALIPER MIN. | UNDERSTORY |
| LT | 16 | LIRIODENDRON TULIPIFERA | TULIP TREE | 8' HEIGHT, MIN. | CANOPY |
| MGB | 5 | MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' | BRACKEN'S BROWN BEAUTY MAGNOLIA | 8' HEIGHT, MIN. | CANOPY |
| QA | 5 | QUERCUS AUSTRINA | BLUFF OAK | 8' HEIGHT, MIN. | CANOPY |
| QS | 3 | QUERCUS SHUMARDII | SHUMARD OAK | 8' HEIGHT, MIN. | CANOPY |
| QVC | 13 | QUERCUS VIRGINIANA 'CATHEDRAL' | CATHEDRAL LIVE OAK | 8' HEIGHT, MIN. | CANOPY |
| TD | 14 | TAXODIUM DISTICHUM | BALD CYPRESS | 8' HEIGHT, MIN. | CANOPY |
| UA | 6 | ULMUS ALATA | WINGED ELM | 8' HEIGHT, MIN. | CANOPY |
| **SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| BX | 230 | BUXUS MICROPHYLLA | BOXWOOD | 3 GAL, 24" HT, 12" SPR | |
| IDB | 317 | ILEX CORNUTA 'DWARF BURFORDII' | DWARF BURFORD HOLLY | 3 GAL, 24" HT, 16" SPR | |
| RI | 116 | RHAPHIOLEPIS INDICA 'ELEANOR TABOR' | ELEANOR TABOR INDIAN HAWTHORN | 3 GAL., 24" HT., X 16" SPR. | |
| VO | 11 | VIBURNUM ODORATISSIMUM | SWEET VIBURNUM | 3 GAL, 24" HT, 16" SPR | |
| VOS | 74 | VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT' | MRS. SCHILLER'S DELIGHT VIBURNUM | 3 GAL., 24" HT. X 16" SPR. | |
| **SOD/SEED** | | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| SOD | | PASPALUM NOTATUM 'ARGENTINE' | BAHIA GRASS | WEED FREE AND SAND GROWN SOD | |

### LEGEND




NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

### GENERAL NOTES

ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) SANDY LOAM WITH pH 5.5–6.5.

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND ORNAMENTAL OR UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF ONE AND A HALF (1.5) INCHES, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1"–2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON–SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

### GRASSING

ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

### PLANT MATERIAL

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

### 10% OPEN SPACE REQUIREMENT

CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE SET–ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. THIS REQUIREMENT IS MET BY THE CALCULATIONS FOR 30% LANDSCAPE, SHOWN BELOW, WHICH INCLUDE LANDSCAPED BUFFERS AND OTHER LANDSCAPED AREAS.

### IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEETS L–403 THROUGH L–404 FOR POD C IRRIGATION PLANS.

### REQUIRED TREE MITIGATION

**REGULATED TREE MITIGATION**

REGULATED TREES REMOVED..... 17 TREES

TREES REQUIRED FOR MITIGATION (AT 1:1 REPLACEMENT)..... 17 TREES

**HERITAGE TREE MITIGATION**

HERITAGE TREES REMOVED..... 1 TREES

INCHES REQUIRED FOR MITIGATION (AT INCH–FOR–INCH REPLACEMENT)..... 27"

REPLACEMENT TREES REQUIRED..... 18 TREES

**TOTAL TREE MITIGATION PAYMENT**

TOTAL REPLACEMENT TREES REQUIRED..... 35 TREES
TOTAL REPLACEMENT TREES PROPOSED*..... 28 TREES
TOTAL MITIGATION DEFICIT..... 7 TREES
ESTIMATED COST PER TREE**..... $158.56

TOTAL MITIGATION PAYMENT REQUIRED..... $1,109.92

*UTILIZED 25% OF THE TOTAL 54 TOTAL SITE/BUFFER/PARKING TREES PROVIDED PLUS AN ADDITIONAL 15 MITIGATION TREES PROPOSED

**ESTIMATED COST OF REPLACEMENT TREE, SEE ATTACHED "TREE MITIGATION MEMO."

NOTE:
A MITIGATION PAYMENT SHALL BE PROVIDED IN LIEU OF ON–SITE REPLACEMENT TREES. FEES FOR TREE MITIGATION SHALL BE PAID TO THE CITY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR NEW CONSTRUCTION WITH AN APPROVED SITE PLAN.

NOTE:
CALCULATIONS ON THIS SHEET INCLUDE EXISTING PHASE 1 PLANTINGS, POD A1 PLANTINGS, POD A2 PLANTINGS, POD B PLANTINGS, AND PROPOSED POD C PLANTINGS. THE ENTIRE SITE AREA IS 14.50 ACRES AND INCLUDES PHASE 1, POD A, POD B, AND POD C. POD CALCULATIONS BUILD ON EACH OTHER AS PODS ARE CONSTRUCTED. SEE SHEET L–200 FOR POD A1 CALCULATIONS, SHEET L–205 FOR POD A2 CALCULATIONS, & SHEET L–300 FOR POD B CALCULATIONS.

### PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

FULL LENGTH OF SITE, FROM U.S. HWY. 441 TO C.R. 2054

| LOCATION | BUFFER LENGTH & TYPE | LANDSCAPE REQUIRED | LANDSCAPE PROVIDED |
|---|---|---|---|
| EASTERN PERIMETER | 769 L.F. BUFFER TYPE 'C' | OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE | 26 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE |
| WESTERN PERIMETER | 793 L.F. BUFFER TYPE 'C' | OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE | 27 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE |

### ARTERIAL FRONTAGE BUFFER [Sec. 6.2.3(E)]

FULL LENGTH OF SOUTHERN PROPERTY BOUNDARY ALONG U.S. HWY. 441

| DESCRIPTION | LANDSCAPE REQUIREMENTS | LANDSCAPE PROVIDED |
|---|---|---|
| U.S. HWY. 441 (873 LIN. FT.) | 5 CANOPY TREES PER 100 LIN. FT. REQUIRED = 44 CANOPY TREES REQUIRED<br>3 UNDERSTORY TREES PER 100 LIN. FT. REQUIRED = 26 UNDERSTORY TREES REQUIRED<br>CONTINUOUS HEDGE REQUIRED | 44 CANOPY TREES PROVIDED<br>26 UNDERSTORY TREES PROVIDED<br>CONTINUOUS HEDGE PROVIDED |

### PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

EXISTING PARKING IN POD 1, POD A1, POD A2, POD B, AND PROPOSED POD C PARKING AREA

| DESCRIPTION | LANDSCAPE REQUIRED | LANDSCAPE PROVIDED |
|---|---|---|
| PARKING AREA PERIMETER LANDSCAPE | PARKING PERIMETER = 2,468 L.F.<br>4 CANOPY TREES PER 100 L.F.<br>2 UNDERSTORY/ORNAMENTAL PER 100 L.F.<br>CONTINUOUS ROW OF SHRUBS<br>99 CANOPY TREES REQUIRED<br>50 UNDERSTORY TREES REQUIRED<br>CONTINUOUS ROW OF SHRUBS | 99 CANOPY TREES PROVIDED<br>50 UNDERSTORY TREES PROVIDED<br>CONTINUOUS ROW OF SHRUBS PROVIDED |
| INTERIOR PARKING AREA LANDSCAPE | PARKING AREA = 152,020 S.F.<br>1 CANOPY TREE REQUIRED PER 2,000 S.F.<br>10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED<br>76 CANOPY TREES REQUIRED<br>760 SHRUBS REQUIRED | 76 CANOPY TREES PROVIDED<br>760 SHRUBS PROVIDED |

### SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

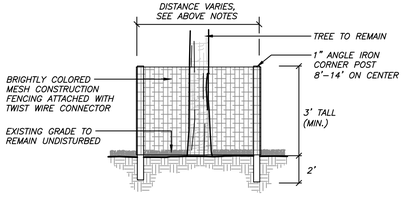
ENTIRE SITE EXCEPT FOR PRIMARY SIDE CANOPY TREES AND SITE UNDERSTORY TREES FOR THE FRONT, WHICH ARE CALCULATED UTILIZING COMBINED ACREAGE FOR PODS B & C

| DESCRIPTION | TREE REQUIREMENTS | TREES PROVIDED |
|---|---|---|
| PRIMARY SIDE CANOPY TREES (NORTH SIDE) | 3 TREES PER ACRE X 6.85 ACRES = 21 CANOPY TREES REQUIRED | 21 CANOPY TREES PROVIDED |
| REAR SIDE CANOPY TREES (SOUTH SIDE) | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| EAST SIDE CANOPY TREES | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| WEST SIDE CANOPY TREES | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| SITE UNDERSTORY TREES | 6 UNDERSTORY TREES PER ACRE X 6.85 ACRES (POD B + POD C) X 50% IN FRONT = 21 TREES REQUIRED<br>6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON EAST SIDE = 22 TREES REQUIRED<br>6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON WEST SIDE = 22 TREES REQUIRED | FRONT SIDE 21 UNDERSTORY TREES PROVIDED<br>EAST SIDE 22 UNDERSTORY TREES PROVIDED<br>WEST SIDE 22 UNDERSTORY TREES PROVIDED |
| BUILDING FACADE (POD C) | 349 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 14 CANOPY TREES REQUIRED + ROW OF SHRUBS | 14 CANOPY TREES PROVIDED<br>ROW OF SHRUBS PROVIDED |

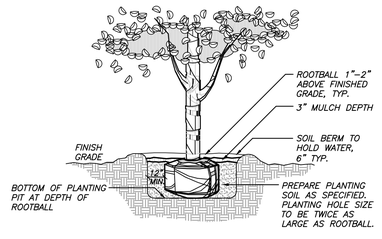
### 30% LANDSCAPED AREA REQUIREMENT

Per City of Alachua Comprehensive Plan Future Land Use Element, Objective 2.4, Policy 2.4.a
ENTIRE SITE

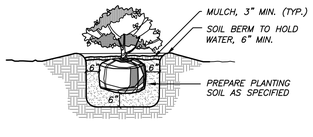
TOTAL SITE AREA..... 633,271 S.F.
TOTAL PROPOSED LANDSCAPED AREA..... 403,424 S.F.
LANDSCAPED AREA % OF TOTAL SITE AREA..... 63.7%
(MIN. 30%)



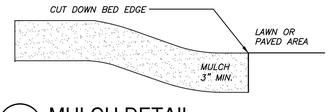

1 TREE PROTECTION DETAIL
SCALE: N.T.S.



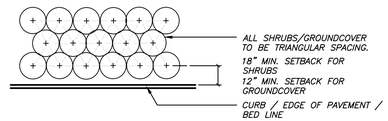

2 TREE PLANTING DETAIL
SCALE: N.T.S.




3 SHRUB PLANTING DETAIL
N.T.S.




4 MULCH DETAIL
N.T.S.




NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

5 PLANT SPACING DETAIL
N.T.S.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SITE REFERENCE MAP
N.T.S.






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CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

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ALACHUA, FL 32615

CONSULTANTS

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
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www.chw-inc.com
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**REVISIONS**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | POD 2 RE-PERMITTING | 07/19/21 |
| 2 | POD 2 RE-PERMITTING | 08/23/21 |

| | |
|---|---|
| DATE ISSUED: | 06/30/16 |
| SCALE: | N/A |
| DRAWN BY: | CMT |
| REVIEWED BY: | LFH |

CHW PROJECT NUMBER
16-0111

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LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD C

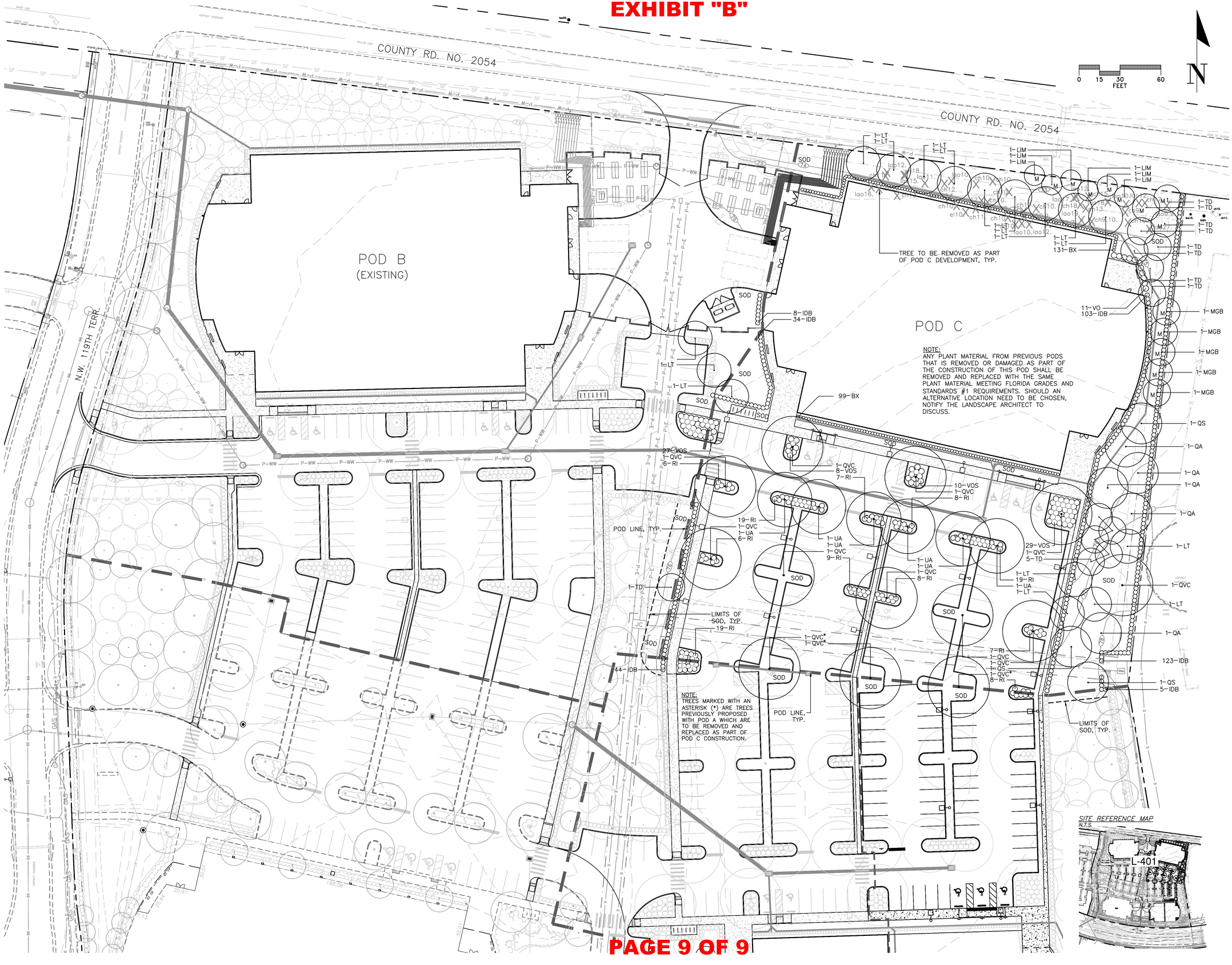
SHEET NUMBER

**L-400**

CITY SUBMITTAL

Tech: csatt Plot Date: Aug 23,2021 11:57am Filename: L:\2016\16-0111\Design\03_Production\02_SPR\03_Current\16-0111_design_base-POD C.dwg

# EXHIBIT "B"





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| | |
|---|---|
| **DATE ISSUED:** | 06/30/16 |
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| **DRAWN BY:** | CMT |
| **REVIEWED BY:** | LFH |

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LANDSCAPE PLAN
- POD C

SHEET NUMBER

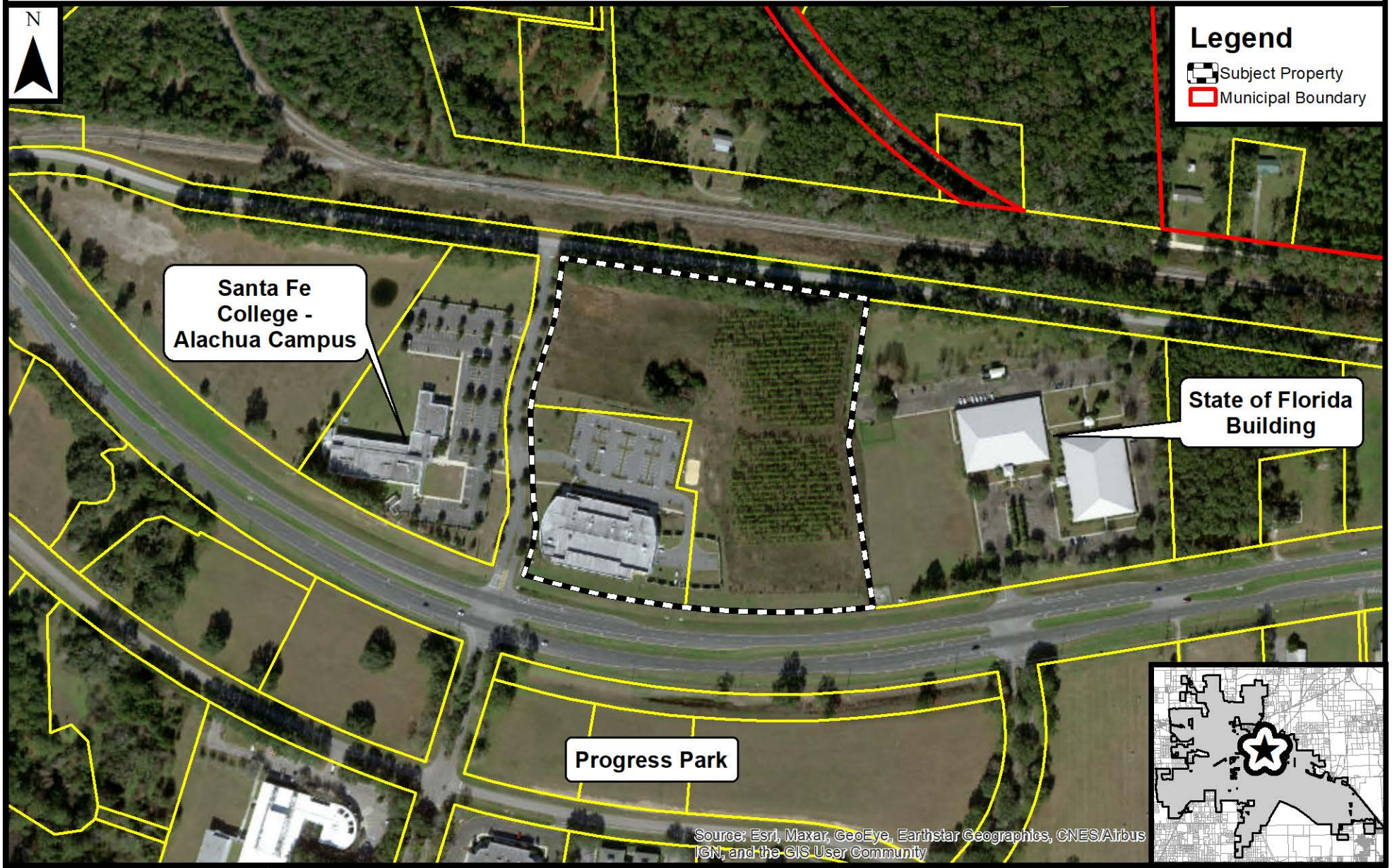
**L-401**

CITY
SUBMITTAL



Tech: csalit Plot Date: Aug 23,2021 11:57am Filename: L:\2016\16-0111\Design\03_Production\03_ESPK\03_Current\16-0111_design_base-POD C.dwg

# Foundation Park Phase 2
## Site Plan
## Vicinity Map

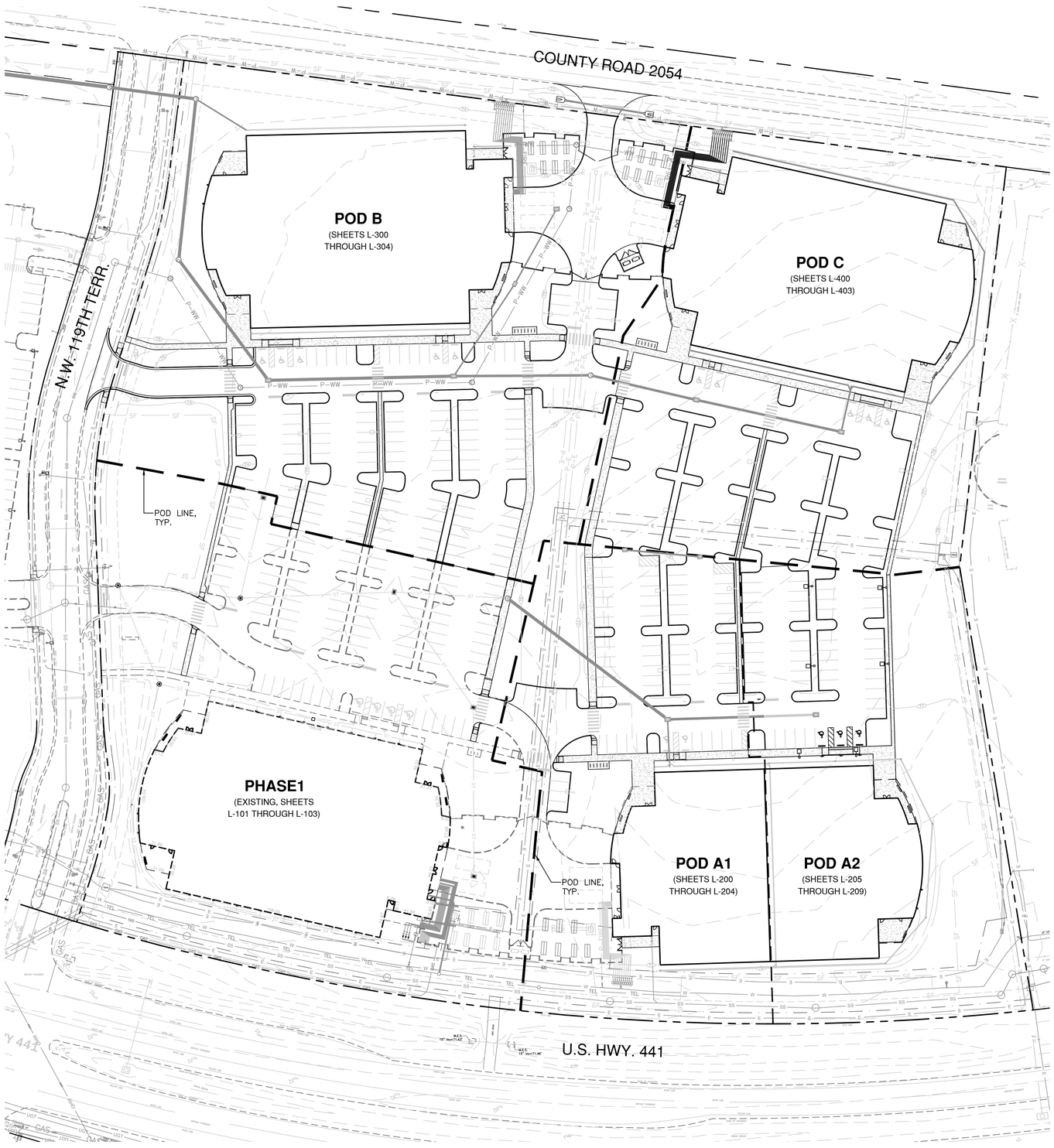



Prepared by the City of Alachua
Planning & Community Development Department

Prepared July 2021

**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 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 the data is dynamic and in a constant state of maintenance, correction, and update.

0 300 600 1,200 Feet




0 25 50 100
FEET

N


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| **DRAWN BY:** | CMT |
| **REVIEWED BY:** | LFH |

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# LANDSCAPE & IRRIGATION PLAN REFERENCE MAP

SHEET NUMBER

# L-100

CITY SUBMITTAL

Tech: cswtt Plot Date: Aug 23,2021 11:58am Filename: L:\2016\16-0111\Design\03_Production\02_SPK\03_Current\16-0111_design_base-SHEETALL.dwg

NOTE:
PHASE 1 PLANS ARE INCLUDED FOR REFERENCE ONLY. PHASE 1 PLANS HAVE BEEN PREVIOUSLY APPROVED AS PART OF A SEPARATE PERMIT DATED MAY 29, 2015 AND ARE NOT INCLUDED WITHIN THE SCOPE OF THIS PERMIT.

## GENERAL NOTES

ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 5.5-6.5.

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND ORNAMENTAL OR UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF ONE AND A HALF" (1.5) INCHES, OR LARGER, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1"-2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS, EXCEPT RETENTION AREAS. PINE STRAW MULCH SHALL BE USED IN RETENTION AREAS.

TREES OUTSIDE OF MULCHED LANDSCAPED BEDS TO BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBE.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON-SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS FOR ONE YEAR, AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

ALL INVASIVE PLANT SPECIES TO BE REMOVED FROM SITE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

## GRASSING

ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

## PLANT MATERIAL

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

## 10% OPEN SPACE AREA REQUIREMENT

CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE SET-ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. THIS REQUIREMENT IS MET BY THE CALCULATIONS FOR 30% LANDSCAPE, SHOWN ADJACENT, WHICH INCLUDE LANDSCAPED BUFFERS, BASINS, AND OTHER LANDSCAPED AREAS.

## IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(b)(vi).

## 30% LANDSCAPED AREA REQUIREMENT

Per City of Alachua Comprehensive Plan Policy 2.4.1, which states that the minimum landscaped area must be 30% of the delevopment site.

| TOTAL SITE AREA: - sq. ft. | |
|---|---|
| LANDSCAPED AREA | TOTAL PROPOSED LANDSCAPED AREA.....513,775 sq. ft.<br>513,775 sq. ft. / 633,131 sq. ft. = 81.1% |

## INTERIOR PARKING AREA LANDSCAPE REQUIREMENTS

Sec. 6.2.2(D)(2)(a): 1 Canopy tree for every 2,000 sq. ft. / 10 shrubs for every tree.

| PARKING AREA | TREE & SHRUB REQUIREMENTS | TREES & SHRUBS PROVIDED |
|---|---|---|
| PROPOSED PARKING | 30,226 sq.ft.<br>30,226 sq.ft./2,000 = 16 trees required<br>16 (trees) x 10 (shrubs) = 160 shrubs required | 24 trees provided<br>248 shrubs provided |

## PERIMETER PARKING AREA LANDSCAPE REQUIREMENTS

Sec. 6.2.2(D)(2)(b): Four (4) Canopy trees and two (2) Understory trees per 100 lin. ft.

| PARKING PERIMETER LENGTH | TREE & SHRUB REQUIREMENTS | TREES & SHRUBS PROVIDED |
|---|---|---|
| 725 lin.ft. Parking Perimeter | 29 canopy trees<br>15 understory trees<br>Continuous evergreen hedge | 29 canopy trees<br>15 understory trees<br>Continuous evergreen hedge |

## ARTERIAL FRONTAGE CALCULATIONS

Sec. 6.2.3(E): 5 canopy trees per 100', 3 understory trees per 100', and a row of hedges

| PARKING PERIMETER LENGTH | TREE & SHRUB REQUIREMENTS | TREES & SHRUBS PROVIDED |
|---|---|---|
| 873 lin.ft. of arterial frontage | 44 canopy trees<br>26 understory trees<br>Row of hedges | 44 canopy trees<br>26 understory trees<br>Row of hedges |

## SITE LANDSCAPE CALCULATIONS Section 6.2.2(D)(1)(c)

| DESCRIPTION | TREE REQUIREMENTS | TREES PROVIDED |
|---|---|---|
| STREET-FACING CANOPY TREES<br>CANOPY TREES REQUIRED | 3 trees per acre<br>3 trees x 14.5 acres = 44 trees<br>44 canopy trees required | 44 trees provided |
| SIDE AND REAR CANOPY TREES<br>CANOPY TREES REQUIRED | 2 canopy trees per acre, per side<br>29 canopy trees (side) required<br>29 canopy trees (side) required<br>29 canopy trees (rear) required | 87 trees provided<br>29 trees (side)<br>29 trees (side)<br>29 trees (rear) |
| SITE UNDERSTORY TREES<br>SITE UNDERSTORY TREES REQUIRED | 6 understory trees per acre<br>6 trees x 14.5 acres = 87 trees<br>87 understory trees required<br>Front (50%)= 44 Sides (25% per)= 21.5 | 96 trees provided<br>44 trees (front)<br>22 trees (side)<br>23 trees (side) |
| BUILDING FACADE<br>BUILDING FACADE TREES REQUIRED | 240 lin.ft.<br>240 lin.ft./100' = 2.40<br>2.40 x 4 trees = 10 trees required | 10 trees provided<br>Row of shrubs provided |

## PERIMETER BUFFER LANDSCAPE REQUIREMENTS

Section 6.2.2(D)(3)

| LOCATION | BUFFER LENGTH & TYPE | | LANDSCAPE REQUIRED | LANDSCAPE PROVIDED |
|---|---|---|---|---|
| NORTHERN PERIMETER | 749 lin. ft. | NO BUFFER REQUIRED | N/A | 60 Existing Canopy Trees |
| EASTERN PERIMETER | 769 lin. ft. | BUFFER TYPE 'C'<br>1 CANOPY TREES / 30 LIN. FT.<br>EVERGREEN HEDGE<br>OPTION 1 | 26 Canopy Trees<br>1 Evergreen Hedge | 28 Proposed Canopy Trees<br>1 Evergreen Hedge |
| WESTERN PERIMETER | 793 lin. ft. | BUFFER TYPE 'C'<br>1 CANOPY TREES / 30 LIN. FT.<br>EVERGREEN HEDGE<br>OPTION 1 | 27 Canopy Trees<br>1 Evergreen Hedge | 27 Proposed Canopy Trees<br>1 Evergreen Hedge |

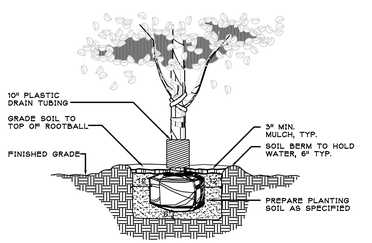
## PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| BN | 16 | BETULA NIGRA 'DURA HEAT' | DURA HEAT RIVER BIRCH | 8' HEIGHT, MIN. |
| FA | 20 | FRAXINUS AMERICANA | WHITE ASH | 8' HEIGHT, MIN. |
| FG | 12 | FRAXINUS PENNSYLVANICA | GREEN ASH | 8' HEIGHT, MIN. |
| INS | 8 | ILEX X 'NELLIE R STEVENS' | NELLIE STEVENS HOLLY | 1.5" CALIPER, MIN. |
| LIM | 24 | LAGERSTROEMIA INDICA 'MUSKOGEE' | MUSKOGEE CRAPE MYRTLE | 1.5" CALIPER, MIN. |
| LIN | 8 | LAGERSTROEMIA INDICA 'NATCHEZ' | NATCHEZ' CRAPE MYRTLE | 1.5" CALIPER, MIN. |
| LT | 19 | LIRIODENDRON TULIPIFERA | TULIP POPLAR | 8' HEIGHT, MIN. |
| PM | 30 | PODOCARPUS MACROPHYLLUS | PODOCARPUS | 1.5" CALIPER, MIN. |
| QA | 19 | QUERCUS AUSTRINA | BLUFF OAK | 8' HEIGHT, MIN. |
| QS | 5 | QUERCUS SHUMARDII | SHUMARD RED OAK | 8' HEIGHT, MIN. |
| QVC | 34 | QUERCUS VIRGINIANA 'CATHEDRAL' | CATHEDRAL LIVE OAK | 8' HEIGHT, MIN. |
| UA | 8 | ULMUS ALATA | WINGED ELM | 8' HEIGHT, MIN. |
| UPE | 15 | ULMUS PARVIFOLIA 'ALLEE' | ALLEE ELM | 8' HEIGHT, MIN. |
| VOW | 16 | VIBURNUM OBOVATUM | WALTER'S VIBURNUM | 1.5" CALIPER, MIN. |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
| DV | 40 | DIETES VEGETA | AFRICAN IRIS | 3 GAL., 24" HT., 18" SPR. |
| IDB | 509 | ILEX CORNUTA 'DWARF BURFORDII' | DWARF BURFORD HOLLY | 3 GAL., 24" HT. X 12" SPR. |
| PQ | 114 | PASPALUM QUADRIFARIUM | CROWNGRASS | 3 GAL., 24" HT., 18" SPR. |
| RI | 18 | RHAPHIOLEPIS INDICA 'SNOW WHITE' | SNOW WHITE INDIAN HAWTHORN | 3 GAL., 18" HT., 18" SPR. |
| VOS | 430 | VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT' | MRS. SCHILLER'S DELIGHT VIBURNUM | 3 GAL., 24" HT. X 16" SPR. |
| ZF | 76 | ZAMIA FLORIDANA | COONTIE | 3 GAL., 18" HT., 18" SPR. |
| SOD/SEED | | BOTANICAL NAME | COMMON NAME | CONT |
| SOD | | PASPALUM NOTATUM 'ARGENTINE' | BAHIA GRASS | WEED FREE AND SAND GROWN SOD |

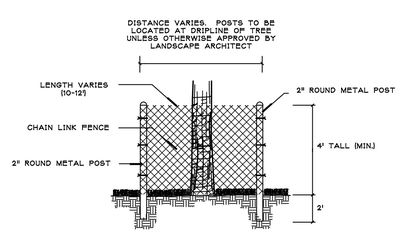
## LEGEND

1 QVC — NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN



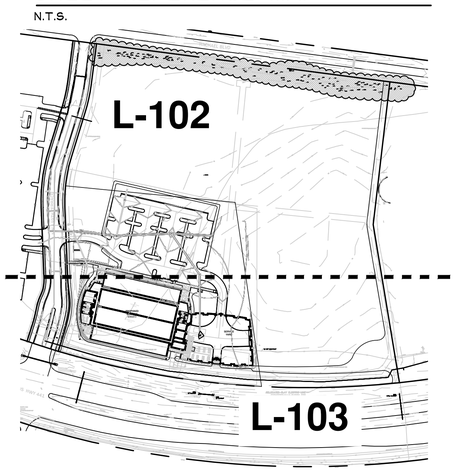

1 LS-1 TREE PLANTING DETAIL
N.T.S.




2 LS-1 TREE PROTECTION DETAIL
N.T.S.

## SHEET REFERENCE MAP

N.T.S.





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**REVISIONS**

| NO. | DESCRIPTION | DATE |
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| 1 | POD 2 RE-PERMITTING | 07/19/21 |
| 2 | POD 2 RE-PERMITTING | 08/23/21 |

| | |
|---|---|
| DATE ISSUED: | 06/30/16 |
| SCALE: | AS SHOWN |
| DRAWN BY: | CMT |
| REVIEWED BY: | LFH |

CHW PROJECT NUMBER
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LANDSCAPE NOTES, DETAILS, & CALCULATIONS - PHASE 1 (FOR REFERENCE ONLY)

SHEET NUMBER

**L-101**

CITY SUBMITTAL

Tech: cself Plot Date: Aug 23,2021 12:03pm Filename: L:\2016\16-0111\Design\03_Production\03_SPR\03_Current\16-0111_design-base-PHI.dwg

RACHAEL BLVD

COUNTY ROAD 2054

N.W. 119TH TERRACE

0 15 30 60
FEET

N

NOTE:
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162-IRB
2-VOW
1-BN
12-QVC

166-IDB
1-QVC

1-FA

1-QS
1-FA

1-QA
1-FG

1-QVC
1-FA

1-FG
1-FA

1-QS
1-FG
1-FA

1-QVC
2-BN

1-QVC
1-VOW

1-QVC
2-VOW

1-BN
1-QVC

2-VOW
2-BN

1-QA
1-QVC

1-FA
1-QA

1-FA
1-FA

1-FA
1-QA

1-QVC
1-LT
1-QA

2-VOW
1-BN

3-LIM
1-LIN

8-ZF
9-DV
8-ZF

11-PQ
9-RI
11-PQ

8-ZF
9-DV
8-ZF

1-LIN
1-QVC

1-UPE
1-QVC

1-UPE
1-UPE
1-LIM
1-LIM

1-UPE
1-UPE
1-LIM
1-LIM

1-FA
1-LIM
3-VOW

1-LIM
2-LIN
33-PQ

1-LIN
1-LIM
1-LIN
1-UPE

1-FG
1-QA

1-FA
6-FA
154-VOS
1-QVC

1-QVC
1-BN

1-UPE
13-PQ
9-RI
13-PQ
1-UPE

20-ZF
1-UPE
13-DV

1-LIM
33-PQ
1-QVC

9-DV
8-ZF
1-UPE

1-QVC
1-UPE
8-ZF

1-FA
1-LIN
1-LIM
1-LIN
1-LIM
2-BN
1-LT
1-QA

1-BN
1-BN
18-IDB
18-VOS

1-BN
1-BN

1-UPE
8-ZF
1-UA
1-LT
1-LT
1-UA

11-IDB
1-UPE
6-VOS
17-VOS

SOD

MATCHLINE L-102

MATCHLINE L-103

MATCHLINE L-102

MATCHLINE L-103

Tech: cwill Plot Date: Aug 23,2021 12:04pm Filename: L:\2016\16-0111\Design\04_Production\02_SPR_04_Current\16-0111_design-base-Plt1.dwg


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| 1 | POD 2 RE-PERMITTING | 07/19/21 |
| 2 | POD 2 RE-PERMITTING | 08/23/21 |

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| **DATE ISSUED:** | 06/30/16 |
| **SCALE:** | 1"=30'-0" |
| **DRAWN BY:** | CMT |
| **REVIEWED BY:** | LFH |

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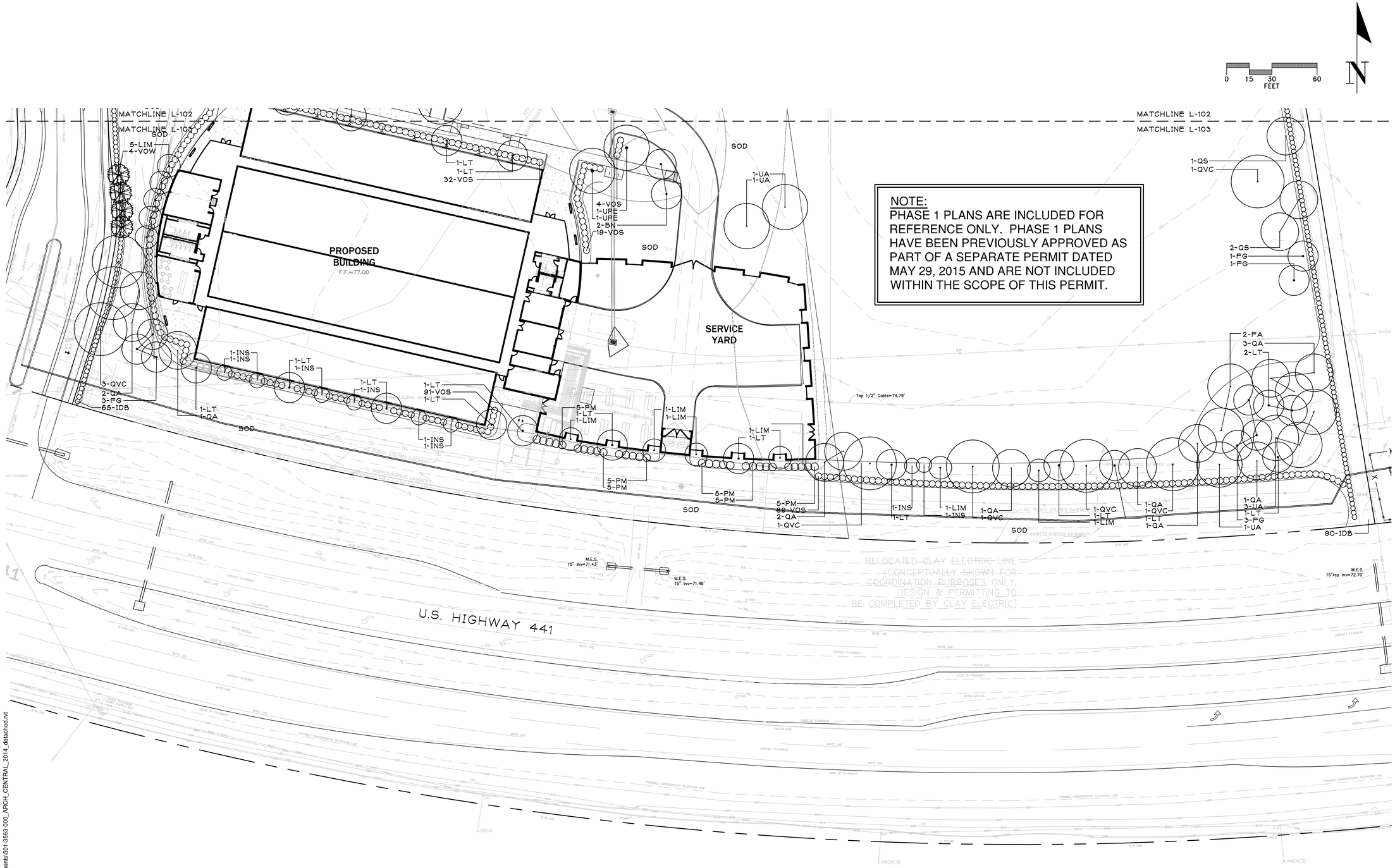

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LANDSCAPE PLAN - PHASE 1 (FOR REFERENCE ONLY)

SHEET NUMBER

# L-102

CITY SUBMITTAL




0 15 30 60
FEET

N

NOTE:
PHASE 1 PLANS ARE INCLUDED FOR REFERENCE ONLY. PHASE 1 PLANS HAVE BEEN PREVIOUSLY APPROVED AS PART OF A SEPARATE PERMIT DATED MAY 29, 2015 AND ARE NOT INCLUDED WITHIN THE SCOPE OF THIS PERMIT.


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CHW PROJECT NUMBER
16-0111

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LANDSCAPE PLAN - PHASE 1 (FOR REFERENCE ONLY)

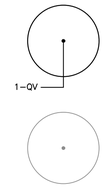
SHEET NUMBER

# L-103

CITY SUBMITTAL


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9/9/2014 4:36:35 PM C:\Users\pcurrch\Documents\501-3563-000_ARCH_CENTRAL_2014_detached.rvt

## LEGEND




NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

## GENERAL NOTES

ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) SANDY LOAM WITH pH 5.5-6.5.

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND ORNAMENTAL OR UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF ONE AND A HALF (1.5) INCHES, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1"-2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON-SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

## GRASSING

ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

## PLANT MATERIAL

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

## TREE MITIGATION

TREE MITIGATION FOR THE REGULATED TREES TO BE REMOVED SHALL BE PROVIDED ON A 1 FOR 1 BASIS. TREE MITIGATION FOR HERITAGE TREES TO BE REMOVED SHALL BE PROVIDED ON AN INCH-FOR-INCH BASIS. THERE ARE NO REGULATED TREES PROPOSED TO BE REMOVED IN POD A1.

## 10% OPEN SPACE REQUIREMENT

CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE SET-ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. SEE CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

## IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEETS L-203 THROUGH L-204 FOR POD A1 IRRIGATION PLANS.

## PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
|---|---|---|---|---|---|
| BN | 8 | BETULA NIGRA 'DURA HEAT' | DURA HEAT RIVER BIRCH | 1½" CALIPER, MIN. | UNDERSTORY |
| LIM | 5 | LAGERSTROEMIA INDICA 'MUSKOGEE' | MUSKOGEE CRAPE MYRTLE | 1½" CALIPER, MIN., MULTI-TRUNK | UNDERSTORY |
| LIN | 1 | LAGERSTROEMIA INDICA 'NATCHEZ' | NATCHEZ CRAPE MYRTLE | 1½" CALIPER, MIN., MULTI-TRUNK | UNDERSTORY |
| LT | 11 | LIRIODENDRON TULIPIFERA | TULIP TREE | 8' HEIGHT, MIN. | CANOPY |
| QS | 2 | QUERCUS SHUMARDII | SHUMARD OAK | 8' HEIGHT, MIN. | CANOPY |
| QVC | 8 | QUERCUS VIRGINIANA 'CATHEDRAL' | CATHEDRAL LIVE OAK | 8' HEIGHT, MIN. | CANOPY |
| TD | 18 | TAXODIUM DISTICHUM | BALD CYPRESS | 8' HEIGHT, MIN. | CANOPY |
| UA | 5 | ULMUS ALATA | WINGED ELM | 8' HEIGHT, MIN. | CANOPY |
| VOW | 6 | VIBURNUM OBOVATUM | WALTER'S VIBURNUM | 1½" CALIPER, MIN. | UNDERSTORY |
| **SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| BX | 50 | BUXUS MICROPHYLLA | BOXWOOD | 3 GAL, 24" HT, 12" SPR | |
| IDB | 189 | ILEX CORNUTA 'DWARF BURFORDII' | DWARF BURFORD HOLLY | 3 GAL, 24" HT, 16" SPR | |
| RI | 7 | RHAPHIOLEPIS INDICA 'ELEANOR TABOR' | ELEANOR TABOR INDIAN HAWTHORN | 3 GAL., 24" HT., X 16" SPR. | |
| VOS | 72 | VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT' | MRS. SCHILLER'S DELIGHT VIBURNUM | 3 GAL., 24" HT. X 16" SPR. | |
| **SOD/SEED** | | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| SOD | | PASPALUM NOTATUM 'ARGENTINE' | BAHIA GRASS | WEED FREE AND SAND GROWN SOD | |

NOTE:
CALCULATIONS ON THIS SHEET INCLUDE EXISTING PHASE 1 PLANTINGS AND POD A1 PLANTINGS. THE ENTIRE SITE AREA IS 14.50 ACRES AND INCLUDES PHASE 1, POD A1, POD A2, POD B, AND POD C. POD CALCULATIONS BUILD ON EACH OTHER AS PODS ARE CONSTRUCTED. SEE SHEET L-205 FOR POD A2 CALCULATIONS, SHEET L-300 FOR POD B CALCULATIONS AND SEE SHEET L-400 FOR POD C CALCULATIONS.

## ARTERIAL FRONTAGE BUFFER [Sec. 6.2.3(E)]

FULL LENGTH OF SOUTHERN PROPERTY BOUNDARY ALONG U.S. HWY. 441

| DESCRIPTION | LANDSCAPE REQUIREMENTS | LANDSCAPE PROVIDED |
|---|---|---|
| U.S. HWY. 441 (873 LIN. FT.) | 5 CANOPY TREES PER 100 LIN. FT. REQUIRED = 44 CANOPY TREES REQUIRED<br>3 UNDERSTORY TREES PER 100 LIN. FT. REQUIRED = 26 UNDERSTORY TREES REQUIRED<br>CONTINUOUS HEDGE REQUIRED | 44 CANOPY TREES PROVIDED<br>26 UNDERSTORY TREES PROVIDED<br>CONTINUOUS HEDGE PROVIDED |

## PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

EXISTING PARKING IN POD 1 AND PROPOSED POD A1 PARKING AREA

| DESCRIPTION | LANDSCAPE REQUIRED | LANDSCAPE PROVIDED |
|---|---|---|
| PARKING AREA PERIMETER LANDSCAPE | PARKING PERIMETER = 1,268 L.F.<br>4 CANOPY TREES PER 100 L.F.<br>2 UNDERSTORY/ORNAMENTAL PER 100 L.F.<br>CONTINUOUS ROW OF SHRUBS<br>51 CANOPY TREES REQUIRED<br>25 UNDERSTORY TREES REQUIRED<br>CONTINUOUS ROW OF SHRUBS | 51 CANOPY TREES PROVIDED<br>25 UNDERSTORY TREES PROVIDED<br>CONTINUOUS ROW OF SHRUBS PROVIDED |
| INTERIOR PARKING AREA LANDSCAPE | PARKING AREA = 51,907 S.F.<br>1 CANOPY TREE REQUIRED PER 2,000 S.F.<br>10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED<br>26 CANOPY TREES REQUIRED<br>260 SHRUBS REQUIRED | 26 CANOPY TREES PROVIDED<br>260 SHRUBS PROVIDED |

## PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

FULL LENGTH OF SITE, FROM U.S. HWY. 441 TO C.R. 2054

| LOCATION | BUFFER LENGTH & TYPE | LANDSCAPE REQUIRED | LANDSCAPE PROVIDED |
|---|---|---|---|
| EASTERN PERIMETER | 769 L.F.<br>BUFFER TYPE 'C' | OPTION 1<br>1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE | 26 PROPOSED CANOPY TREES<br>CONTINUOUS EVERGREEN HEDGE |
| WESTERN PERIMETER | 793 L.F.<br>BUFFER TYPE 'C' | OPTION 1<br>1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE | 27 PROPOSED CANOPY TREES<br>CONTINUOUS EVERGREEN HEDGE |

## SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

ENTIRE SITE

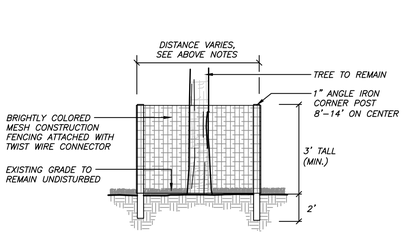
| DESCRIPTION | TREE REQUIREMENTS | TREES PROVIDED |
|---|---|---|
| PRIMARY SIDE CANOPY TREES (SOUTH SIDE) | 3 TREES PER ACRE X 14.5 ACRES = 44 CANOPY TREES REQUIRED | 44 CANOPY TREES PROVIDED |
| REAR SIDE CANOPY TREES (NORTH SIDE) | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| EAST SIDE CANOPY TREES | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| WEST SIDE CANOPY TREES | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| SITE UNDERSTORY TREES | 6 UNDERSTORY TREES PER ACRE X 14.5 ACRES = 87 TREES REQUIRED<br>50% IN FRONT = 44 TREES REQUIRED<br>25% ON EAST SIDE = 21 TREES REQUIRED<br>25% ON WEST SIDE = 22 TREES REQUIRED<br>87 UNDERSTORY TREES REQUIRED | FRONT SIDE<br>44 UNDERSTORY TREES PROVIDED<br>EAST SIDE<br>21 UNDERSTORY TREES PROVIDED<br>WEST SIDE<br>22 UNDERSTORY TREES PROVIDED<br>87 UNDERSTORY TREES PROVIDED |
| BUILDING FACADE (POD A) | 349 LINEAR FEET<br>4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 14 CANOPY TREES REQUIRED + ROW OF SHRUBS | 14 CANOPY TREES PROVIDED<br>ROW OF SHRUBS PROVIDED |

## 10% LANDSCAPED AREA REQUIREMENT

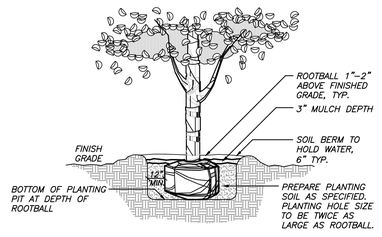
Per City of Alachua Comprehensive Plan Future Land Use Element, Objective 2.4, Policy 2.4.a

ENTIRE SITE

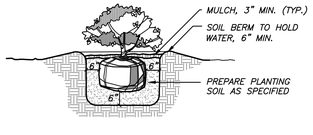
| | |
|---|---|
| TOTAL SITE AREA | 633,271 S.F. |
| TOTAL PROPOSED LANDSCAPED AREA | 206,839 S.F. |
| LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%) | 32.7% |



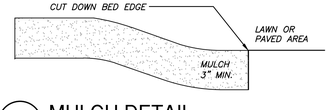

1 TREE PROTECTION DETAIL
SCALE: N.T.S.



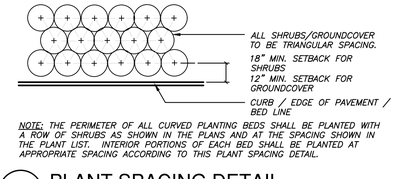

2 TREE PLANTING DETAIL
SCALE: N.T.S.




3 SHRUB PLANTING DETAIL
N.T.S.




4 MULCH DETAIL
N.T.S.



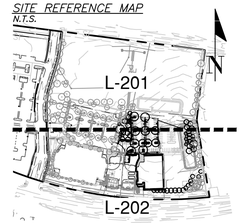

NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

5 PLANT SPACING DETAIL
N.T.S.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

## SITE REFERENCE MAP

N.T.S.




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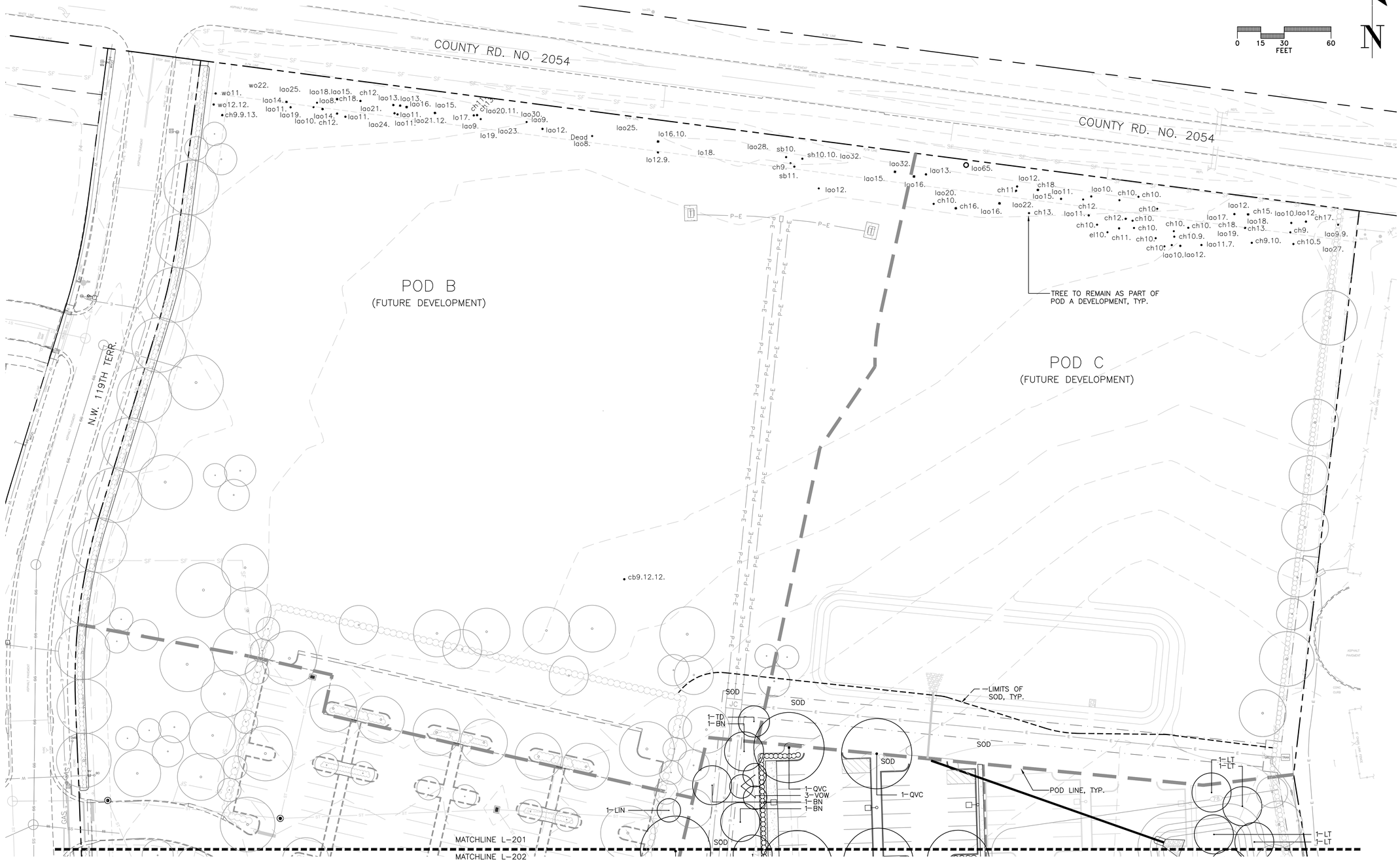
LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD A1

SHEET NUMBER

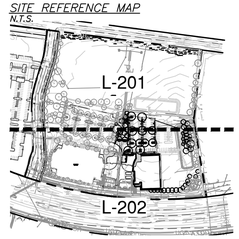
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*SITE REFERENCE MAP*
*N.T.S.*





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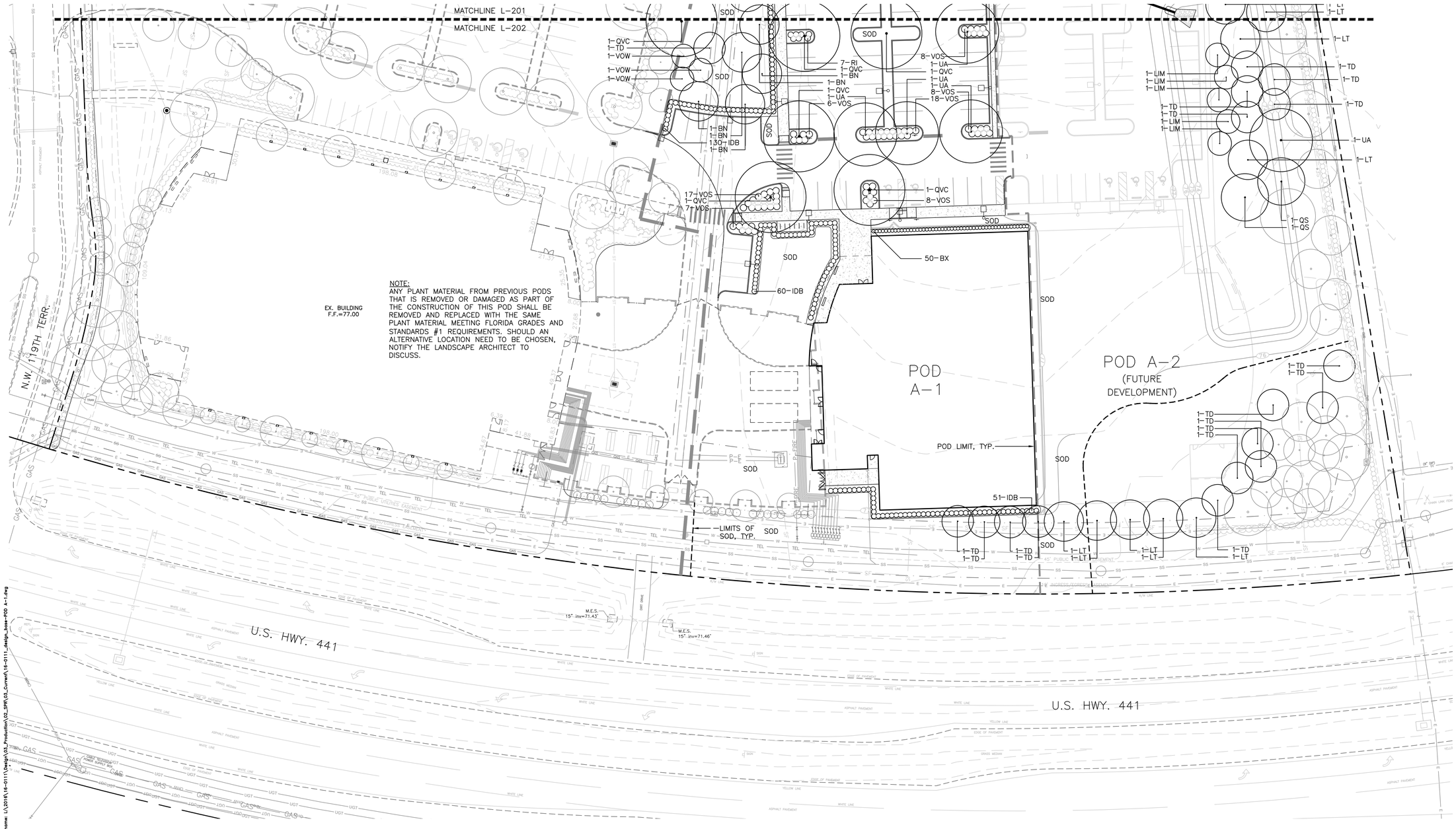
# LANDSCAPE PLAN - POD A1

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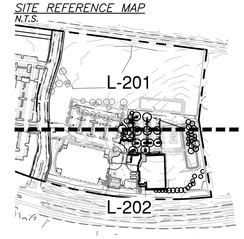
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SITE REFERENCE MAP
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# LANDSCAPE PLAN - POD A1

SHEET NUMBER

# L-202

CITY SUBMITTAL

# IRRIGATION_SCHEDULE

| SYMBOL | MANUFACTURER/MODEL | ARC | PSI | GPM | RADIUS |
|---|---|---|---|---|---|
| A | Two Hunter PCB–25 Bubbler on nearest tree | 360 | 30 | 2 | X.25 1' |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | Hunter PROS–12 with GPH Irrigation Products GDFN |
| | Area to Receive Dripline<br>Hunter HDL–10–12<br>On–Surface Pressure Compensating<br>Landscape Dripline. 0.9GPH emitters at 12.0" O.C.<br>Dripline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. UV Resistant. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | Hunter PGV in 12" Valve Box |
| BF | Wilkins 975XL 1" Backflow Preventer |
| C | Hunter PC–1200–PL 12 Station Controller |
| S | Hunter WR–CLIK Wireless Rain Clik |
| F | Toro T–ALFS10150–S filter and 1" PVC ball valve in Jumbo Valve Box |
| F | Future Point of Connection– Cap mainline and install five spare control wires for A2 irrigation connection. |
| M | Water Meter ¾" by others see civil plans |
| | Irrigation Lateral Line: PVC Class160 |
| | Irrigation Mainline: PVC 1–1/2" Class 200 SDR 21 |
| | Pipe Sleeve: PVC Schedule 40<br>Extend sleeves 18 inches beyond edges of paving or construction. |

1.0 GENERAL

1.1 SUMMARY: Includes but not limited to:
- A. Furnishing and installing sprinkler system as described in Contract Documents complete with accessories necessary for proper functioning.

1.2 SYSTEM DESCRIPTION:
- A. Design Requirements:
  1. Layout of Irrigation Heads:
     - a. Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks, fences, etc.
     - b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.

1.3 QUALITY ASSURANCE:
- A. Regulatory Requirements:
  1. Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
- B. Pre-Installation Conference:
  1. Meet with Owner and Landscape Architect to discuss and clarify all aspects of job requirements prior to commencing work of this Section.
- C. System Adjustments:
  1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
  2. Mainline, laterals, and valves are shown for clarity purposes only. All irrigation equipment to be with landscape area. Mainline, laterals and valves to be installed as far away from existing and new specimen trees as possible.
- D. 1. Documentation and submittal of actual water supply performance prior to commencing installation.

1.4 SUBMITTALS:
- A. Record Drawings:
  1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
     - a. Detail and dimension changes made during construction.
     - b. Significant details and dimensions not shown in original Bidding Documents.
  2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
  3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
  4. As-built drawing shall be provided in PDF format.
  5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
  6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
- B. Instruction Manual:
  1. Provide instruction manual which lists complete instructions for system operation and maintenance.

1.5 PRODUCT STORAGE:
- A. During construction and storage, protect materials from damage and prolonged exposure to sunlight.

1.6 WARRANTY:
- A. Standard one (1) year warranty stipulated in General Conditions shall include:
  1. Completed system including parts and labor.
  2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
  3. System adjustment to supply proper coverage to areas to receive water.

1.7 MAINTENANCE:
- A. Extra Materials:
  1. In addition to installed system, furnish Owner with the following items at close-out:
     - a. Two sprinkler head bodies of each size and type.
     - b. Two nozzles for each size and type.
     - c. Two adjusting keys for each sprinkler head cover type.

2.0 PRODUCTS:

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:
- A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
- B. Pipe:
  1. Pressure Lines: as indicated on plans.
  2. Lateral Lines: as indicated on plans.
  3. Risers: sch. 80 PVC, gray
- C. Fittings:
  1. Schedule 40 PVC.
- D. Sleeving:
  1. Schedule 40 PVC.

2.2 SPRINKLER HEADS:
- A. Conform to requirements shown on Drawings as to type, radius of throw, pressure, and discharge.

2.3 AUTOMATIC SPRINKLER SYSTEM:
- A. Control valves shall be of size and type indicated on Drawings.
- B. Control wire shall be UL listed, color coded copper conductor direct burial size 14. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other colors for all other wire. Each common wire may serve only one controller.
- C. Add two extra control wires from panel to valves for use if a wire fails and mark them in the control box as an extra wires. These wires shall be of a different color than the others.

2.4 VALVES:
- A. Electric Valves:
  1. Make and model shown on Drawings.
- B. Gate valves:
  1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
- C. Automatic Controller:
  1. Make and model shown on Drawings.
- D. Backflow Preventor:
  1. Make and model shown on Drawings.

2.5 VALVE ACCESSORIES:
- A. Valve Boxes:
  1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
  2. Do not install more than one (1) valve in a single box.
  3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

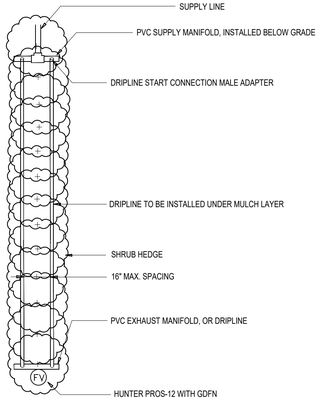
3.1 PREPARATION:
- A. Protection:
  1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.

3.2 INSTALLATION:
- A. Trenching and Backfilling:
  1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
  2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.
- B. Installation of Plastic Pipe:
  1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
  2. Unless otherwise indicated on Drawings, install main lines with a minimum cover of eighteen (18") inches based on finish grade. Install lateral lines with a minimum cover of twelve (12") inches based on finish grade.
  3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on Drawings.
  4. Locate no sprinkler head closer than twelve (12") inches from building foundation. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of one (12") inch clearance between head and walk or curb.
  5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
  6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
  7. Make solvent weld joints in the following manner:
     - a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
     - b. Apply uniform coat of 711 solvent to outside of pipe.
     - c. Apply solvent to fitting in similar manner.
     - d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
     - e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
     - f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
     - g. Wipe off solvent appearing on outer shoulder of fitting.
     - h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
     - i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
  8. Tape threaded connection with teflon tape.
  9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.
- C. Control Valves and Controller:
  1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
  2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
  3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
  4. Install all valve boxes over nine (9") inches of gravel for drainage.
- D. Sprinkler Heads:
  1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
  2. Set sprinkler heads perpendicular to finish grade.
  3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
- E. Dripline:
  1. Install 6" pop up spray and closed nozzle by drip zone control valves to be used as zone operation indicator.
  2. Stake dripline every eight feet with 6" sod staple.

3.3 ADJUSTMENT AND CLEANING:
- A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of of heads shall be part of the original contract with no additional charge to the Owner.
- B. Adjust sprinkler heads for proper distribution and trim to ensure spray does not fall on building.
- C. Adjust watering time of valves to provide proper amounts of water to all plants.

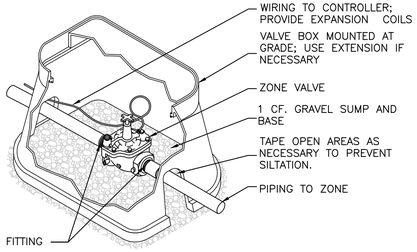
3.4 DEMONSTRATION:
- A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.

END OF SECTION



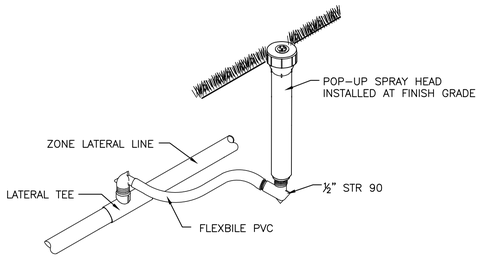

1 DRIPLINE DETAIL
SCALE: N.T.S.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, It's free, it's the law.
Call 811 two business days before digging

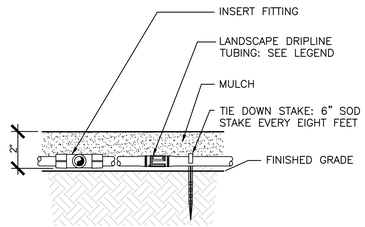



INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

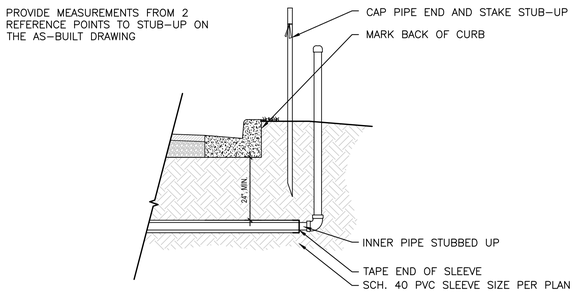
2 ZONE VALVE INSTALLATION DETAIL
SCALE: N.T.S.




3 SPRAY HEAD INSTALLATION DETAIL
SCALE: N.T.S.




4 DRIPLINE INSTALLATION DETAIL
SCALE: N.T.S.




5 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.

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est. 1988 FLORIDA LA0001683

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | POD 2 RE-PERMITTING | 07/19/21 |
| 2 | POD 2 RE-PERMITTING | 08/23/21 |

| | |
|---|---|
| DATE ISSUED: | 06/30/16 |
| SCALE: | N/A |
| DRAWN BY: | CMT |
| REVIEWED BY: | LFH |

CHW PROJECT NUMBER
16-0111

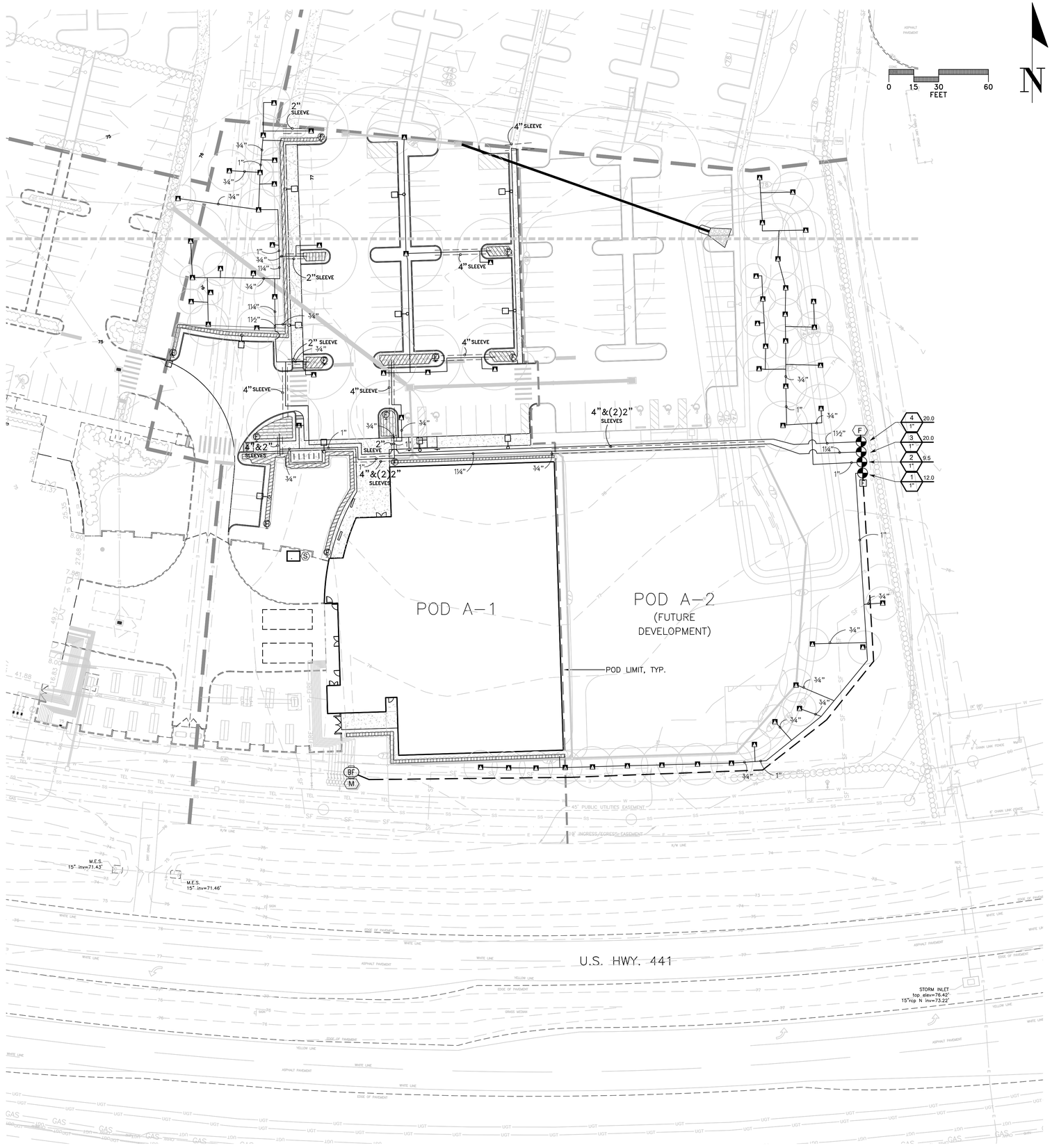
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IRRIGATION DETAILS & SPECIFICATIONS - POD A1

SHEET NUMBER
L-203

CITY SUBMITTAL

Tech: cswH Plot Date: Aug 23,2021 12:27pm Filename: L:\2016\16-0111\Design\05_Production\01_SPWR\05_Current\01_Sheets\2021-08-23_FoundationPark_A-POD1.dwg





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LA0001683


**REVISIONS**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | POD 2 RE-PERMITTING | 07/19/21 |
| 2 | POD 2 RE-PERMITTING | 08/23/21 |

| | |
|---|---|
| **DATE ISSUED:** | 06/30/16 |
| **SCALE:** | 1" = 30'-0" |
| **DRAWN BY:** | CMT |
| **REVIEWED BY:** | LFH |

CHW PROJECT NUMBER
16-0111

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# IRRIGATION PLAN - POD A1

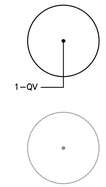
SHEET NUMBER

# L-204

CITY SUBMITTAL

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## LEGEND




NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

## GENERAL NOTES

ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) SANDY LOAM WITH pH 5.5-6.5.

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND ORNAMENTAL OR UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF ONE AND A HALF (1.5) INCHES, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1"-2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON-SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

## GRASSING

ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

## PLANT MATERIAL

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

## TREE MITIGATION

TREE MITIGATION FOR THE REGULATED TREES TO BE REMOVED SHALL BE PROVIDED ON A 1 FOR 1 BASIS. TREE MITIGATION FOR HERITAGE TREES TO BE REMOVED SHALL BE PROVIDED ON AN INCH-FOR-INCH BASIS. THERE ARE NO REGULATED TREES PROPOSED TO BE REMOVED IN POD A2.

## 10% OPEN SPACE REQUIREMENT

CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE SET-ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. SEE CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

## IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEETS L-208 THROUGH L-209 FOR POD A2 IRRIGATION PLANS.

## PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
|---|---|---|---|---|---|
| PM | 12 | PODOCARPUS MACROPHYLLUS | PODOCARPUS | 1½" CALIPER, MIN. | UNDERSTORY |
| QVC | 8 | QUERCUS VIRGINIANA 'CATHEDRAL' | CATHEDRAL LIVE OAK | 8' HEIGHT, MIN. | CANOPY |
| UA | 3 | ULMUS ALATA | WINGED ELM | 8' HEIGHT, MIN. | CANOPY |
| **SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| BX | 49 | BUXUS MICROPHYLLA | BOXWOOD | 3 GAL, 24" HT, 12" SPR | |
| IDB | 211 | ILEX CORNUTA 'DWARF BURFORDII' | DWARF BURFORD HOLLY | 3 GAL, 24" HT, 16" SPR | |
| RI | 7 | RHAPHIOLEPIS INDICA 'ELEANOR TABOR' | ELEANOR TABOR INDIAN HAWTHORN | 3 GAL., 24" HT., X 16" SPR. | |
| VOS | 67 | VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT' | MRS. SCHILLER'S DELIGHT VIBURNUM | 3 GAL., 24" HT. X 16" SPR. | |
| **SOD/SEED** | | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| SOD | | PASPALUM NOTATUM 'ARGENTINE' | BAHIA GRASS | WEED FREE AND SAND GROWN SOD | |

**NOTE:**
CALCULATIONS ON THIS SHEET INCLUDE EXISTING PHASE 1 PLANTINGS, POD A1, AND POD A2 PLANTINGS. THE ENTIRE SITE AREA IS 14.50 ACRES AND INCLUDES PHASE 1, POD A1, POD A2, POD B, AND POD C. POD CALCULATIONS BUILD ON EACH OTHER AS PODS ARE CONSTRUCTED. SEE SHEET L-200 FOR POD A1 CALCULATIONS, SHEET L-300 FOR POD B CALCULATIONS AND SEE SHEET L-400 FOR POD C CALCULATIONS.

## PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

FULL LENGTH OF SITE, FROM U.S. HWY. 441 TO C.R. 2054

| LOCATION | BUFFER LENGTH & TYPE | LANDSCAPE REQUIRED | LANDSCAPE PROVIDED |
|---|---|---|---|
| EASTERN PERIMETER | 769 L.F. BUFFER TYPE 'C' | OPTION 1<br>1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE | 26 PROPOSED CANOPY TREES<br>CONTINUOUS EVERGREEN HEDGE |
| WESTERN PERIMETER | 793 L.F. BUFFER TYPE 'C' | OPTION 1<br>1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE | 27 PROPOSED CANOPY TREES<br>CONTINUOUS EVERGREEN HEDGE |

## ARTERIAL FRONTAGE BUFFER [Sec. 6.2.3(E)]

FULL LENGTH OF SOUTHERN PROPERTY BOUNDARY ALONG U.S. HWY. 441

| DESCRIPTION | LANDSCAPE REQUIREMENTS | LANDSCAPE PROVIDED |
|---|---|---|
| U.S. HWY. 441 (873 LIN. FT.) | 5 CANOPY TREES PER 100 LIN. FT. REQUIRED = 44 CANOPY TREES REQUIRED<br>3 UNDERSTORY TREES PER 100 LIN. FT. REQUIRED = 26 UNDERSTORY TREES REQUIRED<br>CONTINUOUS HEDGE REQUIRED | 44 CANOPY TREES PROVIDED<br>26 UNDERSTORY TREES PROVIDED<br>CONTINUOUS HEDGE PROVIDED |

## PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

EXISTING PARKING IN POD 1 AND PROPOSED POD A1 & A2 PARKING AREA

| DESCRIPTION | LANDSCAPE REQUIRED | LANDSCAPE PROVIDED |
|---|---|---|
| PARKING AREA PERIMETER LANDSCAPE | PARKING PERIMETER = 1,273 L.F.<br>4 CANOPY TREES PER 100 L.F.<br>2 UNDERSTORY/ORNAMENTAL PER 100 L.F.<br>CONTINUOUS ROW OF SHRUBS<br>51 CANOPY TREES REQUIRED<br>26 UNDERSTORY TREES REQUIRED<br>CONTINUOUS ROW OF SHRUBS | 51 CANOPY TREES PROVIDED<br>26 UNDERSTORY TREES PROVIDED<br>CONTINUOUS ROW OF SHRUBS PROVIDED |
| INTERIOR PARKING AREA LANDSCAPE | PARKING AREA = 70,262 S.F.<br>1 CANOPY TREE REQUIRED PER 2,000 S.F.<br>10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED<br>36 CANOPY TREES REQUIRED<br>360 SHRUBS REQUIRED | 36 CANOPY TREES PROVIDED<br>360 SHRUBS PROVIDED |

## SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

ENTIRE SITE

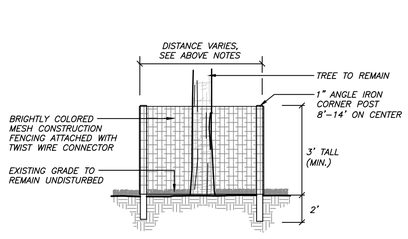
| DESCRIPTION | TREE REQUIREMENTS | TREES PROVIDED |
|---|---|---|
| PRIMARY SIDE CANOPY TREES (SOUTH SIDE) | 3 TREES PER ACRE X 14.5 ACRES = 44 CANOPY TREES REQUIRED | 44 CANOPY TREES PROVIDED |
| REAR SIDE CANOPY TREES (NORTH SIDE) | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| EAST SIDE CANOPY TREES | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| WEST SIDE CANOPY TREES | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| SITE UNDERSTORY TREES | 6 UNDERSTORY TREES PER ACRE X 14.5 ACRES = 87 TREES REQUIRED<br>50% IN FRONT = 44 TREES REQUIRED<br>25% ON EAST SIDE = 21 TREES REQUIRED<br>25% ON WEST SIDE = 22 TREES REQUIRED<br>87 UNDERSTORY TREES REQUIRED | FRONT SIDE<br>44 UNDERSTORY TREES PROVIDED<br>EAST SIDE<br>21 UNDERSTORY TREES PROVIDED<br>WEST SIDE<br>22 UNDERSTORY TREES PROVIDED<br>87 UNDERSTORY TREES PROVIDED |
| BUILDING FACADE (POD A) | 349 LINEAR FEET<br>4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 14 CANOPY TREES REQUIRED + ROW OF SHRUBS | 14 CANOPY TREES PROVIDED<br>ROW OF SHRUBS PROVIDED |

## 10% LANDSCAPED AREA REQUIREMENT

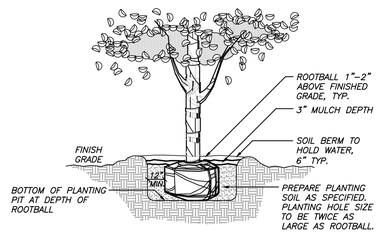
Per City of Alachua Comprehensive Plan Future Land Use Element, Objective 2.4, Policy 2.4.a

ENTIRE SITE

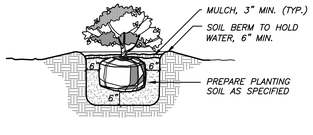
| | |
|---|---|
| TOTAL SITE AREA | 633,271 S.F. |
| TOTAL PROPOSED LANDSCAPED AREA | 212,228 S.F. |
| LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%) | 64.5% |



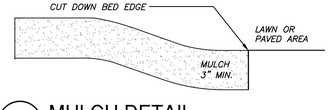

1 TREE PROTECTION DETAIL
SCALE: N.T.S.



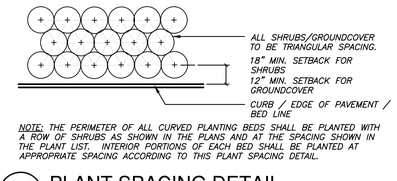

2 TREE PLANTING DETAIL
SCALE: N.T.S.




3 SHRUB PLANTING DETAIL
N.T.S.




4 MULCH DETAIL
N.T.S.

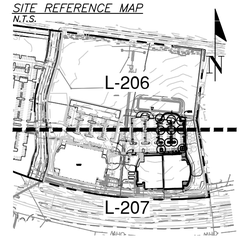



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

5 PLANT SPACING DETAIL
N.T.S.

KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SITE REFERENCE MAP
N.T.S.




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FOUNDATIONPARK
A Bioscience & Innovation Center

**14193 NW 119TH TERRACE**
**ALACHUA, FL 32615**

**CONSULTANTS**

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| 1 | POD 2 RE-PERMITTING | 07/19/21 |
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| DATE ISSUED: | 06/30/16 |
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| REVIEWED BY: | LFH |

CHW PROJECT NUMBER
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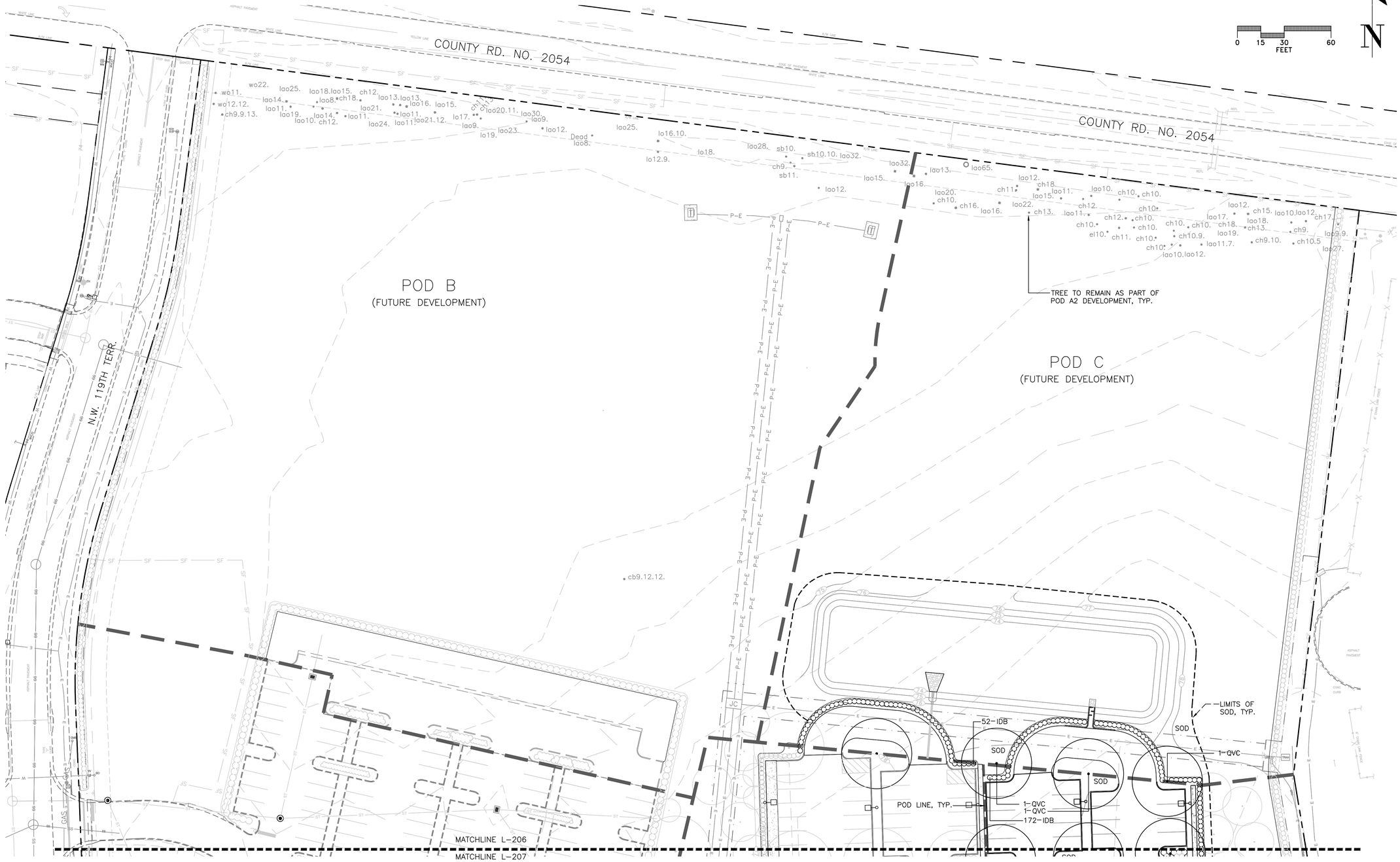
LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD A2

SHEET NUMBER

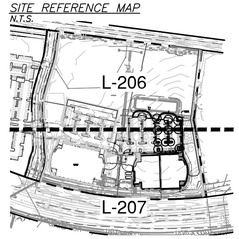
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CITY SUBMITTAL

Tech: cswtt Plot Date: Aug 23,2021 12:05pm Filename: L:\2016\16-0111\Design\03_Production\02_SPR\03_Current\16-0111_design_base-POD A-2.dwg




SITE REFERENCE MAP
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LANDSCAPE PLAN
- POD A2

SHEET NUMBER

# L-206

CITY
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MATCHLINE L-206

MATCHLINE L-207

0 15 30 60
FEET

N

NOTE:
ANY PLANT MATERIAL FROM PREVIOUS PODS THAT IS REMOVED OR DAMAGED AS PART OF THE CONSTRUCTION OF THIS POD SHALL BE REMOVED AND REPLACED WITH THE SAME PLANT MATERIAL MEETING FLORIDA GRADES AND STANDARDS #1 REQUIREMENTS. SHOULD AN ALTERNATIVE LOCATION NEED TO BE CHOSEN, NOTIFY THE LANDSCAPE ARCHITECT TO DISCUSS.

EX. BUILDING
F.F.=77.00

N.W. 119TH TERR.

POD A-1
(EXISTING)

NOTE:
ANY PLANT MATERIAL FROM PREVIOUS PODS THAT IS REMOVED OR DAMAGED AS PART OF THE CONSTRUCTION OF THIS POD SHALL BE REMOVED AND REPLACED WITH THE SAME PLANT MATERIAL MEETING FLORIDA GRADES AND STANDARDS #1 REQUIREMENTS. SHOULD AN ALTERNATIVE LOCATION NEED TO BE CHOSEN, NOTIFY THE LANDSCAPE ARCHITECT TO DISCUSS.

POD A-2

POD LIMIT, TYP.

1-QVC
1-UA
1-QVC
19-VOS
1-UA
7-VOS

7-RI
1-QVC

1-UA

1-QVC
27-VOS

1-QVC
14-VOS

49-BX

12-PM
39-IDB

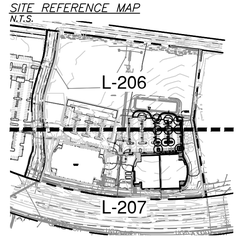
SOD

45' PUBLIC UTILITIES EASEMENT

U.S. HWY. 441

U.S. HWY. 441

*SITE REFERENCE MAP*
*N.T.S.*




Tech: cswtt Plot Date: Aug 23,2021 12:11pm F:\Revomer LA\2016\16-0111\Design\03_Production\02_SPR\03_Current\16-0111_design_base-POD A-2.dwg


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| **REVIEWED BY:** | LFH |

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# LANDSCAPE PLAN - POD A2

SHEET NUMBER

# L-207

CITY SUBMITTAL

1.0 GENERAL

1.1 SUMMARY: Includes but not limited to:
- A. Furnishing and installing sprinkler system as described in Contract Documents complete with accessories necessary for proper functioning.

1.2 SYSTEM DESCRIPTION:
- A. Design Requirements:
  1. Layout of Irrigation Heads:
     - a. Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks, fences, etc.
     - b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.

1.3 QUALITY ASSURANCE:
- A. Regulatory Requirements:
  1. Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
- B. Pre-Installation Conference:
  1. Meet with Owner and Landscape Architect to discuss and clarify all aspects of job requirements prior to commencing work of this Section.
- C. System Adjustments:
  1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
  2. Mainline, laterals, and valves are shown for clarity purposes only. All irrigation equipment to be with landscape area. Mainline, laterals and valves to be installed as far away from existing and new specimen trees as possible.
- D. 1. Documentation and submittal of actual water supply performance prior to commencing installation.

1.4 SUBMITTALS:
- A. Record Drawings:
  1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
     - a. Detail and dimension changes made during construction.
     - b. Significant details and dimensions not shown in original Bidding Documents.
  2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
  3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
  4. As-built drawing shall be provided in PDF format.
  5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
  6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
- B. Instruction Manual:
  1. Provide instruction manual which lists complete instructions for system operation and maintenance.

1.5 PRODUCT STORAGE:
- A. During construction and storage, protect materials from damage and prolonged exposure to sunlight.

1.6 WARRANTY:
- A. Standard one (1) year warranty stipulated in General Conditions shall include:
  1. Completed system including parts and labor.
  2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
  3. System adjustment to supply proper coverage to areas to receive water.

1.7 MAINTENANCE:
- A. Extra Materials:
  1. In addition to installed system, furnish Owner with the following items at close-out:
     - a. Two sprinkler head bodies of each size and type.
     - b. Two nozzles for each size and type.
     - c. Two adjusting keys for each sprinkler head cover type.

2.0 PRODUCTS:

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:
- A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
- B. Pipe:
  1. Pressure Lines: as indicated on plans.
  2. Lateral Lines: as indicated on plans.
  3. Risers: sch. 80 PVC, gray
- C. Fittings:
  1. Schedule 40 PVC.
- D. Sleeving:
  1. Schedule 40 PVC.

2.2 SPRINKLER HEADS:
- A. Conform to requirements shown on Drawings as to type, radius of throw, pressure, and discharge.

2.3 AUTOMATIC SPRINKLER SYSTEM:
- A. Control valves shall be of size and type indicated on Drawings.
- B. Control wire shall be UL listed, color coded copper conductor direct burial size 14. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other colors for all other wire. Each common wire may serve only one controller.
- C. Add two extra control wires from panel to valves for use if a wire fails and mark them in the control box as an extra wires. These wires shall be of a different color than the others.

2.4 VALVES:
- A. Electric Valves:
  1. Make and model shown on Drawings.
- B. Gate valves:
  1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
- C. Automatic Controller:
  1. Make and model shown on Drawings.
- D. Backflow Preventor:
  1. Make and model shown on Drawings.

2.5 VALVE ACCESSORIES:
- A. Valve Boxes:
  1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
  2. Do not install more than one (1) valve in a single box.
  3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

3.1 PREPARATION:
- A. Protection:
  1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.

3.2 INSTALLATION:
- A. Trenching and Backfilling:
  1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
  2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.
- B. Installation of Plastic Pipe:
  1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
  2. Unless otherwise indicated on Drawings, install main lines with a minimum cover of eighteen (18") inches based on finish grade. Install lateral lines with a minimum cover of twelve (12") inches based on finish grade.
  3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on Drawings.
  4. Locate no sprinkler head closer than twelve (12") inches from building foundation. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of one (12") inch clearance between head and walk or curb.
  5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
  6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
  7. Make solvent weld joints in the following manner:
     - a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
     - b. Apply uniform coat of 711 solvent to outside of pipe.
     - c. Apply solvent to fitting in similar manner.
     - d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
     - e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
     - f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
     - g. Wipe off solvent appearing on outer shoulder of fitting.
     - h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
     - i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
  8. Tape threaded connection with teflon tape.
  9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.
- C. Control Valves and Controller:
  1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
  2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
  3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
  4. Install all valve boxes over nine (9") inches of gravel for drainage.
- D. Sprinkler Heads:
  1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
  2. Set sprinkler heads perpendicular to finish grade.
  3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
- E. Dripline:
  1. Install 6" pop up spray and closed nozzle by drip zone control valves to be used as zone operation indicator.
  2. Stake dripline every eight feet with 6" sod staple.

3.3 ADJUSTMENT AND CLEANING:
- A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of of heads shall be part of the original contract with no additional charge to the Owner.
- B. Adjust sprinkler heads for proper distribution and trim to ensure spray does not fall on building.
- C. Adjust watering time of valves to provide proper amounts of water to all plants.

3.4 DEMONSTRATION:
- A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.

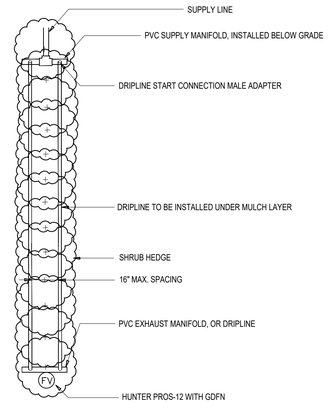
END OF SECTION

# IRRIGATION_SCHEDULE

| SYMBOL | MANUFACTURER/MODEL | ARC | PSI | GPM | RADIUS |
|---|---|---|---|---|---|
| A | Two Hunter PCB-25 Bubbler on nearest tree | 360 | 30 | 2 X.25 | 1' |

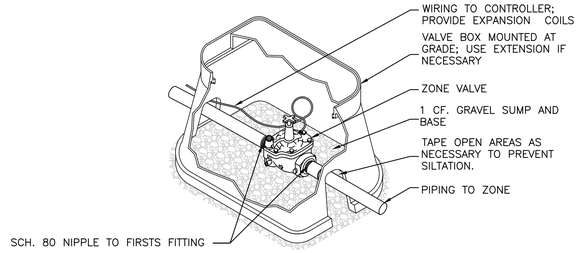
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | Area to Receive Dripline<br>Hunter HDL-10-12<br>On-Surface Pressure Compensating<br>Landscape Dripline. 0.9GPH emitters at 12.0" O.C.<br>Dripline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. UV Resistant. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | Hunter PGV in 12" Valve Box |
| PC | Point of Connection- Existing mainline and control wire installed in phase A1 |
| BF | Existing Backflow |
| C | Existing Controller |
| S | Existing Rain Sensor |
| M | Existing Water Meter ¾" |
| | Irrigation Lateral Line: PVC Class160 |
| | Irrigation Mainline: PVC 1-1/2" Class 200 SDR 21 |
| | Pipe Sleeve: PVC Schedule 40<br>Extend sleeves 18 inches beyond edges of paving or construction. |



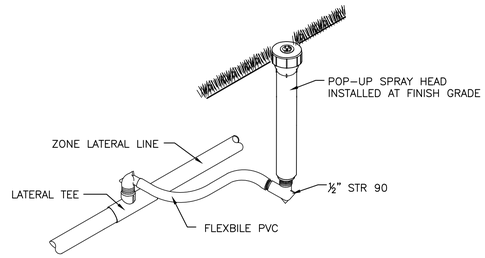

## 1 DRIPLINE DETAIL
SCALE: N.T.S.

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Call 811 two business days before digging

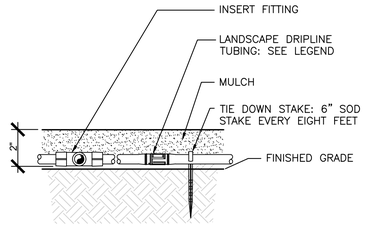



INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

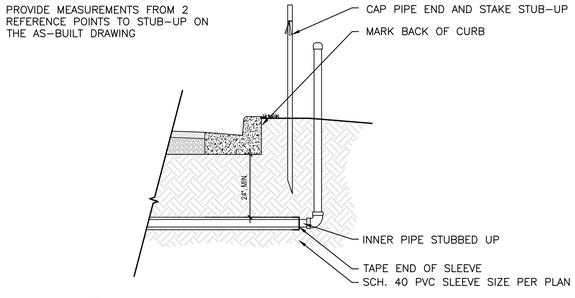
## 2 ZONE VALVE INSTALLATION DETAIL
SCALE: N.T.S.




## 3 SPRAY HEAD INSTALLATION DETAIL
SCALE: N.T.S.




## 4 DRIPLINE INSTALLATION DETAIL
SCALE: N.T.S.




## 5 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.

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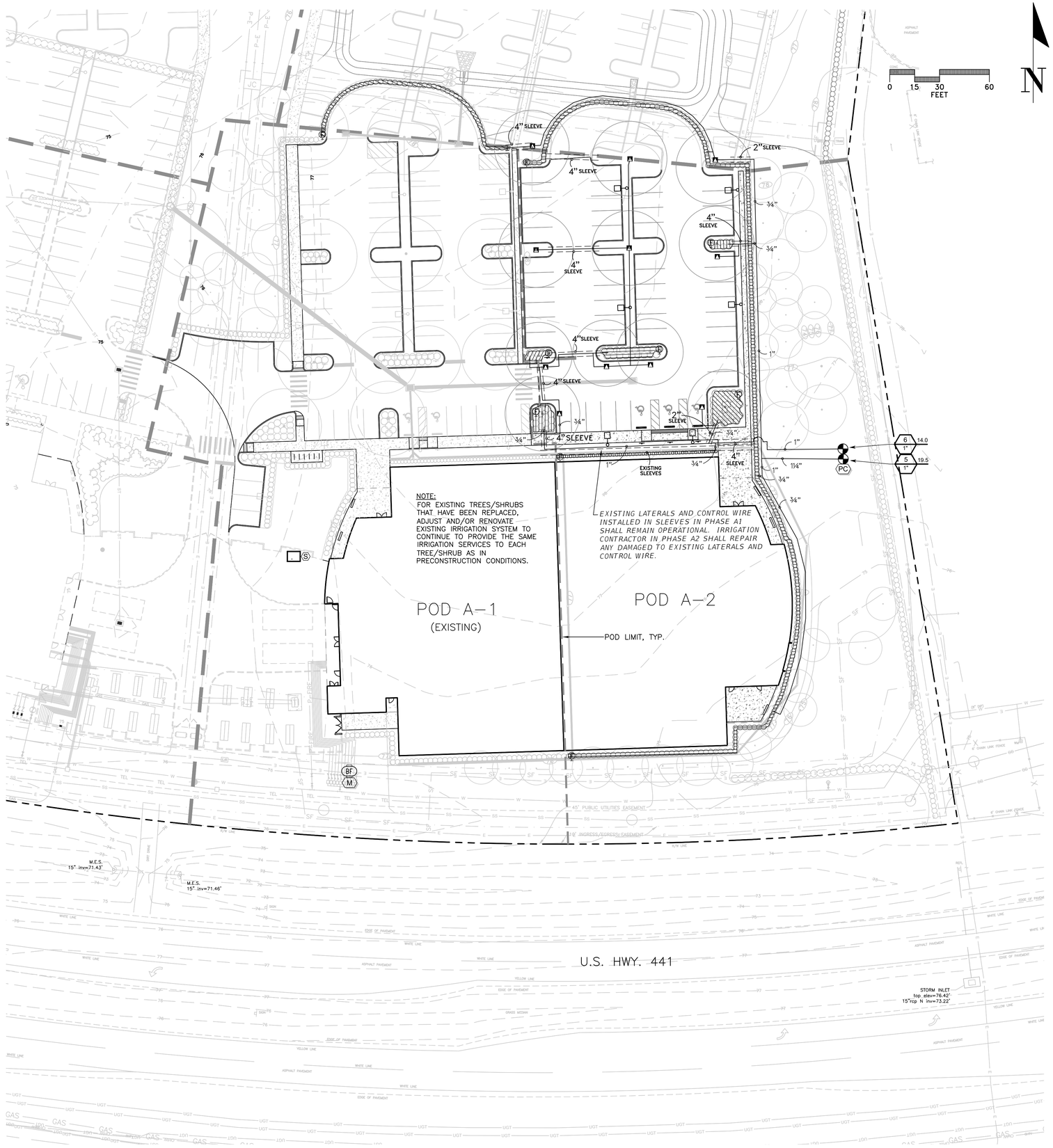
IRRIGATION DETAILS & SPECIFICATIONS - POD A2

SHEET NUMBER

**L-208**

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Tech: cself Plot Date: Aug 23,2021 12:26pm Filename: L:\2016\16-0111\Design\06_Production\02_SPK\05_Cornell\01_Sheets\2021-08-23_FoundationPark_IR-POD A2.dwg





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| **REVIEWED BY:** | LFH |

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# IRRIGATION PLAN - POD A2

SHEET NUMBER

# L-209

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Tech: cswtt Plot Date: Aug 23,2021 12:26pm File:mmer L:\2016\16-0111\Design\03_Production\02_SPR\03_Current\01_Sheets\2021-08-23_Irrigation revised\2019-03-26_FoundationPark_IR-POD2.dwg

## REQUIRED TREE MITIGATION

### REGULATED TREE MITIGATION

| | |
|---|---|
| REGULATED TREES REMOVED | 44 TREES |
| TREES REQUIRED FOR MITIGATION (AT 1:1 REPLACEMENT) | 44 TREES |

### HERITAGE TREE MITIGATION

| | |
|---|---|
| HERITAGE TREES REMOVED | 6 TREES |
| INCHES REQUIRED FOR MITIGATION (AT INCH-FOR-INCH REPLACEMENT) | 223" |
| REPLACEMENT TREES REQUIRED | 149 TREES |

### TOTAL TREE MITIGATION PAYMENT

| | |
|---|---|
| TOTAL REPLACEMENT TREES REQUIRED | 193 TREES |
| TOTAL REPLACEMENT TREES PROPOSED | 88 TREES |
| TOTAL MITIGATION DEFICIT | 105 TREES |
| ESTIMATED COST PER TREE** | $158.56 |
| TOTAL MITIGATION PAYMENT REQUIRED | $16,648.8 |

*UTILIZED 25% OF THE 104 TOTAL SITE/BUFFER/PARKING TREES PROVIDED IN POD B (26) + 25% OF THE 64 TOTAL SITE/BUFFER/PARKING TREES PROVIDED IN POD A1 (16) + 25% OF THE TOTAL 42 TOTAL SITE/BUFFER/PARKING TREES PROVIDED IN POD A2 (11) + AN ADDITIONAL 36 MITIGATION TREES PROPOSED IN POD B (36)

**ESTIMATED COST OF REPLACEMENT TREE, SEE ATTACHED "TREE MITIGATION MEMO."

NOTE:
A MITIGATION PAYMENT SHALL BE PROVIDED IN LIEU OF ON-SITE REPLACEMENT TREES. FEES FOR TREE MITIGATION SHALL BE PAID TO THE CITY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR NEW CONSTRUCTION WITH AN APPROVED SITE PLAN.

## LEGEND

1-QV — NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

## GENERAL NOTES

ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 5.5-6.5.

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND ORNAMENTAL OR UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF ONE AND A HALF (1.5) INCHES, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1"-2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON-SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

## GRASSING

ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

## PLANT MATERIAL

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

## 10% OPEN SPACE REQUIREMENT

CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE SET-ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. THIS REQUIREMENT IS MET BY THE CALCULATIONS FOR 30% LANDSCAPE, SHOWN ADJACENT, WHICH INCLUDE LANDSCAPED BUFFERS AND OTHER LANDSCAPED AREAS.

## IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEET L-303 THROUGH L-304.

## PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
|---|---|---|---|---|---|
| BN | 2 | BETULA NIGRA 'DURA HEAT' | DURA HEAT RIVER BIRCH | 1½" CALIPER, MIN. | UNDERSTORY |
| LIM | 21 | LAGERSTROEMIA INDICA 'MUSKOGEE' | MUSKOGEE CRAPE MYRTLE | 1½" CALIPER, MIN. | UNDERSTORY |
| LT | 31 | LIRIODENDRON TULIPIFERA | TULIP TREE | 8' HEIGHT, MIN. | CANOPY |
| MGB | 9 | MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' | BRACKEN'S BROWN BEAUTY MAGNOLIA | 8' HEIGHT, MIN. | CANOPY |
| PM | 21 | PODOCARPUS MACROPHYLLUS | PODOCARPUS | 1½" CALIPER, MIN. | UNDERSTORY |
| QVC | 13 | QUERCUS VIRGINIANA 'CATHEDRAL' | CATHEDRAL LIVE OAK | 8' HEIGHT, MIN. | CANOPY |
| TD | 37 | TAXODIUM DISTICHUM | BALD CYPRESS | 8' HEIGHT, MIN. | CANOPY |
| UA | 6 | ULMUS ALATA | WINGED ELM | 8' HEIGHT, MIN. | CANOPY |
| **SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| BX | 234 | BUXUS MICROPHYLLA | BOXWOOD | 3 GAL, 24" HT, 12" SPR | |
| IDB | 387 | ILEX CORNUTA 'DWARF BURFORDII' | DWARF BURFORD HOLLY | 3 GAL, 24" HT, 16" SPR | |
| RI | 72 | RHAPHIOLEPIS INDICA 'ELEANOR TABOR' | ELEANOR TABOR INDIAN HAWTHORN | 3 GAL., 24" HT., X 16" SPR. | |
| VO | 13 | VIBURNUM ODORATISSIMUM | SWEET VIBURNUM | 3 GAL, 24" HT, 16" SPR | |
| VOS | 130 | VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT' | MRS. SCHILLER'S DELIGHT VIBURNUM | 3 GAL., 24" HT. X 16" SPR. | |
| **GROUND COVERS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| LEM | 124 | LIRIOPE MUSCARI 'EMERALD GODDESS' | EMERALD GODDESS LIRIOPE | 3 GAL., FULL | |
| **SOD/SEED** | | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| SOD | | PASPALUM NOTATUM 'ARGENTINE' | BAHIA GRASS | WEED FREE AND SAND GROWN SOD | |

NOTE:
CALCULATIONS ON THIS SHEET INCLUDE EXISTING PHASE 1 PLANTINGS, POD A1 PLANTINGS, POD A2 PLANTINGS, AND PROPOSED POD B PLANTINGS. THE ENTIRE SITE AREA IS 14.50 ACRES AND INCLUDES PHASE 1, POD A, POD B, AND POD C (FUTURE DEVELOPMENT). POD CALCULATIONS BUILD ON EACH OTHER AS PODS ARE CONSTRUCTED. SEE SHEET L-200 FOR POD A1 CALCULATIONS, SHEET L-205 FOR POD A2 CALCULATIONS, AND SEE SHEET L-400 FOR POD C CALCULATIONS.

## ARTERIAL FRONTAGE BUFFER [Sec. 6.2.3(E)]

FULL LENGTH OF SOUTHERN PROPERTY BOUNDARY ALONG U.S. HWY. 441

| DESCRIPTION | LANDSCAPE REQUIREMENTS | LANDSCAPE PROVIDED |
|---|---|---|
| U.S. HWY. 441 (873 LIN. FT.) | 5 CANOPY TREES PER 100 LIN. FT. REQUIRED = 44 CANOPY TREES REQUIRED<br>3 UNDERSTORY TREES PER 100 LIN. FT. REQUIRED = 26 UNDERSTORY TREES REQUIRED<br>CONTINUOUS HEDGE REQUIRED | 44 CANOPY TREES PROVIDED<br>26 UNDERSTORY TREES PROVIDED<br>CONTINUOUS HEDGE PROVIDED |

## PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

EXISTING PARKING IN POD 1, POD A, AND PROPOSED POD B PARKING AREA

| DESCRIPTION | LANDSCAPE REQUIRED | LANDSCAPE PROVIDED |
|---|---|---|
| PARKING AREA PERIMETER LANDSCAPE | PARKING PERIMETER = 1,903 L.F.<br>4 CANOPY TREES PER 100 L.F.<br>2 UNDERSTORY/ORNAMENTAL PER 100 L.F.<br>CONTINUOUS ROW OF SHRUBS<br>77 CANOPY TREES REQUIRED<br>38 UNDERSTORY TREES REQUIRED<br>CONTINUOUS ROW OF SHRUBS | 77 CANOPY TREES PROVIDED<br>38 UNDERSTORY TREES PROVIDED<br>CONTINUOUS ROW OF SHRUBS PROVIDED |
| INTERIOR PARKING AREA LANDSCAPE | PARKING AREA = 115,451 S.F.<br>1 CANOPY TREE REQUIRED PER 2,000 S.F.<br>10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED<br>58 CANOPY TREES REQUIRED<br>578 SHRUBS REQUIRED | 58 CANOPY TREES PROVIDED<br>578 SHRUBS PROVIDED |

## PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

FULL LENGTH OF SITE, FROM U.S. HWY. 441 TO C.R. 2054

| LOCATION | BUFFER LENGTH & TYPE | LANDSCAPE REQUIRED | LANDSCAPE PROVIDED |
|---|---|---|---|
| EASTERN PERIMETER | 769 L.F.<br>BUFFER TYPE 'C' | OPTION 1<br>1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE | 26 PROPOSED CANOPY TREES<br>CONTINUOUS EVERGREEN HEDGE |
| WESTERN PERIMETER | 793 L.F.<br>BUFFER TYPE 'C' | OPTION 1<br>1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE | 27 PROPOSED CANOPY TREES<br>CONTINUOUS EVERGREEN HEDGE |

## SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

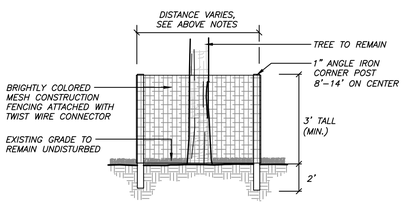
ENTIRE SITE EXCEPT FOR PRIMARY SIDE CANOPY TREES AND SITE UNDERSTORY TREES FOR THE FRONT, WHICH ARE CALCULATED UTILIZING COMBINED ACREAGE FOR PODS B & C

| DESCRIPTION | TREE REQUIREMENTS | TREES PROVIDED |
|---|---|---|
| PRIMARY SIDE CANOPY TREES (NORTH SIDE) | 3 TREES PER ACRE X 6.85 ACRES = 21 CANOPY TREES REQUIRED | 21 CANOPY TREES PROVIDED |
| REAR SIDE CANOPY TREES (SOUTH SIDE) | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| EAST SIDE CANOPY TREES | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| WEST SIDE CANOPY TREES | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| SITE UNDERSTORY TREES | 6 UNDERSTORY TREES PER ACRE X 6.85 ACRES (POD B + POD C) X 50% IN FRONT = 21 TREES REQUIRED<br>6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON EAST SIDE = 22 TREES REQUIRED<br>6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON WEST SIDE = 22 TREES REQUIRED | FRONT SIDE<br>21 UNDERSTORY TREES PROVIDED<br>EAST SIDE<br>22 UNDERSTORY TREES PROVIDED<br>WEST SIDE<br>22 UNDERSTORY TREES PROVIDED |
| BUILDING FACADE (POD B) | 349 LINEAR FEET<br>4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 14 CANOPY TREES REQUIRED + ROW OF SHRUBS | 14 CANOPY TREES PROVIDED<br>ROW OF SHRUBS PROVIDED |

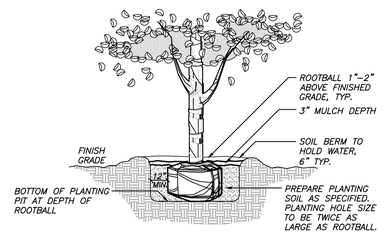
## 10% LANDSCAPED AREA REQUIREMENT

Per City of Alachua Comprehensive Plan Future Land Use Element, Objective 2.4, Policy 2.4.a
ENTIRE SITE

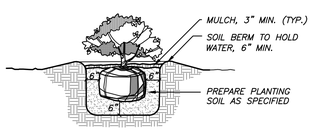
| | |
|---|---|
| TOTAL SITE AREA | 633,271 S.F. |
| TOTAL PROPOSED LANDSCAPED AREA | 317,261 S.F. |
| LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%) | 50.1% |



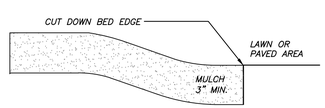

1 TREE PROTECTION DETAIL
SCALE: N.T.S.



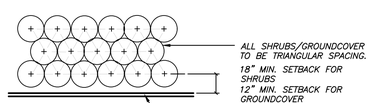

2 TREE PLANTING DETAIL
SCALE: N.T.S.




3 SHRUB PLANTING DETAIL
N.T.S.




4 MULCH DETAIL
N.T.S.

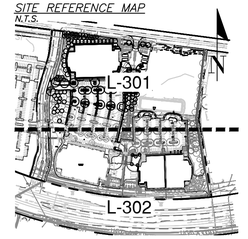



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

5 PLANT SPACING DETAIL
N.T.S.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SITE REFERENCE MAP
N.T.S.




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5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

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### REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | POD 2 RE-PERMITTING | 07/19/21 |
| 2 | POD 2 RE-PERMITTING | 08/23/21 |

| | |
|---|---|
| DATE ISSUED: | 06/30/16 |
| SCALE: | N/A |
| DRAWN BY: | CMT |
| REVIEWED BY: | LFH |

CHW PROJECT NUMBER
16-0111

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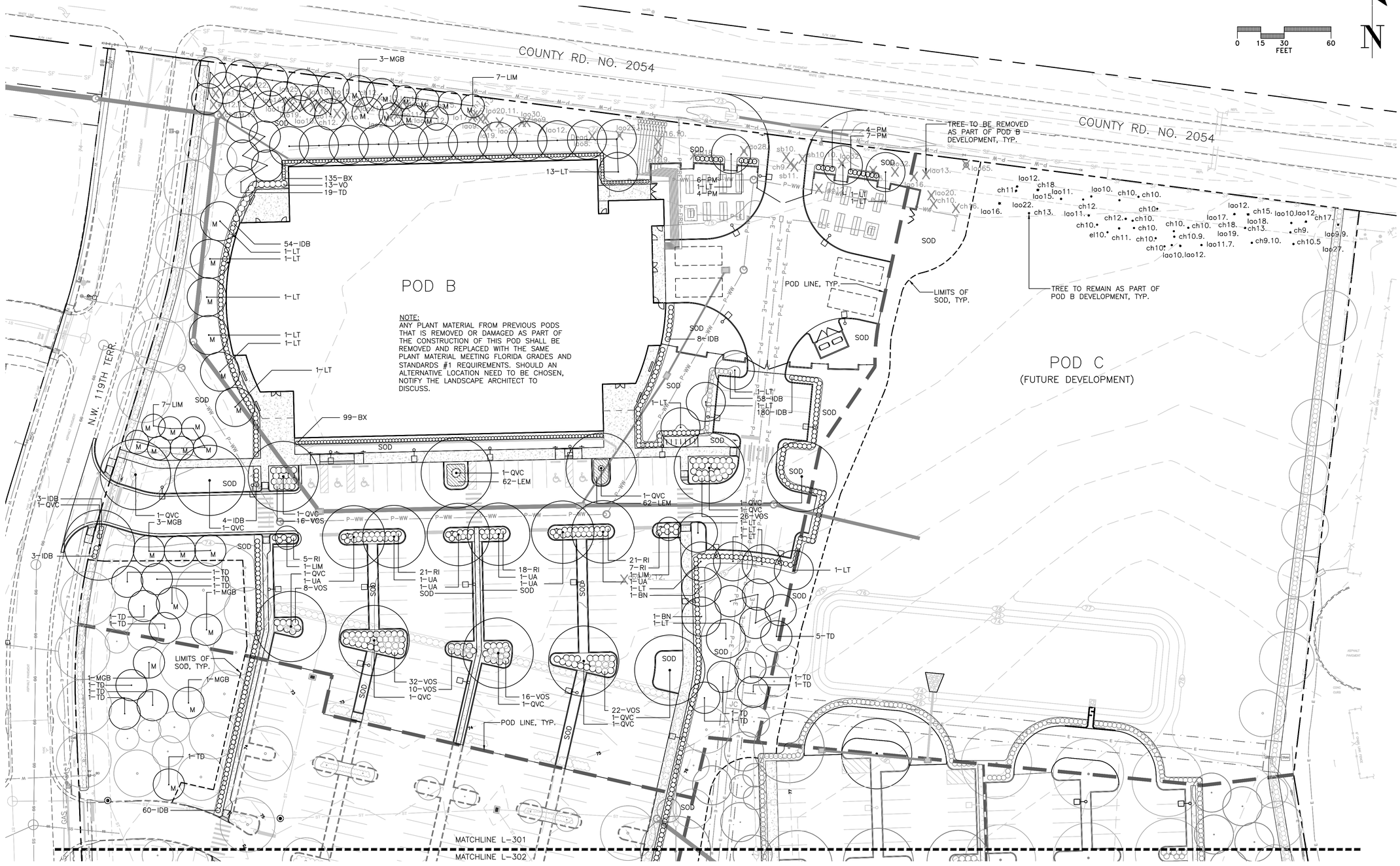
LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD B

SHEET NUMBER

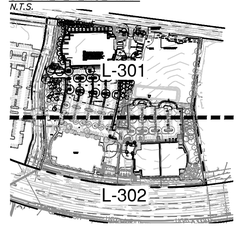
**L-300**

CITY SUBMITTAL

Tech: cswift Plot Date: Aug 23,2021 12:12pm Filename: L:\2016\16-0111\Design\03_Production\02_SPR\03_Current\16-0111_design_base-POD B.dwg




*SITE REFERENCE MAP*
*N.T.S.*





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**REVISIONS**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | POD 2 RE-PERMITTING | 07/19/21 |
| 2 | POD 2 RE-PERMITTING | 08/23/21 |

| | |
|---|---|
| **DATE ISSUED:** | 06/30/16 |
| **SCALE:** | 1" = 30'-0" |
| **DRAWN BY:** | CMT |
| **REVIEWED BY:** | LFH |

CHW PROJECT NUMBER
16-0111

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# LANDSCAPE PLAN - POD B

SHEET NUMBER

# L-301

CITY SUBMITTAL

Tech: csatt Plot Date: Aug 23,2021 12:12pm Filename: L:\2016\16-0111\Design\03_Production\02_SPR\03_Current\16-0111_design_base-POD B.dwg

0 15 30 60
FEET

N

MATCHLINE L-301
MATCHLINE L-302

POD A-1
(EXISTING)

POD A-2
(EXISTING)

EX. BUILDING
F.F.=77.00

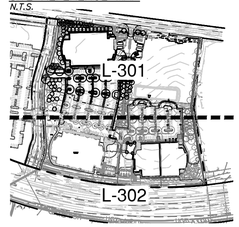
N.W. 119TH TERR.

U.S. HWY. 441

U.S. HWY. 441

SOD
17-IDB
SOD
1-LIM
1-LIM
1-LIM
1-LIM
1-LIM
M.E.S.
15" inv=71.43'
M.E.S.
15" inv=71.46'
45' PUBLIC UTILITIES EASEMENT
45' INGRESS/EGRESS EASEMENT

SITE REFERENCE MAP
N.T.S.




Tech: cswtt Plot Date: Aug 23,2021 12:12pm Filename: L:\2016\16-0111\Design\03_Production\02_SPM\03_Current\16-0111_design_base-POD B.dwg

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| **DRAWN BY:** | CMT |
| **REVIEWED BY:** | LFH |

CHW PROJECT NUMBER
16-0111

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# LANDSCAPE PLAN - POD B

SHEET NUMBER

# L-302

CITY SUBMITTAL

# IRRIGATION_SCHEDULE

| SYMBOL | MANUFACTURER/MODEL | ARC | PSI | GPM | RADIUS |
|---|---|---|---|---|---|
| | Irritrol 533 Bubbler on nearest tree | 360 | 30 | 0.50 | 1' |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | Area to Receive Dripline<br>Hunter PLD-10-12<br>On-Surface Pressure Compensating Landscape Dripline. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. UV Resistant. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | Hunter PGV in 12" Valve Box |
| BF | Wilkins 975XL 1" Backflow Preventer |
| C | Hunter PC-900 9 Station Controller |
| S | Hunter WR-CLIK Wireless Rain Clik |
| F | Hunter HY-100 filter and 1" PVC ball valve in Jumbo Valve Box |
| M | Water Meter ¾" by others see civil plans |
| ——— | Irrigation Lateral Line: PVC Class160 |
| — — — — | Irrigation Mainline: PVC 1-1/2" Class 200 SDR 21 |
| = = = = = = = = | Pipe Sleeve: PVC Schedule 40<br>Extend sleeves 18 inches beyond edges of paving or construction. |

1.0 GENERAL

1.1 SUMMARY: Includes but not limited to:
- A. Furnishing and installing sprinkler system as described in Contract Documents complete with accessories necessary for proper functioning.

1.2 SYSTEM DESCRIPTION:
- A. Design Requirements:
  - 1. Layout of Irrigation Heads:
    - a. Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks, fences, etc.
    - b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.

1.3 QUALITY ASSURANCE:
- A. Regulatory Requirements:
  - 1. Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
- B. Pre-Installation Conference:
  - 1. Meet with Owner and Landscape Architect to discuss and clarify all aspects of job requirements prior to commencing work of this Section.
- C. System Adjustments:
  - 1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
  - 2. Mainline, laterals, and valves are shown for clarity purposes only. All irrigation equipment to be with landscape area. Mainline, laterals and valves to be installed as far away from existing and new specimen trees as possible.
- D. 1. Documentation and submittal of actual water supply performance prior to commencing installation.

1.4 SUBMITTALS:
- A. Record Drawings:
  - 1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
    - a. Detail and dimension changes made during construction.
    - b. Significant details and dimensions not shown in original Bidding Documents.
  - 2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
  - 3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
  - 4. As-built drawing shall be provided in PDF format.
  - 5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
  - 6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
- B. Instruction Manual:
  - 1. Provide instruction manual which lists complete instructions for system operation and maintenance.

1.5 PRODUCT STORAGE:
- A. During construction and storage, protect materials from damage and prolonged exposure to sunlight.

1.6 WARRANTY:
- A. Standard one (1) year warranty stipulated in General Conditions shall include:
  - 1. Completed system including parts and labor.
  - 2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
  - 3. System adjustment to supply proper coverage to areas to receive water.

1.7 MAINTENANCE:
- A. Extra Materials:
  - 1. In addition to installed system, furnish Owner with the following items at close-out:
    - a. Two sprinkler head bodies of each size and type.
    - b. Two nozzles for each size and type.
    - c. Two adjusting keys for each sprinkler head cover type.

2.0 PRODUCTS:

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:
- A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
- B. Pipe:
  - 1. Pressure Lines: as indicated on plans.
  - 2. Lateral Lines: as indicated on plans.
  - 3. Risers: sch. 80 PVC, gray
- C. Fittings:
  - 1. Schedule 40 PVC.
- D. Sleeving:
  - 1. Schedule 40 PVC.

2.2 SPRINKLER HEADS:
- A. Conform to requirements shown on Drawings as to type, radius of throw, pressure, and discharge.

2.3 AUTOMATIC SPRINKLER SYSTEM:
- A. Control valves shall be of size and type indicated on Drawings.
- B. Control wire shall be UL listed, color coded copper conductor direct burial size 14. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other colors for all other wire. Each common wire may serve only one controller.
- C. Add two extra control wires from panel to valves for use if a wire fails and mark them in the control box as an extra wires. These wires shall be of a different color than the others.

2.4 VALVES:
- A. Electric Valves:
  - 1. Make and model shown on Drawings.
- B. Gate valves:
  - 1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
- C. Automatic Controller:
  - 1. Make and model shown on Drawings.
- D. Backflow Preventor:
  - 1. Make and model shown on Drawings.

2.5 VALVE ACCESSORIES:
- A. Valve Boxes:
  - 1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
  - 2. Do not install more than one (1) valve in a single box.
  - 3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

3.1 PREPARATION:
- A. Protection:
  - 1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.

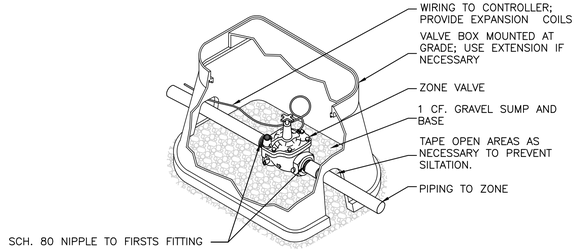
3.2 INSTALLATION:
- A. Trenching and Backfilling:
  - 1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
  - 2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.
- B. Installation of Plastic Pipe:
  - 1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
  - 2. Unless otherwise indicated on Drawings, install main lines with a minimum cover of eighteen (18") inches based on finish grade. Install lateral lines with a minimum cover of twelve (12") inches based on finish grade.
  - 3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of twenty-four (24") inches below finish grade or as shown on Drawings.
  - 4. Locate no sprinkler head closer than twelve (12") inches from building foundation. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of one (12") inch clearance between head and walk or curb.
  - 5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
  - 6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
  - 7. Make solvent weld joints in the following manner:
    - a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
    - b. Apply uniform coat of 711 solvent to outside of pipe.
    - c. Apply solvent to fitting in similar manner.
    - d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
    - e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
    - f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
    - g. Wipe off solvent appearing on outer shoulder of fitting.
    - h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
    - i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
  - 8. Tape threaded connection with teflon tape.
  - 9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.
- C. Control Valves and Controller:
  - 1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
  - 2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
  - 3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
  - 4. Install all valve boxes over nine (9") inches of gravel for drainage.
- D. Sprinkler Heads:
  - 1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
  - 2. Set sprinkler heads perpendicular to finish grade.
  - 3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
- E. Dripline:
  - 1. Install 6" pop up spray and closed nozzle by drip zone control valves to be used as zone operation indicator.
  - 2. Stake dripline every eight feet with 6" sod staple.

3.3 ADJUSTMENT AND CLEANING:
- A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of of heads shall be part of the original contract with no additional charge to the Owner.
- B. Adjust sprinkler heads for proper distribution and trim to ensure spray does not fall on building.
- C. Adjust watering time of valves to provide proper amounts of water to all plants.

3.4 DEMONSTRATION:
- A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.

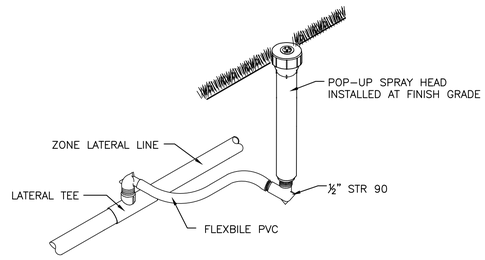
END OF SECTION

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Call 811 two business days before digging

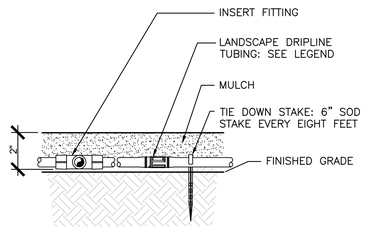



INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

1 ZONE VALVE INSTALLATION DETAIL
SCALE: N.T.S.

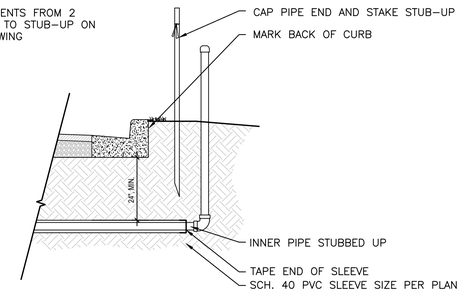



2 SPRAY HEAD INSTALLATION DETAIL
SCALE: N.T.S.




3 DRIPLINE INSTALLATION DETAIL
SCALE: N.T.S.

PROVIDE MEASUREMENTS FROM 2 REFERENCE POINTS TO STUB-UP ON THE AS-BUILT DRAWING




4 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.

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| DRAWN BY: | CMT |
| REVIEWED BY: | LFH |

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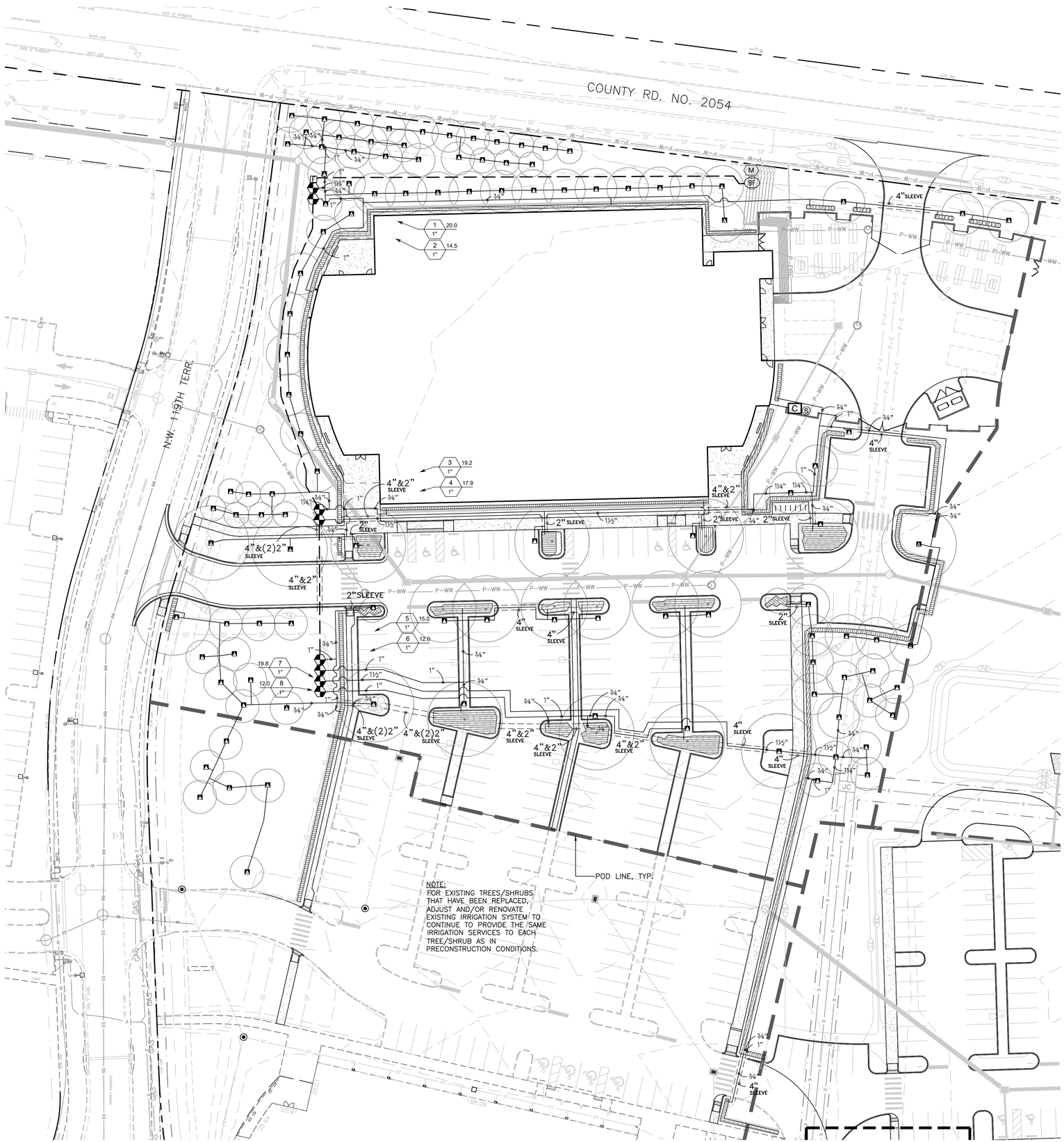
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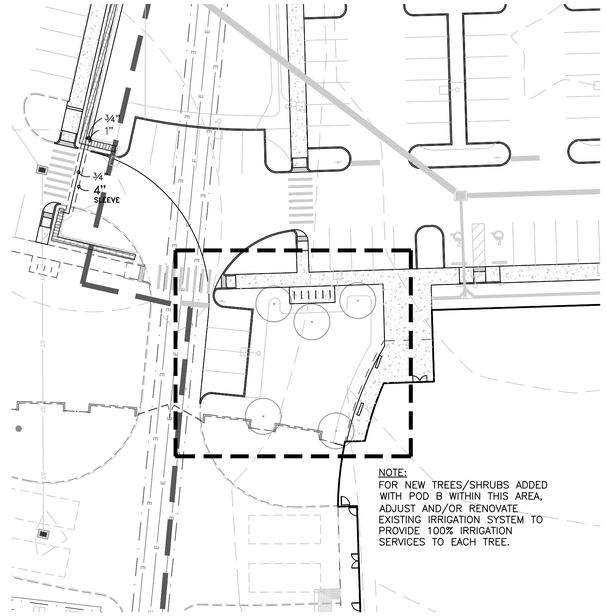
IRRIGATION DETAILS & SPECIFICATIONS - POD B

SHEET NUMBER
L-303

CITY SUBMITTAL

Tech: cseitt Plot Date: Aug 23,2021 12:17pm Filename: L:\2016\16-0111\Design\04_Production\02_SPR\03_Current\01_Sheets\2021-08-23_Irrigation revised\2019-03-26_FoundationPark_IR-P0308.dwg




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FEET

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| 2 | POD 2 RE-PERMITTING | 08/23/21 |

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|---|---|
| **DATE ISSUED:** | 06/30/16 |
| **SCALE:** | 1" = 30'-0" |
| **DRAWN BY:** | CMT |
| **REVIEWED BY:** | LFH |

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# IRRIGATION PLAN - POD B

SHEET NUMBER

# L-304

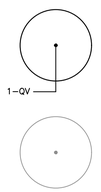
CITY SUBMITTAL

Tech: cswit Plot Date: Aug 23,2021 12:17pm Filename: L:\2016\16-0111\Design\03_Production\02_SPM\03_Current\01_Sheets\2021-08-23_irrigation revised\2019-03-26_FoundationPark_SP-P008.dwg

## PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
|---|---|---|---|---|---|
| LIM | 8 | LAGERSTROEMIA INDICA 'MUSKOGEE' | MUSKOGEE CRAPE MYRTLE | 1 ½" CALIPER MIN. | UNDERSTORY |
| LT | 16 | LIRIODENDRON TULIPIFERA | TULIP TREE | 8' HEIGHT, MIN. | CANOPY |
| MGB | 5 | MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' | BRACKEN'S BROWN BEAUTY MAGNOLIA | 8' HEIGHT, MIN. | CANOPY |
| QA | 5 | QUERCUS AUSTRINA | BLUFF OAK | 8' HEIGHT, MIN. | CANOPY |
| QS | 3 | QUERCUS SHUMARDII | SHUMARD OAK | 8' HEIGHT, MIN. | CANOPY |
| QVC | 13 | QUERCUS VIRGINIANA 'CATHEDRAL' | CATHEDRAL LIVE OAK | 8' HEIGHT, MIN. | CANOPY |
| TD | 14 | TAXODIUM DISTICHUM | BALD CYPRESS | 8' HEIGHT, MIN. | CANOPY |
| UA | 6 | ULMUS ALATA | WINGED ELM | 8' HEIGHT, MIN. | CANOPY |
| **SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| BX | 230 | BUXUS MICROPHYLLA | BOXWOOD | 3 GAL, 24" HT, 12" SPR | |
| IDB | 317 | ILEX CORNUTA 'DWARF BURFORDII' | DWARF BURFORD HOLLY | 3 GAL, 24" HT, 16" SPR | |
| RI | 116 | RHAPHIOLEPIS INDICA 'ELEANOR TABOR' | ELEANOR TABOR INDIAN HAWTHORN | 3 GAL., 24" HT., X 16" SPR. | |
| VO | 11 | VIBURNUM ODORATISSIMUM | SWEET VIBURNUM | 3 GAL, 24" HT, 16" SPR | |
| VOS | 74 | VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT' | MRS. SCHILLER'S DELIGHT VIBURNUM | 3 GAL., 24" HT. X 16" SPR. | |
| **SOD/SEED** | | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | |
| SOD | | PASPALUM NOTATUM 'ARGENTINE' | BAHIA GRASS | WEED FREE AND SAND GROWN SOD | |

### LEGEND




NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

### GENERAL NOTES

ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) SANDY LOAM WITH pH 5.5–6.5.

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND ORNAMENTAL OR UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF ONE AND A HALF (1.5) INCHES, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1"–2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON–SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

### GRASSING

ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

### PLANT MATERIAL

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

### 10% OPEN SPACE REQUIREMENT

CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE SET–ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. THIS REQUIREMENT IS MET BY THE CALCULATIONS FOR 30% LANDSCAPE, SHOWN BELOW, WHICH INCLUDE LANDSCAPED BUFFERS AND OTHER LANDSCAPED AREAS.

### IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEETS L–403 THROUGH L–404 FOR POD C IRRIGATION PLANS.

### REQUIRED TREE MITIGATION

**REGULATED TREE MITIGATION**

REGULATED TREES REMOVED..... 17 TREES

TREES REQUIRED FOR MITIGATION (AT 1:1 REPLACEMENT)..... 17 TREES

**HERITAGE TREE MITIGATION**

HERITAGE TREES REMOVED..... 1 TREES

INCHES REQUIRED FOR MITIGATION (AT INCH–FOR–INCH REPLACEMENT)..... 27"

REPLACEMENT TREES REQUIRED..... 18 TREES

**TOTAL TREE MITIGATION PAYMENT**

TOTAL REPLACEMENT TREES REQUIRED..... 35 TREES
TOTAL REPLACEMENT TREES PROPOSED*..... 28 TREES
TOTAL MITIGATION DEFICIT..... 7 TREES
ESTIMATED COST PER TREE**..... $158.56

TOTAL MITIGATION PAYMENT REQUIRED..... $1,109.92

*UTILIZED 25% OF THE TOTAL 54 TOTAL SITE/BUFFER/PARKING TREES PROVIDED PLUS AN ADDITIONAL 15 MITIGATION TREES PROPOSED

**ESTIMATED COST OF REPLACEMENT TREE, SEE ATTACHED "TREE MITIGATION MEMO."

NOTE:
A MITIGATION PAYMENT SHALL BE PROVIDED IN LIEU OF ON–SITE REPLACEMENT TREES. FEES FOR TREE MITIGATION SHALL BE PAID TO THE CITY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR NEW CONSTRUCTION WITH AN APPROVED SITE PLAN.

NOTE:
CALCULATIONS ON THIS SHEET INCLUDE EXISTING PHASE 1 PLANTINGS, POD A1 PLANTINGS, POD A2 PLANTINGS, POD B PLANTINGS, AND PROPOSED POD C PLANTINGS. THE ENTIRE SITE AREA IS 14.50 ACRES AND INCLUDES PHASE 1, POD A, POD B, AND POD C. POD CALCULATIONS BUILD ON EACH OTHER AS PODS ARE CONSTRUCTED. SEE SHEET L–200 FOR POD A1 CALCULATIONS, SHEET L–205 FOR POD A2 CALCULATIONS, & SHEET L–300 FOR POD B CALCULATIONS.

### PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

FULL LENGTH OF SITE, FROM U.S. HWY. 441 TO C.R. 2054

| LOCATION | BUFFER LENGTH & TYPE | LANDSCAPE REQUIRED | LANDSCAPE PROVIDED |
|---|---|---|---|
| EASTERN PERIMETER | 769 L.F. BUFFER TYPE 'C' | OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE | 26 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE |
| WESTERN PERIMETER | 793 L.F. BUFFER TYPE 'C' | OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE | 27 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE |

### ARTERIAL FRONTAGE BUFFER [Sec. 6.2.3(E)]

FULL LENGTH OF SOUTHERN PROPERTY BOUNDARY ALONG U.S. HWY. 441

| DESCRIPTION | LANDSCAPE REQUIREMENTS | LANDSCAPE PROVIDED |
|---|---|---|
| U.S. HWY. 441 (873 LIN. FT.) | 5 CANOPY TREES PER 100 LIN. FT. REQUIRED = 44 CANOPY TREES REQUIRED<br>3 UNDERSTORY TREES PER 100 LIN. FT. REQUIRED = 26 UNDERSTORY TREES REQUIRED<br>CONTINUOUS HEDGE REQUIRED | 44 CANOPY TREES PROVIDED<br>26 UNDERSTORY TREES PROVIDED<br>CONTINUOUS HEDGE PROVIDED |

### PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

EXISTING PARKING IN POD 1, POD A1, POD A2, POD B, AND PROPOSED POD C PARKING AREA

| DESCRIPTION | LANDSCAPE REQUIRED | LANDSCAPE PROVIDED |
|---|---|---|
| PARKING AREA PERIMETER LANDSCAPE | PARKING PERIMETER = 2,468 L.F.<br>4 CANOPY TREES PER 100 L.F.<br>2 UNDERSTORY/ORNAMENTAL PER 100 L.F.<br>CONTINUOUS ROW OF SHRUBS<br>99 CANOPY TREES REQUIRED<br>50 UNDERSTORY TREES REQUIRED<br>CONTINUOUS ROW OF SHRUBS | 99 CANOPY TREES PROVIDED<br>50 UNDERSTORY TREES PROVIDED<br>CONTINUOUS ROW OF SHRUBS PROVIDED |
| INTERIOR PARKING AREA LANDSCAPE | PARKING AREA = 152,020 S.F.<br>1 CANOPY TREE REQUIRED PER 2,000 S.F.<br>10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED<br>76 CANOPY TREES REQUIRED<br>760 SHRUBS REQUIRED | 76 CANOPY TREES PROVIDED<br>760 SHRUBS PROVIDED |

### SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

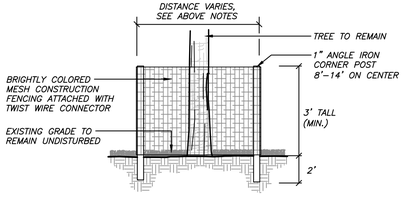
ENTIRE SITE EXCEPT FOR PRIMARY SIDE CANOPY TREES AND SITE UNDERSTORY TREES FOR THE FRONT, WHICH ARE CALCULATED UTILIZING COMBINED ACREAGE FOR PODS B & C

| DESCRIPTION | TREE REQUIREMENTS | TREES PROVIDED |
|---|---|---|
| PRIMARY SIDE CANOPY TREES (NORTH SIDE) | 3 TREES PER ACRE X 6.85 ACRES = 21 CANOPY TREES REQUIRED | 21 CANOPY TREES PROVIDED |
| REAR SIDE CANOPY TREES (SOUTH SIDE) | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| EAST SIDE CANOPY TREES | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| WEST SIDE CANOPY TREES | 2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED | 29 CANOPY TREES PROVIDED |
| SITE UNDERSTORY TREES | 6 UNDERSTORY TREES PER ACRE X 6.85 ACRES (POD B + POD C) X 50% IN FRONT = 21 TREES REQUIRED<br>6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON EAST SIDE = 22 TREES REQUIRED<br>6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON WEST SIDE = 22 TREES REQUIRED | FRONT SIDE 21 UNDERSTORY TREES PROVIDED<br>EAST SIDE 22 UNDERSTORY TREES PROVIDED<br>WEST SIDE 22 UNDERSTORY TREES PROVIDED |
| BUILDING FACADE (POD C) | 349 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 14 CANOPY TREES REQUIRED + ROW OF SHRUBS | 14 CANOPY TREES PROVIDED<br>ROW OF SHRUBS PROVIDED |

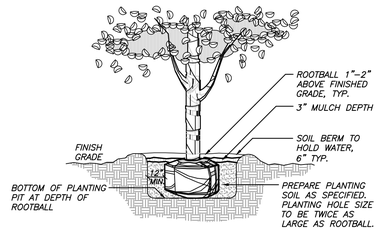
### 30% LANDSCAPED AREA REQUIREMENT

Per City of Alachua Comprehensive Plan Future Land Use Element, Objective 2.4, Policy 2.4.a
ENTIRE SITE

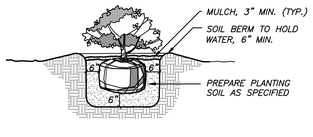
TOTAL SITE AREA..... 633,271 S.F.
TOTAL PROPOSED LANDSCAPED AREA..... 403,424 S.F.
LANDSCAPED AREA % OF TOTAL SITE AREA..... 63.7%
(MIN. 30%)



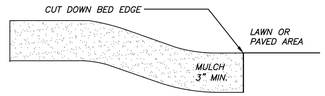

1 TREE PROTECTION DETAIL
SCALE: N.T.S.



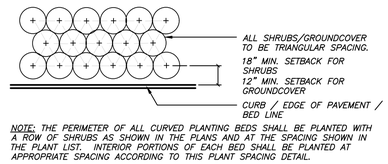

2 TREE PLANTING DETAIL
SCALE: N.T.S.




3 SHRUB PLANTING DETAIL
N.T.S.




4 MULCH DETAIL
N.T.S.

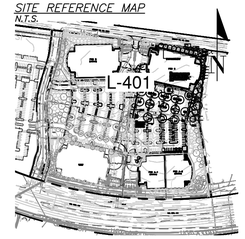



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

5 PLANT SPACING DETAIL
N.T.S.

KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SITE REFERENCE MAP
N.T.S.




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| DRAWN BY: | CMT |
| REVIEWED BY: | LFH |

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# LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD C

SHEET NUMBER

# L-400

CITY SUBMITTAL

Tech: csatt Plot Date: Aug 23,2021 11:57am Filename: L:\2016\16-0111\Design\03_Production\02_SPR\03_Current\16-0111_design_base-POD C.dwg




SITE REFERENCE MAP
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| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | POD 2 RE-PERMITTING | 07/19/21 |
| 2 | POD 2 RE-PERMITTING | 08/23/21 |

| | |
|---|---|
| **DATE ISSUED:** | 06/30/16 |
| **SCALE:** | 1" = 30'-0" |
| **DRAWN BY:** | CMT |
| **REVIEWED BY:** | LFH |

CHW PROJECT NUMBER
16-0111

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# LANDSCAPE PLAN - POD C

SHEET NUMBER

# L-401

CITY SUBMITTAL

# IRRIGATION_SCHEDULE

| SYMBOL | MANUFACTURER/MODEL | ARC | PSI | GPM | RADIUS |
|---|---|---|---|---|---|
| A | Irritrol 533 Bubbler on nearest tree | 360 | 30 | 0.50 | 1' |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | Area to Receive Dripline<br>Hunter PLD-10-12<br>On-Surface Pressure Compensating Landscape Dripline. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. UV Resistant. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | Hunter PGV in 12" Valve Box |
| BF | Wilkins 975XL 1" Backflow Preventer |
| C | Hunter PC-600 6 Station Controller |
| S | Hunter WR-CLIK Wireless Rain Clik |
| F | Hunter HY-100 filter and 1" PVC ball valve in Jumbo Valve Box |
| M | Water Meter ¾" by others see civil plans |
| | Irrigation Lateral Line: PVC Class160 |
| | Irrigation Mainline: PVC 1-1/2" Class 200 SDR 21 |
| | Pipe Sleeve: PVC Schedule 40<br>Extend sleeves 18 inches beyond edges of paving or construction. |

1.0 GENERAL

1.1 SUMMARY: Includes but not limited to:
- A. Furnishing and installing sprinkler system as described in Contract Documents complete with accessories necessary for proper functioning.

1.2 SYSTEM DESCRIPTION:
- A. Design Requirements:
  - 1. Layout of Irrigation Heads:
    - a. Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks, fences, etc.
    - b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.

1.3 QUALITY ASSURANCE:
- A. Regulatory Requirements:
  - 1. Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
- B. Pre-Installation Conference:
  - 1. Meet with Owner and Landscape Architect to discuss and clarify all aspects of job requirements prior to commencing work of this Section.
- C. System Adjustments:
  - 1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
  - 2. Mainline, laterals, and valves are shown for clarity purposes only. All irrigation equipment to be with landscape area. Mainline, laterals and valves to be installed as far away from existing and new specimen trees as possible.
- D. 1. Documentation and submittal of actual water supply performance prior to commencing installation.

1.4 SUBMITTALS:
- A. Record Drawings:
  - 1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
    - a. Detail and dimension changes made during construction.
    - b. Significant details and dimensions not shown in original Bidding Documents.
  - 2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
  - 3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
  - 4. As-built drawing shall be provided in PDF format.
  - 5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
  - 6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
- B. Instruction Manual:
  - 1. Provide instruction manual which lists complete instructions for system operation and maintenance.

1.5 PRODUCT STORAGE:
- A. During construction and storage, protect materials from damage and prolonged exposure to sunlight.

1.6 WARRANTY:
- A. Standard one (1) year warranty stipulated in General Conditions shall include:
  - 1. Completed system including parts and labor.
  - 2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
  - 3. System adjustment to supply proper coverage to areas to receive water.

1.7 MAINTENANCE:
- A. Extra Materials:
  - 1. In addition to installed system, furnish Owner with the following items at close-out:
    - a. Two sprinkler head bodies of each size and type.
    - b. Two nozzles for each size and type.
    - c. Two adjusting keys for each sprinkler head cover type.

2.0 PRODUCTS:

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:
- A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
- B. Pipe:
  - 1. Pressure Lines: as indicated on plans.
  - 2. Lateral Lines: as indicated on plans.
  - 3. Risers: sch. 80 PVC, gray
- C. Fittings:
  - 1. Schedule 40 PVC.
- D. Sleeving:
  - 1. Schedule 40 PVC.

2.2 SPRINKLER HEADS:
- A. Conform to requirements shown on Drawings as to type, radius of throw, pressure, and discharge.

2.3 AUTOMATIC SPRINKLER SYSTEM:
- A. Control valves shall be of size and type indicated on Drawings.
- B. Control wire shall be UL listed, color coded copper conductor direct burial size 14. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other colors for all other wire. Each common wire may serve only one controller.
- C. Add two extra control wires from panel to valves for use if a wire fails and mark them in the control box as an extra wires. These wires shall be of a different color than the others.

2.4 VALVES:
- A. Electric Valves:
  - 1. Make and model shown on Drawings.
- B. Gate valves:
  - 1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
- C. Automatic Controller:
  - 1. Make and model shown on Drawings.
- D. Backflow Preventor:
  - 1. Make and model shown on Drawings.

2.5 VALVE ACCESSORIES:
- A. Valve Boxes:
  - 1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
  - 2. Do not install more than one (1) valve in a single box.
  - 3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

3.1 PREPARATION:
- A. Protection:
  - 1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.

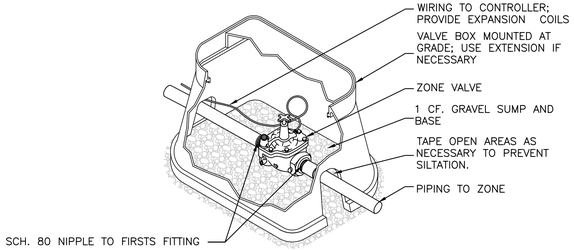
3.2 INSTALLATION:
- A. Trenching and Backfilling:
  - 1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
  - 2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.
- B. Installation of Plastic Pipe:
  - 1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
  - 2. Unless otherwise indicated on Drawings, install main lines with a minimum cover of eighteen (18") inches based on finish grade. Install lateral lines with a minimum cover of twelve (12") inches based on finish grade.
  - 3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of twenty-four (24") inches below finish grade or as shown on Drawings.
  - 4. Locate no sprinkler head closer than twelve (12") inches from building foundation. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of one (12") inch clearance between head and walk or curb.
  - 5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
  - 6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
  - 7. Make solvent weld joints in the following manner:
    - a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
    - b. Apply uniform coat of 711 solvent to outside of pipe.
    - c. Apply solvent to fitting in similar manner.
    - d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
    - e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
    - f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
    - g. Wipe off solvent appearing on outer shoulder of fitting.
    - h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
    - i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
  - 8. Tape threaded connection with teflon tape.
  - 9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.
- C. Control Valves and Controller:
  - 1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
  - 2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
  - 3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
  - 4. Install all valve boxes over nine (9") inches of gravel for drainage.
- D. Sprinkler Heads:
  - 1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
  - 2. Set sprinkler heads perpendicular to finish grade.
  - 3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
- E. Dripline:
  - 1. Install 6" pop up spray and closed nozzle by drip zone control valves to be used as zone operation indicator.
  - 2. Stake dripline every eight feet with 6" sod staple.

3.3 ADJUSTMENT AND CLEANING:
- A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of of heads shall be part of the original contract with no additional charge to the Owner.
- B. Adjust sprinkler heads for proper distribution and trim to ensure spray does not fall on building.
- C. Adjust watering time of valves to provide proper amounts of water to all plants.

3.4 DEMONSTRATION:
- A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.

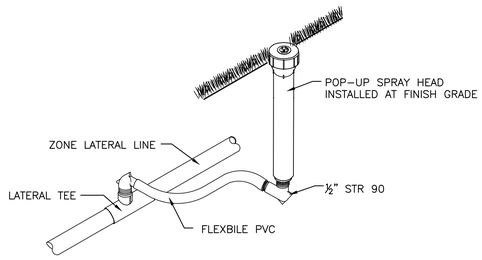
END OF SECTION

811
KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

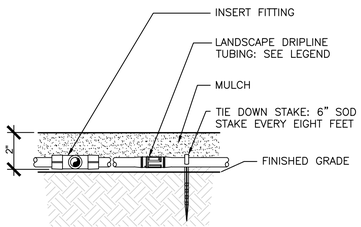



INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

1 ZONE VALVE INSTALLATION DETAIL
SCALE: N.T.S.

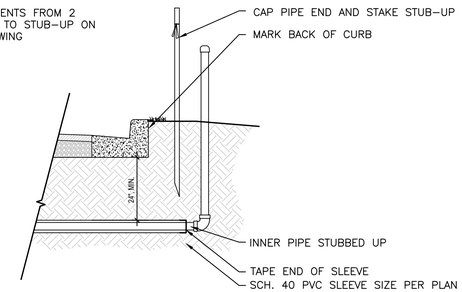



2 SPRAY HEAD INSTALLATION DETAIL
SCALE: N.T.S.




3 DRIPLINE INSTALLATION DETAIL
SCALE: N.T.S.

PROVIDE MEASUREMENTS FROM 2 REFERENCE POINTS TO STUB-UP ON THE AS-BUILT DRAWING




4 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.

RS&H, Inc.
10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 *
5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA LA0001683

REVISIONS

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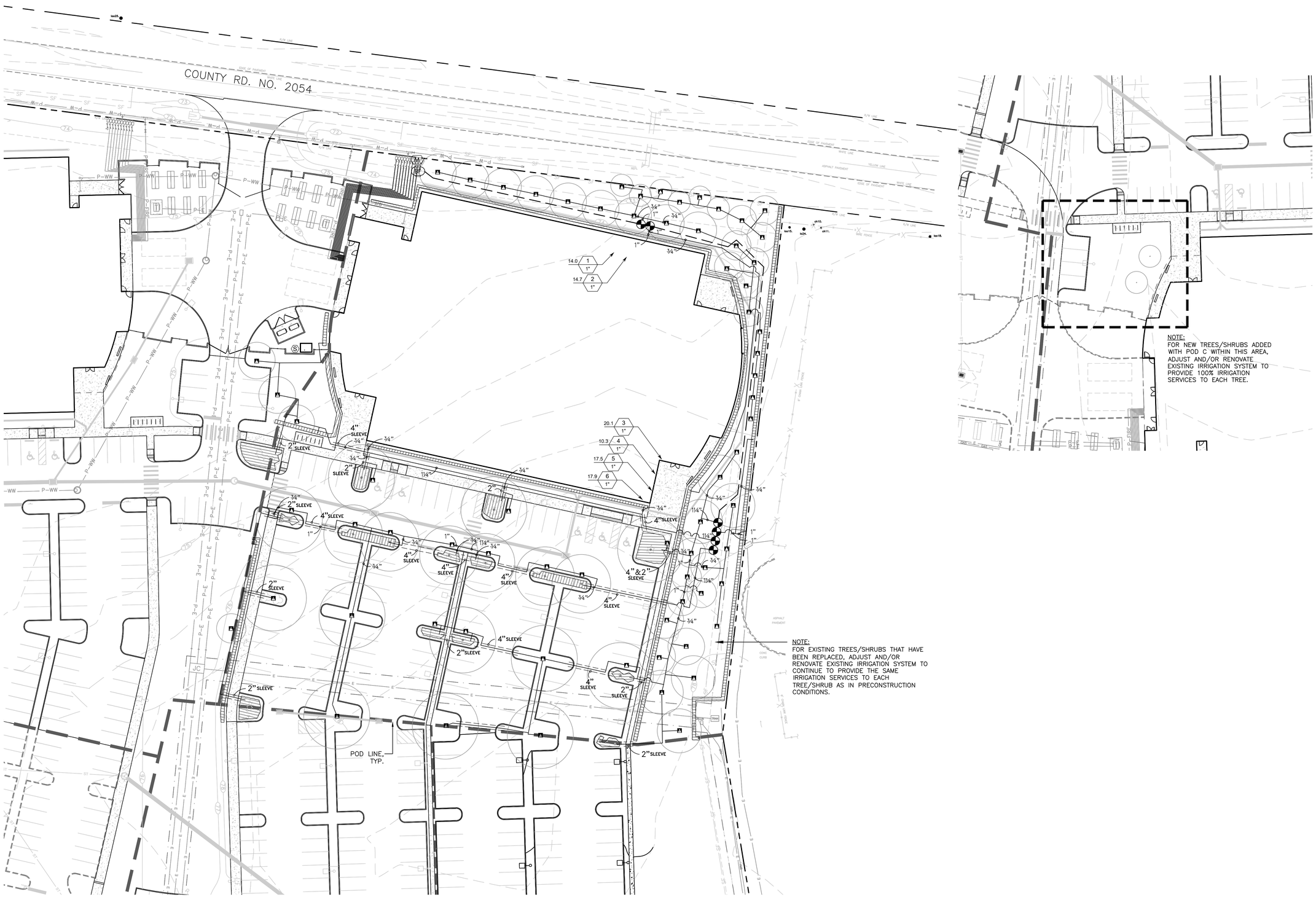
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IRRIGATION DETAILS & SPECIFICATIONS - POD C

SHEET NUMBER
L-402

CITY SUBMITTAL

Tech: cseitt Plot Date: Aug 23,2021 12:16pm Filename: L:\2016\16-0111\Design\04_Production\02_SPR\03_Current\01_Sheets\2021-06-29_Irrigation revised\2019-03-26_FoundationPark_IR-POOC.dwg




Tech: cswill Plot Date: Aug 23,2021 12:15pm Filename: L:\2016\16-0111\Design\05_Production\02_SPW\05_Current\01_Sheet\2021-08-23_irrigation revised\2019-03-26_FoundationPark_IR-POD2.dwg

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| **REVIEWED BY:** | LFH |

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# IRRIGATION PLAN - POD C

SHEET NUMBER

# L-403

CITY SUBMITTAL

City of Alachua
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** 10/11/2021
**SUBJECT:** Power Purchase Agreement with FPL
**PREPARED BY:** Rodolfo Valladares, P.E.; Director of Public Services

**RECOMMENDED ACTION:**
Approve the Agreement for the Purchase and Sale of Electric Energy and Capacity Between the City of Alachua and Florida Power and Light and authorize and direct the City Manager to execute the contract and any other necessary documents.

## Summary

The City of Alachua issued Invitation to Negotiate 2021-01 on Feb. 12, 2021, soliciting future wholesale power suppliers for the City's electric system. The City's energy needs are currently supplied by Gainesville Regional Utilities (GRU). The City entered into an agreement for wholesale electric service with GRU in 1992. The agreement was subsequently amended in 1998, 2008, 2010 and 2016. The current agreement terminates March 31, 2022 and provides for constant pricing of $58 per Mw-hr.

In response to ITN 2021-01, the City received proposals from seven (7) suppliers. The City retained the consulting services of WHH Enterprises to assist in evaluating proposals. After extensive evaluation and negotiation, it was determined Florida Power and Light (FPL) proposal provides the best power supply option for the City at the Substation No.1 delivery point (Alachua Substation). City Staff has worked with the agency to prepare proposed agreement for consideration by the City Commission.

Below are highlights of the proposed agreements.

**FPL Agreement Highlights:**

- Term - April 1, 2022 to March 31, 2029
- Delivery Point - Substation No. 1 (Alachua Substation)
- Estimated Capacity - 16 MW
- Rate - Function of Natural Gas Prices; with Natural gas at $3.50 per M2BTU, total cost will average about $53 per Mw-hr.
- Allows for City option to deliver solar energy to Alachua Substation in the future (if the City elects to award a new solar supply contract or construct its own solar project)

The City's investment in critical electric system infrastructure, particularly the construction of the Legacy Substation (energized June 2021), has made this option viable. By having the availability for delivery of energy to two (2) substations connected to different electric suppliers, the City's competitive options for wholesale power suppliers has been dramatically enhanced. This was affirmed by the competitive pricing received by going to the open marketplace.

The proposed agreements will result in reductions to wholesale electric costs and continue to diversify the City's electric supply mix with staggered expiration terms, constant pricing, and market-driven pricing.

**FINANCIAL IMPACT:** Yes

**AMOUNT:** Approximately $7-8 Million Annually

**FUNDING SOURCE:** Electric Fund

**ADDITIONAL FINANCIAL INFORMATION:**
Based on historical purchased power, subject to actual energy consumption and market-driven components of proposed FPL agreement.

---

**COMMISSION GOALS:**
Economic Development, Strengthen Community Services

---

**ATTACHMENTS:**

| | Description |
|---|---|
| 🗋 | Alachua FL - Full Requirements Transaction Confirmation |

**NATIVE LOAD FIRM AND SYSTEM FIRM POWER AND ENERGY TRANSACTION CONFIRMATION**

Between

City of Alachua, FL and Florida Power & Light Company

Date: October __, 2021

Seller: Florida Power & Light Company
700 Universe Blvd, MC: EMT/JB
Juno Beach, FL 33408

Attn: Director of Origination
Phone: 561.691.7880
Email: timothy.gerrish@fpl.com

Buyer: City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Attn: City Manager
Phone:
Email:

Attn: Legal/EMT Contracts Dept.
Phone: 561.691.7837
Fax: 561.625.7567

(Above address for any Notices)

**Governing Agreement:**

This Native Load Firm And System Firm Power And Energy Transaction Confirmation ("Transaction Confirmation") sets forth the terms and conditions of a transaction to be entered into between Seller and Buyer pursuant to Florida Power & Light Company's FERC Electric Tariff No. 1 ("Tariff"). All terms and conditions of the Tariff shall apply to this Transaction Confirmation unless otherwise explicitly set forth to the contrary herein and all terms used but not defined herein shall have the meanings ascribed to such terms according to the Tariff, unless otherwise defined below.

1) **Seller's Operating Representative**: Vice President, Energy Marketing and Trading
2) **Buyer's Operating Representative:** City Manager
3) **Buyer's Service Agreement**: October __, 2021
4) **Transaction Date:** October __, 2021
5) **Point(s) of Delivery:** Delivered to the FPL Transmission System
6) **Delivery Period:**
   a) Beginning Hour Ending 0100 Eastern Prevailing Time on April 1, 2022 to Hour Ending 2400 EPT on March 31, 2029, including weekends and NERC Holidays, unless sooner terminated as permitted in this Transaction Confirmation or Tariff; provided, however, Seller shall have no obligation to provide, or Buyer to purchase, Power and Energy unless and until the conditions precedent set forth in Section 11 have been satisfied or waived. Seller will make the Power and Energy available to Buyer all hours of every day during the Delivery Period.
   b) Prior to the commencement of the Delivery Period, Seller shall have no obligation to provide, and Buyer shall have no obligation to purchase, Power and Energy. Nothing in this

Transaction Confirmation or Tariff is to be construed as extending the time permitted to raise disputes or as extending the period of time for providing Power and Energy. At the end of the Delivery Period, each Party's obligations to the other Party under this Transaction Confirmation except those obligations that, pursuant to this Transaction Confirmation or by their express terms survive the end of the Delivery Period, shall automatically terminate, and each Party expressly waives any and all rights to raise in any forum a claim that the other Party must provide or purchase any level or amount of Power and Energy hereunder on any basis. Notwithstanding Section 3.4 of the Tariff, Seller agrees that if it seeks to amend its Tariff during the term of this Transaction Confirmation, such amendment will not in any way affect this Transaction Confirmation, including without limitation the Delivery Period of the Transaction Confirmation, without the prior written consent of Buyer. Seller further agrees that it will not assert, or defend itself, on the basis that any provision in the Tariff is inconsistent with this Transaction Confirmation.

7) **Power and Energy**:

a) Seller may furnish Power and Energy from any available Electric Resources it chooses for sale to the Buyer. Seller will have no obligation under this Transaction Confirmation to plan its system or modify its facilities in order to provide or maintain the Power and Energy provider hereunder. For the avoidance of doubt, this is not an Economy Energy transaction as set forth in and defined by the Tariff.

b) On an annual basis, Buyer shall have the option to change the method in which the Energy price is determined in Appendix C to System Average Energy pricing as determined in Appendix D, for the following year by providing Written Notice to Seller on or before:

i) December 1, 2021 for the period April 1, 2022 to December 31, 2022.

ii) August 15th of the previous year for the period January 1, 2023 to March 31, 2029. As an example, Buyer would need to provide Written Notice to Seller by August 15, 2022 to elect System Average Energy pricing effective January 1, 2023. If no Written Notice is provided by August 15th to Seller, then the Energy pricing will be determined in accordance with Appendix C.

c) Scheduling: Buyer shall schedule energy to meet its hourly load as described in this section below. Buyer has the option to have Seller perform the scheduling services by providing notice to Seller at least two months prior to the change in scheduling.

i) On or before 8:30 a.m. EPT of the prior Business Day ("Scheduling Deadline"), Buyer or its designated agent, shall provide Seller its schedule for Energy for each interval of the applicable Delivery Day, including any intervening non-Business Days ("Schedule for Energy"). For example, on a Friday before a weekend which is followed by a non-Business Day Monday, Buyer would provide a schedule for Saturday, Sunday, Monday and Tuesday. All such notifications as described herein shall be provided via electronic mail sent to jeffrey.dunn@fpl.com. Seller shall promptly confirm receipt of any such request from Buyer via electronic mail to rvalladares@cityofalachua.org, or by calling (386) 418-6140. Buyer and Seller may mutually agree in writing to an alternate notification methodology.

ii) If Buyer has not elected the Buyer's Option in Section 8(c), then any Schedule for Energy submitted by Buyer shall be deemed for service under Section 8(a) unless Buyer specifies the Schedule of Energy is for service under Section 8(b).

d) Commencing after June 1, 2024, Buyer shall have the right to take delivery of up to 5 MW of solar energy from a facility directly interconnected to the Alachua distribution system such that any energy delivered from the solar facility to Alachua will effectively reduce the Alachua load as metered at the Alachua Interconnection Point(s).

8) **Quantity of Power and Energy:**

a) From April 1, 2022 to March 31, 2029 and subject to Force Majeure, Seller shall supply and Buyer shall receive and pay for the System Firm Energy as scheduled by Buyer to serve Buyer's Retail Load with a firmness equivalent to System Firm at the Point(s) of Delivery.

b) From April 1, 2022 to March 31, 2029 and subject to Force Majeure, Seller shall supply and Buyer shall receive and pay for the Capacity and associated Energy not supplied by the System Firm Energy pursuant to Section 8(a) as scheduled by Buyer to serve Buyer's Retail Load with a firmness equivalent to Seller's Native Load customers at the Point(s) of Delivery.

c) From January 1, 2023 to March 31, 2029 Buyer has an annual option ("Buyer's Option"), to take service pursuant to this Section 8(c) in lieu of taking System Firm Energy pursuant to Section 8(a) and/or Capacity and associated Energy pursuant to 8(b) by giving Written Notice to Seller at the address for Notices set forth above between December 1 and December 15 of each calendar year of the Delivery Period to elect for the following year effective April 1 to receive service pursuant to this Section 8(c). Not later than November 15 of each calendar year Seller shall provide to Buyer Written Notice of Buyer's right to exercise Buyer's Option as provided herein above. If Seller fails to provide Written Notice as required herein, then the deadline for exercise of Buyer's Option shall not expire until such Written Notice is provided, in which case Buyer shall have 15 days following receipt of such Written Notice in which to exercise Buyer's Option. If the Buyer elects to exercise this Buyer's Option contained in this Section 8(c) then, subject to Force Majeure, Seller shall supply and Buyer shall receive and pay for the Capacity and associated Energy as scheduled by Buyer to serve Buyer's Retail Load with a firmness equivalent to Seller's Native Load customers at the Point(s) of Delivery.

d) If the Buyer fails to exercise the Buyer's Option contained in 8(c) above for a year during the Delivery Period, then Seller shall continue to supply and Buyer shall continue to receive and pay for the System Firm Energy pursuant to Section 8(a) and Capacity and associated Energy not supplied by the System Firm Energy pursuant to Section 8(b) for such year.

9) **Transmission Service & Scheduling:**

a) The Point(s) of Delivery for the Power and Energy shall be at those FPL Transmission System interconnection(s) designated by Seller. Seller shall be responsible for obtaining any transmission services necessary for the delivery of Power and Energy to the Point(s) Of Delivery and for the costs associated with such transmission service(s) to the Point(s) Of Delivery. Buyer shall be responsible for obtaining any transmission services necessary for the delivery of Power and Energy from the Point(s) Of Delivery and for the costs associated with such transmission service(s) from the Point(s) Of Delivery. Transmission service through the FPL Transmission System and the GRU Transmission System must be obtained by the Parties in accordance with the applicable Open Access Transmission Tariff of FPL on file with FERC and the GRU Transmission Service Contract with Buyer dated _____.

Power and Energy shall be scheduled in accordance with the FPL Transmission System's scheduling procedures. Any arrangements with Transmission Providers and compensation to any such Transmission Providers associated with this Transaction Confirmation to such Point(s) Of Delivery shall be the sole responsibility of Seller. Any arrangements with Transmission Providers and compensation to any such Transmission Providers associated with this Transaction Confirmation at and from such Point(s) Of Delivery shall be the sole responsibility of the Buyer.

b) Buyer recognizes that the Transmission Provider may curtail transmission service and that upon notification of such a requirement to curtail, Buyer and Seller shall be obligated to do so. If Buyer fails to institute the required curtailment, the Transmission Provider will be entitled to limit deliveries during the period any shortage of capacity and/or energy exists. In no event shall Seller be liable under this Transaction Confirmation for any shortage of capacity, energy or any element of Power and Energy to the extent resulting from the transmission and/or distribution of Power and Energy, capacity and/or energy or any acts or omissions of Seller in its capacity as a Transmission Provider. There shall be no proration in Buyer's payment or performance obligations under this Transaction Confirmation as a result of curtailments, interruptions, or reductions of transmission service or Ancillary Services at and from the Alachua Interconnection Point(s), whether as a result of Force Majeure or otherwise.

10) **Power And Energy Charge:**

a) Subject to the pricing limitations set forth in Section 4 of the Tariff, the Power and Energy Charge shall be comprised of the monthly sum of the following three (3) components:

i) Monthly Capacity Payment ("MCP");

ii) Monthly Energy Non-Fuel Payment ("MENFP"); and

iii) Monthly Energy Fuel Payment ("MEFP").

b) Beginning on the first day of the Delivery Period, and thereafter for each Monthly Billing Period of the Delivery Period, Buyer shall be obligated to pay to Seller the MCP set forth in Appendix A, the MENFP set forth on Appendix B, and the MEFP set forth in Appendix C or Appendix D if so elected by Buyer per Section 7(b).

c) There shall be added to the Power and Energy Charge any amounts charged to Seller for any transmission services or charges that are incurred in the delivery of Power and Energy (other than those transmission charges which are Seller's responsibility as set forth in the requirements for Power and Energy) in accordance with the OATT of any Transmission Provider, or in connection with related agreements and arrangements for transmission-related schedules or services, and such amounts shall be forwarded to and paid by Buyer.

d) There shall be added to the Power and Energy Charge any amounts for Change in Law Costs, Tax Adjustments, and Indemnification.

i) Change in Law Costs. In the event that there is any change in Applicable Laws that is promulgated after the Transaction Date of this Transaction Confirmation and that results in any additional or new costs, expenses, charges, fees and/or assessments (other than Tax Adjustments) that are attributable or related (in whole or in part) to the production and/or provision of Power and Energy to Buyer, including environmental-related costs, renewable portfolio standards (only if applicable to wholesale contracts), charges, fees, or expenses incurred by Seller to supply the Power and Energy and such costs,

whether incurred as part of a voluntary or compulsory measure, are to be recovered from Seller's retail customers as approved by the Florida Public Service Commission, Buyer shall reimburse Seller for Buyer's pro-rata share of such costs, expenses, charges, fees and/or assessments, which amounts shall be calculated and recovered as determined by Seller in a commercially reasonable manner. Seller shall allocate variable Change in Law Costs to MEFP and or MENFP and fixed Change in Law Costs to MCP. Change in Law Costs resulting from capital expenditures shall be allocated over the economic life of the capitalized asset. Change in Law Costs shall not include any costs recovered in the On Peak Fuel Charge Factor or Off Peak Fuel Charge Factor. The determination of additional cost by the Seller shall be net of any reductions in costs associated with the change in Applicable Laws. The Seller shall promptly notify the Buyer upon the determination of any additional or new costs, expenses, charges, fees and/or assessments and the calculation of the pro rata portion of such costs proposed to be recovered from the Buyer.

e) Timing and Method of Payment. On or before the tenth (10) day of each Monthly Billing Period, Seller shall provide to Buyer a detailed written invoice on paper and/or by electronic media (in the original file format with all formulas and calculations intact) for the amounts owed by the Buyer pursuant to this Transaction Confirmation (and if applicable the amounts owed by the Seller pursuant to any corrections owed by the Seller). The Parties agree to net any undisputed offsetting amounts which are shown on any monthly billing statement. Buyer shall pay such monthly billing statement on the later of the 20th day of each month or the tenth day after which Buyer receives such invoice (the "Payment Due Date"). The monthly billing statement shall detail the amount and calculation of the following: a) MCP, b) MENFP and c) MEFP.

i) Buyer shall make payments by electronic funds transfer, or by other mutually agreeable method(s), to the below account designated by Seller, unless Written Notice of other payment instructions are given by Seller:

Wire or ACH Transfers
BNK: Bank of America
ACCT: 3750132076
ABA/CITY (WIRE): 026009593 / New York
ABA/CITY (ACH): 111000012 / Dallas

ii) Seller shall maintain the records, books, documents and papers associated with this Transaction Confirmation in accordance with Applicable Laws. Seller's books, records and accounts that pertain solely to the calculation of the monthly invoices hereunder, including the MCP, MENFP, and MEFP under Appendix A, B and C of this Transaction Confirmation, shall be open to inspection, audit and reproduction, during normal working hours by Buyer or its authorized representative on three (3) Business Days prior Written Notice, to the extent necessary to permit adequate evaluation and verification of any invoices under this Transaction Confirmation (and any payments or claims with respect thereto). For the purpose of evaluating or verifying actual or claimed costs incurred or units expended, Buyer and its authorized representatives shall have access to the Records from the start of the Delivery Period until two (2) years after the close of the Delivery Period.

iii) Buyer's books, records and accounts shall be open to inspection, audit and reproduction, by Seller or its authorized representative during normal working hours upon three (3) Business Days prior Written Notice.

11) **Conditions Precedent:** The obligations of Seller to generate, deliver and sell, and of Buyer to accept delivery of and purchase, Power and Energy shall be subject to the satisfaction or waiver (by the Party entitled to waive the applicable condition) of all of the following conditions precedent:

a) On or before December 1, 2021, Buyer shall give Written Notice to Seller at the above address for Notices informing Seller whether Buyer has acquired the necessary firm network and/or firm point-to-point transmission rights from the affected Transmission Provider for the Delivery Period on terms reasonably acceptable to Buyer to allow for firm delivery of Power and Energy from the Point(s) of Delivery to the Alachua Interconnection Point(s);

b) The condition precedent set forth above shall be deemed to be waived by the Buyer effective after December 1, 2021, or such subsequent date as agreed to in writing by the Parties, unless Written Notice is otherwise provided by Buyer to Seller.

c) In the event Buyer gives Written Notice to Seller that the condition precedent set forth hereinabove is not satisfied (unless such condition is deemed to be waived by the date provided above), this Transaction Confirmation, except for those provisions that pursuant to this Transaction Confirmation or by their express terms survive such termination, shall terminate automatically without any further obligation and without any need by either Party to take any further action, shall have no further force and effect and Seller and Buyer expressly waive any and all rights to raise in any forum a claim that the other Party must provide or purchase Power and Energy hereunder on any basis

12) **Performance Security:**

a) Buyer covenants that it shall maintain, at all times in which it has a Credit Rating, a minimum of an Investment Grade Credit Rating. If Buyer does not have a Credit Rating from S&P or Moody's, does not maintain an Investment Grade Credit Rating, or experiences an Event of Default, then Buyer shall be required to do the following:

i) In the event Buyer is required to secure its obligations to Seller by posting, in an amount equal to or greater than twice the highest total monthly bill incurred by Buyer under this Transaction Confirmation over the most recent prior twelve (12) month period, cash to Seller's bank account identified in Section 10(e)(i) or by a letter of credit as provided by Section 3.2 of the Tariff, the letter of credit shall be in form and substance reasonably acceptable to Seller naming Seller as the sole beneficiary and from a credit support provider approved by Seller in Seller's sole discretion, with such security to be provided within five (5) Business Days of Buyer not having a Credit Rating from S&P or Moody's, not maintaining an Investment Grade Credit Rating, or experiencing an Event of Default.

ii) The letter of credit shall, among other things, permit Seller to make a drawing for the full amount of the letter of credit in the event that:

(1) Buyer fails to renew or replace the letter of credit at least thirty (30) calendar days prior to the stated expiration of the letter of credit or

(2) An Event of Default by Buyer has occurred and is continuing.

b) Upon Written Notice by Seller to Buyer from time to time of the amount of the highest monthly bill incurred by Buyer over the most recent twelve (12) month period, Buyer, if required to post and/or maintain cash or a letter of credit, shall adjust the amount of the cash or letter of credit, as applicable, to the revised required amount within five (5) Business Days. All costs of a letter of credit shall be borne by Buyer.

c) Buyer hereby waives any and all rights it may have at law or otherwise to require Seller to provide financial assurances or security (including cash, letters of credit or other security) in respect of Seller's obligations under this Transaction Confirmation.

d) Buyer shall deliver to Seller each fiscal year, a copy of the annual report containing audited consolidated financial statements for such fiscal year with respect to Buyer. In all cases the statements shall be for the most recent accounting period and shall be prepared in accordance with generally accepted accounting principles. Buyer shall diligently pursue the preparation, certification and delivery of the statements. Such statements shall be delivered to the Seller when available.

13) **Events of Default:** In addition to bankruptcy or insolvency under Section 3.5 of the Tariff, the occurrence of any of the following shall constitute an "Event of Default" with respect to a Party (a "Defaulting Party"):

a) failure to make, when due, any payment required pursuant to this Agreement if such failure is not remedied within five (5) Business Days after receipt of Written Notice;

b) any representation or warranty made by such Party herein is false or misleading in any material respect when made or when deemed made or repeated if such failure is not remedied within thirty (30) Business Days after receipt of Written Notice;

c) the failure to perform any material covenant or obligation set forth in this Agreement (except to the extent constituting a separate Event of Default) if such failure is not remedied within thirty (30) Business Days after receipt of Written Notice;

d) the failure of such Party to satisfy the creditworthiness/collateral requirements pursuant to Section 3.2 of the Tariff if such failure is not remedied within thirty (30) Business Days after receipt of Written Notice;

e) such Party consolidates or amalgamates with, or merges with or into, or transfers all or substantially all of its assets to, another entity and, at the time of such consolidation, amalgamation, merger or transfer, the resulting, surviving or transferee entity fails to assume all the obligations of such Party under this Transaction Confirmation to which it or its predecessor was a party by operation of law or pursuant to an agreement reasonably satisfactory to the other Party if such failure is not remedied within thirty (30)Business Days after receipt of Written Notice;

f) the occurrence and continuation of (1) a default, event of default or other similar condition or event in respect of such Party under one or more agreements or instruments, individually or collectively, relating to indebtedness for borrowed money in an aggregate amount of not less than fifty million dollars ($50,000,000.00) for Seller and ten million dollars ($10,000,000) ("Cross Default Amount") for Buyer, which results in such indebtedness becoming, or becoming capable at such time of being declared, immediately due and payable or (2) a default by such Party in making on the due date therefor one or more payments, individually or collectively, in an aggregate amount of not less than the Cross Default Amount if such failure is not remedied within five (5) Business Days after receipt of Written Notice;

g) with respect to a Party's issuer of a letter of credit, if any, (1) if any representation or warranty made by the issuer of a letter of credit is false or misleading in any material respect when made or when deemed made or repeated; (2) the failure of an issuer of a letter of credit to make any payment required or to perform any other material covenant or obligation in any letter of credit made in connection with this Transaction Confirmation and such failure shall not be remedied within three (3) Business Days after Written Notice; (3) an issuer of a letter of credit becomes bankrupt or insolvent as set forth in Section 3.5 of the Tariff; (4) the failure of the issuer's letter of credit to be in full force and effect for purposes of this Transaction Confirmation (other than in accordance with its terms) prior to the satisfaction of all obligations of such Party under this Transaction Confirmation without the written consent of the other Party; or (5) an issuer of a letter of credit shall repudiate, disaffirm, disclaim, or reject, in whole or in part, or challenge the validity of any letter of credit, if any such foregoing failure is not remedied within ten (10) Business Days after receipt of Written Notice.

14) **Remedies.**

a) If an Event of Default by Buyer occurs and is continuing, then Buyer shall:

i) pay all amounts outstanding under this Transaction Confirmation as of the date of Seller's Written Notice of such Event of Default or Buyer's knowledge of such Event of Default within ten (10) Business Days of receipt of such Written Notice or such Buyer's knowledge,

ii) post and maintain a letter of credit in favor of Seller for the amount required in Section 12 above, and

iii) Commence prepaying Seller weekly in advance for all amounts due as reasonably computed and invoiced by Seller under this Transaction Confirmation until such time as Buyer satisfies the applicable requirements of Subsection 12(b). In the event that Seller draws on the letter of credit from time to time, Buyer shall post and maintain an additional letter of credit, or amend the existing letter of credit to reinstate the available amount thereunder by an amount equal to the amount drawn within three (3) Business Days after such drawing.

Seller may, at is option, exercise any one or combination of the following remedies upon an Event of Default by Buyer that has occurred and is continuing:

iv) calculate a Settlement Amount owed by Buyer to Seller for the termination of this Transaction Confirmation and terminate this Transaction Confirmation without penalty or further obligation by Seller by providing Written Notice to Buyer; and/or

v) Draw on any outstanding letter of credit issued or any other security issued for Seller's benefit in the amount of Seller's Settlement Amount.

b) Upon the occurrence of any Event of Default by Seller, Buyer may, at its option, calculate a Settlement Amount owed by Seller to Buyer for the termination of this Transaction Confirmation and terminate this Transaction Confirmation without penalty or further obligation by Buyer by providing Written Notice to Seller.

c) ABSENT FRAUD, THE REMEDIES SET FORTH HEREIN CONSTITUTE THE SOLE AND EXCLUSIVE REMEDIES AGAINST THE OTHER FOR EVENTS OF DEFAULT, BREACH OF CONTRACT OR ANY FAILURE TO PERFORM ANY OF THE OBLIGATIONS UNDER THIS TRANSACTION CONFIRMATION.

15) **Section 205 Filing:** In the event that there is any filing pursuant to Section 205 of the Federal Power Act to revise the Tariff or this Transaction Confirmation, including without limitation the pricing formulas and the recovery of Buyer's pro-rata share of fuel charge costs, expenses, charges, taxes, fees and/or assessments; the Parties reserve their right to oppose any such filing to the extent such filing is inconsistent with the provisions of this Transaction Confirmation and Tariff. The Parties shall be limited in any opposition to opposing the matters described in the foregoing sentence and shall not be entitled to argue that changes should be made to any other aspect of this Transaction Confirmation or Tariff in order to make the overall rate just and reasonable or otherwise.

16) **Representations and Warranties**.

a) Seller's Representations and Warranties. Seller hereby represents and warrants as follows:

i) Seller is a corporation duly organized, validly existing and in good standing under the laws of the State of Florida and is qualified in each other jurisdiction where the failure to so qualify would have a material adverse effect upon the business or financial condition of Seller; and Seller has all requisite power and authority to conduct its business, to own its properties, and to execute, deliver, and perform its obligations under this Transaction Confirmation.

ii) The execution, delivery, and performance of its obligations under this Transaction Confirmation by Seller have been duly authorized by all necessary corporate action, and do not:

(1) Require any consent or approval of Seller's board of directors, other than that which has been obtained and is in full force and effect;

(2) Violate any provision of Applicable Laws or violate any provision in any corporate documents of Seller, the violation of which could have a material adverse effect on the ability of Seller to perform its obligations under this Transaction Confirmation;

(3) Result in a breach or constitute a default under Seller's corporate charter or bylaws, or under any contract relating to the management or affairs of Seller or any indenture or loan or credit contract, or any other contract, lease, or instrument to which Seller is a party or by which Seller or its properties or assets may be bound or affected, the breach or default of which could reasonably be expected to have a material adverse effect on the ability of Seller to perform its obligations under this Transaction Confirmation; or

(4) Result in, or require the creation or imposition of any mortgage, deed of trust, pledge, lien, security interest, or other charge or encumbrance of any nature upon or with respect to any of the assets or properties of Seller now owned or hereafter acquired, the creation or imposition of which could reasonably be expected to have a material adverse effect on the ability of Seller to perform its obligation under this Transaction Confirmation.

iii) This Transaction Confirmation is a valid and binding obligation of Seller, enforceable against Seller in accordance with its terms (except as such enforcement may be limited by bankruptcy, insolvency, or similar laws affecting the rights of creditors, or by general principles of equity).

iv) The execution, delivery, and performance of this Transaction Confirmation will not conflict with or constitute a breach or default under any contract of any kind to which Seller is a party or any judgment, order, statute, or regulation that is applicable to Seller.

v) All approvals, authorizations, consents, or other action required by any Governmental Authority to authorize Seller's execution, delivery, and performance under this Transaction Confirmation have been duly obtained and are in full force and effect.

b) Buyer's Representation and Warranties. Buyer hereby represents and warrants the following:

i) Buyer is a Florida municipality properly constituted and existing.

ii) All Governmental Approvals required by any Governmental Authority to authorize Buyer's execution, delivery, and performance under this Transaction Confirmation have been duly obtained and are in full force and effect.

iii) The Buyer shall establish levy and collect rents, rates and other charges for the products and services provided by its electric utility system which rents, rates and other charges shall at least be sufficient to meet the operation and maintenance expenses of such electric utility system to comply with all covenants pertaining thereto contained in and all other provisions of any resolution trust indenture or other security agreement relating to any bond or other evidences of indebtedness issues or to be issued by the Buyer to generate funds sufficient to fulfill the terms of all other contracts and agreements entered into by the Buyer including without limitation this Transaction Confirmation.

iv) The execution, delivery, and performance of its obligations under this Transaction Confirmation by Buyer have been duly authorized by all necessary corporate action, and do not:

(1) Require any consent or approval other than that which has been obtained and is in full force and effect;

(2) Result in a breach or constitute a default under Buyer's charter or bylaws, or under any contract relating to the management or affairs of Buyer or any indenture or loan or credit contract, or any other contract, lease, or instrument to which Buyer is a party or by which Buyer or its properties or assets may be bound or affected, the breach or default of which could reasonably be expected to have a material adverse effect on the ability of Buyer to perform its obligations under this Transaction Confirmation;

(3) Result in, or require the creation or imposition of any mortgage, deed of trust, pledge, lien, security interest, or other charge or encumbrance of any nature (other than as may be contemplated by this Transaction Confirmation) upon or with respect to any of the assets or properties of Buyer now owned or hereafter acquired, the creation or imposition of which could reasonably be expected to have a material adverse effect on the ability of Buyer to perform its obligation under this Transaction Confirmation; and

(4) Violate any provision of Applicable Laws or violate any provision in any corporate documents of Buyer, the violation of which could have a material adverse effect on the ability of Buyer to perform its obligations under this Transaction Confirmation.

v) Subject to Section 11 above, this Transaction Confirmation is a valid and binding obligation of Buyer, enforceable against Buyer in accordance with its terms (except as

such enforcement may be limited by bankruptcy, insolvency, or similar laws affecting the rights of creditors or by general principles of equity).

vi) The execution, delivery, and performance of this Transaction Confirmation will not conflict with or constitute a breach or default under any contract of any kind to which Buyer is a party or any judgment, order, statute, or regulation that is applicable to Buyer.

17) **Other Terms/Conditions**:

a) **Force Majeure:** If an event constituting Force Majeure as defined in the Tariff lasts longer than fifteen (15) days, then the Buyer, at its sole discretion, can terminate this Transaction Confirmation.

b) **Confidentiality:** Seller and Buyer regard the pricing terms and conditions in this Transaction Confirmation as proprietary trade secrets under Florida law. Each Party agrees to notify the other Party as soon as possible of any request for proprietary information, and not to distribute any proprietary information without first notifying the other Party; provided, however, nothing herein limits an obligation of Seller or Buyer to disclose such information as may be required under Applicable Laws. Seller shall provide Buyer with a public version of this Transaction Confirmation and a sample monthly billing statement that redacts all pricing, terms and conditions that Seller considers to be a trade secret, and City agrees to keep such redacted information confidential as exempt from Florida's Public Record Act (Chapter 119.0713, Florida statutes) to the fullest extent allowed by Applicable Laws. Seller may assume the Buyer's defense against any third party challenge seeking disclosure of the redacted information, but in any event Seller shall hold Buyer harmless and indemnify Buyer from and against all third party claims or actions, including attorneys' fees and damages, resulting from or arising out of the assertion of a trade secret exemption under Florida's Public Record Act with respect to the redacted information that Seller asserts is a trade secret. All information in this Transaction Confirmation may be released after December 31, 2022.

c) **Setoff upon Termination**. Upon the designation of an event of default entitling a Party to terminate this Transaction Confirmation early ("Early Termination Date"), the terminating Party ("X") may, at its option and in its discretion, setoff, against any amounts Owed to the non-terminating Party ("Y") by X or any Affiliate of X under this Transaction Confirmation or under any other agreement, instrument and/or undertaking, any amounts Owed by Y to X or any of X's Affiliates (irrespective of the place of payment or booking office of the obligation) under this Transaction Confirmation or under any other agreement, instrument and/or undertaking. The obligations of Y and X under this Transaction Confirmation in respect of such amounts shall be deemed satisfied and discharged to the extent of any such setoff exercised by X and/or X's Affiliates. X will give Y Written Notice of any setoff effected under this Section as soon as practicable after the setoff is effected, provided that failure to give such Written Notice shall not affect the validity of the setoff. For purposes of this Section, "Owed" shall mean any amounts owed or otherwise accrued and payable (regardless of whether such amounts have been or could be invoiced) as of the Early Termination Date. If an obligation is unascertained, X may in good faith estimate that obligation and setoff on the basis of such estimate, subject to the relevant Party accounting to the other when the obligation is ascertained.

d) **Trade Option Representation**. If this Transaction Confirmation meets the conditions contained in CFTC Regulation 32.3(a) ("Trade Option"), then each Party represents and warrants that the Party that is the offeree of a the Trade Option ("Offeree") represents to the other party ("Offeror") that it is a producer, processor, commercial user of or a merchant

handling the commodity that is the subject of this commodity option transaction or the products or by-products thereof and is offered or entering into this commodity option transaction solely for purposes related to its business as such. Offeree and Offeror hereby confirm to each other that the Trade Option is intended to be physically settled so that, if exercised, the option would result in the sale of an exempt commodity for immediate or deferred delivery.

e) **Netting of Payments**. The Parties hereby agree that they shall discharge mutual debts and payment obligations due and owing to each other on the same date pursuant to this Transaction Confirmation through netting, in which case all amounts owed by each Party to the other Party during the monthly billing period, interest, and payments or credits, shall be netted so that only the excess amount remaining due shall be paid by the Party who owes it. If no mutual debts or payment obligations exist and only one Party owes a debt or obligation to the other during the monthly billing period, that Party shall pay such sum in full when due.

f) **Sovereign Immunity**. Nothing in this Agreement shall be construed or applied as a waiver of the Buyer's sovereign immunity against third party tort claims, including those rights and limitations of liability under section 768.28, Florida statutes, as it may be amended. If the Seller pursues indemnity or a hold harmless defense from the Buyer in connection with a third-party tort claim, then the Buyer shall have the right to assert against any such third party claimant, the defense of sovereign immunity on behalf of itself and the Seller shall allow the Buyer to maintain that defense and shall take no action that will frustrate Buyer's ability to maintain a defense of sovereign immunity, including the procedures and limitations of liability in section 768.28, Florida statutes.

18) **Additional Definitions:** When used herein with initial or complete capitalization, whether in the singular or in the plural, the following terms shall have the following defined meanings:

a) "Ancillary Services" means those services as defined in the OATT.

b) "Applicable Laws" means any and all federal, state regional or local statutes, laws, municipal charter provisions, regulations, ordinances, rules, judgments, orders, decrees, Governmental Approvals, licenses or permit requirements or other governmental requirements or restrictions, or any interpretation or administration of any of the foregoing by any Governmental Authority, that apply to the facilities, services or obligations of either Party under this Contract, whether now or hereafter in effect and that are enforceable in a court of law.

c) "Alachua Interconnection Point(s)" means the City of Alachua, FL interconnection with the GRU Transmission system.

d) "Business Day" means any day on which the Federal Reserve Member Banks in Florida are open for business. A Business Day shall begin at 8:00 a.m. EPT and end at 5:00 p.m. EPT.

e) "Buyer's Option" has the meaning specified in Section 8(c).

f) "Buyer's Retail Load" means the Buyer's hourly load forecasted by Seller, in kWh, scheduled for delivery at the Alachua Interconnection Point(s).

g) "Capacity" means net electrical power, in MW, provided by Seller's System and delivered to or available for Buyer's system at the [Points of Delivery].

h) "Credit Rating" means the respective rating then assigned to Buyer's unsecured senior long-term debt obligations (not supported by third party credit enhancement) by S&P or Moody's; and if no rating is assigned to Buyer's unsecured, senior long-term debt obligations by such

agency, the lower of the general corporate credit rating or issuer rating, as applicable, assigned by such rating agency to Buyer

i) “Eastern Prevailing Time” or “EPT” means the time in effect in the Eastern Time Zone of the United States of America, whether Eastern Standard Time or Eastern Daylight Savings Time.

j) “Energy” means electrical energy, expressed in MWh, provided by Seller and delivered to Buyer at the Point(s) of Delivery in accordance with the terms and conditions of this Transaction Confirmation.

k) “Fuel Adjustment Charges” means monthly payments calculated in accordance with Appendix D.

l) “Generation-Related Transmission Service Charges” means any transmission charge incurred by Seller for delivery of the Power and Energy through FPL's Transmission System in accordance with FPL's OATT schedules 3 through 6 but excluding schedules 1 and 2 and any GRU Transmission service charges under the GRU Transmission Service Agreement.

m) “Governmental Authority” means any national, state, regional or local government (whether domestic or foreign), any political subdivision thereof or any other governmental, quasi-governmental, judicial, executive, legislative, administrative, public or statutory instrumentality, authority, body, agency, department, bureau or entity or any arbitrator with authority to bind a Party at law.

n) “HE” means “hour ending.”

o) “Investment Grade Credit Rating” means Buyer has a current and continuous Credit Rating from either S&P or Moody’s equal to or higher than “BBB-” (with a neutral/stable or higher outlook) by S&P (or its equivalent under any successor rating category of S&P) and/or “Baa3” (with a neutral/stable or higher outlook) by Moody’s (or its equivalent under any successor rating category of Moody’s). In determining whether Buyer has an Investment Grade Rating, if Buyer has a Credit Rating from both S&P and Moody’s, Buyer’s Credit Rating shall be an Investment Grade Credit Rating only if the above minimum ratings requirements are satisfied with respect to both S&P and Moody’s.

p) “Monthly Capacity Payment” or “MCP” means monthly payments calculated in accordance with Appendix A.

q) “Monthly Energy Fuel Payment” or “MEFP” means monthly payments calculated in accordance with Appendix C.

r) “Monthly Energy Non-Fuel Payment” or “MENFP” means monthly payments calculated in accordance with Appendix B.

s) “Native Load” means the demand imposed on Seller by the requirements of retail customers located within a franchised service territory of Seller that Seller has a statutory obligation to serve and wholesale customers with whom Seller has contracted to supply service with a firmness of Native Load.

t) “OATT” means the Transmission Provider’(s) Open Access Transmission Tariff on file at FERC, as amended from time to time.

u) “Point(s) of Delivery” means the location at which Power and Energy is first delivered to the FPL’s Transmission System from Electric Resources on Seller’s System that are interconnected with the Seller’s Transmission System or, in the case of purchased power,

from points of interconnection between Seller's Transmission System and other transmission systems.

v) "Power and Energy" means the product Seller sells and delivers and Buyer pays and receives, consisting of Capacity and associated Energy.

w) "Seller's System" means, during the Delivery Period, (i) the Electric Resources as such may change from time to time during the Delivery Period, (ii) capacity and energy purchases by Seller pursuant to power purchase contracts and (iii) to the extent of the sale of electric power to Seller therefrom, all generating plants of co-generators, qualifying facilities, and independent power producers that are not owned by Seller but that produce electric power and sell it to Seller.

x) "Settlement Amount" means, with respect to this Transaction Confirmation and a Party, an amount that such Party determines in good faith and in a commercially reasonable manner to be the present value of the Economic Loss to it (net of any gains) resulting from termination of this Transaction Confirmation including costs associated, or that would be included, with entering into new arrangements which replace this Transaction Confirmation and losses (net of any gains) related to terminating or liquidating any hedges or related trading positions, provided that (i) in no event will internal costs, other than reasonable attorney's fees, be included in the calculation of any Settlement Amount; and (ii) the non-defaulting party shall not be required to enter into any offsetting or otherwise mitigating transactions solely for the purpose of establishing such losses or gains. Economic Loss shall (i) mean in the case of the Buyer an amount not to exceed the difference between the payments to be made under this Transaction Confirmation and the cost of replacement power and energy equivalent to the Power and Energy provided under this Transaction Confirmation for the balance of the Delivery Period; and (ii) in the case of the Seller, shall in any event include charges under Appendices A, B, but not Appendix C or D associated with sales to be made under this Transaction Confirmation until such time as the end of the Delivery Period.

y) "System Firm" means the delivery of Energy from FPL's currently available Electric Resources will be interrupted prior to FPL's use of demand side management programs (such as FPL's On Call program or Commercial Industrial Load Control programs) to avoid activation of any part of the FPL Emergency Plan for Capacity Shortages/Transmission Limitations And Long Term Fuel Shortages.

z) "Transmission Provider" means FPL Transmission or its successor and GRU Transmission or its successor with respect to the entity transmitting the Power and Energy from the Point(s) of Delivery to the Alachua Interconnection Point(s).

aa) "Transmission System" means the transmission system of the Transmission Provider.

bb) "Written Notice" means notification in writing and delivered by email or mail service to the addresses for any Notices identified above.

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**AGREED TO AS OF THE TRANSACTION DATE SET FORTH ABOVE**

| **FLORIDA POWER & LIGHT COMPANY** | **CITY OF ALACHUA, FLORIDA** |
|---|---|
| **By:** _____ | **By:** _____ |
| **Name:** _____ | **Name:** W. Michael DaRoza |
| **Title:** _____ | **Title:** City Manager |
| **Date:** _____ | **Date:** _____ |

**ATTEST**

**By:** _____
**Leanne Williams, Deputy City Clerk**

## APPENDIX A

## MONTHLY CAPACITY PAYMENT (MCP) CALCULATION

1) For each year, unless Buyer exercises the Buyer's Option in Section 8(c) for such year, the Monthly Capacity Payment for each Monthly Billing Period shall be determined according to the following formula:

MCP = (SFDQ * SFDC) + (NLFDQ * NLFDC)

Where:

MCP – Monthly Capacity Payment, expressed in dollars, for the Monthly Billing Period;

SFDQ – System Firm Demand Quantity, expressed in kW and shall be an amount for the applicable billing period equal to the single highest aggregate kW usage scheduled by Buyer for delivery at the Point(s) of Delivery for any one hour period;

SFDC – System Firm Demand Charge, expressed in $/kW-Month as shown in the table below;

| Term | SFDC ($/kW-Month) |
|---|---|
| 4/1/2022-3/31/2023 | $1.00 |
| 4/1/2023-3/31/2024 | $1.00 |
| 4/1/2024-3/31/2025 | $1.00 |
| 4/1/2025-3/31/2026 | $1.00 |
| 4/1/2026-3/31/2027 | $1.00 |
| 4/1/2027-3/31/2028 | $1.00 |
| 4/1/2028-3/31/2029 | $1.00 |

NLFDQ – Native Load Firm Demand Quanity, expressed in kW and shall be an amount for the applicable billing period equal to the single highest aggregate kW usage scheduled by Buyer for delivery at the Point(s) of Delivery for any one-hour period;

NLFDC – Native Load Firm Demand Charge expressed in $/kW-Month as shown in the table below;

| Term | NLFDC ($/kW-Month) |
|---|---|
| 4/1/2022-3/31/2023 | $3.50 |
| 4/1/2023-3/31/2024 | $3.50 |
| 4/1/2024-3/31/2025 | $3.50 |
| 4/1/2025-3/31/2026 | $3.50 |
| 4/1/2026-3/31/2027 | $3.50 |

| | |
|---|---|
| 4/1/2027-3/31/2028 | $3.50 |
| 4/1/2028-3/31/2029 | $3.50 |

2) If Buyer elects the Buyer's Option in Section 8(c) then for the year applicable to the Buyer's Option the Monthly Capacity Payment for each Monthly Billing Period shall be determined according to the following formula:

MCP = NLFDQ * NLFDC

Where:

MCP – Monthly Capacity Payment, expressed in dollars, for the Monthly Billing Period;

NLFDQ – Native Load Firm Demand Quanity, expressed in kW and shall be an amount for the applicable billing period equal to the highest kW usage as scheduled by Buyer for delivery at the Point(s) of Delivery for any one-hour period;

NLFDC – Native Load Firm Demand Charge expressed in $/kW-Month as shown in the table below;

| Term | NLFDC ($/kW-Month) |
|---|---|
| 4/1/2022-3/31/2023 | $5.00 |
| 4/1/2023-3/31/2024 | $5.00 |
| 4/1/2024-3/31/2025 | $5.00 |
| 4/1/2025-3/31/2026 | $5.00 |
| 4/1/2026-3/31/2027 | $5.00 |
| 4/1/2027-3/31/2028 | $5.00 |
| 4/1/2028-3/31/2029 | $5.00 |

## APPENDIX B

## MONTHLY ENERGY NON-FUEL PAYMENT (MENFP) CALCULATION

1) For each year, unless Buyer exercises the Buyer's Option in Section 8(c) for such year, the Monthly Energy Non-Fuel Payment for each Monthly Billing Period shall be determined according to the following formula:

MENFP = (SFED * SFNFEP) + (NLFED * NLFNFEP)

Where:

MENFP – Monthly Energy Non-Fuel Payment, expressed in dollars, for the Monthly Billing Period;

SFED – System Firm Energy Delivered, expressed in kWh, shall be the total Energy based on the sum of Buyer's hourly scheduled values at the Point(s) of Delivery for each applicable billing period of the Delivery Period;

SFNFEP – System Firm Non-Fuel Energy Price, expressed in $/kWh, as shown in the table below;

| Term | SFNFEP ($/kWh) |
|---|---|
| 4/1/2022-3/31/2023 | $0.0010 |
| 4/1/2023-3/31/2024 | $0.0010 |
| 4/1/2024-3/31/2025 | $0.0010 |
| 4/1/2025-3/31/2026 | $0.0010 |
| 4/1/2026-3/31/2027 | $0.0010 |
| 4/1/2027-3/31/2028 | $0.0010 |
| 4/1/2028-3/31/2029 | $0.0010 |

NLFED – Native Load Firm Energy Delivered, expressed in kWh, shall be the total Energy not delivered from the System Firm Energy as a result of a curtailment, based on the sum of Buyer's hourly scheduled values at the Point(s) of Delivery for each applicable billing period, of the Delivery Period;

NLFNFEP – Native Load Firm Non-Fuel Energy Price, expressed in $/kWh, as shown in the table below;

| Term | NLFNFEP ($/kWh) |
|---|---|
| 4/1/2022-3/31/2023 | $0.0150 |
| 4/1/2023-3/31/2024 | $0.0150 |
| 4/1/2024-3/31/2025 | $0.0150 |

| | |
|---|---|
| 4/1/2025-3/31/2026 | $0.0150 |
| 4/1/2026-3/31/2027 | $0.0150 |
| 4/1/2027-3/31/2028 | $0.0150 |
| 4/1/2028-3/31/2029 | $0.0150 |

2) If Buyer elects the Buyer's Option in Section 8(c) then for the year applicable to the Buyer's Option the Monthly Capacity Payment for each Monthly Billing Period shall be determined according to the following formula:

MENFP = NLFED * NLFNFEP

Where:

MENFP – Monthly Energy Non-Fuel Payment, expressed in dollars, for the Monthly Billing Period;

NLFED – Native Load Firm Energy Delivered, expressed in kWh, shall be the total Energy based on the sum of Buyer's hourly scheduled values at the Point(s) of Delivery for each applicable billing period of the Delivery Period;

NLFNFEP – Native Load Firm Non-Fuel Energy Price, expressed in $/kWh, as shown in the table below;

| Term | NLFNFEP ($/kWh) |
|---|---|
| 4/1/2022-3/31/2023 | $0.00150 |
| 4/1/2023-3/31/2024 | $0.00150 |
| 4/1/2024-3/31/2025 | $0.00150 |
| 4/1/2025-3/31/2026 | $0.00150 |
| 4/1/2026-3/31/2027 | $0.00150 |
| 4/1/2027-3/31/2028 | $0.00150 |
| 4/1/2028-3/31/2029 | $0.00150 |

## APPENDIX C

## MONTHLY ENERGY FUEL PAYMENT (MEFP) CALCULATION

1) For each year, unless Buyer exercises the Buyer's Option in Section 8(c) for such year, the Monthly Energy Fuel Payment for each Monthly Billing Period shall be determined according to the following formula:

$$MEFP = [\sum^{n}_{k=1} (SFE_k * SFGHR_k * GI)] + [\sum^{n}_{k=1} (NLFE_k * NLFGHR_k * GI)]$$

Where:

MEFP – Monthly Energy Fuel Payment, expressed in dollars, for the Monthly Billing Period;

SFE – System Firm Energy, expressed in MWh, shall be the total Energy based on the sum of Buyer's hourly scheduled values at the Point(s) of Delivery for each applicable billing period of the Delivery Period;

SFGHR – the System Firm Guaranteed Heat Rate shall be 7.0 MMBtu/MWh;

NLFE – Native Load Firm Energy, expressed in MWh, shall be the total Energy, if any, not served by SFE due to an interruption in service based on the sum of Buyer's hourly scheduled values at the Point(s) of Delivery for each applicable billing period of the Delivery Period;

NLFGHR – the Native Load Firm Guaranteed Heat Rate shall be 50.0 MMBtu/MWh;

GI – the daily midpoint price of natural gas (expressed in $/MMBtu) for the relevant day of delivery of energy for Louisiana-Onshore South Florida Gas, Zone 3, as published in Platt's Gas Daily Price Survey, plus the Florida Gas Transmission ("FGT") fuel loss factor, the FGT average usage charge from the applicable FGT tariff, and a $0.55/MMBtu demand charge. In the event that no such price is published for the relevant Delivery Day, then the following shall be used: (a) the arithmetic average of the daily midpoint price (expressed in $/MMBtu) of the last published price prior to and the next published price after the relevant day of delivery of energy;

n – number of hours in the Monthly Billing Period;

k – each hour, for the Monthly Billing Period.

2) If Buyer elects the Buyer's Option in Section 8(c) then for the year applicable to the Buyer's Option the Monthly Energy Fuel Payment for each Monthly Billing Period shall be determined according to the following formula:

$$MEFP = [\sum^{n}_{k=1} (NLFE_k * NLFGHR_k * GI)]$$

Where:

MEFP – Monthly Energy Fuel Payment, expressed in dollars, for the Monthly Billing Period;

NLFE – Native Load Firm Energy, expressed in MWh, shall be the total Energy, if any, not served by SFE due to an interruption in service based on the sum of Buyer's hourly scheduled values at the Point(s) of Delivery for each applicable billing period of the Delivery Period;

NLFGHR – the Native Load Firm Guaranteed Heat Rate shall be 7.0 MMBtu/MWh;

GI – the daily midpoint price of natural gas (expressed in $/MMBtu) for the relevant day of delivery of energy for Louisiana-Onshore South Florida Gas, Zone 3, as published in Platt's Gas Daily Price Survey, plus the Florida Gas Transmission ("FGT") fuel loss factor, the FGT average usage charge from the applicable FGT tariff, and a $0.55/MMBtu demand charge. In the event that no such price is published for the relevant Delivery Day, then the following shall be used: (a) the arithmetic average of the daily midpoint price (expressed in $/MMBtu) of the last published price prior to and the next published price after the relevant day of delivery of energy;

n – number of hours in the Monthly Billing Period;

k – each hour, for the Monthly Billing Period.

## APPENDIX D

## SYSTEM AVERAGE ENERGY

## MONTHLY ENERGY FUEL PAYMENT (MEFP) CALCULATION

1) For each year in which Buyer has elected System Average Energy pricing in accordance with Section 7(b), unless Buyer exercises the Buyer's Option in Section 8(c) for such year, the Monthly Energy Fuel Payment for each Monthly Billing Period shall be determined according to the following formula:

$$MEFP = [(SFPE * PEP) + (SFOPE * OPEP)] + [\sum^{n}_{k=l} (NLFE_k * NLFGHR_k * GI)]$$

Where:

MEFP – Monthly Energy Fuel Payment, expressed in dollars, for the Monthly Billing Period

SFPE – System Firm Peak Energy, expressed in MWh, shall be the total On-Peak Energy based on the sum of Buyer's hourly scheduled values at the Point(s) of Delivery for each applicable billing period of the Delivery Period;

SFOPE – System Firm Off-Peak Energy, expressed in MWh, shall be the total Off-Peak Energy based on the sum of Buyer's hourly scheduled values at the Point(s) of Delivery for each applicable billing period of the Delivery Period;

PEP – Peak Energy Price, expressed in $/MWh and calculated in accordance with Appendix E;

OPEP – Off-Peak Energy Price, expressed in $/MWh and calculated in accordance with Appendix E;

NLFE – Native Load Firm Energy, expressed in MWH, shall be the total Energy, if any, not served by either SFPE or SFOPE due to an interruption in service based on the sum of Buyer's hourly scheduled values at the Point(s) of Delivery for each applicable billing period of the Delivery Period;

NLFGHR – the Native Load Firm Guaranteed Heat Rate shall be 50.0 MMBtu/MWh;

GI – the daily midpoint price of natural gas (expressed in $/MMBtu) for the relevant day of delivery of energy for Louisiana-Onshore South Florida Gas, Zone 3, as published in Platt's Gas Daily Price Survey, plus the Florida Gas Transmission ("FGT") fuel loss factor, the FGT average usage charge from the applicable FGT tariff, and a $0.80/MMBtu demand charge. In the event that no such price is published for the relevant Delivery Day, then the following shall be used: (a) the arithmetic average of the daily midpoint price (expressed in $/MMBtu) of the last published price prior to and the

next published price after the relevant day of delivery of energy;

n – number of hours in the Monthly Billing Period;

k – each hour, for the Monthly Billing Period.

2) If Buyer elects the Buyer's Option in Section 8(c) and elects System Average Energy pricing in accordance with Section 7(b) then for the year applicable to the Buyer's Option the Monthly Energy Fuel Payment for each Monthly Billing Period shall be determined according to the following formula:

MEFP = [(NLFPE * PEP) + (NLFOPE * OPEP)]

Where:

MEFP – the Monthly Energy Fuel Payment, expressed in dollars, for the Monthly Billing Period

NLFPE – Native Load Firm Peak Energy, expressed in MWh, shall be the total On-Peak Energy based on the sum of Buyer's hourly scheduled values at the Point(s) of Delivery for each applicable billing period of the Delivery Period;

NLFOPE – Native Load Firm Off-Peak Energy, expressed in MWh, shall be the total On-Peak Energy based on the sum of Buyer's hourly scheduled values at the Point(s) of Delivery for each applicable billing period of the Delivery Period;

PEP – Peak Energy Price, expressed in $/MWh and calculated in accordance with Appendix E;

OPEP – Off-Peak Energy Price, expressed in $/MWh and calculated in accordance with Appendix E;

## APPENDIX E

## ON-PEAK AND OFF-PEAK ENERGY CALCULATION

On-Peak and Off-Peak Energy Pricing

Buyer shall pay Seller a monthly on-peak and off-peak Fuel Charge and on-peak and off-peak Fuel Adjustment Charge for the Energy Quantity based upon the fuel factors and the fuel adjustment factors determined pursuant to this Appendix C. The "Fuel Charge" for each month shall be an amount equal to (i) the product of the estimated On-peak Fuel Charge Factor determined pursuant to Appendix C Schedule 1 for the applicable month and the on-peak Energy Quantity for the applicable month, plus (ii) the product of the estimated Off-peak Fuel Charge Factor determined pursuant to Appendix C Schedule 1 for the applicable month and the off-peak Energy Quantity for the applicable month. The "Fuel Adjustment Charge" shall be an amount equal to (i) the product of the actual On-peak Fuel Adjustment Charge Factor determined pursuant to Appendix C for the applicable month that the Fuel Charge is being trued-up and the on-peak Energy Quantity for the applicable month that the Fuel Charge is being trued-up, plus (ii) the product of the actual Off-peak Fuel Adjustment Charge Factor determined pursuant to Appendix C for the applicable month that the Fuel Charge is being trued-up and the off-peak Energy Quantity for the applicable month that the Fuel Charge is being trued-up.

On-peak and off-peak time periods are those contained in Seller's retail tariff GSLDT-3. The current on-peak periods are for November 1 through March 31, Monday through Fridays during the hours from 6 a.m. to 10 a. m. and 6 p.m. to 10 p.m. excluding Thanksgiving Day, Christmas Day, and New Years Day and for April 1 through October 31, Mondays through Fridays during the hours 12 noon to 9 p.m. excluding Memorial Day, Independence Day, and Labor Day. All other hours are in the off-peak period.

Fuel Pricing True-up

The fuel factors used to bill the Fuel Charges shall be projected by November 30th of every year for the following Calendar Year. The Fuel Charge shall then be subject to true-up through the Fuel Adjustment Charge. Buyer shall be billed an estimated Fuel Charge each month for the Energy Quantity delivered in the preceding month. Any difference between the estimated Fuel Charges and the Fuel Charges based on actual fuel costs shall be billed or credited to Buyer through the Fuel Adjustment Charge on the first bill rendered after such actual fuel costs have been determined. If the Fuel Adjustment Charge is positive, such amount shall be billed to Buyer and if the Fuel Adjustment Charge is negative, such amount shall be credited to Buyer. The amount to be billed or credited for any over-collections or under-collections based on such estimates versus actual costs shall include interest accrued at the average of the Prime Rate as published in the Wall Street Journal for the last business day of the current and prior month and charged or applied to the average of the beginning and ending true-up balance for the month. Seller shall use reasonable diligence when estimating monthly fuel charges so as to avoid any significant difference between estimated and actual monthly fuel charges to Buyer. Fuel Adjustment Charges shall always be based on Seller's actual costs for fuel and purchased power.

Fuel Charge Factor Formula and Fuel Adjustment Charge Factor Formula

1) The Fuel Charge Factors.

(b) The amounts included in the estimated and actual total expense of system fuel and Purchased Economic Power shall be consistent with 18 CFR 35.14 and shall include without limitation fees for disposal of spent nuclear fuel and/or high-level radioactive waste as specified in the Contract for Disposal of Spent Nuclear Fuel And/or High-Level Radioactive Waste between the United States of America represented by the US Department of Energy and Florida Power and Light Seller dated June 1983.

(c) The total expense of estimated and actual system fuel and Purchased Economic Power included in the Fuel Charge Factors and the Fuel Adjustment Charge Factors shall be the cost of:

(i) fuel consumed in Seller's own plants, and Seller's share of fuel consumed in jointly owned or leased plants;
(ii) the actual identifiable fuel costs associated with energy purchased for reasons other than identified in section 1(b)(iii) of this Appendix;
(iii) the Total Cost Of The Purchase as defined in section 1(d) of this Appendix, if the reserve capacity of Seller is adequate independent of all other purchases where nonfuel charges are included;
(iv) generation energy charges for any purchase if the total amount of generation energy charges is less than Seller's Total Avoided Variable Costs;
(v) less the cost of fuel recovered through all intersystem sales;
(vi) plus any Taxes on the energy cost of fuel or, electric energy generated, where such Taxes are not included elsewhere.

(d) The cost of fuel included in the estimated and actual system fuel and Purchased Economic Power expenses shall include no items other than those listed in the account 151 of the FERC Uniform System of Accounts For Public Utilities and Licensees. The cost of nuclear fuel shall be that as shown in account 518, except that if account 518 also contains any expenses for fossil fuel that has already been included in the cost of fossil fuel, it shall be deducted from this account.

(e) For the purpose of section 1 (b) (iii) and (iv), the following definitions apply:

(i) "Purchased Economic Power" means power or energy purchased over a period of 12 months or less where the Total Cost Of The Purchase is less than Seller's Total Avoided Variable Cost;
(ii) "Total Cost Of The Purchase" means all charges incurred in buying Purchased Economic Power and having such power delivered to FPL's Transmission System and includes, but is not limited to, capacity reservation charges, generation energy charges, adders, and any transmission or wheeling charges associated with the purchase.
(iii) "Total Avoided Variable Costs" means all identified and documented variable costs that would have been incurred by Seller had a particular Purchased Economic Power transaction not been made, including, but are not limited to, those costs associated with

fuel, startup, shutdown or any purchases that would have been made in lieu of the Purchased Economic Power transaction made.

(f) For the purpose of section 1 (b) (iii), the system reserved capacity criteria used by Seller's System operators is demand and energy purchased for a period of less than a year and shall be deemed as being for reliability purposes if Seller expects that the purchase is required in order to maintain operating reserves in accordance with Prudent Utility Practice.

(g) Total system net generation and Purchased Economic Power costs included in the Fuel Charge Factors and the Fuel Adjustment Charge Factors shall be the sum of:

(i) generation,
(ii) purchases,
(iii) exchange received, less
(iv) energy associated with pumped storage operations, less
(v) intersystem sales referred to in section 1 (b) (v) of this Appendix, less
(vi) total system losses (losses shall be deemed to be zero because Buyer takes Contract Capacity Electric Service where energy if first received into the Seller's transmission system.).

(h) Calculation of estimated On-peak Fuel Charge Factor:

((Estimated total fuel costs and net power transactions defined in 1(b) and (c)[1] * On-peak cost ratio[2]) / (estimated total net generation defined in 1(f)[1] * On-peak load ratio[2]))

(i) Calculation of estimated Off-peak Fuel Charge Factor:

((Estimated total fuel costs and net power transactions defined in 1(b) and (c)[1] * Off-peak cost ratio[2]) / (estimated total net generation defined in 1(f)[1] * Off-peak load ratio[2] ))

(i) The attached Appendix D Schedule 1 illustrates the calculation of the On-peak and Off-peak Fuel Charge Factors.

(ii) "On-peak" and "Off-peak" shall have the meanings attributed to such terms in Seller's retail tariff GSLDT-3.

2) The Fuel Adjustment Charge Factors.

(a) Calculation of On-peak Fuel Adjustment Charge Factor:

Actual On-peak Fuel Charge Factor minus estimated On-peak Fuel Charge Factor

(b) Calculation of Off-peak Fuel Adjustment Charge Factor:

Actual Off-peak Fuel Charge Factor minus estimated Off-peak Fuel Charge Factor

The actual On-peak and Off-peak Fuel Charge Factors shall be calculated by applying actual costs and expenses to the formulas used to calculate the estimated On-peak and Off-peak Fuel Charge Factors of Appendix E. – Schedule 1

[1] Total fuel costs and net power transactions and total MWh generation estimates approved by the FPSC for the current period. Includes applicable FERC adjustments.

[2] On-peak and off-peak cost and load ratios calculated using cost and load data from the Production Costing Model POWRSYM

**Appendix E - Schedule 1**

**Calculation of On-Peak and Off-Peak Fuel Charge Factors**

| Line | Description | Amount |
|---|---|---|
| | Total Fuel Costs and Net Power Transactions | |
| 1 | Cost of Fuel Consumed - Section 1(b)(i) | |
| 2 | Fuel Costs for Energy Purchased - Section 1(b)(ii) | |
| 3 | Total Cost Of The Purchase - Section 1(b)(iii) | |
| 4 | Generation energy charges - Section 1(b)(iv) | |
| 5 | Cost of Fuel Recovered Through all Intersystem Sales - Section 1(b)(v) | |
| 6 | Taxes on Energy Cost of Fuel or Electric Energy Generated - Section 1(b)(vi) | |
| 7 | Total Fuel Costs and Net Power Transactions - Section 1(g) (Sum Lines1-4, less line 5 , plus line 6) | |
| | Total Net Generation | |
| 8 | Generation - Section 1(f)(i) | |
| 9 | Purchases - Section 1(f)(ii) | |
| 10 | Exchanged Received 1(f)(iii) | |
| 11 | Energy Associated With Pumped Storage Operations - Section 1(f)(iv) | |
| 12 | Intersystem Sales Included in Line 5 - Section 1(f)(v) | |
| 13 | Total Net Generation - Section 1(f) (Sum lines 8 - 10, less lines 11 - 12) | |
| 14 | On-peak Cost Ratio - Section 1(g) (POWRSYM) | |
| 15 | Total On-peak Fuel Costs and Net Power Transactions - Section 1(g) (Line 7 x Line 14) | |
| 16 | On-peak Load Ratio - Section 1(g) (POWRSYM) | |
| 17 | On-peak Net Generation - Section 1(g) (Line 13 x Line 16) | |
| 18 | ON-PEAK FUEL FACTOR – Section 1(g)(Line 15 / Line 17) | |
| 19 | Off-peak Cost Ratio - Section 1(h) (POWRSYM) | |
| 20 | Total Off-peak Fuel Costs and Net Power Transactions - Section 1(h) (Line 7 x Line 19) | |
| 21 | Off-peak Load Ratio - Section 1(h) (POWRSYM) | |
| 22 | Off-peak Net Generation - Section 1(h) (Line 13 x Line 21) | |
| 23 | OFF-PEAK FUEL FACTOR - Section 1(h) (Line 20 / Line 22) | |

City of ALACHUA
THE GOOD LIFE COMMUNITY

# Commission Agenda Item

**MEETING DATE:** 10/11/2021
**SUBJECT:** September 27, 2021 City Commission Meeting Minutes
**PREPARED BY:** LeAnne Williams, Deputy City Clerk

**RECOMMENDED ACTION:**
Approve the minutes.

## Summary

September 27, 2021 City Commission Meeting Minutes.

**ATTACHMENTS:**

Description

- Minutes

# Regular City Commission Meeting
# Minutes
**September 27, 2021**

| | |
|---|---|
| **Mayor Gib Coerper** | **City Manager Mike DaRoza** |
| **Vice Mayor Shirley Green Brown** | City Attorney Marian Rush |
| Commissioner Jennifer Blalock | |
| Commissioner Dayna Miller | |
| Commissioner Robert Wilford | |

The City Commission will conduct a

## Regular City Commission Meeting
**At 6:00 PM**

to address the item(s) below.

**Meeting Date:** September 27, 2021

**Meeting Location:** James A Lewis Commission Chambers

CITIZENS PRESENT: William Garst, Timothy Rouseau, Naim Erched, Debra Sermons, Vida May Waters.

STAFF ATTENDING: Wesley Barrett, Robert Bonetti, Lisa Freeman, Donna Myers, Jesse Sandusky, Donna Smith, Justin Tabor, LeAnne Williams, Tyler Williams, Cap Wilson, Kathy Winburn.

## CITY COMMISSION MEETING

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

### CALL TO ORDER

Led by Mayor Gib Coerper.

### INVOCATION

Led by Pastor Debra Sermons.

### PLEDGE TO THE FLAG

Led by Mayor Coerper.

## APPROVAL OF THE AGENDA

**Commissioner Robert Wilford moved to approve the agenda; seconded by Commissioner Jennifer Blalock.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed by unanimous consent**.

## APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

**Passed by unanimous consent**.

## I. SPECIAL PRESENTATIONS

A. American Pharmacists Month Proclamation

Deputy City Clerk LeAnne Williams introduced the proclamation.

Mayor Coerper read the proclamation.

Williams Garst and Timothy Rousseau spoke on the pharmaceutical profession.

B. City of Newberry Opioid Task Force Request for Funds

Joy Glanzer, Opioid Task Force Chair, Mark Modas and Naim Erched provided the presentation and gave anecdotal stories.

Mayor Coerper asked if vaping would be addressed as well.

Ms. Glanzer said yes.

Commissioner Wilford commended the Task Force for their efforts.

Commissioner Blalock asked about parental involvement.

Ms. Glanzer stated the kids get the parents involved.

## II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

There were no comments.

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

## III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A. Senior Resources Advisory Board (SRAB) Appointments

Deputy City Clerk Williams presented the appointment and administered the ballot processes.

**Commissioner Blalock moved to appoint John E Brown to a three year appointment and Vida May Waters to a two year appointment; seconded by Commissioner Miller.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 4-0 by roll call, with Vice Mayor Shirley Green Brown abstaining.**

## IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Resolution 21-25 Relating to the Levy of General City Purpose Ad Valorem Taxes for the 2021 Tax Year; Resolution 21-26 Relating to the City's Budget for the 2021-2025 Fiscal Year; and Resolution 21-27 Relating to the 2022-2026 Capital Improvement Program

Finance & Administrative Services Director Robert Bonetti introduced the item and provided the staff report.

Mayor Coerper called to order the Public Hearing on the City of Alachua Fiscal Year 2021-2022 Final Millage and Final Budget.

City Attorney Marian Rush provided an overview of the Truth-in-Millage Legislation (TRIM).

City Manager Mike DaRoza explained the General City Final and Rolled Back Millage Rates.

Finance & Administrative Services Director Bonetti presented an overview of the final budget and adjustments for Fiscal Year 2021-2022.

Mayor Coerper opened the floor for comments.

There were no comments.

**City Attorney Rush read Resolution 21-25 by title only**.

City Manager DaRoza announced the City of Alachua Commission had determined that a tentative millage rate of 5.3900 mills are necessary to fund the tentative general City budget. He said the tentative millage rate represents an increase of 5.37% from the rolled-back rate of 5.1155 mills.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller asked about the transportation funds.

Finance & Administrative Services Director Bonetti provided the information.

**Vice Mayor Brown moved to adopt Resolution 21-25; seconded by Commissioner Blalock**.

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 on roll call vote**.

**City Attorney Rush read Resolution 21-26 by title only**.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

**Commissioner Brown moved to adopt Resolution 21-26; seconded by Commissioner Blalock**.

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 on roll call vote**.

**City Attorney Rush read Resolution 21-27 by title only**.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

**Commissioner Brown moved to adopt Resolution 21-27; seconded by Commissioner Blalock**.

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 on roll call vote**.

B. Ordinance 22-01, First Reading: Land Development Regulations (LDR) Text Amendment: Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., to amend or create the following Sections of the City of Alachua LDRs: 2.4.10(B)(3); 3.5.2(F); 4.1.1; 4.3.1(A)(5); 5.1.3; 6.1.4(B)(1); 6.2.2(B); 6.2.2(D)(3)(c); 7.2.4(A)(2); 7.3.1(B)(1); and 10.2; and amending Tables 4.1-1; 5.1-3; 6.1-1; 6.2-2; 7.3-1; and Table 7.3-2 (Legislative Hearing).

**City Attorney Rush read Ordinance 22-01 by title only.**

Principal Planner Justin Tabor introduced the item and provided the staff report.

Gerry Dedenbach, AICP, LEED AP, Vice President, CHW, presented further information.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller clarified the text amendments only apply to the Corporate Park zoning designation.

Principal Planner Tabor provided the information.

Commissioner Wilford asked about the private property right element requirement in the comprehensive plan in relation to this amendment.

Principal Planner Tabor stated they should not impact each other.

Mayor Coerper mentioned there was interest in opening up an entrance near Novabone.

Mr. Dedenbach spoke about the trails and went into depth regarding the park.

Commissioner Miller asked what questions were asked at the neighborhood meetings.

Mr. Dedenbach provided the information.

**Commissioner Miller moved based upon the competent substantial evidence presented at this hearing, the presentation to this Commission, and Staff's recommendation, this Commission finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approves Ordinance 22-01 on first reading and schedules second and final reading for October 11, 2021; seconded by Commissioner Blalock.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 by roll call.**

C. Ordinance 21-08; Second Reading: Comprehensive Plan Text Amendment- A Request by the City of Alachua to Amend the City of Alachua Comprehensive Plan by Amending the Vision Element to Update the Vision Statement and the Goals to Implement the Vision. (Legislative Hearing).

**City Attorney Rush read Ordinance 21-08 by title only.**

Planning & Community Development Director Kathy Winburn introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

**Commissioner Miller moved based upon the presentation before the Commission and Staff's recommendation, adopt Ordinance 21-08 on second and final reading; seconded by Commissioner Wilford.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 by roll call.**

## V. AGENDA ITEMS

A. City Strategic Plan - FY 2022

City Manager Mike DaRoza introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

**Commissioner Wilford moved to adopt the City Strategic Plan FY 2022; seconded by Commissioner Blalock.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 by roll call.**

B. FY 2022 Compensation Plan

Human Resources Director Donna Myers introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller asked how a position moves from non-exempt to exempt.

Human Resources Director Myers provided the information.

**Commissioner Blalock moved to approve Compensation Plan FY 2022; seconded by Commissioner Wilford.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 by roll call.**

## VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

There were no comments.

**(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

City Manager DaRoza stated he and Mayor Coerper attended Alachua County Legislative Delegation and requested support of biotechnology and life science technology in this region. He reminded citizens the City was given an awarded a $6.7 million grant from the Florida Job Growth Grant Fund for the construction of San Felasco Parkway. He requested continued support for Enterprise Florida from the community. He announced the Legacy Park Fall Concert Series would continue Saturday, October 2, 2021.

## VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Wilford thanked:
1. Pastor Sermons for the prayer
2. Those who attended the meeting
3. Lieutenant Sandusky and the Officers of the APD for keeping the City of Alachua safe

He congratulated Lauren Chandler, Santa Fe High School Teacher of the Year. He thanked everyone who sent condolences to his family, as he had lost his brother-in-law.

Vice Mayor Brown thanked Pastor Sermons for the prayer. She welcomed back Commissioner Wilford and expressed her condolences. She stated she attended Dr. Carol Lewis's Resilience training. She announced the Alachua Newnansville subcommittee had begun conducting the oral history, and they had begun with two of Alachua's citizens, Mayor Coerper and Compliance and Risk Management Director Cap Wilson. She announced the Alachua Branch Library is now open.

Mayor Coerper stated the Alachua Lion's Club would hold its annual White Cane Walk on Saturday, October 9, 2021, at 8:45 a.m.

## ADJOURN

**Commissioner Wilford moved to adjourn; seconded by Vice Mayor Brown**.

# CONSENT AGENDA

## CONSENT AGENDA ITEMS

A. September 13, 2021 City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Mike DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

City Commission Meeting Sign In
October 11, 2021

| | Name (Please Print) |
|---|---|
| (Please Print) William Bater | (Please Print) |
| (Please Print) Robert Wolanewitz | (Please Print) |
| (Please Print) John Sapp | (Please Print) |
| (Please Print) Terry Pinney | (Please Print) |
| (Please Print) Jimmy Amoszewski | (Please Print) |
| (Please Print) MARNIQUE EDWARDS | (Please Print) |
| (Please Print) Caeli Tolar (CHW) | (Please Print) |
| (Please Print) Cap Wilson CPA | (Please Print) |
| (Please Print) Scott Modesitt | (Please Print) |
| (Please Print) Madalene Rhyand | (Please Print) |