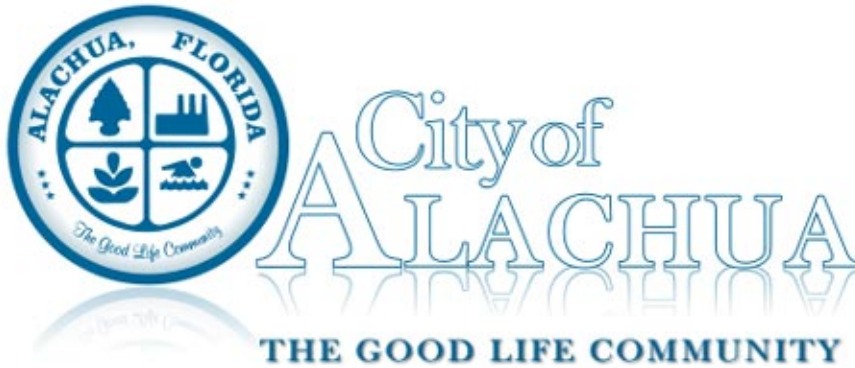




Regular City Commission Meeting Agenda September 27, 2021

Mayor Gib Coerper
Vice Mayor Shirley Green Brown
Commissioner Jennifer Blalock
Commissioner Dayna Miller
Commissioner Robert Wilford

City Manager Mike DaRoza
City Attorney Marian Rush

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
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. American Pharmacists Month Proclamation
- B. City of Newberry Opioid Task Force Request for Funds

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. Senior Resources Advisory Board (SRAB) Appointments

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
- 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).
- 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).

V. AGENDA ITEMS

- A. City Strategic Plan - FY 2022
- B. FY 2022 Compensation Plan

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

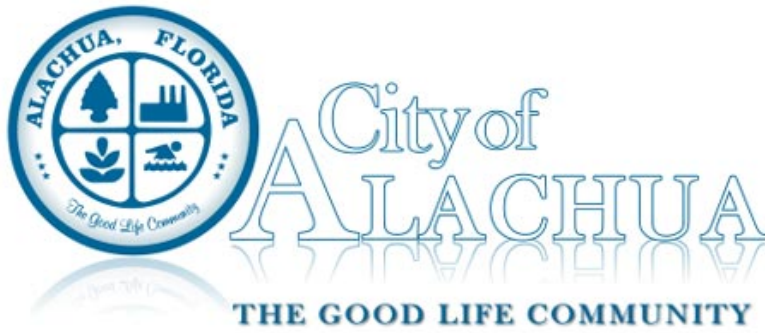
VIII.COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS

September 13, 2021 City Commission Meeting Minutes



Commission Agenda Item

MEETING DATE: 9/27/2021

SUBJECT: American Pharmacists Month Proclamation

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Mayor to read the proclamation and present it to William Garst, Pharm.D.

Summary

Pharmacists are important members of a health care team as they are well versed in medications, the effects they produce in a body, and how they interact or interfere with each other. In addition to safely providing medicine, pharmacists offer many other services as part of their commitment to helping patients live healthier lives.

In light of the valuable role pharmacists play in not only our community but our very lives, we encourage the citizens of the City of Alachua to participate in American Pharmacist Month.

ATTACHMENTS:

Description

▣ Proclamation



City of Alachua, Florida
Office of Mayor Gib Coerper
PROCLAMATION

WHEREAS, Pharmacists are the most accessible health care providers delivering critical services to patients and contributing to the health and well-being of people; and

WHEREAS, Pharmacists are best positioned to be the health care professionals to help ensure patients are adherent to their medications, provide patient care that ensures optimal medication therapy outcomes; and serve as providers during public health emergencies and every day; and

WHEREAS, As front-line providers throughout the healthcare system and community during the COVID-19 pandemic pharmacists and pharmacy personnel have ensured the public is cared for, even at the risk of exposure; and

WHEREAS, With a community pharmacy located within five miles of nearly all Americans and pharmacy's other access points to the public, pharmacists and pharmacy personnel are making an impact in controlling the spread of COVID-19 in U.S. communities through testing, treatment, and vaccination efforts; and

WHEREAS, Pharmacists are ideally suited to work collaboratively with other health care providers and help patients overcome illness and live healthier lives through chronic disease management and the fully effective use of their medicines; and

WHEREAS, Today, there are over 300,000 licensed pharmacists providing care and serving as patient advocates for ensuring access to the best and safest therapy to the patients they serve; and

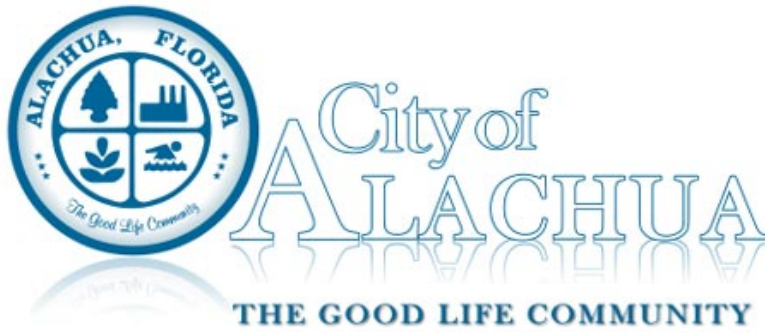
And WHEREAS, American Pharmacists Association, the Alachua County Association of Pharmacists and the Florida Pharmacy Association, have declared October as American Pharmacists Month.

NOW, THEREFORE, I, Gib Coerper, Mayor of the City of Alachua, representing the City and the City Commission, do proclaim October as American Pharmacists Month, and urge all our citizens to acknowledge the valuable services of pharmacists to provide safe, affordable and beneficial pharmaceutical care services and products to all citizens.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of September, 2021.

ATTEST:

Gib Coerper, Mayor



Commission Agenda Item

MEETING DATE: 9/27/2021

SUBJECT: City of Newberry Opioid Task Force Request for Funds

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Receive the presentation.

Summary

The Newberry Opioid Task Force is requesting \$10,000 in funding from the Alachua City Commission from its American Rescue Plan Act (ARPA) allocation to help tackle the issue of substance abuse in Alachua. The Task Force intends to make a similar request of other government entities in Alachua County.

ATTACHMENTS:

Description

- ▢ City of Alachua Funding Request 2021
- ▢ RADKIDS Community Information



Funding Request

To the City of Alachua

September 27, 2021

According to the Centers for Disease Control and Prevention, as of June 2020, 13% of Americans reported starting or increasing substance use as a way of coping with stress or emotions related to COVID-19. It is also estimated that 1 in 8 children in the United States (8.7 million) live with at least one parent who abuses alcohol or other drugs (Lipari, 2017). Children of parents with substance abuse issues have a higher risk for abuse or neglect. Heightened stress, school closures, loss of income, and social isolation resulting from the coronavirus disease 2019 (COVID-19) pandemic have increased the risk for child abuse and neglect (*World Health Organization, 2020*). Children of parents with substance abuse issues have a higher risk for abuse or neglect. This traumatic experience of childhood abuse will have a devastating impact on their lives. As a result, epidemiological studies have shown that children who have experienced abuse have an increased risk for substance abuse later in life as a way to cope with their traumatic experiences (Dube, 2003).

The Newberry Opioid Task Force, appointed by the Newberry City Commission, is charged with reducing the number of students who become drug users, who become addicts, who slip through the cracks and are condemned to face this epidemic alone. Child abuse is preventable; implementation of strategies including strengthening household economic supports and creating family-friendly work policies can reduce stress during difficult times and increase children's opportunities to thrive in safe, stable, and nurturing relationships and environments (*Fortson, 2016*).

As proven through the stats above many adults battling substance abuse were victims of trauma as a child. Therefore, the best solution to combat substance abuse is to protect our children. Our task force plans to partner with radKIDS to implement a strategy and a plan to prevent addiction before it has the chance to steal our children's futures.

Since 2001 radKIDS® 501c3, has become the National Leader in Children's Safety Education. Empowering children and parents with a revolutionary skill-based curriculum that strengthens children's personal boundaries and parental confidence. Replacing fear with knowledge, skill, and power, by enhancing a child's critical thinking abilities and physical resistance skills, our programs

provide the opportunity for children to recognize, avoid, resist, and if necessary, escape violence or harm while remaining joyful and safer in our world today.

We are committed, but we can't do it alone. We are requesting funds from the City of Alachua through the American Rescue Plan Act to help tackle the issue of substance abuse in Alachua. We are requesting \$10,000 from the American Rescue Plan Act. These funds will be used to address the preventative factors of:

- Strengthening household economic supports
- Reduce stress during difficult times
- Increase children's opportunities to thrive in safe, stable, and nurturing relationships and environments

One designated use of the ARPA funds is for mental health issues. This project fits squarely into that category.

RadKids offers a Community Package which is a Community (Educators, Law Enforcement and Parents) approach to development and implementation of radKIDS® education in your community. This package includes the training, licensing and certification of up to 20 instructors and community partners as well as the equipment and materials needed to begin teaching immediately after successful completion of the training. This community commitment and team approach allows us to teach many children quickly and for years to come. This community approach has become the foundation of the School District implementation and partnerships. It is about \$10,000.00 for this turnkey approach to empower our community and includes copyright privilege to our parental and children's teaching materials allowing us to reach every family in our community.

A breakdown of the task forces budget proposal is as follows:

- \$15000 for Opioid Task Force Advertising and Events
- \$15000 for radKids Implementation
- \$10000 for Afterschool Scholarships
- \$10000 for resources for families at risk of substance/child abuse (Funds will be matched by Family Promise of Gainesville)
 - Utility/Rental Assistance
 - Food Security Assistance
 - These families will be identified by school officials and other community organizations (churches, etc.) and must reside in the city of Alachua.

The Newberry Opioid Task Force's ultimate goal is to have the radKids program implemented in all our county's schools. It will take time and money, but we have the plan to do it. That plan includes going to every municipality, the county and the school board to show them the Newberry pilot program which can be put into their schools. Money for the budget above (in addition to the City of Newberry's contribution) will be raised through events, donations, and funding from grants, the county and other municipalities. The addiction crisis does not stop at our city border.

Thank you for your consideration of a one-time \$10,000 contribution to this effort. The return on your investment in our children will bring dividends for generations to come.

Sincerely,
Joy Glanzer
Chair, Newberry Opioid Task Force
'From Silence to Solutions'

Sources:

CDC. National Syndromic Surveillance Program (NSSP). Atlanta, GA: US Department of Health and Human Services, CDC; 2020. <https://www.cdc.gov/nssp/index.html>

Dube SR, Felitti VJ, Dong M, Chapman DP, Giles WH, Anda RF. (2003). Childhood abuse, neglect, and household dysfunction and the risk of illicit drug use: the adverse childhood experiences study. *Pediatrics*, 111(3), 564-572.

Fortson B, Klevens J, Merrick M, Gilbert L, Alexander S. Preventing child abuse and neglect: a technical package for policy, norm, and programmatic activities. Atlanta, GA: US Department of Health and Human Services, CDC; 2016. <https://www.cdc.gov/violenceprevention/pdf/can-prevention-technical-package.pdf>

Lipari, R.N. & Van Horn, S.L. (2017). Children living with parents who have a substance use disorder. *Center for Behavioral Health Statistics and Quality, Substance Abuse and Mental Health Services Administration*.

World Health Organization. Global status report on preventing violence against children 2020. Geneva, Switzerland: World Health Organization; 2020. <https://www.who.int/publications/i/item/9789240004191>

TIME TO MAKE A DIFFERENCE, INVEST IN YOUR COMMUNITY'S FUTURE

The radKIDS Instructor Certification Community Package

The radKIDS package is the most comprehensive children's safety education package available today. This package includes all you will need to get the radKIDS Personal Empowerment Safety Education Program up and running in your community. The radKIDS Personal Empowerment Safety Education Program is not only a realistic safety program; it is also the only character education, self-esteem building, and anti-violence education program of its kind.

The radKIDS Instructor Certification Package

The five-day, 40-hour International Instructor Certification Program includes Instructor Certification Training for a minimum of 10 up to 24 Instructors in your community. All child education professionals are eligible to attend. This includes, but is not limited to police officers (school resource officers), teachers, recreation professionals, sexual abuse prevention educators, and concerned parents.



Each KIDS package can include:

- A radKIDS Logo Banner
- A radKIDS Class Rules Banner
- 1 radKIDS Training Dummy
- 1 radKIDS Educational Enhancement Kit
- 4 Striking Shields
- 4 Pairs of Blocking Pads
- Optional Simulation Equipment

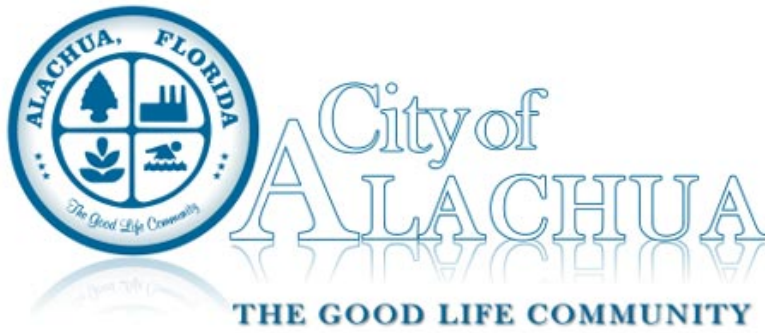
All Instructors Receive

- * A radKIDS Instructor's Manual
- * A Master Copy of the Parent's /Family Manual
- * All radKIDS Instructor forms & materials
 - * An Instructor DVD and Instructor T- Shirt
- * A Complete Program Syllabus for Pre-K and the 5-7 and 8-12 year olds' programs*
- * A radKIDS Model Flip Chart to teach the children

This comprehensive package includes everything you need to start the radKIDS Personal Empowerment Safety Education Program in your community and reach hundreds if not thousands of children and families. All you need to add is heart and energy. Self-Esteem and Realistic Safety Options are not only gifts that last a lifetime; they are an investment in the future of your children and your community.

The radKIDS Community Initiative Training Packages are designed to meet your community's goals and needs then they are brought directly to you. This investment in your future has the capability to bring radKIDS to thousands of children in your community for years to come.

For further information and your radKIDS Community Initiative package contact us at radKIDS@radKIDS.org or call radKIDS at 1-800-368-7262.



Commission Agenda Item

MEETING DATE: 9/27/2021

SUBJECT: Senior Resources Advisory Board (SRAB) Appointments

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Appoint John E. Brown and Vida May Waters to the SRAB, terms to be determined.

Summary

The Senior Resources Advisory Board (SRAB) is a five-member board to the City Commission, with a three-year term of office. The purpose of this board is to serve in an advisory role to the City Commission by providing information on all issues of importance to senior citizens in our community. The Board meets quarterly.

The SRAB has two (2) vacancies, one seat's term has come up this year, and one seat has been vacated by resignation with a term ending October 2, 2023. The City advertised for applications for the SRAB in the Alachua County Today on August 12, 2021 and August 19, 2021. Notices of the vacancies were also posted on community bulletin boards and the City's website.

The City received two (2) application:

John E. Brown

Vida May Waters

The first appointment will be for a three (3) year term ending October 2, 2024, and the second appointment will be for a two (2) year term ending October 2, 2023, as this will complete the vacated term.

The applicants have been advised that the Commission will be considering the item and have been invited to attend the meeting.

FINANCIAL IMPACT: No

ADDITIONAL FINANCIAL INFORMATION:

ATTACHMENTS:

Description

- ☐ Ad - Alachua County Today
- ☐ App - John E Brown
- ☐ App - Vida May
- ☐ Ballot

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

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

INSIDE ALACHUA COUNTY TODAY...

**CHURCH
DIRECTORY ...A3
CLASSIFIEDS...A4
EVENTSA3
JOBSA5
BUSINESS &
SERVICES
DIRECTORY ...A5**



*Jesse says,
“Wonder
why the
word
funeral
begins with
“FUN?”*

times when it feels like fall is on its way. I’ve been looking at crafts and one of the things that has really caught my eye is working with clay pots. You can make all sorts of items like scarecrows, cute

CANOE OUTPOST:

Continued from page A1

will be financed from 5 – 10 years by PFM Financial Group, which the City hopes will be paid by potential grant opportunities and future Wild Spaces Public Places funds.

Potential funding sources discussed included Florida Communities Trust, which may help with the acquisition itself. State funds through the Florida Forever Program may be available during the 2022 or 2023 fiscal years. If available, those funds may be available at a one-to-one match based on the sale price.

The Florida Recreation Development Assistance Program (FRDAP) is another competitive program that provides grants for acquisition or development of land for public outdoor recreation. Although the grants are capped at \$50,000, grant funds may be useful to help pay for the improvements needed at the Canoe

BULLET:

Continued from page A1

HSPD seeks information from the public

HSPD responded to a delayed report that a vehicle was travelling on Railroad Avenue when an unknown person or persons shot at the victim’s vehicle. At the time of the investigation, the shooting incident

appears random and there is no known connection between the victim and the perpetrator.

HSPD is asking that if anyone has information pertaining to this case, to contact them at 386-454-

#

Email editor@
alachuatoday.com

things aside and do –well do what I think is right.

Covid has hit us hard again, and it has kept most people at home or very cautious on where they go or who they are around. They got the first covid shot and then showed positive

be less severe.

I was supposed to go for an MRI of my head today, but I woke up with a runny nose, coughing and sneezing. It probably is the weather, but I don’t want to take any chances of sharing something I shouldn’t. My

ingest in fighting this disease and protecting others and ourselves.

I don’t like wearing a mask, but now if I go into a store I wear my mask. It’s just hard to smile at someone and it’s important to watch other eyes. You usually can see a smile in

and want to talk –give me a call at 352-226-0153. I love meeting new folks.

Have a great week.

Email editor@
alachuatoday.com

Additional School Resource Officers approved

Outpost. The Federal Cares Act has grant funding for tourism and recreation development at \$240 million, which is available to help boost the tourism industry in Florida that has been hard hit by the COVID-19 pandemic.

Requests for Proposals for someone to manage the facility are anticipated to be out prior to the final closing date of Oct. 29, 2021. High Sprigs City Attorney Scott Walker said it is likely

that the agreement will be closed upon prior to that date depending on the financing. However, one thing that was made clear was that there is no plan to close the facility during the transition. Owner Jim Woods will also be on hand to advise the new management as soon as the property is closed upon and the transition takes place.

In other business, Community School will be doubling the number of its Student Resource Officers now that the school has exceeded 1,000 students. High Springs Police Chief Antoine Sheppard said the

school will now require two officers because of the increase in student admissions. An agreement with the School Board to pay \$120,000 as its share of funding for the 2021-22 school year was unanimously approved by Commissioners which will find the two officers.

Sheppard said he had one officer from Gainesville and one from south Florida, that he was planning to put into

that school. Sheppard also presented an agreement with the school board to provide a School Resource Officer for Christian Academy. The agreement stipulates \$46,071 as its share of funding for the 2021-22 school year. Commissioners unanimously approved this agreement as well.

Email cwalker@alachuatoday.com



CITY OF ALACHUA ADVISORY BOARD VACANCY SENIOR RESOURCES

The Alachua City Commission is accepting applications for one (1) vacancy on its Senior Resources Advisory Board. Appointment will be for one (1) member for a three-year term. A minimum of three (3) members must reside in the City of Alachua and two (2) members may be residents of the greater Alachua area. Interested applicants must be willing to attend meetings on at least a quarterly basis and have a keen interest in senior resources. To apply, you may obtain an application and information from either our website www.cityofalachua.com or contact the City of Alachua at (386) 418-6100 to obtain a copy. Applications must be received by the City on or before **September 2, 2021 for consideration**. You may send your application Attention: City Manager’s Office, P.O. Box 9, Alachua, FL 32616.

(Published: Alachua County Today - August 12 & 19, 2021)



City of
ALACHUA

APPLICATION FOR SENIOR RESOURCES ADVISORY BOARD MEMBERSHIP

Name: JOHN E. BROWN Date: September 8, 2021

Physical Address: 12315 NW 147th PLACE ALACHUA, FL 32615

Mailing Address: - SAME -

Email Address: brownje51@hotmail.com

Phone (Daytime): 386-462-5144

Alternate Phone: 386-623-5173

Are you a resident of the City of Alachua?

☒ Yes

☐ No

Briefly state why you want to be a member of the Senior Resources Advisory Board: _____

To bring suggestions to the board that might enhance opportunities for seniors in Alachua and the Area to become more active within the community.

Applicant's Signature: John E. Brown

Please return this application to the City Clerk's Office located at City Hall, 15100 NW 142nd Terrace, or mail application to:

City of Alachua
ATTN: Planning and Community Development
P.O. Box 9
Alachua, FL 32616



City of
ALACHUA

APPLICATION FOR SENIOR RESOURCES ADVISORY BOARD MEMBERSHIP

Name: Vida May Waters Date: 9/20/2021
Physical Address: 14906 NW 144th Street
Mailing Address: PO Box 4
Email Address: vwaters3@aol.com
Phone (Daytime): 386-462-1621
Alternate Phone: 352-215-6166

Are you a resident of the City of Alachua?

☒ Yes ☐ No

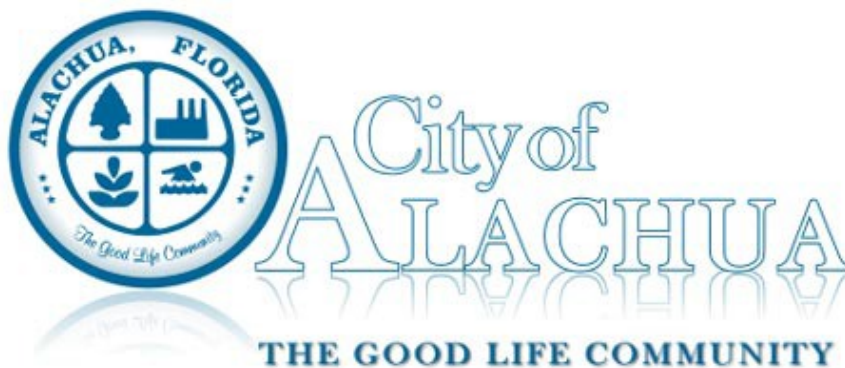
Briefly state why you want to be a member of the Senior Resources Advisory Board: _____

It was suggested by my neighbor that
I be asked to serve on this board

Applicant's Signature: Vida May Waters

Please return this application to the City Clerk's Office located at City Hall, 15100 NW 142nd Terrace, or mail application to:

City of Alachua
ATTN: Planning and Community Development
P.O. Box 9
Alachua, FL 32616



September 27, 2021 – Senior Resource Advisory
Board Term Ballot

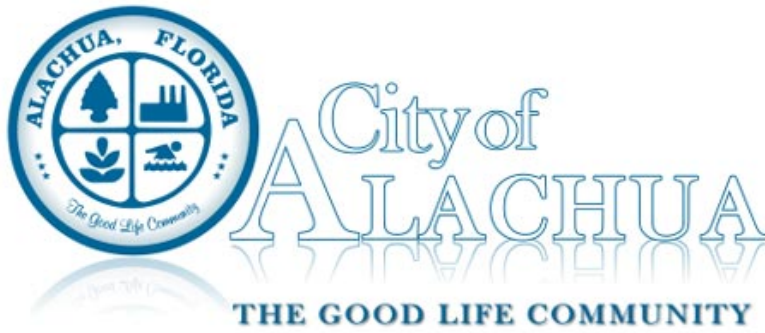
Indicate: 3-year term (**3**) or 2-year term (**2**)

_____ John E. Brown

_____ Vida May Waters

_____ September 27, 2021

Signature



Commission Agenda Item

MEETING DATE: 9/27/2021

SUBJECT: 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

PREPARED BY: Robert A. Bonetti, Finance & Administrative Services Director

RECOMMENDED ACTION:

- 1) Conduct the public hearing
 - 2) Adopt Resolution 21-25, Resolution 21-26 and Resolution 21-27
-

Summary

The City of Alachua Commission held a Public Hearing on September 13, 2021 to adopt a proposed tentative millage rate and tentative budget as required by Florida Statutes, Chapters 129 and 200 as advertised in the Truth-In-Millage (TRIM) Notices distributed by the Alachua County Property Appraisers Office.

Chapter 200 of the Florida Statutes requires that a final public hearing on the budget be preceded by a two to five day published notice of the hearing. Chapter 129 of the Florida Statutes requires that the Commission advertise a summary of the proposed budget. The proofs of publication have been received affirming that said notices were published as required. A summary of the budget has been provided for the public review by means of advertisement in the Alachua County Today on Thursday, September 23, 2021 pursuant to these requirements.

This evening we will take a number of actions related to the adoption of the final millage, final budgets and Capital Improvement Program (CIP). The General Fund rolled-back rate is 5.1155 mills with the final millage rate being 5.3900 mills. The final millage rate is more than the rolled-back rate by 5.37%. On September 13, 2021, the City Manager presented a Tentative Budget totaling \$41,302,014. The Final Budget totals \$42,610,703 which is a \$1,308,689 increase from the Tentative Budget adopted on September 13, 2021. This increase is due to the true-up of budgeted amounts and fund balances, the carry-forward of encumbered obligations and the re-appropriation for unfinished projects or services which are anticipated to continue into Fiscal Year 2021-2022.

In order to enact the final millage rate, a majority vote must be passed by the Commission at the final public hearing on the budget. By adopting these resolutions, the City Commission authorizes and directs the City Manager to transmit certified copies of these resolutions, as well as any other forms or documents required by state law, to the Alachua County Property Appraiser, the Alachua County Tax Collector and the State of Florida Department of Revenue.

FINANCIAL IMPACT: Yes

AMOUNT: \$42,610,703

FUNDING SOURCE: General Fund, Internal Services Fund, Electric Fund, Water Fund, Community Redevelopment Trust Fund, Mosquito Fund, Grants, Waste Water Fund, Other

COMMISSION GOALS:

Economic Development, Quality of Life, Community Enhancement, Strengthen Community Services

ATTACHMENTS:

Description

- ▢ Resolution 21-25 (Final Millage Rate)
- ▢ Resolution 21-26 (Final Budget)
- ▢ Fiscal Year 2021-2022 Final Budget
- ▢ Resolution 21-27 (CIP)
- ▢ Resolution 21-27 Exhibit A CIP FY 2022-2026
- ▢ Public Hearing Script
- ▢ Budget Changes
- ▢ All Funds Category Final Budget FY22

RESOLUTION 21-25

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; RELATING TO THE LEVY OF GENERAL PURPOSE AD VALOREM TAXES FOR THE 2021 TAX YEAR; ADOPTING THE FINAL MILLAGE RATE; ESTABLISHING THE PERCENTAGE CHANGE FROM THE ROLLED-BACK RATE; DIRECTING THE TRANSMITTAL OF CERTIFIED COPIES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, at the public hearing of September 13th, 2021, the City of Alachua Commission adopted Resolution 21-23 approving the proposed tentative millage rate and Resolution 21-24 approving a tentative general City budget; and,

WHEREAS, in accordance with applicable law, the City of Alachua Commission advertised its proposed millage rate, its tentative general City budget and the public hearing date and location for the adoption of the final millage rate and the final general City budget for September 27th, 2021; and,

WHEREAS, the September 27th, 2021 public hearing has been held as specified in the advertisement and in accordance with applicable law;

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

SECTION 1. That the following final millage rate to fund the final general City budget for fiscal year 2021-2022 is hereby adopted in accordance with applicable law;

General Fund	5.3900 mills
--------------	--------------

SECTION 2. The millage levied herein is more than the rolled-back rate of 5.1155 by 5.37 percent.

SECTION 3. The City Manager is hereby authorized and directed to transmit certified copies of this resolution, as well as any other forms or documents required by state law, to the Alachua County Property Appraiser, the Alachua County Tax Collector, and to the State of Florida Department of Revenue.

SECTION 4. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 27th day of September, 2021.

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

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

RESOLUTION 21-26

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; RELATING TO ITS BUDGET FOR THE 2021-2022 FISCAL YEAR; REVISING THE ESTIMATE OF RECEIPTS AND OF BALANCES TO BE BROUGHT FORWARD; APPROVING A FINAL GENERAL CITY BUDGET; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 9, 2021 and August 23, 2021, the City Manager presented the proposed budget for further consideration by the City of Alachua Commission; and,

WHEREAS, said budget contained estimates of receipts and of balances brought forward as part of the budget presentation; and,

WHEREAS, the City of Alachua Commission adopted Resolution 21-24 on September 13th, 2021, revising the estimates of receipts and of balances brought forward; and,

WHEREAS, the City of Alachua Commission wishes to revise the estimates of receipts and of balances to be brought forward based on the most current information available as of the date of this resolution; and,

WHEREAS, the City of Alachua Commission has complied with all conditions precedent to the adoption of a final general City budget; and,

WHEREAS, the City of Alachua Commission as of this date adopted a resolution approving final millage to fund the final general City budget;

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

SECTION 1. In accordance with the requirements of Section 129.03, Florida Statutes, the estimates of receipts and of balances to be brought forward are revised as set out in the document entitled "City of Alachua Fiscal Year 2021-2022 Final Budget".

SECTION 2. The final general City budget contained in the document entitled "City of Alachua Fiscal Year 2021-2022 Final Budget" is hereby approved as adjusted by motion for further consideration at the public hearing established in this resolution.

SECTION 3. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 27th day of September, 2021.

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

Gib Coerper, Mayor
SEAL

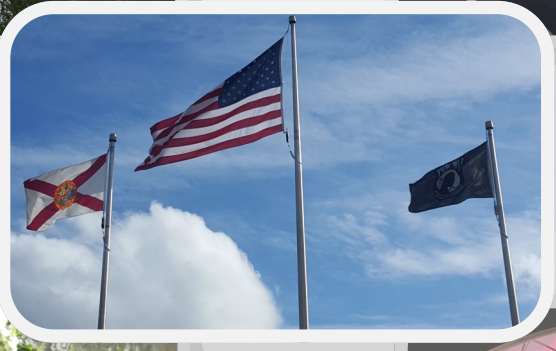
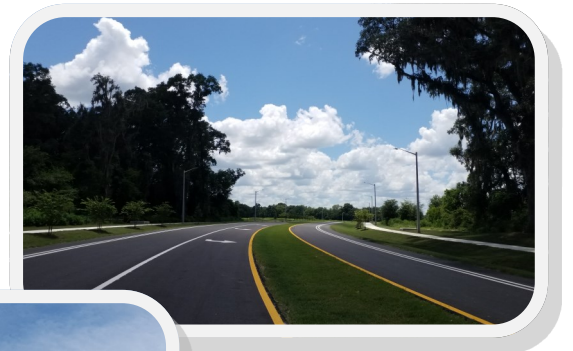
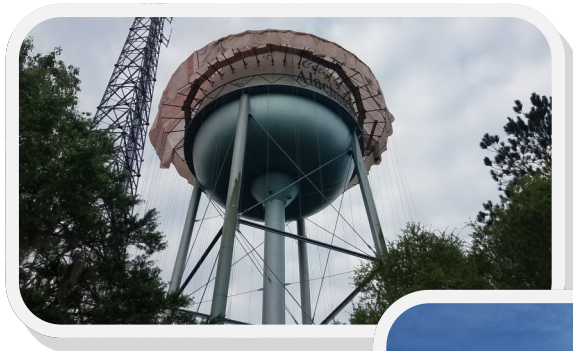
ATTEST:

Mike DaRoza, City Manager/Clerk



City of
ALACHUA

the good life community



FISCAL YEAR 2021-2022

FINAL BUDGET

CITY OF ALACHUA

PREPARED BY:

THE CITY OF ALACHUA FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT

FINANCE AND ADMINISTRATIVE SERVICES STAFF

Robert A. Bonetti	Director
Stephanie L. Herlong	Utility Billing Manager
Gardhy M. Saint-Vil	IT Manager
Benjamin T. Love	Facilities Maintenance Manager
Donna G. Smith	Purchasing Specialist
Allen A. Jones	Meter Reader Supervisor
Regina A. Reed	Senior Accountant
Tyler S. Williams	Senior Accountant
Tami L. Adkins	Accounts Payable Specialist
Megan E. Hoyt	Utility Billing Assistant
Tara Z. Clarke	Customer Service Representative
Mileana D. Fields	Customer Service Representative
Crystal A. Walker	Customer Service Representative
Jason L. Baker	IT Technical Assistant
Anthony D. Nathan II	IT Technical Assistant
Frederick A. Lewis	Facilities Maintenance Supervisor
Naron A. Curtis	Facilities Maintenance Worker
Ronald C. Jenkins, Jr.	Facilities Maintenance Worker
Alexander D. Watson	Facilities Maintenance Mechanic
Teresa E. Mills	Facilities Custodial Worker
Connie L. Sandusky	Facilities Custodial Worker
Torry L. Davis	Meter Reader
Brandon D. Kestner	Meter Reader
James E. Porter	Meter Reader
Leroy M. Williams	Meter Reader

CREDITS

City of Alachua Commission
Mike DaRoza, City Manager
Marian B. Rush, Esq., City Attorney
Elliot O. Harris, Recreation and Culture Director
Donna J. Myers, Human Resources Director
Chad D. Scott, Chief of Police
Rodolfo Valladares, Public Services Director
Grafton B. Wilson, Compliance and Risk Management Director
Kathy Winburn, Planning and Community Development Director

A very special "thank you" to Ashley McGraw and foremost
to all City employees for their assistance with the budget process

CITY OF ALACHUA GOVERNMENT

GENERAL INFORMATION

The City of Alachua is geographically located in North Central Florida. The City's boundaries encompass 36.5 square miles. The most current estimate of the City's population is 10,470.

FIVE-MEMBER COMMISSION

The City of Alachua, a political subdivision of the State of Florida, is guided by an elected five-member body comprised of a Mayor and four Commissioners. The Mayor and Commissioners are elected in non-partisan elections to represent the entire City. The Vice-Mayor is selected annually by the Mayor and his/her fellow Commissioners. The Commission performs legislative functions of government by developing policies for the management of the City of Alachua. The City Manager, a professional appointed by the Commission, and the City Manager's staff are responsible for the implementation of those policies. The City contracts out for attorney services.

ROLE OF THE CITY MANAGER

The City Manager is an official appointed by the City Commission who is responsible for carrying out all decisions, policies, ordinances and motions of the Commission. The City Manager serves at the will of the City Commission.

In order to execute the City Commission's goals and initiatives, the City Manager is responsible for directing and providing all municipal services within the City.

Municipal service functions are grouped into the following departments: City Commission, City Manager, City Attorney, Compliance and Risk Management, Finance and Administrative Services, Human Resources, Planning and Community Development, Police, Public Services and Recreation/Culture.

Support staff for both the City Manager and City Commission report to the City Manager.

INTRODUCTION

This document represents the City of Alachua's final financial budget for FY 2021-2022. The document is divided into five sections:

Section One - Budget Message
Section Two - Budget Summary
Section Three - Fund Summaries
Section Four - Department Summaries
Section Five - Glossary

Section One - Budget Message contains the City Manager's letter to the Commission regarding various elements of the budget.

Section Two - Budget Summary contains information and graphs about revenue sources; summary tables of the department budgets; a description and summary of the City's interfund transfers; and a summary of funded full-time equivalent positions.

Section Three - Fund Summaries include a budget by fund segment listing detailed information about various funds and their adopted funding levels.

Section Four - Department Summaries includes mission statements and summary budgets for each City department.

Section Five - Glossary includes a listing of various budget document terms.

Individuals interested in reviewing any materials or documents comprising the FY 2021-2022 Final Budget, at any level of detail, are encouraged to contact the Finance and Administrative Services Department.

Contact information for the Finance and Administrative Services Department is as follows:

Telephone: (386) 418-6100
Mail: P. O. Box 9
Alachua, Florida 32616-0009
Email: finance@cityofalachua.org
In person: City of Alachua City Hall
15100 N. W. 142nd Terrace
Alachua, Florida 32615

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City of
ALACHUA
the good life community

SECTION 1

BUDGET MESSAGE



City of Alachua

MAYOR GIB COERPER

Vice Mayor Shirley Green Brown
Commissioner Jennifer Blalock
Commissioner Dayna Miller
Commissioner Robert Wilford

OFFICE OF THE CITY MANAGER**MIKE DAROZA**

September 13, 2021

RE: CITY MANAGER'S FISCAL YEAR 2021-2022 BUDGET MESSAGE

Honorable Mayor and Members of the City Commission:

It is my honor and privilege to present the Fiscal Year 2021-2022 Budget for your consideration. The City Commission's Strategic Plan has served as the guiding light for the FY 2022 Budget, ensuring we continue to provide premium service delivery and a commitment to a strong quality of life.

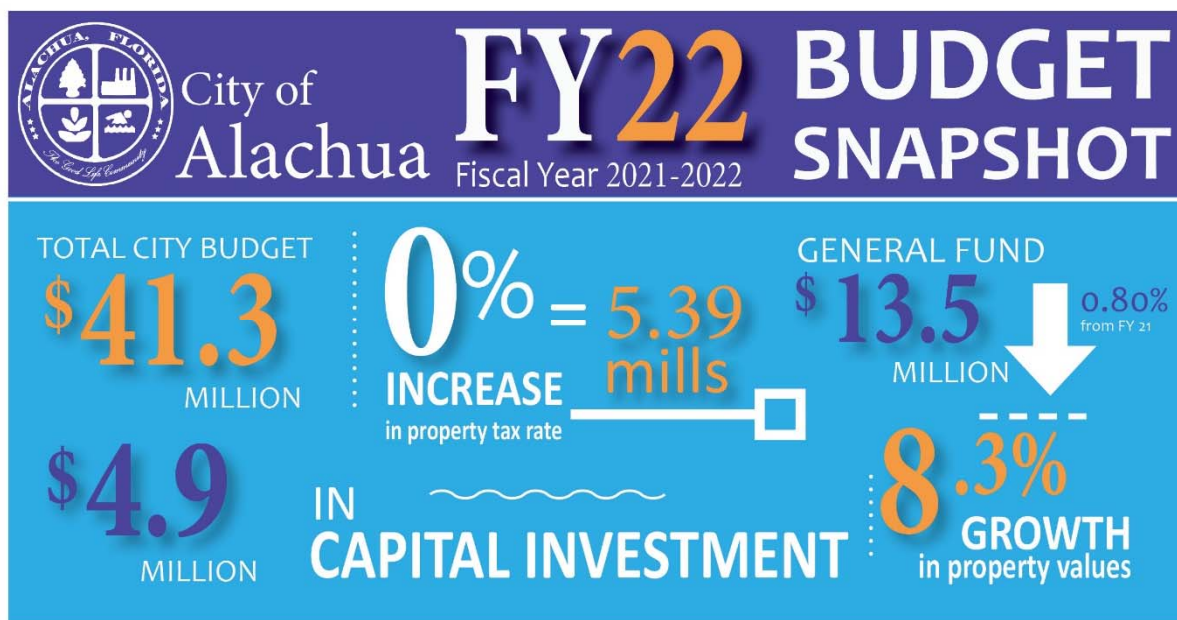
As we continue to face the COVID-19 pandemic, City staff has remained flexible and prepared to augment operations and plans for the ever-evolving challenge. This charge includes the budget development process as we ensure the safety and welfare of City staff and the public at large. While the FY 2022 Budget ensures continuity of services at the level our stakeholders expect, including meeting the challenges of the pandemic, it also focuses on building a stronger, vibrant and more sustainable community.

The City of Alachua, like other governmental units across the country, has been financially impacted by the pandemic as several revenue streams declined during the last two quarters of FY 2020 and first quarter of FY 2021. However, as the pandemic progressed, the City has seen these revenue streams return to, and in some cases exceed, pre-pandemic levels. This is the sign of open, and improved national, state and regional economies. As the pandemic continues to be a fluid challenge, the FY 2022 Budget ensures necessary funding to deliver on our promises of premium service delivery and a strong quality of life, while safeguarding against future economic uncertainties, that may force declining revenues or prompt unexpected expenses. Again, the City experiences a strong financial condition and the FY 2022 Budget resolves to strengthen this position.

I am proud to submit the balanced Fiscal Year 2021-2022 Tentative Budget for the City of Alachua. As proposed, the Tentative Budget totals \$41,302,014, which represents a 10.82% decrease from the prior fiscal year of \$46,311,081 (amended). The decrease from the prior year is due in large part to the construction completion of capital projects. The General Fund Tentative Budget is \$13,465,325, a decrease of 0.80% from the prior fiscal year amount of \$13,573,977 (amended). The decrease is, in most part, attributable to the completion of capital outlay projects. Ad valorem taxes, which make up 37.6% of the General Fund, are projected to generate \$5.1 million. The City's overall ad valorem revenues increased 7.8%.

Budget Snapshot

The City of Alachua budget development process is an inclusive and transparent process. All staff members of the City are able to contribute as well as the public through several public workshops conducted specifically for budget matters. The City Commission's vision for the community is outlined in the Strategic Plan, which provides initiatives that will carry out the goals of the community. The FY 2022 Budget has been compiled to consider input and direction from all of these stakeholders and aspects.



The City continues to benefit from a strong economic environment, as the COVID-19 related economic impacts were short-lived. The national economy continues to be strong and the Florida economy is booming, particularly in residential development. Locally, the City of Alachua is experiencing significant growth in diversified manner. Housing development has gained traction with several approved subdivisions under construction and several others in the development planning pipeline. This is a positive sign for the City, which has focused on enhancing diversified housing options for the community. Non-residential development continues to flourish in Alachua, particularly manufacturing, life sciences and technology companies. The City's recent investments in water and wastewater infrastructure expansion along the U.S. Hwy 441 corridor are paying dividends, as these industries expand and locate in Alachua. Furthermore, the business incentive program adopted by the City Commission has been implemented and is attracting businesses to the community. The City is well positioned to experience strong growth in the year ahead.

The Tentative Budget for FY 2022 is balanced at 5.3900 mills. Once again, this millage rate remains unchanged from the prior four fiscal years. As the City has to factor inflation and the increased costs associated with service delivery, maintaining a level millage rate is evidence of the easing of the tax burden that economic growth creates.

With a full service utilities operation, the City is responsible for ensuring all utilities are self-sustaining. The revenues of each utility must support the expenditures of each utility. The primary revenues for utilities are charges for services. Once again, the Tentative Budget for FY 2022 provides for no increase in electric rates. The water and wastewater budgets have been developed with a 3% and 2% rate increase, respectively, to meet rising costs.

The Tentative Budget focuses on three (3) major areas:

- Economic Development
- Infrastructure and Sustainability
- Talent Investment

Within the Tentative Budget, both operating and capital allocation, ensures these major areas are supported and funded appropriately.

Economic Development

To ensure the City is able to continue to provide premium service delivery and a strong quality of life, it is essential we continue our efforts to foster economic development. For decades, the City of Alachua has exhibited a history of being at the forefront of economic development through strategic investments in community assets and creating a



vibrant community with a strong quality of life. As the community grows, the need for more advanced economic development activities is necessary to have the capacity and ability to realize business growth potential. Critical to this effort is ensuring adequate staffing that enables the City to manage economic development activities. Additionally, investing in key business retention and attraction activities ensures the City is cultivating a competitive environment for business to flourish. The City Commission's focus on leveraging the existing bioscience cluster for future growth in this sector will be catalyzed by the biotech partnership as part of the City's overall economic development strategy.

Key Budget Allocations:

- **Alachua Biotech Partnership** - \$50,000
Funding to attract, enhance and cultivate the growth of the life sciences industry in Alachua.

- **Business Incentive Program - \$54,000**
Funding to provide incentives for business retention, attraction and start-up activities, including, but not limited to, the Community Redevelopment Agency Area and life science, technology and emerging technologies sector of Alachua.
- **Business Retention, Attraction and Marketing - \$60,000**
Funding to provide assistance to business retention, attraction and marketing efforts through activities such as, but not limited to, video and online promotions, as well as partnerships with the Alachua and Gainesville Chambers of Commerce.
- **Community Redevelopment Area Business, Attraction and Marketing - \$67,000**
Funding targeted toward attracting and retaining business activities within the Community Redevelopment Agency Area through, but not limited to, promotions, events and lead generation.
- **Economic Development Manager - \$96,000**
Funding for a new position with a laser focus on a wide range of the City's economic development activities.

Infrastructure and Sustainability

As we work to create a thriving and sustainable community, investing in infrastructure is a necessary activity. Infrastructure serves to provide efficient and reliable utilities, roadways, and pedestrian paths, among other services. The citizens of the City of Alachua benefit from a robust infrastructure network, which promotes sustainability through environmental stewardship and growth. The City will complete the water quality improvements to Mill Creek and the Mill Creek Sink in the year ahead. Investments in a new water well field will ensure the City's potable water supply has improved redundancy and reliability. With the City's recent completion of the state-of-the-art Legacy Electric Substation, investments in optimization will improve system operations in FY 2022, in addition to investments in rehabilitating critical wastewater infrastructure. As these investments and many others in infrastructure are made, the City will continue its sustainable approach to stewardship and growth.



Key Budget Allocations:

- **Mill Creek Sink - \$500,000**
Funding to complete the construction of stormwater management facilities that will improve water quality near Mill Creek Sink.

- **New Well Field - \$375,000**
Funding to design a new well field that will establish enhanced protection and redundancy of the City's drinking water supply.
- **Electric System Master Planning and Modeling - \$180,000**
Funding to provide for the commissioning of a master plan and model for the electric system, which will ensure optimization of the distribution network, improving reliability, redundancy and efficiency.
- **Lift Station Improvements - \$311,000**
Funding to provide for the rehabilitation of critical lift station infrastructure to ensure reliable service delivery.
- **Road Resurfacing - \$200,000**
Funding provides for the continued resurfacing of City roadways.

Talent Investment

The national and local labor markets have experienced a workforce shortage since the COVID-19 pandemic began. This continues to impact employers' ability to attract talent for a variety of reasons. Now, more than ever, it is critical the City of Alachua continues to offer competitive, market-driven salaries, attractive benefits and a positive work environment. The City of Alachua workforce represents a talented team of professionals who are committed to serving the residents and businesses of our community. Oftentimes, our public servants



are called to duty during natural disasters, other emergency conditions, and, as we've learned over the last 18 months, global pandemics. This is a high call of duty to meet and the staff of the City of Alachua answers every time. Ensuring our employees are fairly compensated and experience high levels of morale and dedication to our charge, requires continued investments in our most valued asset. The FY 2022 Budget strengthens this commitment to our public servants.

Key Budget Allocations:

- **Merit Increase - \$184,000**
Employees are able to earn up to a 4% merit increase based on performance evaluations.
- **Longevity Incentive - \$77,000**
Funding for milestone years of service accomplishments to promote employee retention.
- **Healthcare Increase - \$206,000**
Funding increase to continue employer-paid healthcare coverage for employees.

Looking Forward

As we prepare for the upcoming fiscal year, we are assured the City of Alachua is well prepared to strengthen our delivery of premium services and commitment to a strong quality of life. The challenges we've faced in the last year, particularly the COVID-19 pandemic, have only strengthened our resolve to make certain the citizens of the City of Alachua receive the level of service they expect and deserve. The City Commission has provided a clear vision that has been the compass by which the FY 2022 Budget has been developed.

I look forward to the year ahead as we pursue the highest levels of public stewardship together. The staff of the City of Alachua is prepared to deliver for our citizens, just as we always have. I am optimistic and eager about the work ahead as we support the goals of the City Commission. It is with great respect and privilege I submit the FY 2022 Tentative Budget.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mike DaRoza", with a stylized flourish at the end.

Mike DaRoza
City Manager



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City of
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SECTION 2

BUDGET SUMMARY

INTRODUCTION TO CITY BUDGETING

Defining a City Budget

A city budget is a plan for using City government's financial resources. The budget estimates proposed spending for a given period and estimates the proposed means of paying for them. Two components of a budget are the revenues (sources) and the expenditures (uses).

Defining Revenue

Revenues are the financial resources. The City of Alachua has a large variety of revenue sources including property taxes, licenses and permits, charges for services, fines, and grants.

Defining Expenditure

Expenditures are the usage of financial resources. There are four basic types of expenditures: personal services, operating, capital and debt. Personal services include all salary and salary related expenditures. Operating expenditures include the day-to-day expenses such as supplies, utilities, and equipment purchases. Capital expenditures include construction of roads, parks, buildings and the purchase of land. Debt is the expense related to principal and interest on long-term bonds and notes issued by the City.

Defining Fund Balance

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

Defining Fund Accounting

Government budgeting divides the budget into categories called funds. Fund accounting and budgeting allows a government to budget and account for revenues restricted by law or policy. Some restrictions are imposed by national accounting standards, the federal and state governments, and by the City Commission. As a result, the City develops a budget with categories to reflect the imposed restrictions. This is done by using a variety of funds. Funds allow the City to segregate the restricted revenues and the related expenditures.

The City budget has various funds that account for restricted revenues and expenditures. Each fund must balance - revenues (sources) must equal expenditures (uses) - and each fund must be separately monitored. The City budget, adopted each year by the Commission, is the total of all funds.

THE BUDGET PROCESS

The process of compiling the City of Alachua annual budget is practically a year-round activity. The basis for the process is statutory deadlines established by the State of Florida. The Finance and Administrative Services Department establishes the remainder of the process to ensure necessary information is collected, priorities are determined and recommendations can be made by the City Manager to the Commission. The City Manager is the official budget officer for the City of Alachua. The Commission establishes tax rates and adopts the annual budget.

The budget process began with a review and consideration of comments from the prior year budget process. This led to the budget “kick-off” meeting in April 2021 with Department Directors. Directions for the budget process were provided and written budget instructions were distributed. Departments were instructed to prepare budgets using a “continuation” funding level. “Continuation” level funding is the level of funding needed to provide the same level of service in the next fiscal year as was provided in the current fiscal year.

Following the City Commission Strategic Initiatives retreat in June, the City Manager formally presented the proposed budgets during budget workshops held during the months of July and August 2021. The workshops held in July and August provided an initial opportunity to enable the Commission and the public to review, comment and make changes to the budget prior to the formal adoption process that takes place through the month of September. This includes public hearings with the City Commission to discuss the operating budget and the capital improvement program budget.

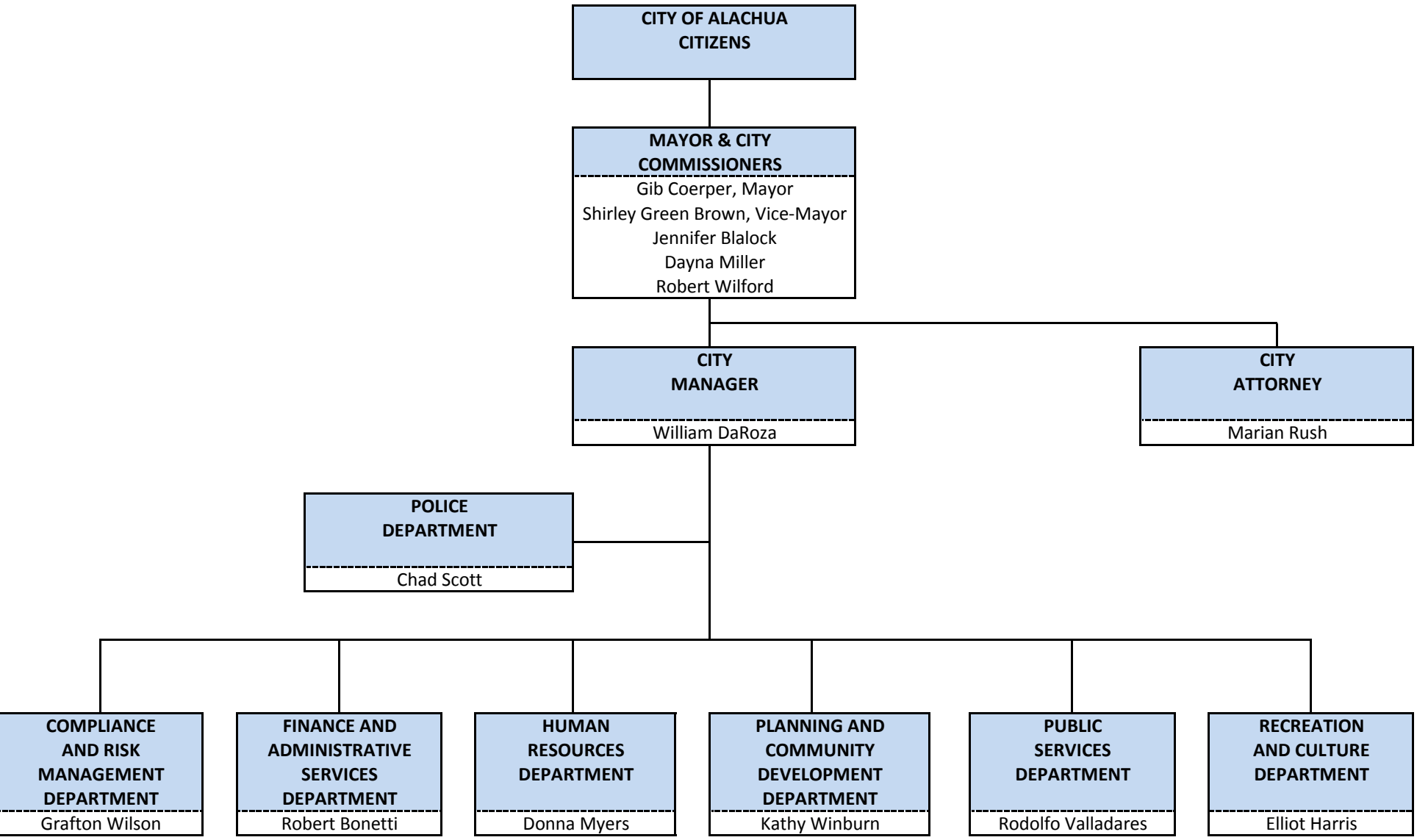
The proposed millage rate for FY 2021-2022 was established on July 26, 2021. The tentative millage rate was used by the Property Appraiser to prepare Truth-in-Millage or “TRIM” notices distributed in mid-August. TRIM notices advise County taxpayers of how tax rates proposed by all local taxing authorities, combines with current information on assessed value of real property, will affect the taxes on each taxed parcel of land. The TRIM notice also serves as the official notification of the time and place of the first public hearing for adoption of tentative millage rates and budget by each taxing authority.

State law requires two public budget hearings. The first public budget hearing was held on September 13, 2021. After hearing public testimony, the City Commission adopted the tentative millage rate of 5.3900 mills and the FY 2021-2022 Tentative Budget. The second public hearing will be held on September 27, 2021. The hearing will be advertised by a published notice along with a published millage rate and a breakdown of the FY 2021-2022 Final Budget. Like the first public hearing, the City Commission will hear public testimony prior to adopting the final millage rate and the FY 2021-2022 Final Budget.

BUDGET PROCESS HIGHLIGHTS

Preparation	April 14	Budget Kickoff meeting held.
	May 27	Budgetary submissions deadline for Departments.
Review	May-July	Submitted budgets are reviewed by the Finance and Administrative Services Department, City Manager with Department Directors to develop the proposed budget.
	June 1	Preliminary property tax roll information received from Property Appraiser's Office.
	June 22	Strategic Initiative Planning Retreat with City Commission and the public.
	July 1	Official preliminary taxable values are provided by Property Appraiser's Office.
Adoption	July-Aug	Workshops are held with the City Commission on the Operating and Capital Improvement Budgets, the tentative millage rate is set and budget issues are discussed.
	August 9 and 23	City Manager presents proposed budgets to the City Commission.
	September 13	First Public Hearing to Adopt the Tentative Millage Rate for the 2021 Tax Roll Year and the FY 2021-2022 Tentative Budget (required by State law).
	September 27	Second Public Hearing to Adopt Final Millage Rate for the 2021 Tax Roll Year and the FY 2021-2022 Final Budget (required by State law).

CITY OF ALACHUA GOVERNMENT





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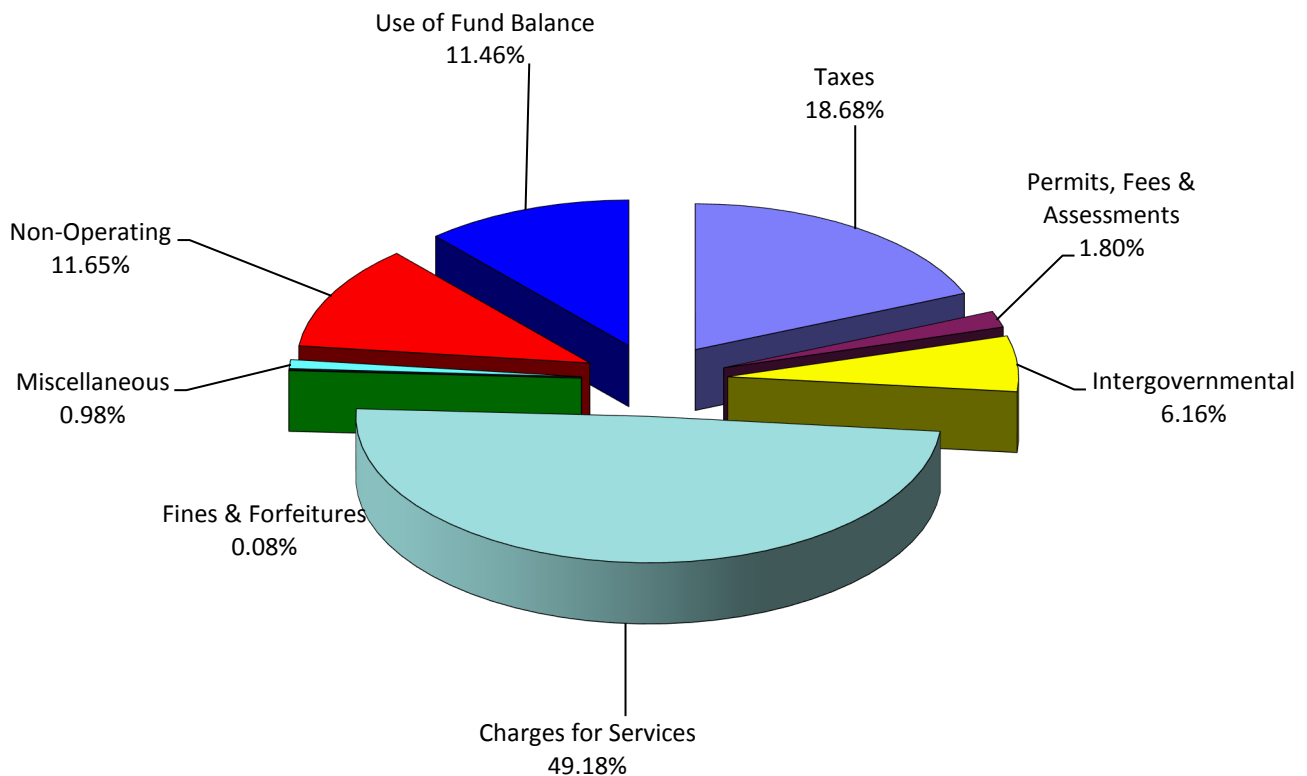
BUDGET SOURCES AND USES

Sources	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
Use of Fund Balance	\$0	\$0	\$10,629,007	\$4,885,181
Revenue:				
Ad Valorem Taxes	4,280,381	4,489,384	4,701,906	5,068,089
Other Taxes	2,758,964	2,708,250	2,684,306	2,891,280
Permits, Fees & Assessments	565,301	582,274	635,075	768,489
Intergovernmental Revenue	3,798,859	8,205,851	2,133,349	2,623,682
Charges for Services	21,795,359	22,141,588	20,114,773	20,957,242
Fines and Forfeitures	42,809	39,937	29,800	33,500
Miscellaneous Revenue	835,532	597,460	358,200	417,320
Total Revenue	34,077,205	38,764,744	30,657,409	32,759,602
Transfers-In	3,015,805	3,033,621	5,132,580	6,029,630
Other Non-Revenues	768,000	0	0	0
Less Undercollection	0	0	(1,072,732)	(1,063,710)
	3,783,805	3,033,621	4,059,848	4,965,920
TOTAL SOURCES	\$37,861,010	\$41,798,365	\$45,346,264	\$42,610,703

USES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
Operating Budget				
Personnel Services	\$9,227,333	\$9,812,178	\$10,916,052	\$12,200,804
Operating Expenses	16,921,758	16,760,777	15,318,946	15,855,749
Capital Outlay	6,826,066	8,408,320	11,301,418	6,008,612
Total Operating Budget	32,975,157	34,981,275	37,536,416	34,065,165
Grants & Aids	22,146	4,134	65,000	109,000
Debt Service	1,400,415	1,476,797	2,182,268	1,971,908
Transfers to Other Funds	3,015,805	3,033,621	5,132,580	6,029,630
Other Uses	429,364	402,584	0	0
Contingency	0	0	430,000	435,000
TOTAL USES	\$37,842,887	\$39,898,411	\$ 45,346,264	\$ 42,610,703

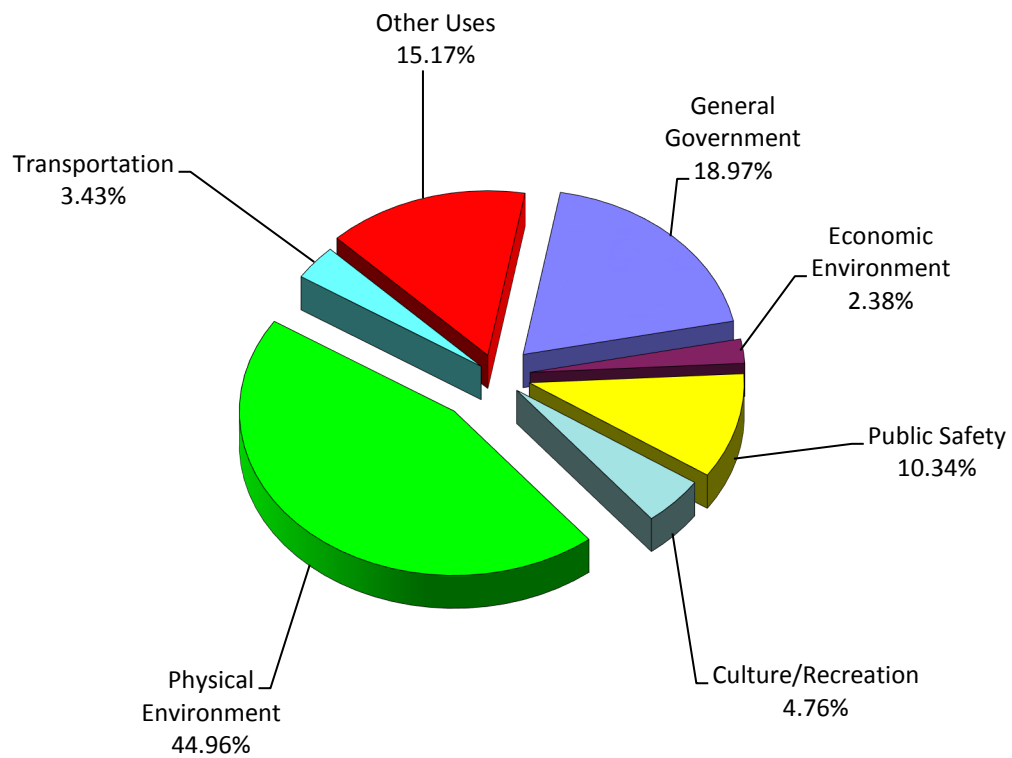
FY 2021-2022 BUDGET REVENUES BY SOURCE

Taxes	\$ 7,959,369
Permits, Fees & Assessments	768,489
Intergovernmental	2,623,682
Charges for Services	20,957,242
Fines & Forfeitures	33,500
Miscellaneous	417,320
Non-Operating	4,965,920
Use of Fund Balance	4,885,181
TOTAL	<u>\$ 42,610,703</u>



FY 2021-2022 BUDGET USES BY FUNCTION

General Government	\$ 8,082,248
Economic Environment	1,014,030
Public Safety	4,407,414
Culture/Recreation	2,026,266
Physical Environment	19,156,659
Transportation	1,459,456
Other Uses	6,464,630
TOTAL	<u>\$ 42,610,703</u>



FY 2021-2022 BUDGET BY FUNCTION - ALL FUNDS

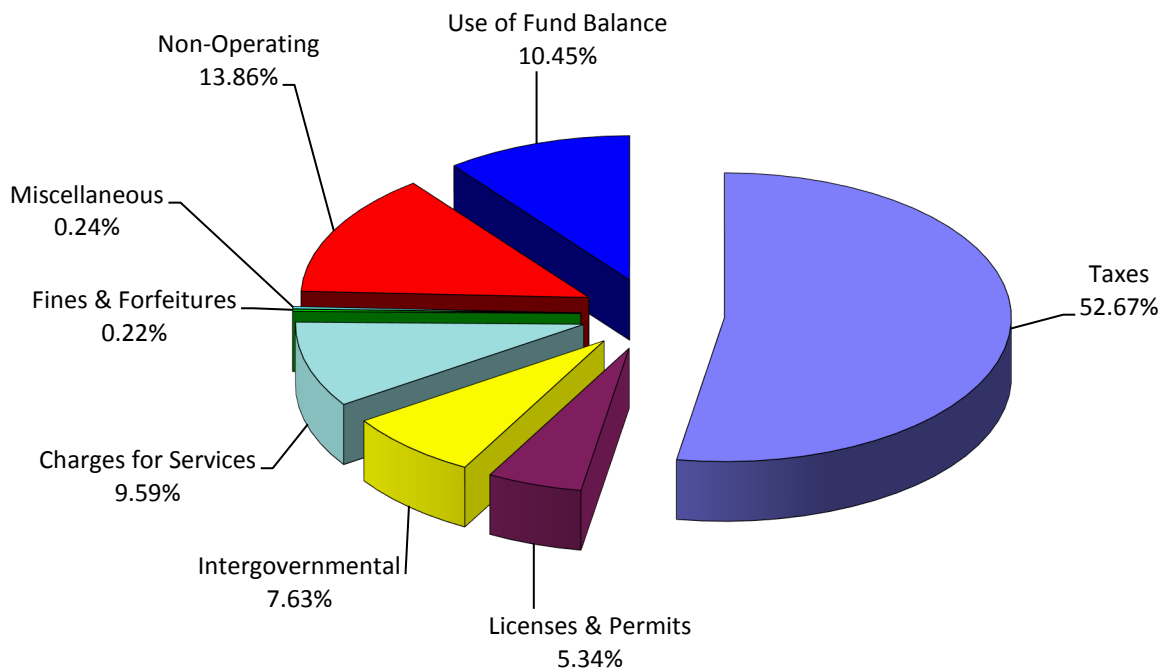
	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
General Government				
Legislative	\$ 126,902	\$ 127,642	\$ 131,915	\$ 142,546
Executive	601,556	599,901	785,309	925,356
Financial & Administrative	2,634,982	2,836,384	3,526,555	3,840,878
Legal Counsel	131,552	172,500	187,920	186,831
Comprehensive Planning	870,648	921,096	1,075,310	1,077,469
Debt Service Payments	989,101	983,364	1,086,863	875,064
Other General Government	821,061	810,894	1,358,689	1,034,104
Subtotal	6,175,802	6,451,781	8,152,561	8,082,248
Public Safety				
Law Enforcement	3,239,902	3,905,089	3,738,678	4,150,635
Fire Services	9,630	0	0	0
Protective Inspections	185,425	196,821	223,384	256,779
Other Public Safety	0	0	0	0
Subtotal	3,434,957	4,101,910	3,962,062	4,407,414
Physical Environment				
Electric Utility Services	10,838,397	10,661,918	16,492,965	12,698,024
Water Utility Services	1,727,701	1,475,786	2,078,780	1,313,087
Garbage/Solid Waste Services	686,619	692,897	712,850	736,948
Sewer/Wastewater Services	2,555,463	2,666,896	2,625,726	2,597,272
Water Distribution/Collection Services	495,290	668,206	776,216	837,275
Flood Control/Stormwater Management	531,431	112,886	745,534	927,339
Mosquito Control	64,530	37,147	55,319	46,714
Subtotal	16,899,431	16,315,736	23,487,390	19,156,659
Transportation				
Transit Systems	0	0	0	0
Streets & Roads Facilities	3,113,440	7,317,357	1,395,861	1,459,456
Subtotal	3,113,440	7,317,357	1,395,861	1,459,456
Economic Environment				
Housing & Urban Development	0	0	0	0
Industry Development	0	0	0	54,000
Other Economic Environment	399,342	374,297	922,050	960,030
Subtotal	399,342	374,297	922,050	1,014,030
Human Services				
Health	0	0	0	0
Welfare	0	0	0	0
Other Human Services	0	51,786	83,723	0
Subtotal	0	51,786	83,723	0
Culture/Recreation				
Recreation and Culture	4,374,746	1,849,339	1,780,037	2,026,266
Subtotal	4,374,746	1,849,339	1,780,037	2,026,266

FY 2021-2022 BUDGET BY FUNCTION - ALL FUNDS

	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
Courts				
Court-Related Services	0	0	0	0
Subtotal	0	0	0	0
Other Uses				
Interfund Transfers	3,015,805	3,033,621	5,132,580	6,029,630
Other Uses	429,364	402,584	0	0
Contingency	0	0	430,000	435,000
Subtotal	3,445,169	3,436,205	5,562,580	6,464,630
Grand Total	\$ 37,842,887	\$ 39,898,411	\$ 45,346,264	\$ 42,610,703

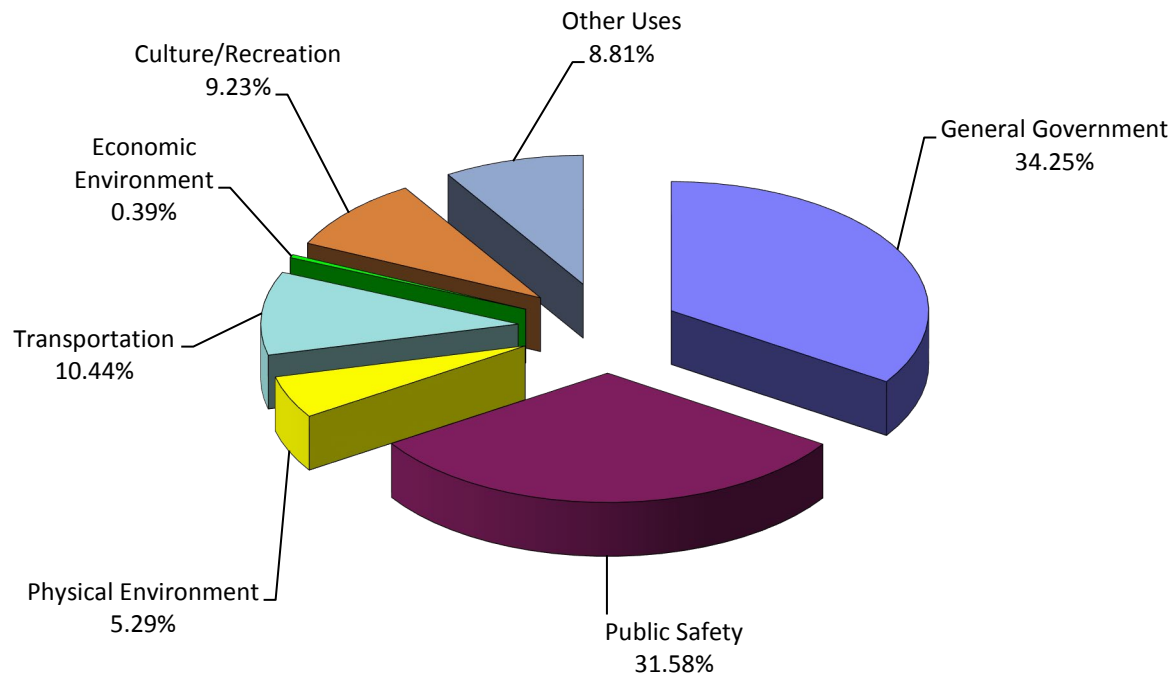
FY 2021-2022 BUDGET REVENUES BY SOURCE - GENERAL FUND

Taxes	\$ 7,332,527
Licenses & Permits	743,989
Intergovernmental	1,062,899
Charges for Services	1,334,742
Fines & Forfeitures	30,000
Miscellaneous	33,600
Non-Operating	1,930,000
Use of Fund Balance	<u>1,454,295</u>
TOTAL	<u>\$ 13,922,052</u>



FY 2021-2022 BUDGET USES BY FUNCTION - GENERAL FUND

General Government	\$ 4,768,915
Public Safety	4,396,364
Physical Environment	736,948
Transportation	1,453,156
Economic Environment	54,000
Culture/Recreation	1,285,473
Other Uses	1,227,196
TOTAL	<u><u>\$ 13,922,052</u></u>



BUDGET BY FUNCTION - GENERAL FUND

	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
General Government				
Legislative	\$ 126,902	\$ 127,642	\$ 131,915	\$ 142,546
Executive	601,556	599,901	785,309	925,356
Financial & Administrative	1,337,921	1,416,434	1,984,697	1,950,408
Legal Counsel	131,552	172,500	187,920	186,831
Comprehensive Planning	836,782	885,469	969,942	991,899
Other General Government	480,510	463,574	904,464	571,875
Subtotal	3,515,223	3,665,520	4,964,247	4,768,915
Public Safety				
Law Enforcement	3,236,318	3,903,250	3,727,478	4,139,585
Protective Inspections	185,425	196,821	223,384	256,779
Fire Rescue Services	9,630	0	0	0
Subtotal	3,431,373	4,100,071	3,950,862	4,396,364
Physical Environment				
Garbage/Solid Waste Control Services	690,705	694,688	712,850	736,948
Subtotal	690,705	694,688	712,850	736,948
Transportation				
Streets & Roads Facilities	933,645	815,574	1,361,892	1,453,156
Subtotal	933,645	815,574	1,361,892	1,453,156
Economic Environment				
Employment Opportunity	0	0	0	0
Industry Development	0	0	0	54,000
Other Economic Development	0	0	0	0
Subtotal	0	0	0	54,000
Human Services				
Health	0	0	0	0
Other Human Services	0	0	0	0
Subtotal	0	0	0	0
Culture/Recreation				
Recreation and Culture	1,007,883	1,260,404	1,218,630	1,285,473
Subtotal	1,007,883	1,260,404	1,218,630	1,285,473
Courts				
Court-Related Services	0	0	0	0
Subtotal	0	0	0	0
Other Uses				
Interfund Transfers	950,476	965,944	976,238	1,027,196
Contribution to Fund Balance	0	0	0	0
Contingency	0	0	200,000	200,000
Subtotal	950,476	965,944	1,176,238	1,227,196
Grand Total	\$ 10,529,305	\$ 11,502,201	\$ 13,384,719	\$ 13,922,052

FULL-TIME EQUIVALENT POSITIONS SUMMARY

Department Name	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
City Commission	5.00	5.00	5.00	5.00
City Manager (8)(9)	6.00	6.00	6.00	7.00
Human Resources (10)	2.00	2.00	2.00	3.00
Finance & Administrative Svcs. (2) (7) (11)	26.00	27.00	28.00	29.00
Planning & Community Development	9.00	9.00	9.00	9.00
Compliance & Risk Management (10)	4.00	4.00	4.00	3.00
Recreation & Culture (1)	7.00	8.00	8.00	8.00
APD (3) (12)	34.50	36.50	36.50	38.50
Public Services (4) (5) (6) (13) (14) (15) (16) (17) (18) (19)	40.00	41.00	43.00	48.00
TOTALS	133.50	138.50	141.50	150.50

- (1) Recreation added a Recreation Assistant position (1.0 FTE) during FY 19.
- (2) Additional Facilities Custodial Worker added for FY 20 (1.0 FTE).
- (3) Additional Police Officer positions added to APD for FY 20 (2.0 FTE).
- (4) Additional Public Works Technician added (1.0 FTE) for FY 20.
- (5) Public Services added a new Public Works Crew Leader position (1.0 FTE) for FY 21.
- (6) Public Services added a new Water System Supervisor position (1.0 FTE) for FY 21.
- (7) Finance & Administrative Services added a new Meter Reader position (1.0 FTE) for FY 21.
- (8) Assistant City Manager Position replaced by Assistant to the City Manager position for FY22.
- (9) City Manager's office has added an Economic Development Manager position (1.0 FTE) for FY 22.
- (10) Safety Specialist position has been transferred to Human Resources from Compliance & Risk Management for FY22.
- (11) Finance & Administrative Services added a new Facilities Custodial Worker position (1.0 FTE) for FY 22.
- (12) Additional Police Officer positions added to APD for FY 22 (2.0 FTE).
- (13) Public Services added a new Public Services Assistant Director position (1.0 FTE) for FY22.
- (14) Public Services added a new Public Services Engineer position (1.0 FTE) for FY22.
- (15) Public Services added a new Electric Engineer position (1.0 FTE) for FY22.
- (16) Public Services added a new Electric Line Worker position (1.0 FTE) for FY22.
- (17) Public Services added a new Public Works Technician (1.0 FTE) for FY22.
- (18) Public Services removed a temporary Water Supervisor position (1.0 FTE) for FY22.
- (19) Public Services added a new Distribution/Collection Technician position (1.0 FTE) for FY22.

NOTE: Schedule includes part-time employees equivalent to 0.5 FTE each.

ESTIMATION OF THE CITY'S ENDING FUND BALANCE FOR FY 2021-2022

The City's estimation of ending fund balance, for budgetary purposes as of FY 22, represents the useable, unrestricted cash balance position on September 30, 2022. This modified measurement is utilized to ensure that the City maintains an annual unappropriated balance at a level sufficient to maintain adequate cash flow and to eliminate the need for short-term borrowing, separate from the reserve for contingency. The total unappropriated balance for the City is approximately \$11.1 million.

A factor that should be reviewed when estimating the City's position on September 30, 2022, is to project how much of the funds appropriated in the adopted budget will actually be spent, based on past experience and current trends. Any remaining (unspent) funds or excess revenues result in an ending fund balance. Excess revenues may result from a statutory requirement that governments appropriate 95% of certain revenues, which tends to understate collections from certain revenues.

Another factor to consider is to review the budgeted reserves and project what portion of reserves will not be appropriated during the fiscal year. Both factors should be included with the budgeted estimated ending fund balance at September 30, 2022.

Budgeted fund balances presented herein are not a reflection of equity or of the City's overall net position.

The following table presents a conservative fund-by-fund summary of budgeted ending fund balances.

FY 22 FINAL BUDGET FUND BALANCE SUMMARY

Fund Title	Estimated Beginning Fund Balance	Revenues/ Sources	Expenditures/ Uses	Estimated Ending Fund Balance
General Fund	\$ 4,686,846	\$ 12,467,757	\$ 13,922,052	\$ 3,232,551
Subtotal General Fund	4,686,846	12,467,757	13,922,052	3,232,551
Special Revenue Funds				
Additional Court Costs	5,142	3,500	6,050	2,592
Tree Bank Fund	85,570	0	85,570	0
Explorer Post 537 Fund	5,139	0	5,000	139
TK Basin Special Assessment Fund	14,933	24,520	34,300	5,153
Wild Spaces Public Places Fund	90,000	626,842	716,842	0
Children's Trust Fund	0	0	0	0
Donation Fund	20,108	0	20,108	0
Community Redevelopment Agency (CRA) Fund	629,844	500,009	970,030	159,823
Subtotal Special Revenue Funds	850,736	1,154,871	1,837,900	167,707
Debt Service Funds				
Debt Service Fund	425,582	827,957	647,742	605,797
Subtotal Debt Service Funds	425,582	827,957	647,742	605,797
Capital Projects Funds				
San Felasco Conservation Corridor Fund	3,843	0	3,843	0
Heritage Oaks Fund	4,326	0	4,326	0
CDBG Neighborhood Revitalization Grant Fund	0	0	0	0
Mill Creek Sink Fund	0	888,713	888,713	0
FL Job Growth Grant Fund	0	0	0	0
CDBG Economic Development Grant Fund	0	6,300	6,300	0
Subtotal Capital Projects Funds	8,169	895,013	903,182	0
Enterprise Funds				
Electric Utility Fund	7,093,865	14,562,550	15,837,337	5,819,078
Water Utility Fund	973,905	2,127,040	2,626,876	474,069
Wastewater Utility Fund	964,223	2,628,900	3,226,604	366,519
Mosquito Control Fund	109,029	58,750	91,714	76,065
Subtotal Enterprise Funds	9,141,022	19,377,240	21,782,531	6,735,731
Internal Service Funds				
Utility Administration & Operations Fund	834,108	3,002,684	3,517,296	319,496
Subtotal Internal Service Funds	834,108	3,002,684	3,517,296	319,496
Trust & Agency Funds	0	0	0	0
Subtotal Trust & Agency Funds	0	0	0	0
Total	\$ 15,946,463	\$ 37,725,522	\$ 42,610,703	\$ 11,061,282

INTERFUND TRANSFER OVERVIEW

A transfer in or transfer out is the transfer of revenue from one governmental unit to another or from one fund to another as a means of financing the recipient unit or fund.

General Fund transfers are normally made to satisfy the general long-term debt obligations paid from the Debt Service Fund and to provide the required Tax Increment Financing (TIF) to the Community Redevelopment Agency (CRA) Fund.

Another significant transfer is made from the Electric Utility Fund to the General Fund to fund supporting general government activities.

Additionally, each Utility Fund provides transfers into the Internal Services Fund for the operations of the Utility Administration, Utility Operations, Utility Billing, Water Distribution & Collection, Warehouse Operation, Information Technology and Safety divisions.

Lastly, the Electric and Water Utility Funds provide for the payment of the Internal Services Fund portion of the Series 2016 debt payment.

SUMMARY OF INTERFUND TRANSFERS FISCAL YEAR 2021-2022

<u>TRANSFERS OUT</u>		<u>AMOUNT</u>	<u>TRANSFERS IN</u>		<u>AMOUNT</u>
001	GENERAL FUND	\$ 1,027,196	070	DEBT SERVICE FUND	\$ 827,957
			310	CRA FUND	199,239
010	ELECTRIC UTILITY FUND	3,139,313	001	GENERAL FUND	2,000,000
			700	INTERNAL SERVICE FUND	1,139,313
020	WATER UTILITY FUND	1,263,789	700	INTERNAL SERVICE FUND	1,263,789
030	WASTEWATER UTILITY FUND	579,332	700	INTERNAL SERVICE FUND	579,332
042	MOSQUITO CONTROL FUND	20,000	700	INTERNAL SERVICE FUND	20,000
TOTAL TRANSFERS		\$ <u>6,029,630</u>			\$ <u>6,029,630</u>



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City of
ALACHUA
the good life community

SECTION 3

FUND

SUMMARIES

BASIS OF ACCOUNTING AND BUDGETING

Because the revenue and expenditure estimates contained in the Tentative Fiscal Year 2021-2022 Budget are based on GAAP, it is important that the reader have an overview of accounting principles as they relate to the estimates. The following is a brief review of the measurement focus and basis of accounting; the two principles which most directly affect those estimates.

Basis of accounting refers to the timing by which revenues and expenditures are recognized in the accounts and reported on the financial statements.

All Governmental Funds are accounted for using what is called the modified accrual basis of accounting. Under the modified accrual basis, revenues are recognized when they become measurable and available as net current assets. Primary revenues, including taxes, intergovernmental revenues, charges for services, rents, and interest are treated as susceptible to accrual under the modified accrual basis. Other revenue sources are not considered measurable and available, and are not treated as susceptible to accrual. Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred. Exceptions to this general rule include: (1) principal and interest on general long-term debt, which is recognized when due; (2) accumulated unpaid vacation and sick pay amounts, which are not accrued; and (3) certain inventories of supplies, which are considered expenditures when purchased.

The Proprietary Funds are accounted for using the accrual basis of accounting. Under this method, revenues are recognized when they are earned and expenses are recognized when the related liability is incurred.

FUND ACCOUNTING

All Fund Types:

FY 22--\$42,610,703

THE FUND STRUCTURE AND GOVERNMENTAL ACCOUNTING AND BUDGETING

The City of Alachua developed the revenue and expenditure estimates contained in the Tentative Fiscal Year 2021-2022 Budget in a manner that follows Generally Accepted Accounting Principles (GAAP). The Budget is organized on the basis of funds, each of which is considered a separate budgetary and accounting entity. Government resources are allocated to, and accounted for, in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The purposes of the Commission's various funds and account group are as follows:

GOVERNMENTAL FUNDS

General Fund:

FY 22--\$13,922,052

The General Fund is the general operating fund for the Commission. It is used to account for all financial resources, except for those required to be accounted for separately. These resources provide funding for programs such as General Government Administration, Recreation Services, Law Enforcement, Public Works and Planning Services to all residents of the City of Alachua.

Debt Service Funds:

FY 22--\$647,742

Debt Service Funds are used to account for the accumulation of resources for, and the payment of general long-term debt, interest, and other related debt services charges.

Special Revenue Funds:

FY 22--\$1,837,900

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are designated for specified purposes or are restricted in use. Special Revenue Funds include Grant Funds.

Capital Project Funds:

FY 22--\$903,182

Capital Project Funds are used to account for financial resources to be used for the acquisition, construction, or improvement of major capital facilities (other than those financed by the Proprietary Funds and Special Assessment Funds).

PROPRIETARY FUNDS

Enterprise Funds:

FY 22--\$21,782,531

Enterprise Funds are used to account for operations that are financed and operated in a manner similar to private business enterprises in which the intent of the governing body is that all costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

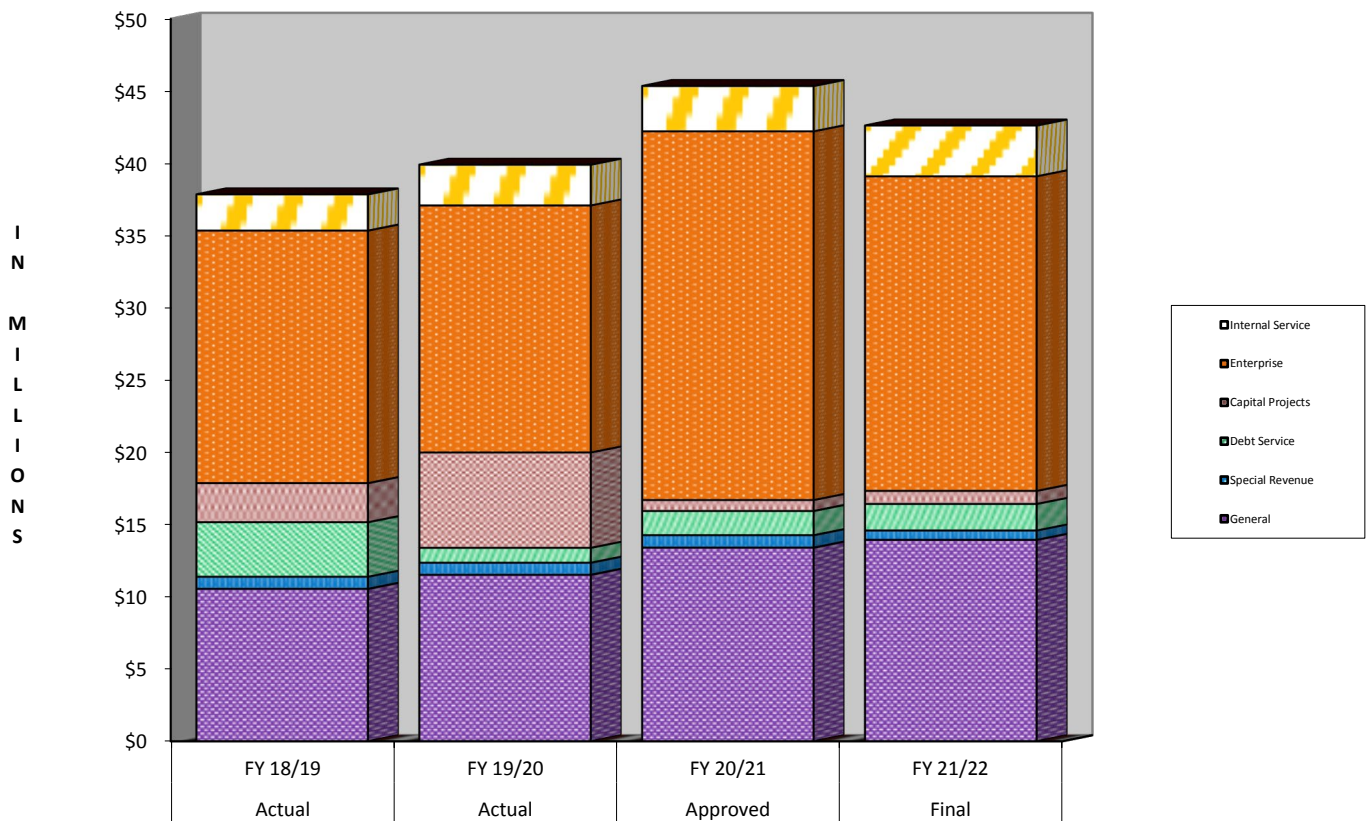
Internal Service Funds:

FY 22--\$3,517,296

Internal Service Funds are used to account for the provision of goods or services by Utility Administration, Utility Operations, Utility Billing, Warehouse Operations, and Postage Services to other departments on a cost reimbursement basis.

BUDGET BY FUND TYPE

	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
General	\$ 10,529,305	\$ 11,502,201	\$ 13,384,719	\$ 13,922,052
Debt Service	836,799	837,127	858,176	647,742
Special Revenue	3,776,209	1,029,797	1,676,591	1,837,900
Capital Projects	2,704,806	6,601,729	759,027	903,182
Enterprise	17,487,544	17,104,951	25,529,132	21,782,531
Internal Service	2,508,224	2,822,606	3,138,619	3,517,296
Trust & Agency	-	-	-	-
Total	\$37,842,887	\$39,898,411	\$45,346,264	\$42,610,703



GENERAL FUND (001)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 6,429,525	\$ 6,626,107	\$ 6,850,419	\$ 7,332,527
PERMITS, FEES & ASSESSMENTS	554,232	571,211	624,515	743,989
INTERGOVERNMENTAL REVENUE	1,235,005	988,730	1,002,937	1,062,899
CHARGES FOR SERVICES	1,217,916	1,312,746	1,295,495	1,334,742
FINES AND FORFEITURES	39,575	37,367	27,000	30,000
MISCELLANEOUS REVENUE	220,880	63,170	57,100	33,600
TOTAL OPERATING	9,697,133	9,599,331	9,857,466	10,537,757
NON-OPERATING REVENUE:				
OPERATING TRANSFERS IN	2,000,000	2,000,000	2,000,000	2,000,000
USE OF FUND BALANCE	0	0	1,597,253	1,454,295
OTHER NON-REVENUES	0	0	(70,000)	(70,000)
TOTAL NON-OPERATING	2,000,000	2,000,000	3,527,253	3,384,295
TOTAL REVENUE	\$ 11,697,133	\$ 11,599,331	\$ 13,384,719	\$ 13,922,052

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 6,016,293	\$ 6,444,642	\$ 7,054,584	\$ 7,763,865
OPERATING EXPENSES	2,717,246	2,863,471	3,406,752	3,552,806
CAPITAL OUTLAY	821,204	1,226,353	1,707,145	1,294,185
DEBT SERVICE	0	0	0	0
GRANTS AND AIDS	20,000	0	40,000	84,000
TOTAL OPERATING	9,574,743	10,534,466	12,208,481	12,694,856
NON-OPERATING:				
OPERATING TRANSFERS OUT	950,476	965,944	976,238	1,027,196
RESERVE FOR CONTINGENCY	0	0	200,000	200,000
NON-OPERATING	4,086	1,791	0	0
CONTRIBUTION TO FUND BALANCE	0	0	0	0
TOTAL NON-OPERATING	954,562	967,735	1,176,238	1,227,196
TOTAL EXPENDITURES	\$ 10,529,305	\$ 11,502,201	\$ 13,384,719	\$ 13,922,052

ELECTRIC UTILITY FUND (010)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	14,575	0	0	0
CHARGES FOR SERVICES	13,886,581	14,096,528	14,261,884	15,000,000
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	416,857	474,203	248,000	329,000
TOTAL OPERATING	14,318,013	14,570,731	14,509,884	15,329,000
NON-OPERATING REVENUE:				
USE OF FUND BALANCE	0	0	5,574,107	1,274,787
OTHER NON-REVENUES	283,000	0	(862,613)	(766,450)
TOTAL NON-OPERATING	283,000	0	4,711,494	508,337
TOTAL REVENUE	\$ 14,601,013	\$ 14,570,731	\$ 19,221,378	\$ 15,837,337

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 971,853	\$ 911,259	\$ 1,089,212	\$ 1,323,068
OPERATING EXPENSES	9,862,222	9,756,841	9,049,258	9,277,522
CAPITAL OUTLAY	0	0	6,354,495	2,097,434
DEBT SERVICE	19,809	16,242	0	0
TOTAL OPERATING	10,853,884	10,684,342	16,492,965	12,698,024
NON-OPERATING:				
OPERATING TRANSFERS OUT	2,000,000	2,000,000	2,728,413	3,139,313
OTHER NON-OPERATING	143,104	97,829	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	2,143,104	2,097,829	2,728,413	3,139,313
TOTAL EXPENDITURES	\$ 12,996,988	\$ 12,782,171	\$ 19,221,378	\$ 15,837,337

WATER UTILITY FUND (020)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	375,000
CHARGES FOR SERVICES	1,659,224	1,793,847	1,775,000	1,825,000
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	25,178	14,193	16,400	18,200
TOTAL OPERATING	1,684,402	1,808,040	1,791,400	2,218,200
NON-OPERATING REVENUE:				
USE OF FUND BALANCE	0	0	1,277,824	499,836
OTHER NON-REVENUES	210,000	0	0	(91,160)
TOTAL NON-OPERATING	210,000	0	1,277,824	408,676
TOTAL REVENUE	\$ 1,894,402	\$ 1,808,040	\$ 3,069,224	\$ 2,626,876

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 202,616	\$ 210,029	\$ 300,182	\$ 205,391
OPERATING EXPENSES	1,483,293	1,180,542	374,481	344,231
CAPITAL OUTLAY	0	0	1,134,726	493,355
DEBT SERVICE	44,461	87,276	269,391	270,110
TOTAL OPERATING	1,730,370	1,477,847	2,078,780	1,313,087
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	940,444	1,263,789
OTHER NON-OPERATING	27,026	20,506	0	0
RESERVES	0	0	50,000	50,000
TOTAL NON-OPERATING	27,026	20,506	990,444	1,313,789
TOTAL EXPENDITURES	\$ 1,757,396	\$ 1,498,353	\$ 3,069,224	\$ 2,626,876

WASTEWATER UTILITY FUND (030)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	4,949	0	0	0
CHARGES FOR SERVICES	2,460,333	2,550,539	2,722,394	2,736,500
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	97,833	20,697	20,000	25,500
TOTAL OPERATING	2,563,115	2,571,236	2,742,394	2,762,000
NON-OPERATING REVENUE:				
USE OF FUND BALANCE	0	0	545,936	597,704
OTHER NON-REVENUES	275,000	0	(137,119)	(133,100)
TOTAL NON-OPERATING	275,000	0	408,817	464,604
TOTAL REVENUE	\$ 2,838,115	\$ 2,571,236	\$ 3,151,211	\$ 3,226,604

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 420,972	\$ 435,941	\$ 438,362	\$ 466,604
OPERATING EXPENSES	1,889,561	194,708	721,291	812,023
CAPITAL OUTLAY	0	0	739,339	591,191
DEBT SERVICE	247,764	290,636	726,734	727,454
TOTAL OPERATING	2,558,297	921,285	2,625,726	2,597,272
NON-OPERATING:				
OPERATING TRANSFERS OUT	65,329	67,677	475,485	579,332
OTHER NON-OPERATING	44,463	49,584	0	0
RESERVES	0	0	50,000	50,000
TOTAL NON-OPERATING	109,792	117,261	525,485	629,332
TOTAL EXPENDITURES	\$ 2,668,089	\$ 1,038,546	\$ 3,151,211	\$ 3,226,604

MOSQUITO CONTROL FUND (042)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	49,821	196	15,000	0
CHARGES FOR SERVICES	59,914	60,410	60,000	61,000
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	2,211	1,018	750	750
TOTAL OPERATING	111,946	61,624	75,750	61,750
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	14,569	32,964
OTHER NON-REVENUES	0	0	(3,000)	(3,000)
TOTAL NON-OPERATING	0	0	11,569	29,964
TOTAL REVENUE	\$ 111,946	\$ 61,624	\$ 87,319	\$ 91,714

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 6,241	\$ 4,208	\$ 7,647	\$ 7,713
OPERATING EXPENSES	58,604	33,121	47,672	39,001
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	64,845	37,329	55,319	46,714
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	12,000	20,000
OTHER NON-OPERATING	225	551	0	0
RESERVES	0	0	20,000	25,000
TOTAL NON-OPERATING	225	551	32,000	45,000
TOTAL EXPENDITURES	\$ 65,070	\$ 37,880	\$ 87,319	\$ 91,714

ADDITIONAL COURT COSTS FUND (044)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	3,234	2,570	2,800	3,500
MISC REVENUE	12	11	0	0
TOTAL OPERATING	3,246	2,581	2,800	3,500
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	3,400	2,550
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	3,400	2,550
TOTAL REVENUE	\$ 3,246	\$ 2,581	\$ 6,200	\$ 6,050

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	2,503	0	6,200	6,050
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	2,503	0	6,200	6,050
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 2,503	\$ 0	\$ 6,200	\$ 6,050

TREE BANK FUND (046)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	36,000	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	588	302	0	0
TOTAL OPERATING	36,588	302	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	67,735	85,570
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	67,735	85,570
TOTAL REVENUE	\$ 36,588	\$ 302	\$ 67,735	\$ 85,570

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	67,735	85,570
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	0	0	67,735	85,570
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 0	\$ 0	\$ 67,735	\$ 85,570

EXPLORER POST 537 FUND (052)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	5,000	5,000
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	<u>0</u>	<u>0</u>	<u>5,000</u>	<u>5,000</u>
TOTAL REVENUE	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 5,000</u>	<u>\$ 5,000</u>

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	1,081	1,839	5,000	5,000
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	<u>1,081</u>	<u>1,839</u>	<u>5,000</u>	<u>5,000</u>
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL EXPENDITURES	<u>\$ 1,081</u>	<u>\$ 1,839</u>	<u>\$ 5,000</u>	<u>\$ 5,000</u>

TK BASIN STORMWATER ASSESSMENT FUND (054)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	10,629	10,623	10,560	24,500
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	404	112	30	20
TOTAL OPERATING	11,033	10,735	10,590	24,520
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	13,710	9,780
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	13,710	9,780
TOTAL REVENUE	\$ 11,033	\$ 10,735	\$ 24,300	\$ 34,300

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	6,420	12,940	24,300	34,300
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	6,420	12,940	24,300	34,300
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 6,420	\$ 12,940	\$ 24,300	\$ 34,300

WILD SPACES PUBLIC PLACES FUND (057)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 609,820	\$ 571,527	\$ 535,793	\$ 626,842
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	500,000	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	3,696	0	0	0
TOTAL OPERATING	1,113,516	571,527	535,793	626,842
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	0	90,000
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	90,000
TOTAL REVENUE	\$ 1,113,516	\$ 571,527	\$ 535,793	\$ 716,842

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	445,793	546,842
CAPITAL OUTLAY	3,362,758	586,753	90,000	170,000
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	3,362,758	586,753	535,793	716,842
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 3,362,758	\$ 586,753	\$ 535,793	\$ 716,842

CHILDREN'S TRUST GRANT FUND (061)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	51,787	83,723	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	<u>0</u>	<u>51,787</u>	<u>83,723</u>	<u>0</u>
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	0	0
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL REVENUE	<u>\$ 0</u>	<u>\$ 51,787</u>	<u>\$ 83,723</u>	<u>\$ 0</u>

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	51,787	83,723	0
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	<u>0</u>	<u>51,787</u>	<u>83,723</u>	<u>0</u>
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL EXPENDITURES	<u>\$ 0</u>	<u>\$ 51,787</u>	<u>\$ 83,723</u>	<u>\$ 0</u>

DEBT SERVICE FUND (070)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	397	109	0	0
TOTAL OPERATING	397	109	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	834,754	849,789	857,427	827,957
USE OF FUND BALANCE	0	0	749	(180,215)
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	834,754	849,789	858,176	647,742
TOTAL REVENUE	\$ 835,151	\$ 849,898	\$ 858,176	\$ 647,742

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	0	0
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	836,799	837,127	858,176	647,742
TOTAL OPERATING	836,799	837,127	858,176	647,742
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 836,799	\$ 837,127	\$ 858,176	\$ 647,742

DONATION FUND (167)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	8,235	8,066	0	0
TOTAL OPERATING	8,235	8,066	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	21,790	20,108
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	21,790	20,108
TOTAL REVENUE	\$ 8,235	\$ 8,066	\$ 21,790	\$ 20,108

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	4,105	2,182	21,790	20,108
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	4,105	2,182	21,790	20,108
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 4,105	\$ 2,182	\$ 21,790	\$ 20,108

COMMUNITY REDEVELOPMENT AGENCY - CRA FUND (310)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	278,224	282,352	280,812	290,770
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	18,317	6,131	7,920	10,000
TOTAL OPERATING	296,541	288,483	288,732	300,770
NON-OPERATING REVENUE:				
TRANSFERS IN	181,051	183,832	190,456	199,239
USE OF FUND BALANCE	0	0	452,862	470,021
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	181,051	183,832	643,318	669,260
TOTAL REVENUE	\$ 477,592	\$ 472,315	\$ 932,050	\$ 970,030

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 72,836	\$ 79,647	\$ 114,102	\$ 118,634
OPERATING EXPENSES	225,080	150,038	330,462	311,382
CAPITAL OUTLAY	0	41,199	353,206	405,734
GRANTS AND AIDS	2,146	4,134	25,000	25,000
DEBT SERVICE	99,280	99,279	99,280	99,280
TOTAL OPERATING	399,342	374,297	922,050	960,030
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	10,000	10,000
TOTAL NON-OPERATING	0	0	10,000	10,000
TOTAL EXPENDITURES	\$ 399,342	\$ 374,297	\$ 932,050	\$ 970,030

SAN FELASCO CONSERVATION CORRIDOR FUND (313)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	59	17	0	0
TOTAL OPERATING	59	17	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	3,824	3,843
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	3,824	3,843
TOTAL REVENUE	\$ 59	\$ 17	\$ 3,824	\$ 3,843

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	3,824	3,843
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	0	0	3,824	3,843
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 0	\$ 0	\$ 3,824	\$ 3,843

HERITAGE OAKS IMPROVEMENTS FUND (319)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	4,326	4,326
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	<u>0</u>	<u>0</u>	<u>4,326</u>	<u>4,326</u>
TOTAL REVENUE	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 4,326</u>	<u>\$ 4,326</u>

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	1,440	4,326	4,326
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	<u>0</u>	<u>1,440</u>	<u>4,326</u>	<u>4,326</u>
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL EXPENDITURES	<u>\$ 0</u>	<u>\$ 1,440</u>	<u>\$ 4,326</u>	<u>\$ 4,326</u>

CDBG-NEIGHBORHOOD REVITALIZATION FUND (322)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	328,257	371,743	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	328,257	371,743	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	0	0
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL REVENUE	\$ 328,257	\$ 371,743	\$ 0	\$ 0

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	24,317	7,875	0	0
CAPITAL OUTLAY	364,730	336,295	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	389,047	344,170	0	0
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 389,047	\$ 344,170	\$ 0	\$ 0

MILL CREEK SINK FUND (323)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	606,845	112,261	716,908	888,713
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	606,845	112,261	716,908	888,713
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	0	0
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL REVENUE	\$ 606,845	\$ 112,261	\$ 716,908	\$ 888,713

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	0	0
CAPITAL OUTLAY	525,011	98,506	716,908	888,713
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	525,011	98,506	716,908	888,713
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 525,011	\$ 98,506	\$ 716,908	\$ 888,713

FLORIDA JOB GROWTH GRANT FUND (324)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	521,314	5,442,603	16,872	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	521,314	5,442,603	16,872	0
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	0	0
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL REVENUE	\$ 521,314	\$ 5,442,603	\$ 16,872	\$ 0

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	562	0	0	0
CAPITAL OUTLAY	1,512,380	5,225,748	16,872	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	1,512,942	5,225,748	16,872	0
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 1,512,942	\$ 5,225,748	\$ 16,872	\$ 0

CDBG ECONOMIC DEVELOPMENT FUND (325)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	253,808	952,263	17,097	6,300
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	253,808	952,263	17,097	6,300
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	0	0
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL REVENUE	\$ 253,808	\$ 952,263	\$ 17,097	\$ 6,300

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	37,825	38,400	17,097	6,300
CAPITAL OUTLAY	239,981	893,465	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	277,806	931,865	17,097	6,300
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 277,806	\$ 931,865	\$ 17,097	\$ 6,300

INTERNAL SERVICE FUND (700)

REVENUE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	440	440	0	0
INTERGOVT REVENUE	6,061	3,908	0	0
CHARGES FOR SERVICES	2,474,471	2,322,110	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	41,785	13,789	8,000	250
TOTAL OPERATING	2,522,757	2,340,247	8,000	250
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	2,084,697	3,002,434
USE OF FUND BALANCE	0	0	1,045,922	514,612
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	3,130,619	3,517,046
TOTAL REVENUE	\$ 2,522,757	\$ 2,340,247	\$ 3,138,619	\$ 3,517,296

EXPENDITURE	Actual FY 18/19	Actual FY 19/20	Approved FY 20/21	Final FY 21/22
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 1,536,522	\$ 1,726,452	\$ 1,911,963	\$ 2,315,529
OPERATING EXPENSES	630,245	744,651	709,242	806,445
CAPITAL OUTLAY	0	0	188,727	68,000
DEBT SERVICE	152,302	146,237	228,687	227,322
TOTAL OPERATING	2,319,069	2,617,340	3,038,619	3,417,296
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	189,154	205,266	0	0
RESERVES	0	0	100,000	100,000
TOTAL NON-OPERATING	189,154	205,266	100,000	100,000
TOTAL EXPENDITURES	\$ 2,508,223	\$ 2,822,606	\$ 3,138,619	\$ 3,517,296



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City of
ALACHUA
the good life community

SECTION 4

DEPARTMENT SUMMARIES

DEPARTMENT SUMMARIES

The Departmental Summaries in this section include mission statements and summary budgets for each individual department, dependent districts and distinct functions funded by the City of Alachua Commission.

CITY COMMISSION

Mission of Department:

The City Commission serves as the legislative and policy-making body for the City of Alachua. The Commission also approves the budget and sets the millage rates necessary to fund the operations of all City offices, departments and programs.

EXPENDITURES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
<u>City Commission</u>				
Personal Services	100,963	101,351	102,129	115,260
Operating Expenditures	25,939	25,144	29,786	27,286
Capital Outlay	0	1,147	0	0
Grants & Aids	0	0	0	0
Totals	126,902	127,642	131,915	142,546
Grand Total	126,902	127,642	131,915	142,546

FUNDING SOURCES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
General Fund	126,902	127,642	131,915	142,546
Grand Total	126,902	127,642	131,915	142,546

CITY MANAGER

Mission of Department:

The City Manager is primarily responsible for the managing of general city government as well as implementing the directives and administering the policies established by the City Commission. The City Manager also serves as the chief liaison between the City Commission, the citizens and City staff. Additionally, the City Manager directs and oversees all Deputy City Clerk operations and, albeit reported as separate departments, administers the City Commission and City Attorney budgets.

EXPENDITURES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
<u>City Manager</u>				
Personal Services	350,566	370,777	540,770	616,471
Operating Expenditures	59,165	39,846	29,220	73,753
Capital Outlay	2,314	0	0	25,000
Grants and Aids	0	0	0	0
Non-Operating Expenditures	0	0	0	0
Totals	412,045	410,623	569,990	715,224
<u>Deputy City Clerk</u>				
Personal Services	145,153	156,245	160,624	138,373
Operating Expenditures	44,358	30,994	54,695	71,759
Capital Outlay	0	2,039	0	0
Grants and Aids	0	0	0	0
Non-Operating Expenditures	0	0	0	0
Totals	189,511	189,278	215,319	210,132
Grand Total	601,556	599,901	785,309	925,356

FUNDING SOURCES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
General Fund	601,556	599,901	785,309	925,356
Grand Total	601,556	599,901	785,309	925,356

CITY ATTORNEY

Mission of Department:

The City Attorney provides legal representation and advice to the City Commission, the City departments, and other City boards and agencies. Duties include responding to requests for advice and opinions; preparation and review of contracts, leases, agreements, ordinances, and resolutions; review of costs and fees of the City; review of bond forfeiture remissions; and providing other legal services as necessary.

EXPENDITURES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
<u>City Attorney</u>				
Personal Services	0	0	0	0
Operating Expenditures	131,552	172,500	187,920	186,831
Capital Outlay	0	0	0	0
Totals	131,552	172,500	187,920	186,831
Grand Total	131,552	172,500	187,920	186,831

FUNDING SOURCES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
General Fund	131,552	172,500	187,920	186,831
Grand Total	131,552	172,500	187,920	186,831

HUMAN RESOURCES

Mission of Department:

Human Resources is primarily responsible for attracting, recruiting and supporting qualified talent for the City. Human Resources is charged with providing exceptional benefits, equitable and competitive compensation to retain valuable employees. It is charged with maintaining an environment that is characterized by fair treatment, open communications, personal accountability, trust and mutual respect. This department also supports the City in maintaining a safe work environment with proper incident reporting and risk assesment.

EXPENDITURES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
Personal Services	145,153	156,245	160,624	291,687
Operating Expenditures	44,358	30,994	54,695	64,764
Capital Outlay	0	2,039	0	0
Grants & Aids	0	0	0	0
Totals	189,511	189,278	215,319	356,451
Grand Total	189,511	189,278	215,319	356,451

FUNDING SOURCES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
General Fund	189,511	189,278	215,319	316,082
Internal Service Fund	0	0	0	40,369
Grand Total	189,511	189,278	215,319	356,451

FINANCE AND ADMINISTRATIVE SERVICES

Mission of Department:

Finance and Administrative Services purpose is to safeguard and maximize the use of the City's financial, technological and structural assets, ensure adherence to Florida Statutes, Governmental Accounting Standards Board (GASB) guidelines and City policy with regard to expending public funds and to protect City assets and infrastructure in order to support the needs and demands, both present and future, of the City Commission, City staff and the citizens of Alachua.

EXPENDITURES		FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
<u>Finance and Accounting</u>					
Personal Services		484,428	510,404	535,026	575,896
Operating Expenditures		73,248	69,173	92,082	93,192
Capital Outlay		0	0	0	0
Totals		557,676	579,577	627,108	669,088
<u>Grants</u>					
Personal Services		0	0	0	0
Operating Expenditures		1,779	921	55,500	55,500
Capital Outlay		0	0	0	0
Totals		1,779	921	55,500	55,500
<u>Utility Billing</u>					
Personal Services		268,432	321,451	342,922	351,302
Operating Expenditures		137,938	113,998	134,332	145,332
Capital Outlay		0	0	3,900	0
Totals		406,370	435,449	481,154	496,634
<u>Utility Operations</u>					
Personal Services		257,644	264,051	324,699	344,782
Operating Expenditures		24,738	21,252	33,882	43,557
Capital Outlay		0	0	25,000	0
Totals		282,382	285,303	383,581	388,339
<u>Facilities Maintenance</u>					
Personal Services		405,611	459,866	477,402	550,877
Operating Expenditures		131,873	160,562	197,880	200,287
Capital Outlay		43,525	17,891	405,632	158,574
Totals		581,009	638,319	1,080,914	909,738

FINANCE AND ADMINISTRATIVE SERVICES

EXPENDITURES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
<u>Information Technology</u>				
Personal Services	194,110	201,200	221,698	235,051
Operating Expenditures	89,720	169,019	70,340	84,840
Capital Outlay	45,199	32,700	306,307	150,000
Totals	329,029	402,919	598,345	469,891
<u>Fire Rescue Services</u>				
Personal Services	0	0	0	0
Operating Expenditures	9,630	0	0	0
Capital Outlay	0	0	0	0
Totals	9,630	0	0	0
Grand Total	2,167,875	2,342,488	3,226,602	2,989,190

FUNDING SOURCES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
General Fund	1,420,954	1,559,719	2,291,223	2,030,327
Internal Service	746,921	782,769	935,379	958,863
Grand Total	2,167,875	2,342,488	3,226,602	2,989,190

PLANNING AND COMMUNITY DEVELOPMENT

Mission of Department:

Planning and Community Development is tasked with providing a sense of place, pride in the community, and economic prosperity to the citizens of Alachua through an enhanced planning and regulatory effort that achieve a balance between a high-quality built environment and a high-quality natural environment.

EXPENDITURES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
<u>Planning and Zoning</u>				
Personal Services	427,031	449,037	474,102	510,931
Operating Expenditures	101,690	96,606	109,572	116,637
Capital Outlay	0	0	0	0
Totals	528,721	545,643	583,674	627,568
<u>Building</u>				
Personal Services	169,553	179,510	191,393	194,788
Operating Expenditures	15,872	17,311	31,991	61,991
Capital Outlay	0	0	0	0
Totals	185,425	196,821	223,384	256,779
<u>City Beautification Board</u>				
Operating Expenditures	10,983	18,554	20,000	23,000
Totals	10,983	18,554	20,000	23,000
<u>Tree Bank</u>				
Operating Expenditures	0	0	67,735	85,570
Capital Outlay	0	0	0	0
Totals	0	0	67,735	85,570
Grand Total	725,129	761,018	894,793	992,917

FUNDING SOURCES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
General Fund	725,129	761,018	827,058	907,347
Special Revenue	0	0	67,735	85,570
Grand Total	725,129	761,018	894,793	992,917

COMPLIANCE AND RISK MANAGEMENT

Mission of Department:

Compliance and Risk Management is responsible for the processing of City Code Violations before the Special Magistrate; Acting as City Bargaining Agent in union negotiations; drafting, reviewing and amending City Contracts; coordinating and processing Land Right matters; developing, negotiating and recommending both the Commercial and Employee Benefit Insurance packages; and, providing other support services.

EXPENDITURES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
<u>Compliance & Risk Management</u>				
Personal Services	286,631	336,011	353,935	303,087
Operating Expenditures	29,624	20,888	49,966	38,244
Capital Outlay	14,689	0	0	0
Totals	330,944	356,899	403,901	341,331
Grand Total	330,944	356,899	403,901	341,331

FUNDING SOURCES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
General Fund	297,078	321,272	366,268	341,331
Internal Service Fund	33,866	35,627	37,633	0
Grand Total	330,944	356,899	403,901	341,331

RECREATION AND CULTURE

Mission of Department:

To give all children and adults an opportunity to enjoy sports and leisure activities and family outings in a safe environment. Let no race, age, religion, gender or disadvantaged person be discriminated against in their recreation of choice. We encourage volunteers to have a major voice in our community.

EXPENDITURES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
<u>Recreation and Culture</u>				
Personal Services	379,351	437,947	476,895	532,384
Operating Expenditures	493,058	514,744	626,382	678,765
Capital Outlay	135,474	307,713	115,353	74,324
Non-Operating	0	0	0	0
Totals	1,007,883	1,260,404	1,218,630	1,285,473
<u>Recreation Donations</u>				
Operating Expenditures	1,131	1,255	20,395	19,427
Capital Outlay	0	0	0	0
Totals	1,131	1,255	20,395	19,427
<u>San Felasco Conservation Corridor</u>				
Operating Expenditures	0	0	3,824	3,843
Capital Outlay	0	0	0	0
Totals	0	0	3,824	3,843
<u>Youth Volleyball</u>				
Operating Expenditures	1,463	650	1,066	352
Non-Operating	0	0	0	0
Totals	1,463	650	1,066	352
<u>Community Center Donations</u>				
Operating Expenditures	0	0	329	329
Capital Outlay	0	0	0	0
Totals	0	0	329	329

RECREATION AND CULTURE

EXPENDITURES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
<u>Youth Basketball</u>				
Operating Expenditures	0	0	0	0
Non-Operating	0	0	0	0
Totals	0	0	0	0
<u>Youth Flag Football</u>				
Operating Expenditures	1,511	277	0	0
Non-Operating	0	0	0	0
Totals	1,511	277	0	0
<u>Children's Trust Grant</u>				
Operating Expenditures	0	51,786	83,723	0
Capital Outlay	0	0	0	0
Totals	0	51,786	83,723	0
<u>Wild Spaces Public Places</u>				
Operating Expenditures	0	0	445,793	546,842
Capital Outlay	3,362,758	586,753	90,000	170,000
Totals	3,362,758	586,753	535,793	716,842
Grand Total	4,374,746	1,901,125	1,863,760	2,026,266

FUNDING SOURCES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
General Fund	1,007,883	1,260,404	1,218,630	1,285,473
Special Revenue	4,105	53,968	105,513	20,108
Capital Project	3,362,758	586,753	539,617	720,685
Grand Total	4,374,746	1,901,125	1,863,760	2,026,266

POLICE DEPARTMENT

Mission of Department:

We, the Alachua Police Department, exist to provide quality service to all people within our jurisdiction with respect, fairness, and compassion. We are committed to the enhancement of the quality of life by providing a safe and secure environment; the enforcement of laws and ordinances; the prevention and detection of crime, and the apprehension and prosecution of violators; to continually improve the professional operations of the department; and to seek the support of the entire community.

EXPENDITURES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
<u>Patrol & Administration</u>				
Personal Services	2,275,735	2,499,786	2,514,179	2,801,493
Operating Expenditures	437,178	443,021	493,808	564,483
Capital Outlay	173,783	297,933	160,081	344,287
Non-Operating	0	0	0	0
Totals	2,886,696	3,240,740	3,168,068	3,710,263
<u>Communications</u>				
Personal Services	316,124	318,222	380,909	374,061
Operating Expenditures	11,765	35,806	27,579	21,261
Capital Outlay	0	293,477	121,822	0
Non-Operating	0	0	0	0
Totals	327,889	647,505	530,310	395,322
<u>School Crossing Guard</u>				
Personal Services	0	0	0	0
Operating Expenditures	19,357	13,314	24,100	29,000
Capital Outlay	0	0	0	0
Non-Operating	0	0	0	0
Totals	19,357	13,314	24,100	29,000
<u>Explorer Program - GF</u>				
Operating Expenditures	2,196	1,691	2,000	2,000
Totals	2,196	1,691	2,000	2,000
<u>Explorer Post 537</u>				
Personal Services	0	0	0	0
Operating Expenditures	1,081	1,839	5,000	5,000
Capital Outlay	0	0	0	0
Totals	1,081	1,839	5,000	5,000

POLICE DEPARTMENT

EXPENDITURES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
<u>APD Donations</u>				
Operating Expenditures	0	0	0	0
Capital Outlay	0	0	0	0
Totals	0	0	0	0
<u>Reserve Program</u>				
Operating Expenditures	180	0	3,000	3,000
Capital Outlay	0	0	0	0
Totals	180	0	3,000	3,000
<u>Additional Court Costs</u>				
Operating Expenditures	2,503	0	6,200	6,050
Capital Outlay	0	0	0	0
Totals	2,503	0	6,200	6,050
Grand Total	3,239,902	3,905,089	3,738,678	4,150,635

FUNDING SOURCES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
General Fund	3,236,318	3,903,250	3,727,478	4,139,585
Special Revenue	3,584	1,839	11,200	11,050
Grand Total	3,239,902	3,905,089	3,738,678	4,150,635

PUBLIC SERVICES

Mission of Department:

Public Services provides stewardship of assigned city-owned utility and transportation infrastructure and equipment, and works with the community to support growth that balances environmental, social and community development needs.

EXPENDITURES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
<u>Electric Utility</u>				
Personal Services	971,853	911,259	1,089,212	1,323,068
Operating Expenditures	1,737,848	1,811,859	559,258	815,222
Capital Outlay	0	0	6,354,495	2,097,434
Purchased Power Costs	8,124,374	7,944,982	8,490,000	8,462,300
Debt Service	19,809	16,242	0	0
Non-Operating	2,143,104	2,097,829	2,728,413	3,139,313
Totals	12,996,988	12,782,171	19,221,378	15,837,337
<u>Water Utility</u>				
Personal Services	202,616	210,029	300,182	205,391
Operating Expenditures	1,483,293	1,180,542	374,481	344,231
Capital Outlay	0	0	1,134,726	493,355
Debt Service	44,461	87,276	269,391	270,110
Non-Operating	27,026	20,506	990,444	1,313,789
Totals	1,757,396	1,498,353	3,069,224	2,626,876
<u>Wastewater Utility</u>				
Personal Services	420,972	435,941	438,362	466,604
Operating Expenditures	1,889,561	1,942,708	721,291	812,023
Capital Outlay	0	0	739,339	591,191
Debt Service	247,764	290,636	726,734	727,454
Non-Operating	109,792	117,261	525,485	629,332
Totals	2,668,089	2,786,546	3,151,211	3,226,604
<u>Public Works</u>				
Personal Services	405,484	349,564	540,464	616,110
Operating Expenditures	199,019	196,557	291,428	320,046
Capital Outlay	240,354	269,453	530,000	517,000
Totals	844,857	815,574	1,361,892	1,453,156
<u>Solid Waste Disposal</u>				
Operating Expenditures	690,705	694,688	712,850	736,948
Totals	690,705	694,688	712,850	736,948
<u>Mosquito Control</u>				
Personal Services	6,241	4,208	7,647	7,713
Operating Expenditures	58,604	33,121	47,672	39,001
Capital Outlay	0	0	0	0
Non-Operating	225	551	32,000	45,000
Totals	65,070	37,880	87,319	91,714
<u>Utility Administration</u>				
Personal Services	545,646	633,992	692,113	980,114
Operating Expenditures	269,721	312,707	239,174	255,854
Capital Outlay	0	0	32,000	25,000
Non-Operating	189,154	205,266	0	0
Totals	1,004,521	1,151,965	963,287	1,260,968

PUBLIC SERVICES

EXPENDITURES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
<u>Water Collection and Distribution</u>				
Personal Services	320,465	357,131	392,563	469,629
Operating Expenditures	168,486	279,684	274,798	324,646
Capital Outlay	0	0	108,855	43,000
Totals	488,951	636,815	776,216	837,275
<u>Warehouse Operations</u>				
Personal Services	52,760	54,284	58,970	63,024
Operating Expenditures	28,902	14,909	19,475	29,475
Capital Outlay	0	0	18,972	0
Totals	81,662	69,193	97,417	92,499
<u>FDOT Highway Beautification</u>				
Capital Outlay	88,788	0	0	0
Totals	88,788	0	0	0
<u>TK Basin Special Assessment</u>				
Operating Expenditures	6,420	12,940	24,300	34,300
Totals	6,420	12,940	24,300	34,300
<u>CP - Heritage Oaks</u>				
Operating Expenditures	0	1,440	4,326	4,326
Capital Outlay	0	0	0	0
Totals	0	1,440	4,326	4,326
<u>CP - CDBG Neighborhood Revitalization</u>				
Operating Expenditures	24,317	7,875	0	0
Capital Outlay	364,730	336,295	0	0
Totals	389,047	344,170	0	0
<u>CP - Millcreek Sink</u>				
Capital Outlay	525,011	98,506	716,908	888,713
Totals	525,011	98,506	716,908	888,713
<u>CP - FL Job Growth Grant</u>				
Operating Expenditures	562	0	0	0
Capital Outlay	1,512,380	5,225,748	16,872	0
Totals	1,512,942	5,225,748	16,872	0
<u>CP - CDBG Economic Development</u>				
Operating Expenditures	37,825	38,400	17,097	6,300
Capital Outlay	239,981	893,465	0	0
Totals	277,806	931,865	17,097	6,300
Grand Total	23,398,253	27,087,854	30,220,297	27,097,016

PUBLIC SERVICES

FUNDING SOURCES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
General Fund	1,624,350	1,510,262	2,074,742	2,190,104
Special Revenue	6,420	12,940	24,300	34,300
Enterprise	17,487,543	17,104,950	25,529,132	21,782,531
Internal Service	1,575,134	1,857,973	1,836,920	2,190,742
Capital Projects	2,704,806	6,601,729	755,203	899,339
Trust & Agency	0	0	0	0
Grand Total	23,398,253	27,087,854	30,220,297	27,097,016

DEBT SERVICE

Mission of Department:

This budget accounts for expenditures which are non-departmental in nature; it includes the City's outstanding General Long-Term and Internal Service Fund debt service. These budgets are administered by the Finance and Administrative Services Department.

EXPENDITURES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
<u>Debt Service-L/T Gen. Government</u>				
Debt Service	836,799	837,127	858,176	647,742
Non-Operating	0	0	0	0
Totals	836,799	837,127	858,176	647,742
<u>Debt Service-L/T Internal Service Fund</u>				
Debt Service	152,302	146,237	228,687	227,322
Non-Operating	0	0	0	0
Totals	152,302	146,237	228,687	227,322
Grand Total	989,101	983,364	1,086,863	875,064

FUNDING SOURCES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
General Government - Debt Service	836,799	837,127	858,176	647,742
Internal Service Fund	152,302	146,237	228,687	227,322
Grand Total	989,101	983,364	1,086,863	875,064

COMMUNITY REDEVELOPMENT AGENCY - CRA

Mission of Department:

The purpose of the Community Redevelopment Agency is to rehabilitate, conserve, and redevelop areas within its geographical boundaries as shown on the Community Redevelopment District Map in accordance with a Community Redevelopment Plan.

The Community Redevelopment Agency was established in 1982 upon a finding by the Alachua City Commission of slum and blight within a designated area. The members of the City Commission also serve as the Community Redevelopment Agency and governing board. The Agency receives recommendations from an appointed five member advisory board. Budget oversight rests with Planning and Community Development.

EXPENDITURES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
<u>Downtown CRA</u>				
Personal Services	72,836	79,647	114,102	118,634
Operating Expenditures	225,080	150,038	330,462	311,382
Capital Outlay	0	41,199	353,206	405,734
Debt Service	99,280	99,279	99,280	99,280
Grants and Aids	2,146	4,134	25,000	25,000
Non-Operating	0	0	10,000	10,000
Totals	399,342	374,297	932,050	970,030
Grand Total	399,342	374,297	932,050	970,030

FUNDING SOURCES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
Special Revenue	399,342	374,297	932,050	970,030
Grand Total	399,342	374,297	932,050	970,030

SPECIAL EXPENSE

Mission of Department:

The Special Expense budget accounts for expenditures which are non-departmental in nature. Examples include Citywide unemployment compensation expenses, July 4th expenses, City CRA contribution, grants and aid to private organizations, reserves, and transfers out for debt service. This budget is administered by the Finance and Administrative Services Department.

EXPENDITURES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
<u>Special Expense-General Gov't</u>				
Personal Services	11,998	10,324	14,474	14,074
Operating Expenditures	100,574	108,348	255,839	106,800
Capital Outlay	77,078	4,000	66,450	25,000
Grants and Aids	20,000	0	40,000	84,000
Non-Operating	950,476	965,944	1,176,238	1,227,196
Totals	1,160,126	1,088,616	1,553,001	1,457,070
<u>Special Expense-ISF Contingency</u>				
Non-Operating	0	0	100,000	100,000
Totals	0	0	100,000	100,000
Grand Total	1,160,126	1,088,616	1,653,001	1,557,070

FUNDING SOURCES	FY 19 Actual	FY 20 Actual	FY 21 Approved	FY 22 Final
General Fund	1,160,126	1,088,616	1,553,001	1,457,070
Special Revenue	0	0	0	0
Internal Service	0	0	100,000	100,000
Grand Total	1,160,126	1,088,616	1,653,001	1,557,070



City of
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SECTION 5

GLOSSARY

GLOSSARY OF KEY TERMS

AD VALOREM TAX is a tax levied in proportion (usually expressed in mills) to the assessed value of the property on which it is levied. This tax is also called **PROPERTY TAX**.

ADOPTED BUDGET is the financial plan for the fiscal year beginning October 1. Florida Statutes require the City Commission to approve this budget at the second of two public hearings.

AMENDED OR REVISED BUDGET is the current year adopted budget adjusted to reflect all budget amendments approved by the City Commission through the date indicated.

APPROPRIATION is the legal authorization granted by a legislative body to make expenditures and to incur obligations for specific purposes. An appropriation is usually limited in amount and as to the time when it may be expended.

ASSESSED VALUE is a value set upon real estate or other personal property by a government as a basis for levying taxes. The assessed value in the City of Alachua is set by the Property Appraiser.

BALANCED BUDGET is a budget in which revenues and expenditures are equal.

BUDGET is a plan of financial operation embodying an estimate of proposed expenditures for a given period and the proposed means of financing them. Used without any modifier, the term usually indicates a financial plan for a single year. It is usually necessary to specify whether the budget under consideration is preliminary, tentative or whether it has been approved by the appropriating body.

BUDGET MESSAGE is a general discussion of the proposed budget as presented in writing by the City Manager to the legislative body.

CAPITAL IMPROVEMENT PROGRAM (CIP) is the financial plan of approved capital projects, their timing and cost over a five year period. The CIP is designed to meet City infrastructure needs in a responsive and efficient manner. It includes projects which are, or will become the property of the City of Alachua, as well as projects that although not owned by the City, will be part of a joint project agreement.

CAPITAL OUTLAY or CAPITAL EQUIPMENT is an item such as office furniture, fleet equipment, data processing equipment or other equipment with a unit cost of \$5,000 or more.

CAPITAL PROJECT is any improvement or acquisition of major facilities with a useful life of at least five years such as roads, bridges, buildings, or land.

CHARGES FOR SERVICES are revenues stemming from charges for current services. They include all revenue related to services performed whether received from private individuals or other governmental units.

CONTINGENCY is an appropriation of funds set aside to cover unforeseen events that occur during the fiscal year, such as new State mandates, shortfalls in revenue and unanticipated expenditures.

DEBT SERVICE is the dollars required to repay funds borrowed by means of an issuance of bonds or a bank loan. The components of the debt services payment typically include an amount to retire a portion of the principal amount borrowed as well as interest on the remaining outstanding unpaid principal balance.

DEFICIT is the excess of expenditures or expenses over resources.

DEPARTMENT is, for budgeting purposes, any distinct government organizational entity receiving direct funding approved by the City Commission in order to provide a major governmental function, such as Public Services.

DIVISION is a sub-unit of a department engaging in the provision of a large multi-service program. An example would be the division of Utility Operations within the department of Public Services.

ENDING FUND BALANCE is funds carried over at the end of the fiscal year. Within a fund, the revenue on hand at the beginning of the fiscal year, plus revenues received during the year, less expenses equals ending fund balance.

ENTERPRISE FUND is a fund used to account for operations that are financed and operated in a manner similar to private business enterprises, wherein the stated intent is that costs (including depreciation) of providing goods and services be financed from revenues recovered primarily through user fees.

FISCAL YEAR is a 12-month period to which the annual operating budget applies and at the end of which a government determines its financial position and the results of its operations. The fiscal year for the City of Alachua is October 1 through September 30.

FIXED ASSETS are long-term assets which are intended to continue to be held or used, such as land, buildings, improvements other than buildings, machinery, and equipment.

FTE is the acronym for Full-time Equivalent. See the definition for **FULL-TIME EQUIVALENT**.

FULL-TIME EQUIVALENT is one position funded for a full year. For example, a permanent employee funded and paid for 40 hours/week and 52 weeks/year or 2 employees funded and paid for 20 hours/week and 52 weeks/year would be equal to one full-time equivalent.

FUNCTIONAL CLASSIFICATION is the expenditure classification according to the principal purposes for which expenditures are made. Examples are general government, public safety, and transportation.

FUND is an accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

FUND BALANCE represents the excess of fund current assets over its current liabilities. For accounting purposes, fund balance is calculated as of year end and is based on the difference between actual revenues and expenditures for the fiscal year.

GENERAL FUND is a fund that accounts for all financial transactions except those required to be accounted for separately. The funds resources, ad valorem taxes, and other revenue provide services or benefits to all residents of the City of Alachua.

GENERALLY ACCEPTED ACCOUNTING PRINCIPLES (GAAP) comprises the uniform minimum standards of, and guidelines for external financial reporting that govern the form and content of the basic financial statements. They include not only broad guidelines of general application, but also detailed practices and procedures.

GOVERNMENTAL ACCOUNTING AND FINANCIAL REPORTING (GAFR) is a specific method of reporting “government-type activities” usually not found in private enterprises. GAFR standards are set by the Governmental Accounting Standards Board (GASB).

GOVERNMENTAL ACCOUNTING STANDARDS BOARD (GASB) is an independent private organization responsible for establishing financial accounting standards, otherwise known as GAAP, for state and local government entities.

GOVERNMENT FINANCE OFFICERS’ ASSOCIATION (GFOA) is a national organization consisting of members from state and local governments throughout the United States. Its purpose is to promote improved accountability for state and local governments by providing practical guidance through seminars and publications.

GRANTS AND AIDS includes all grants, subsidies, and contributions from other government agencies or private organizations.

INFRASTRUCTURE is a permanent installation such as a building, road, or wastewater collection system that provides public services.

INTERFUND TRANSFER is the movement of funds from one accounting entity to another within a single government.

INTERGOVERNMENTAL REVENUES are revenues from other governments in the form of grants, entitlements, shared revenues or payments in lieu of taxes.

LEVY is the action of imposing taxes, special assessments, or service charges for the support of City activities.

MAJOR ACCOUNT CODE is a broad designation for more specific line item accounts. The City of Alachua adopts its budget within six major account codes: Personal Services, Operating Expenses, Grants and Aids, Debt Service, Non-Operating and Capital Outlay.

MILL is a monetary measure equating to 0.001 of a dollar. When referring to the AD VALOREM TAX it means that a 1-mill tax is one dollar of tax on \$1,000 of taxable value.

MILLAGE RATE is the rate per \$1,000 of taxable property value which, when multiplied by the taxable value, yields the tax billing for a given parcel.

MISSION STATEMENT is a broad statement of purposes that is derived from organization and/or community values and goals.

NON-OPERATING EXPENDITURES are costs of government services that are not directly attributable to a specific City program or operation. Examples include debt service obligations and contributions to community service organizations.

NON-OPERATING REVENUES comprise income received by a government not directly attributable to providing a service. An example would include debt proceeds received from a bond issue.

OPERATING BUDGET is the budget including appropriations for recurring and certain one-time expenditures that will be consumed in a fixed period of time to provide for day-to-day operations (e.g. salaries and related benefits, operating supplies, professional services and operating equipment).

OPERATING TRANSFERS are legally authorized transfer of money from one fund to another fund from which the resources are to be expended.

PROPERTY TAX is another term for ad valorem tax. See definition for **AD VALOREM TAX**.

PROPRIETARY FUND is a fund category which often emulates the private sector and focuses on the measurement of net income. Expenditures are funded by user charges and fees.

PUBLIC SAFETY is a major category of services related to the security of persons and property.

RESERVES AND REFUNDS refers to budget category for funds required to meet both anticipated and unanticipated needs; the balance of anticipated earmarked revenues not required for operation in the budget year; estimated reimbursements to organizations, state, or federal governments for revenues received and not spent, and those required to be set aside by bond covenants.

RETAINED EARNINGS APPROPRIATION refers to funds set aside within an Enterprise Fund for future appropriation by the City Manager and/or City Commission approval.

REVENUE are funds that governments receive as income, including such items as tax payments, fees for specific services, receipts from other governments, fines and forfeitures, grants, shared revenues and interest income.

REVENUE BONDS are bonds usually sold for constructing or purchasing capital projects. Reliable revenue other than ad valorem taxes is pledged as the source for funding to pay bond principal and interest.

SPECIAL REVENUE FUNDS are funds used to account for proceeds of specific revenue sources (other than special assessments, expendable trusts, or major capital projects) that are legally restricted to expenditures for specified purposes.

STATUTE is a written law enacted by a duly organized and constituted legislative body. Citations are often followed by "F.S." to indicate Florida Statute.

SURPLUS is an excess of resources over expenditures or expenses.

TAXES are compulsory charges levied by a government for the purpose of financing services performed for the common benefit. This term does not include specific charges made against particular persons or property for current or permanent benefits such as special assessments. Neither does the term include charges for services rendered only to those paying such charges as, for example, sewer service charges.

TAX RATE is the amount of tax stated in terms of a unit of the tax base. For example, 4.000 mills yield \$4 per \$1,000 of taxable value.

TAXABLE VALUATION is the value used for computing ad valorem taxes levied against property. Taxable value is the assessed value less any exemptions allowed by law. The most common exemption is the homestead exemption (up to \$50,000) allowed when the owner uses the property as a principal residence. Exemptions are also granted for disability, government owned and non-profit owned property.

TRIM is an acronym for Truth In Millage Law. See the definition for **TRUTH IN MILLAGE LAW**.

TRUST AND AGENCY FUNDS are funds used to account for assets held by the City in a trustee capacity or as an agent for individuals, private organizations, other governments, and/or other funds.

TRUTH IN MILLAGE LAW (TRIM) is a Florida Law enacted in 1980 which changed the budget process for local taxing governments. It was designed to keep the public informed about the taxing intentions of various taxing authorities.

USER (FEES) CHARGES are payments of a fee for receipt of a public service by those individuals benefiting from the service.

**CITY OF ALACHUA
FISCAL YEAR 2021-2022
FINAL BUDGET**



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ALACHUA, FLORIDA 32616-0009
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RESOLUTION 21-27

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; ADOPTING A FIVE (5) YEAR CAPITAL IMPROVEMENT PROGRAM (CIP) FOR THE PERIOD COVERING FISCAL YEARS 2022 THROUGH 2026; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alachua Commission has previously established and adopted a five (5) year Capital Improvement Program (CIP) for the period covering fiscal years 2021 through 2025; and ,

WHEREAS, the City of Alachua Commission desires to update its Capital Improvement Program for the period covering fiscal years 2022 through 2026 in conjunction with its budget process;

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

SECTION 1. Included in Exhibit A is the schedule of Capital Improvement Program (CIP) projects for the City of Alachua.

SECTION 2. That any resolution in conflict with the guidelines, procedures, and requirements established by this resolution be and the same hereby repealed.

SECTION 3. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 27th day of September, 2021.

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

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

EXHIBIT A

FY 2022 - 2026 CAPITAL IMPROVEMENT PROGRAM

GENERAL GOVERNMENT

PROJECT	FUNDING SOURCE	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	TOTAL
IT Network Upgrades	General Fund	150,000	150,000	150,000	150,000	150,000	750,000
Automatic Meter Reading System Implementation Project	Utility Revenue	15,000	200,000	200,000	400,000	400,000	1,215,000
SUBTOTAL		165,000	350,000	350,000	550,000	550,000	1,965,000

PUBLIC SAFETY

PROJECT	FUNDING SOURCE	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	TOTAL
APD vehicles	General Fund	235,000	144,000	153,000	162,000	228,000	922,000
SUBTOTAL		235,000	144,000	153,000	162,000	228,000	922,000

ELECTRIC UTILITY

PROJECT	FUNDING SOURCE	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	TOTAL
Overhead Distribution Improvements	Electric Utility Revenue	100,000	398,000	200,000	237,000	100,000	1,035,000
Underground Distribution Improvements	Electric Utility Revenue	615,000	276,000	276,000	236,000	236,000	1,639,000
Overhead Distribution Removal & Replacement	Electric Utility Revenue	225,000	270,000	270,000	270,000	270,000	1,305,000
Underground Distribution Removal & Replacement	Electric Utility Revenue	280,000	100,000	100,000	100,000	100,000	680,000
Substation Removal & Replacement	Electric Utility Revenue	305,000	115,000	115,000	115,000	115,000	765,000
Street Light Installations	Electric Utility Revenue	108,000	85,000	85,000	85,000	85,000	448,000
Miscellaneous Upgrade Projects	Electric Utility Revenue	305,000	60,000	60,000	60,000	60,000	365,948
SUBTOTAL		1,938,000	1,304,000	1,106,000	1,103,000	966,000	6,237,948

WATER UTILITY

PROJECT	FUNDING SOURCE	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	TOTAL
Water Treatment Facility Improvements	Water Utility Revenue/Grants	375,000	2,125,000	2,500,000	0	0	5,000,000
Water Treatment Facility Removal & Replacement	Water Utility Revenue	0	20,000	20,000	20,000	20,000	80,000
Water Distribution Removal & Replacement	Water Utility Revenue	96,855	0	0	0	0	96,855
Water Distribution Improvements	Water Utility Revenue	0	50,000	0	70,000	0	120,000
Large meter replacement program (4" and larger)	Water Utility Revenue	8,500	8,500	8,500	8,500	8,500	42,500
Water meter changeout program (250 meters annually)	Water Utility Revenue	10,000	10,000	10,000	10,000	10,000	50,000
SUBTOTAL		490,355	2,213,500	2,538,500	108,500	38,500	5,389,355

WASTE WATER UTILITY

PROJECT	FUNDING SOURCE	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	TOTAL
WW Treatment Facility Improvements	Waste Water Utility Revenue	10,000	10,000	10,000	10,000	10,000	50,000
WW Treatment Facility Removal & Replacement	Waste Water Utility Revenue	85,500	60,000	60,000	60,000	60,000	325,500
Lift Station Improvements	Waste Water Utility Revenue	336,591	70,000	70,000	70,000	70,000	616,591
Lift Station Removal & Replacement	Waste Water Utility Revenue	75,000	50,000	50,000	50,000	50,000	275,000
WW Collection System Improvements	Waste Water Utility Revenue	17,000	40,000	40,000	40,000	40,000	177,000
SUBTOTAL		524,091	230,000	230,000	230,000	230,000	1,444,091

PUBLIC WORKS

PROJECT	FUNDING SOURCE	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	TOTAL
Resurfacing City streets	General Fund	489,000	200,000	200,000	200,000	200,000	1,289,000
Resurfacing City streets-CDBG Neighborhood Revitalization	General Fund/CDBG Grant	750,000	0	0	0	0	750,000
Neighborhood sidewalks construction	General Fund	10,000	10,000	10,000	10,000	10,000	50,000
Drainage basin construction	General Fund/Stormwater Utility	0	15,000	15,000	15,000	15,000	60,000
Ditching / drainage improvements	General Fund/Stormwater Utility	10,000	10,000	10,000	10,000	100,000	140,000
Oaks @ Hague Drainage Modifications	General Fund	0	80,000	0	0	0	80,000
Stormwater improvements - Mill Creek Sink	SRWMD Grant	889,000	0	0	0	0	889,000
Drainage basin R & R	General Fund/SW Utility	10,000	10,000	10,000	10,000	10,000	50,000
SUBTOTAL		2,158,000	325,000	245,000	245,000	335,000	3,308,000

EXHIBIT A

FY 2022 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT	FUNDING SOURCE	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	TOTAL
HBRC-Phase II-Spray Pool	General Fund/Grant	0	0	150,000	0	0	150,000
HBRC-Equipment Storage Facility	General Fund/Grant	41,574	0	0	0	0	41,574
HBRC-World Series Field Bleachers	General Fund/Grant/WSPP	0	0	225,000	0	0	225,000
HBRC-Ballfield Lighting	General Fund/Grant/WSPP	0	0	0	350,000	0	350,000
Legacy Multi-pupose field lighting	WSPP	90,000	0	0	0	0	90,000
HBRC Park Fencing	General Fund	40,000	0	0	0	0	40,000
HCC Building Construction	General Fund/Grant	0	500,000	750,000	0	0	1,250,000
Skinner Field Playground	Grants	40,000	0	0	0	0	40,000
Kingsland Pocket Park	Grants/Donations	0	25,000	0	0	0	25,000
Land purchase next to St. Matthew's and Maude Lewis Park	General Fund/Grant/WSPP	0	50,000	0	0	0	50,000
SUBTOTAL		211,574	575,000	1,125,000	350,000	0	2,261,574

COMMUNITY REDEVELOPMENT AGENCY (CRA)

PROJECT	FUNDING SOURCE	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	TOTAL
Resurfacing City Streets	Tax Increment Funds (TIF)	0	0	0	50,000	50,000	100,000
Sidewalk construction	Tax Increment Funds (TIF)	0	0	10,000	10,000	10,000	30,000
Parking Lot Design & Construction	Tax Increment Funds (TIF)/Grants	353,206	248,427	0	0	0	601,633
SUBTOTAL		353,206	248,427	10,000	60,000	60,000	731,633

		FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	TOTAL
TOTAL OF ALL PROJECTS:		6,075,226	5,314,927	5,682,500	2,733,500	2,332,500	22,259,601

**CITY OF ALACHUA COMMISSION
PUBLIC HEARING AGENDA AND SCRIPT**

SEPTEMBER 27, 2021

FINAL PUBLIC HEARING

FISCAL YEAR 2021-2022 MILLAGE AND BUDGETS

I. Introduction to Public Hearing on City of Alachua Fiscal Year 2021-2022 Final Millage Rate and Budget

FINANCE & ADMINISTRATIVE SERVICES DIRECTOR:

Overview of Public Hearing.

MAYOR:

The City of Alachua Commission convenes the Public Hearing on the City of Alachua Fiscal Year 2021-2022 Final Millage and Final Budget as required by Florida Statutes, Chapters 129 and 200.

Chapter 200 requires that a Final Hearing on the budget be preceded by a two to five day notice of that hearing; Chapter 129 requires that the Commission advertise a summary of the budget. The proofs of publication have been received confirming that such notice has been given. A summary of the City budget has been provided for public review by means of advertisement in the Alachua County Today on Thursday, September 23, 2021 pursuant to these requirements.

If anyone in our audience is here for the purpose of contesting their assessment, a petition for adjustment to the Value Adjustment Board should have been filed with the Alachua County no later than 5:00 p.m. on Friday, September 10th, 2021.

This evening, we will take a number of actions related to the adoption of the final millage, budgets and Capital Improvement Program (CIP). I encourage you, if you have not already done so, to get a copy of the agenda so you may more easily follow the proceedings this evening. Citizen comments will be taken following the overview of the final budget by the City Manager and Finance and Administrative Services Director.

The City Attorney will now present an overview of the Truth-In-Millage Legislation followed by the City Manager's explanation of the final and rolled-back millage rates.

II. Fiscal Year 2021-2022 Final Millage Rates and Final General City Budget

A. Overview of Truth-in-Millage Legislation

CITY ATTORNEY:

In 1980, the Florida Legislature adopted what is known as the Truth-in-Millage Legislation or TRIM, as it's called. The goal of the legislation was to ensure that taxpayers were advised of the public hearings at which the local taxing authorities' budgets and millage rates are considered and adopted. Each year, the Property Appraiser completes an assessment of the value of all property and certifies to each taxing authority the taxable value of the

property within its jurisdiction. Each taxing authority then notifies the Property Appraiser of its proposed millage rate, its rolled-back rate and the date, time and place of the public hearing to consider the proposed millage rate and the tentative budget. Once the Property Appraiser receives the information, he sends a notice by first class mail to every taxpayer on the assessment roll. The notice contains the information from the taxing authorities as to the proposed millage rate and the time and place of the public hearing. The notice sent to taxpayers is called the TRIM notice. The TRIM notice lists what the taxes were for the prior year, what the taxes will be if the proposed budget changes are made, and what the taxes will be if no budget changes are made. This information is listed for each taxing authority. The notice also lists all voted levies for debt service. The purpose of the TRIM notice is to provide taxpayers with sufficient basic information to enable them to participate in the public hearing process.

B. Explanation of the General City Final and Rolled-back Millage Rates

CITY MANAGER:

One of the requirements of the Truth-in-Millage legislation is to provide information about why proposed millage rates are higher or lower than the rolled-back millage rates. The proposed final millage for the City of Alachua is 5.3900 mills, which is 5.37% more than the rolled-back rate of 5.1155 mills. Rolled-back millage rate is defined as "the millage rate, which exclusive of new construction, additions to structure, deletions, and property added

due to geographic boundary changes, will provide the same ad valorem tax revenue for each taxing authority as was levied during the prior year”.

The rolled-back millage rate in the General Fund would have generated approximately \$268,595 less than the final millage rate. The final millage rate of 5.3900 will enable the City to provide for continued growth, maintenance of infrastructure, further the advancement of commission goals/strategic initiatives and continued provision of increased levels of service to the citizens of Alachua.

Robert Bonetti, Finance and Administrative Services Director will now present an overview of the proposed budget for fiscal year 2021-2022.

C. Overview of Fiscal Year 2021-2022 Final Budget and of Adjustments made to that Budget

FINANCE & ADMINISTRATIVE SERVICES DIRECTOR:

The total City final budget for fiscal year 2021-2022 is **\$42,610,703**. This is a net increase over the tentative budget of **\$1,308,689**. This equates to a 3.2% increase. This increase is due to the true-up of budget amounts and fund balances, the carry-forward of encumbered obligations and the re-appropriation of budget for projects or services which are anticipated to continue into Fiscal Year 2022. Ongoing investment in capital infrastructure, inclusive of grant-funded projects, accounts for almost \$1.1 million of this increase.

The Final General Fund budget is **\$13,922,052**. This is a net increase over the tentative budget of **\$456,727**. This increase is due to the true-up of budget amounts and carry-forward of encumbered obligations and project balances for general government (\$64,514), public safety (\$50,198), transportation (\$295,808) and recreation (\$46,207).

The Final Special Revenue Funds budget is **\$1,837,900**. This is a net increase over the tentative budget of **\$11,609**. This increase is related to the carry-forward of encumbered obligations and project balances within the Community Redevelopment Agency (CRA) district (\$11,609).

The Final Capital Projects Funds budget is **\$903,182**. This is a net increase over the tentative budget of **\$395,013**. This amount is the result of the true-up of budget amounts related to the Mill Creek Sink Grant funding (\$388,713) and CDBG Economic Development Grant funding (6,300).

The Final Enterprise Funds budget is **\$21,782,531**. This is a net increase over the tentative budget of **\$392,322**. This increase is due to the carry-forward of encumbered obligations within the electric (\$305,865), water (\$27,905), waste water (\$52,223), and mosquito (\$6,329) utility funds.

The Final Internal Service Fund budget is **\$3,517,296**. This is a net increase over the tentative budget of **\$53,018**. This increase is due to the carry-forward of encumbered obligations and capital purchase balances within the various Internal Service Fund Divisions.

Lastly, the Final Debt Service Fund budget is **\$647,742**, which is the same previously presented as part of the tentative budget.

Mister Mayor that concludes my comments on the changes that were made to the budget presented to you on September 13th, 2021.

III. Citizens Comments on Fiscal Year 2021-2022 Final Millage Rate and Final Budget

MAYOR:

I would now like to invite citizens to comment on the Fiscal Year 2021-2022 final millage rates and final budget. Please come forward to the podium if you wish to address the Commission. We do request that each speaker try to limit his or her comments to 3 minutes. The hearing will continue until everyone who wishes to address the Commission has had an opportunity to speak.

IV. City of Alachua Action on FY 2021-2022 Final Millage and Final Budgets

FINANCE & ADMINISTRATIVE SERVICES DIRECTOR:

Mister Mayor, the document before you, entitled the "City of Alachua Fiscal Year 2021-2022 Final Budget", includes the changes that were described earlier.

A. Adoption of Resolution Establishing Fiscal Year 2021-2022 Final General City Millage Rates

CITY ATTORNEY:

[Reading of Resolution 21-25 by title only – if not previously read]

CITY MANAGER:

Florida Statutes require that the name of the taxing authority, the millage rate to be levied, the rolled-back rate and the percentage increase over rolled-back rate be publicly announced. Accordingly, the City of Alachua Commission has determined that a millage rate of 5.3900 mills is necessary to fund the final general City budget. The proposed final millage rate represents an increase of 5.37% from the rolled-back rate of 5.1155 mills.

CITY COMMISSION:

- **Discussion of Resolution 21-25**
- **Motion regarding Resolution 21-25**

Citizen Comments related to Resolution 21-25

CITY COMMISSION:

- **Roll Call vote on motion to Resolution 21-25**

B. Adoption of Resolution Adopting Changes, Revenue Estimates, and the Fiscal Year 2021-2022 Final General City Budget

CITY ATTORNEY:

[Reading of Resolution 21-26 by title only – if not previously read]

CITY COMMISSION:

- Discussion of Resolution 21-26
- Motion regarding Resolution 21-26

Citizen Comments related to Resolution 21-26

CITY COMMISSION:

- Roll Call vote on motion to Resolution 21-26

C. Adoption of Resolution for a Five Year Capital Improvement Program

CITY ATTORNEY:

[Reading of Resolution 21-27 by title only – if not previously read]

CITY COMMISSION:

- Discussion of Resolution 21-27
- Motion regarding Resolution 21-27

Citizen Comments related to Resolution 21-27

CITY COMMISSION:

- Roll Call vote on motion to Resolution 21-27

D. Adjournment

09/12/2021 CUSTOM PURCHASE ORDER REPORT FOR CITY OF ALACHUA

<u>PO/REQ NUMBER</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>GL ACCOUNT</u>	<u>C/F AMOUNT</u>
CM - CITY ATTORNEY				
20-01830	THERIAQUE & SPAIN, PA	COA VS ALACHUA COUNTY - CHARTER AMENDMENT	001-514.0300-503.3101	6,878.00
21-01942	ROBERT A. RUSH, P.A.	COA VS ALACHUA COUNTY - CHARTER AMENDMENT	001-514.0300-503.3102	5,953.00
CM - CITY MANAGER				
20-01622	SVEN W. HANSON	TRADEMARK SERVICES	001-512.0200-503.3100	2,000.00
CM - DPTYCLERK				
N/A	TBD	OFFICE COUNTER	001-512-1710-503-5200	3,064.00
CPD - CRA				
17-00265	CAUSSEAUX HEWETT WALPOLE INC	DOWNTOWN PARKING LOT DESIGN	310-559.0405-506.6305	1,391.00
18-00474	DARRYL J TOMPKINS P.A.	DOWNTOWN PARKING LOT LEGAL FEES, TITLE SEARCH, & DEEDS	310-559.0405-503.3100	2,375.00
20-01703	CAUSSEAUX HEWETT WALPOLE INC	DESIGN - DOWNTOWN PARKING UTILITY UNDERGROUNDING	310-559.0405-506.6305	4,050.00
20-01704	CAUSSEAUX HEWETT WALPOLE INC	TOPOGRAPHIC SURVEY - DOWNTOWN PARKING LOT	310-559.0405-506.6305	3,793.00
CPD - PLANNING				
20-01542	THERIAQUE & SPAIN, PA	SERVICES RENDERED FOR PROGRESS CENTER DRI	001-515.6500-503.3100	545.00
20-01709	CAUSSEAUX HEWETT WALPOLE INC	ALACHUA WEST PD-R PRELIMINARY PLAT REVIEW	001-515.6500-503.3100	1,000.00
21-02028	CAUSSEAUX HEWETT WALPOLE INC.	TOLOSA CONSTRUCTION PLAN REVIEWS	001-515.6500-503.3400	500.00
21-02240	JBROWN PROFESSIONAL GROUP, INC.	ENGINEERING REVIEW FOR SAVANNAH STATION PHASE 2B & 2C	001-515.6500-503.3100	1,500.00
21-02280	CAUSSEAUX HEWETT WALPOLE INC.	TARA BAYWOOD PH 1 & 2 - CONSTRUCTION PLANS REVIEW	001-515.6500-503.3100	1,500.00
FAS				
NA - PREPAID	BROWNFIELD DEV./USA STEEL BLDGS.	HBRC SHED	001-513.0740-506.6200	41,574.00
18-00823	SUMMIT PROFESSIONAL SERV, INC.	CDBG-ED GRANT ADMINISTRATION SERVICES	325-541.7652-503.3110	6,300.00
POLICE				
21-02411	CENTRALSQUARE TECHNOLOGIES, LLC	ANNUAL MAINTENANCE SUBSCRIPTION	001-521.7100-503.3400	43,738.00
21-02420	REPLAY SYSTEMS	RECORDING SOFTWARE/HARDWARE FOR COMMUNICATIONS	001-521.7110-503.5200	1,560.00
NA	SCHOOL CROSSING GUARDS	INCREASE IN PAY	001-521.7120-503.3100	4,900.00
PUBLIC SERVICES				
NA	CITY OF GAINESVILLE	FY 2021-2022 AGRMT FOR TRAFFIC ENGNRG SERVICES	001-541.7605-503.3400	4,482.00
21-02423	JAKS PAINT SHOP INC	REPAIR BODY DAMAGE 04 STERLING ACTERRA VH#2117	001-541.7605-503.4610	2,326.00
NA	TBD	STREET RESURFACING	001-541.7605-503.6300	289,000.00
18-00873	WHH ENTERPRISES	PROFESSIONAL SERVICES FOR SUBSTATION PROJECT DEFINITION	010-531.7610-503.3100	2,295.00
19-01362	WHH ENTERPRISES	FMPPA SOLAR 2	010-531.7610-503.3100	3,100.00
21-02360	TANTALUS SYSTEMS INC.	SOFTWARE MAINTENANCE	010-531.7610-503.3100	7,915.00
21-02415	WHH ENTERPRISES	LEGACY SUBSTATION ENERGY SCHEDULING JULY 21 - MARCH 22	010-531.7610-503.3100	22,000.00
18-00564	GAINESVILLE REGIONAL UTILITIES	ALACHUA SUBSTATION OPERATING & MAINTENANCE AGREEMENT	010-531.7610-503.4600	16,000.00
18-00858	GAINESVILLE REGIONAL UTILITIES	NEW BREAKER COORDINATION SETTINGS ALACHUA SUBSTATION	010-531.7610-503.4602	2,070.00
20-01749	GAINESVILLE REGIONAL UTILITIES	ALACHUA SUBSTATION OPERATING & MAINTENANCE AGREEMENT	010-531.7610-503.4602	2,723.00
21-02369	AMERICAN SAFETY UTILITY CORP	ELECTRIC SAFETY EQUIPMENT	010-531.7610-503.5200	2,528.00
18-00681	FMPPA	POWERLINE APPRENTICESHIP 3-YEAR PROGRAM	010-531.7610-503.5500	1,800.00
19-01026	JACOBS ENGINEERING GROUP INC.	ELECTRICAL SUBSTATION DESIGN/CONSTRUCTION SERVICES	010-531.7610-506.6312	58,158.00
19-01373	DUKE ENERGY FLORIDA	FACILITIES STUDY AGREEMENT - LEGACY SUBSTATION	010-531.7610-506.6312	40,000.00
20-01700	HILTON ELECTRICAL AUTOMATION	RFB 2020-02 LEGACY PARK SUBSTATION CONSTRUCTION	010-531.7610-506.6312	124,276.00
21-02027	ALTEC INDUSTRIES INC	PD18 WINCH PACKAGE FOR 2020 ALTEC	010-531.7610-506.6400	23,000.00
21-02071	WATER & AIR RESEARCH INC	WATER USE PERMIT MODIFICATION	020-533.7620-503.3100	16,550.00
18-00859	CH2M HILL ENGINEERS, INC.	TURKEY CREEK BOOSTER PUMP STATION MODIFICATIONS	020-533.7620-503.3400	8,000.00
21-02294	TRIHEDRAL INC	VT SCADA OPERATION & CONFIGURATION TRAINING COURSE	020-533.7620-503.5500	1,000.00
20-01603	ENERGY ENGINEERING SYSTEMS, LLC	RTU IMPROVEMENT PROJECT TECHNICAL PROGRAMMING	020-533.7620-506.6506	2,355.00
21-02163	JACOBS ENGINEERING GROUP INC.	RFQ 2020-01 WASTEWATER LIFT STATION MODELING	030-535.7630-503.3100	10,492.00
21-02357	POWER & PUMPS INC	WILO MIXER REPAIR	030-535.7630-503.4600	4,969.00
21-02051	RING POWER CORPORATION	200 KW GENERATOR REPAIRS	030-535.7630-503.4602	2,571.00
21-02346	NICK'S ENVIROMENTAL EQUIPMENT SVC	CS 18-4 BEARINGS AND SEALS	030-535.7630-506.6400	8,600.00
21-02296	XYLEM WATER SOLUTIONS USA INC	PS#11 5HP MULTISMART CONTROL PANEL	030-535.7630-506.6504	25,591.00
21-02365	ADAPCO LLC	MOSQUITO CHEMICAL	042-539.7642-503.5200	6,329.00
21-02076	WOOD ENV & INFRASTRUCTURE	MILL CREEK SINK WATER QUALITYPROJECT	323-538.7603-506.6301	86,018.00
21-02255	JOHN C HIPPI CONSTRUCTION EQUIP CO	MILL CREEK SINK WATER QUALITY PROJECT	323-538.7603-506.6302	302,695.00
21-02402	D2G GROUP LLC	LECTERN WITH UV GRAPHICS PLUS DELIVERY	700-513.7600-503.5200	1,070.00
NA	TBD	PLOTTER MAINTENANCE	700-513.7600-506.3400	3,000.00
NA	TBD	PS CONFERENCE ENHANCE	700-513.7600-506.5200	4,000.00
NA	TBD	PLOTTER	700-513.7600-506.6400	17,000.00
NA	TBD	UTILITY LINE DETECTOR	700-513.7600-506.6400	8,000.00
21-02202	TIPS, LLC	8" SANITARY SEWER VIDEO INSPECTIONS	700-536.7623-503.4600	9,948.00
21-02252	SUNSTATE METER & SUPPLY INC	METER UME 6 TRU/FLO W/T 10 P-CODER S A PIT GAL	700-536.7623-503.4600	3,000.00
NA	TBD	VALVE EXERCISER	700-536.7623-506.6400	7,000.00
RECREATION				
21-02105	ALL FLORIDA ENTERPRISES INC	INSTALL FENCING AND GATE LEGACY PARK	001-572.4100-506.6300	29,324.00
21-02254	SOUTHEASTERN SURFACE AND EQUIP	REPAIR BOTTOM ROD IN GYM SEPARATER CURTAINS	001-572.4100-503.4620	1,115.00
21-02290	STELLAR SERVICES OF N FL, LLC	EMERGENCY REPAIR A/C UNIT #6 SERVING LEGACY GYM	001-572.4100-503.4630	5,768.00
NA	TBD	WAYFINDER SIGN	001-572.4100-503.6300	10,000.00
TOTAL				1,308,689.00

GF-DEPARTMENT	EXPENSE TYPE	FY21 APPROVED BUDGET	FY21 AMENDED BUDGET	FY22 FINAL BUDGET	Variance (FROM FY21 AMENDED)	PERCENT CHANGE
CITY COMMISSION	PERSONAL SERVICES	102,129	102,129	115,260	13,131	12.9%
	OPERATING EXPENSES	29,786	29,786	27,286	(2,500)	-8.4%
	CAPITAL OUTLAY	0	0	0	0	0.0%
CITY COMMISSION Total		131,915	131,915	142,546	10,631	8.06%
CM-EXECUTIVE	PERSONAL SERVICES	540,770	540,770	616,471	75,701	14.0%
	OPERATING EXPENSES	29,220	29,220	73,753	44,533	152.4%
	CAPITAL OUTLAY	0	0	25,000	25,000	NA+
CM-EXECUTIVE Total		569,990	569,990	715,224	145,234	25.48%
CM-HUMAN RESOURCES	PERSONAL SERVICES	171,280	171,280	251,899	80,619	47.1%
	OPERATING EXPENSES	48,395	48,395	64,183	15,788	32.6%
	CAPITAL OUTLAY	1,500	1,500	0	(1,500)	-100.0%
CM-HUMAN RESOURCES Total		221,175	221,175	316,082	94,907	42.91%
CITY ATTORNEY	OPERATING EXPENSES	187,920	242,920	186,831	(56,089)	-23.1%
CITY ATTORNEY Total		187,920	242,920	186,831	(56,089)	-23.09%
DEPUTY CITY CLERK	PERSONAL SERVICES	160,624	160,624	141,437	(19,187)	-11.9%
	OPERATING EXPENSES	54,695	54,695	68,695	14,000	25.6%
DEPUTY CITY CLERK Total		215,319	215,319	210,132	(5,187)	-2.41%
COMPLIANCE & RISK	PERSONAL SERVICES	316,883	316,883	303,087	(13,796)	-4.4%
	OPERATING EXPENSES	49,385	49,385	38,244	(11,141)	-22.6%
	CAPITAL OUTLAY	0	0	0	0	0.0%
COMPLIANCE & RISK Total		366,268	366,268	341,331	(24,937)	-6.81%
CP&D-PLANNING	PERSONAL SERVICES	474,102	474,102	510,931	36,829	7.8%
	OPERATING EXPENSES	109,572	109,572	116,637	7,065	6.4%
CP&D-PLANNING Total		583,674	583,674	627,568	43,894	7.52%
CP&D-BUILDING	PERSONAL SERVICES	191,393	191,393	194,788	3,395	1.8%
	OPERATING EXPENSES	31,991	104,591	61,991	(42,600)	-40.7%
	CAPITAL OUTLAY	0	0	0	0	0.0%
CP&D-BUILDING Total		223,384	295,984	256,779	(39,205)	-13.25%
CP&D-BEAUTIFICATION	OPERATING EXPENSES	20,000	20,000	23,000	3,000	15.0%
CP&D-BEAUTIFICATION Total		20,000	20,000	23,000	3,000	15.00%
PS-SOLID WASTE	OPERATING EXPENSES	712,850	723,020	736,948	13,928	1.9%
PS-SOLID WASTE Total		712,850	723,020	736,948	13,928	1.93%
PS-PUBLIC WORKS	PERSONAL SERVICES	540,464	540,464	616,110	75,646	14.0%
	OPERATING EXPENSES	291,428	291,428	320,046	28,618	9.8%
	CAPITAL OUTLAY	530,000	530,000	517,000	(13,000)	-2.5%
PS-PUBLIC WORKS Total		1,361,892	1,361,892	1,453,156	91,264	6.70%
FAS-FINANCE	PERSONAL SERVICES	535,026	535,026	575,896	40,870	7.6%
	OPERATING EXPENSES	92,082	92,082	93,192	1,110	1.2%
	CAPITAL OUTLAY	0	0	0	0	0.0%
FAS-FINANCE Total		627,108	627,108	669,088	41,980	6.69%
FAS-GRANTS	OPERATING EXPENSES	55,500	8,500	55,500	47,000	552.9%
FAS-GRANTS Total		55,500	8,500	55,500	47,000	552.94%
FAS-FACILITIES MAINT	PERSONAL SERVICES	477,402	495,402	550,877	55,475	11.2%
	OPERATING EXPENSES	197,880	197,880	200,287	2,407	1.2%
	CAPITAL OUTLAY	405,632	569,632	158,574	(411,058)	-72.2%
FAS-FACILITIES MAINT Total		1,080,914	1,262,914	909,738	(353,176)	-27.97%
FAS-IT TECHNOLOGY	PERSONAL SERVICES	158,054	158,054	168,161	10,107	6.4%
	OPERATING EXPENSES	63,340	63,340	77,840	14,500	22.9%
	CAPITAL OUTLAY	306,307	306,307	150,000	(156,307)	-51.0%
FAS-IT TECHNOLOGY Total		527,701	527,701	396,001	(131,700)	-24.96%

GF-DEPARTMENT	EXPENSE TYPE	FY21 APPROVED BUDGET	FY21 AMENDED BUDGET	FY22 FINAL BUDGET	Variance (FROM FY21 AMENDED)	PERCENT CHANGE
APD-PATROL & ADMIN	PERSONAL SERVICES	2,514,179	2,514,179	2,801,493	287,314	11.4%
	OPERATING EXPENSES	493,808	564,011	564,483	472	0.1%
	CAPITAL OUTLAY	160,081	106,366	344,287	237,921	223.7%
APD-PATROL & ADMIN Total		3,168,068	3,184,556	3,710,263	525,707	16.51%
APD-COMMUNICATIONS	PERSONAL SERVICES	380,909	380,909	374,061	(6,848)	-1.8%
	OPERATING EXPENSES	27,579	44,787	21,261	(23,526)	-52.5%
	CAPITAL OUTLAY	121,822	104,614	0	(104,614)	-100.0%
APD-COMMUNICATIONS Total		530,310	530,310	395,322	(134,988)	-25.45%
APD-SCHOOL CROSSING	OPERATING EXPENSES	24,100	24,100	29,000	4,900	20.3%
APD-SCHOOL CROSSING Total		24,100	24,100	29,000	4,900	20.33%
APD-EXPLORERS	OPERATING EXPENSES	2,000	2,000	2,000	0	0.0%
APD-EXPLORERS Total		2,000	2,000	2,000	0	0.00%
APD-RESERVES	OPERATING EXPENSES	3,000	3,000	3,000	0	0.0%
APD-RESERVES Total		3,000	3,000	3,000	0	0.00%
RECREATION	PERSONAL SERVICES	476,895	476,895	532,384	55,489	11.6%
	OPERATING EXPENSES	626,382	637,382	678,765	41,383	6.5%
	CAPITAL OUTLAY	115,353	104,353	74,324	(30,029)	-28.8%
RECREATION Total		1,218,630	1,218,630	1,285,473	66,843	5.49%
SPECIAL EXPENSE	PERSONAL SERVICES	14,474	14,474	14,074	(400)	-2.8%
	OPERATING EXPENSES	255,839	255,189	106,800	(148,389)	-58.1%
	CAPITAL OUTLAY	66,450	76,450	25,000	(51,450)	-67.3%
	GRANTS AND AIDS	40,000	40,000	84,000	44,000	110.0%
	NON OPERATING	1,176,238	1,066,888	1,227,196	160,308	15.0%
SPECIAL EXPENSE Total		1,553,001	1,453,001	1,457,070	4,069	0.28%
GENERAL FUND Total		13,384,719	13,573,977	13,922,052	348,075	2.56%

DEBT SERVICE	EXPENSE TYPE	FY21 APPROVED BUDGET	FY21 AMENDED BUDGET	FY22 FINAL BUDGET	Variance (FROM FY21 AMENDED)	PERCENT CHANGE
DEBT SERVICE	DEBT SERVICE	858,176	858,176	647,742	(210,434)	-24.5%
	NON OPERATING	0	0	0	0	0.0%
DEBT SERVICE Total		858,176	858,176	647,742	(210,434)	-24.52%

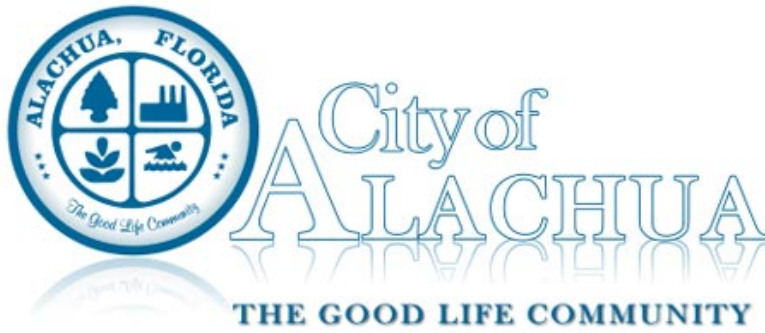
SPECIAL REVENUE	EXPENSE TYPE	FY21 APPROVED BUDGET	FY21 AMENDED BUDGET	FY22 FINAL BUDGET	Variance (FROM FY21 AMENDED)	PERCENT CHANGE
ADDITIONAL COURT COSTS	OPERATING EXPENSES	6,200	6,200	6,050	(150)	-2.4%
ADDITIONAL COURT COSTS Total		6,200	6,200	6,050	(150)	-2.42%
TREE BANK	OPERATING EXPENSES	67,735	67,735	85,570	17,835	26.3%
TREE BANK Total		67,735	67,735	85,570	17,835	26.33%
EXPLORERS SR	OPERATING EXPENSES	5,000	5,000	5,000	0	0.0%
EXPLORERS SR Total		5,000	5,000	5,000	0	0.00%
TK BASIN STORMWATER	OPERATING EXPENSES	24,300	24,300	34,300	10,000	41.2%
TK BASIN STORMWATER Total		24,300	24,300	34,300	10,000	41.15%
WSPP	OPERATING EXPENSES	445,793	445,793	546,842	101,049	22.7%
	CAPITAL OUTLAY	90,000	90,000	170,000	80,000	88.9%
WSPP Total		535,793	535,793	716,842	181,049	33.79%
CHILDREN's TRUST	OPERATING EXPENSES	83,723	213,383	0	(213,383)	-100.0%
CHILDREN'S TRUST OF ALACHUA CO		83,723	213,383	0	(213,383)	-100.00%
DONATION-HCC	OPERATING EXPENSES	329	329	329	0	0.0%
DONATION-HCC Total		329	329	329	0	0.00%
DONATION-RECREATION	OPERATING EXPENSES	20,395	20,395	19,427	(968)	-4.7%
DONATION-RECREATION Total		20,395	20,395	19,427	(968)	-4.75%
DONATION-YOUTH VOLLEYBALL	OPERATING EXPENSES	1,066	1,066	352	(714)	-67.0%
DONATION-YOUTH VOLLEYBALL Total		1,066	1,066	352	(714)	-66.98%
CRA	PERSONAL SERVICES	114,102	114,102	118,634	4,532	4.0%
	OPERATING EXPENSES	330,462	330,462	311,382	(19,080)	-5.8%
	CAPITAL OUTLAY	353,206	353,206	405,734	52,528	14.9%
	GRANTS AND AIDS	25,000	25,000	25,000	0	0.0%
	DEBT SERVICE	99,280	99,280	99,280	0	0.0%
	NON OPERATING	10,000	10,000	10,000	0	0.0%
CRA Total		932,050	932,050	970,030	37,980	4.07%
SPECIAL REVENUE Total		1,676,591	1,806,251	1,837,900	31,649	1.75%

CAPITAL PROJECTS	EXPENSE TYPE	FY21 APPROVED BUDGET	FY21 AMENDED BUDGET	FY22 FINAL BUDGET	Variance (FROM FY21 AMENDED)	PERCENT CHANGE
CP-SAN FELASCO	OPERATING EXPENSES	3,824	3,824	3,843	19	0.5%
CP-SAN FELASCO Total		3,824	3,824	3,843	19	0.50%
CP-HERITAGE OAKS	OPERATING EXPENSES	4,326	4,326	4,326	0	0.0%
	CAPITAL OUTLAY	0	0	0	0	0.0%
CP-HERITAGE OAKS Total		4,326	4,326	4,326	0	0.00%
CP-MILL CREEK SINK	OPERATING EXPENSES	0	0	0	0	0.0%
	CAPITAL OUTLAY	716,908	1,362,807	888,713	(474,094)	-34.8%
CP-MILL CREEK SINK Total		716,908	1,362,807	888,713	(474,094)	-34.79%
CP- JOB GROWTH GRANT	OPERATING EXPENSES	16,872	16,872	0	(16,872)	-100.0%
	CAPITAL OUTLAY	0	0	0	0	NA
CP- JOB GROWTH GRANT Total		16,872	16,872	0	(16,872)	-100.00%
CP- CDBG ECONOMIC DEV.	OPERATING EXPENSES	17,097	17,097	6,300	(10,797)	-63.2%
	CAPITAL OUTLAY	0	0	0	0	NA
CP-CDBG ECONOMIC DEV. Total		17,097	17,097	6,300	(10,797)	-63.15%
CAPITAL PROJECTS Total		759,027	1,404,926	903,182	(501,744)	-35.71%

ENTERPRISE FUNDS	EXPENSE TYPE	FY21 APPROVED BUDGET	FY21 AMENDED BUDGET	FY22 FINAL BUDGET	Variance (FROM FY21 AMENDED)	PERCENT CHANGE
ELECTRIC UTILITY SERVICES	PERSONAL SERVICES	1,089,212	1,089,212	1,323,068	233,856	21.5%
	OPERATING EXPENSES	559,258	849,258	815,222	(34,036)	-4.0%
	CAPITAL OUTLAY	6,354,495	6,064,495	2,097,434	(3,967,061)	-65.4%
	DEBT SERVICE	0	0	0	0	0.0%
	NON OPERATING	2,728,413	2,728,413	3,139,313	410,900	15.1%
	POWER COSTS	8,490,000	8,490,000	8,462,300	(27,700)	-0.3%
ELECTRIC UTILITY SERVICES Total		19,221,378	19,221,378	15,837,337	(3,384,041)	-17.61%
WATER UTILITY SERVICES	PERSONAL SERVICES	300,182	300,182	205,391	(94,791)	-31.6%
	OPERATING EXPENSES	374,481	374,481	344,231	(30,250)	-8.1%
	CAPITAL OUTLAY	1,134,726	1,134,726	493,355	(641,371)	-56.5%
	DEBT SERVICE	269,391	269,391	270,110	719	0.0%
	NON OPERATING	990,444	990,444	1,313,789	323,345	32.6%
WATER UTILITY SERVICES Total		3,069,224	3,069,224	2,626,876	(442,348)	-14.41%
WASTEWATER	PERSONAL SERVICES	438,362	438,362	466,604	28,242	6.4%
	OPERATING EXPENSES	721,291	751,291	812,023	60,732	8.1%
	CAPITAL OUTLAY	739,339	709,339	591,191	(118,148)	-16.7%
	DEBT SERVICE	726,734	726,734	727,454	720	0.1%
	NON OPERATING	525,485	525,485	629,332	103,847	19.8%
WASTEWATER Total		3,151,211	3,151,211	3,226,604	75,393	2.39%
MOSQUITO CONTROL	PERSONAL SERVICES	7,647	7,647	7,713	66	0.9%
	OPERATING EXPENSES	47,672	47,672	39,001	(8,671)	-18.2%
	CAPITAL OUTLAY	0	0	0	0	0.0%
	NON OPERATING	32,000	32,000	45,000	13,000	40.6%
MOSQUITO CONTROL Total		87,319	87,319	91,714	4,395	5.03%
ENTERPRISE FUNDS Total		25,529,132	25,529,132	21,782,531	(3,746,601)	-14.68%

INTERNAL SERVICE FUNDS	EXPENSE TYPE	FY21 APPROVED BUDGET	FY21 AMENDED BUDGET	FY22 FINAL BUDGET	Variance (FROM FY21 AMENDED)	PERCENT CHANGE
UTILITY ADMINISTRATION	PERSONAL SERVICES	692,113	692,113	980,114	288,001	41.6%
	OPERATING EXPENSES	239,174	239,174	255,854	16,680	7.0%
	CAPITAL OUTLAY	32,000	32,000	25,000	(7,000)	-21.9%
UTILITY ADMINISTRATION Total		963,287	963,287	1,260,968	297,681	30.90%
UTILITY BILLING	PERSONAL SERVICES	342,922	319,922	351,302	31,380	9.8%
	OPERATING EXPENSES	134,332	157,332	145,332	(12,000)	-7.6%
	CAPITAL OUTLAY	3,900	3,900	0	(3,900)	-100.0%
UTILITY BILLING Total		481,154	481,154	496,634	15,480	3.22%
UTILITY OPERATIONS	PERSONAL SERVICES	324,699	324,699	344,782	20,083	6.2%
	OPERATING EXPENSES	33,882	33,882	43,557	9,675	28.6%
	CAPITAL OUTLAY	25,000	25,000	0	(25,000)	-100.0%
UTILITY OPERATIONS Total		383,581	383,581	388,339	4,758	1.24%
PS-WAREHOUSE OP.	PERSONAL SERVICES	58,970	58,970	63,024	4,054	6.9%
	OPERATING EXPENSES	19,475	10,744	29,475	18,731	174.3%
	CAPITAL OUTLAY	18,972	27,703	0	(27,703)	-100.0%
PS-WAREHOUSE OP. Total		97,417	97,417	92,499	(4,918)	-5.05%
DISTRIBUTION/COLLECTION	PERSONAL SERVICES	392,563	392,563	469,629	77,066	19.6%
	OPERATING EXPENSES	274,798	274,798	324,646	49,848	18.1%
	CAPITAL OUTLAY	108,855	108,855	43,000	(65,855)	-60.5%
DISTRIBUTION/COLLECTION Total		776,216	776,216	837,275	61,059	7.87%
SAFETY	PERSONAL SERVICES	37,052	37,052	39,788	2,736	7.4%
	OPERATING EXPENSES	581	581	581	0	0.0%
SAFETY Total		37,633	37,633	40,369	2,736	7.27%

ISF-continued	EXPENSE TYPE	FY21	FY21	FY22	Variance	PERCENT CHANGE
		APPROVED BUDGET	AMENDED BUDGET	FINAL BUDGET	(FROM FY21 AMENDED)	
IT TECHNOLOGY	PERSONAL SERVICES	63,644	63,644	66,890	3,246	5.1%
	OPERATING EXPENSES	7,000	7,000	7,000	0	0.0%
IT TECHNOLOGY Total		70,644	70,644	73,890	3,246	4.59%
ISF SERIES 2016 DEBT	DEBT SERVICE	228,687	228,687	227,322	(1,365)	-0.6%
ISF SERIES 2016 DEBT Total		228,687	228,687	227,322	(1,365)	-0.60%
ISF CONTINGENCY	NON OPERATING	100,000	100,000	100,000	0	0.0%
ISF CONTINGENCY Total		100,000	100,000	100,000	0	0.00%
INTERNAL SERVICE FUNDS Total		3,138,619	3,138,619	3,517,296	378,677	12.07%
ALL FUNDS Grand Total		45,346,264	46,311,081	42,610,703	(3,700,378)	-7.99%



Commission Agenda Item

MEETING DATE: 9/27/2021

SUBJECT: 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).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission:

- 1) Approve Ordinance 22-01 on first reading; and,
- 2) Schedule second and final reading for October 11, 2021 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 approves Ordinance 22-01 on first reading and schedules second and final reading for October 11, 2021.

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.

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

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 DEVELOPMENT 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:

APPROVED AS TO FORM

Mike DaRoza, City Manager/Clerk

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 ~~struckthrough~~ 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 ~~struckthrough~~ 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, <i>Residential to Non-Residential Ratios within the CP District</i>	
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 underlined is to be added and text that is shown as ~~struck through~~ 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 underlined is to be added and text that is shown as ~~strike through~~ 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	C	S	A	Residential						Business										Planned Development				Use Specific Standards (Sec. 4.3)								
				Single-Family (RSF)			Mobile Home (RMH)		Multiple Family (RMF)		O R	C N	C C	C B D	C I	C P	I L W	I G	G F	C O M	R	T N D	E C									
				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																			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 ~~struckthrough~~ 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 ~~struckthrough~~ 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 See note [6]	40 See note [6]	20 See note [7]	5for each See note [7]	10 See note [7]	Sec. 5.2.2(B)	65	60%	N/A	4

Dwelling, single-family attached, townhouse, and multiple-family	2,700 See note [6]	30 See note [6]	10 See note [7]	5 for each building side See note [7]	10 See note [7]					
<u>Cottage home</u>	<u>2,700</u> <u>See note [6]</u>	<u>30</u> <u>See note [6]</u>	<u>5</u> <u>See notes [7], [9]</u>	<u>5 for each building side</u> <u>See note [7]</u>	<u>10</u> <u>See notes [7], [9]</u>		<u>35</u>	<u>70%</u>		
All other uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	All other uses		100 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)).										
<u>[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.</u>										

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 ~~struckthrough~~ 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	<u>1.5 spaces per cottage home</u>
	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 ~~struck through~~ 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 underlined> is to be added and text that is shown as ~~strike through~~ 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	<u>B</u> 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
<u>Alley, Drive</u>	<u>B, D</u>	<u>1 × 12</u>	<u>1</u>
[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
<u>Alley, Drive</u>	<u>B, D</u>	<u>20</u>	<u>N/A</u>	<u>30</u>

Section 10.2 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: Legislative Hearing

September 14, 2021

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~~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.

<u>Table 3.5-1, Residential to Non-Residential Ratios within the CP District</u>	
<u>Number of Residential Units</u>	<u>Minimum Floor Area of Non-Residential Uses</u>
<u>1 – 199</u>	<u>0 square feet</u>
<u>200 – 299</u>	<u>37,500 square feet</u>
<u>300 – 399</u>	<u>75,000 square feet</u>
<u>400 – 499</u>	<u>150,000 square feet</u>
<u>500 – 599</u>	<u>250,000 square feet</u>
<u>600 – 699</u>	<u>375,000 square feet</u>
<u>700 – 999</u>	<u>500,000 square feet</u>
<u>1,000 or more</u>	<u>700,000 square feet</u>

- (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	C	S	A	Residential						Business										Planned Development				Use Specific Standards (Sec. 4.3)	
				Single-Family (RSF)			Mobile Home (RMH)		Multiple Family (RMF)		O R	C N	C C	CB D	C I	C P	IL W	I G	G F	COM M	R	TN D	E C		
				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				A		A	A	A	
Dwelling, manufactured home			P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)	
Dwelling, mobile home			P				P	P																4.3.1(A)(1)	
Dwelling, multiple-family						S			P	P	P		P	P	P	P				A		A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A		A	A		4.3.1(A)(3)
Dwelling, single-family detached			P	P	P	P	P		P	P	P			P		P					A	A			4.3.1(A)(4)
Dwelling, townhouse					S	S	S		P	P	P				P	P				A		A	A		4.3.1(A)(3)
Dwelling, two- to four-family					S	S	P		P	P	P			P	P	P				A		A	A		4.3.1(A)(3)
Mobile home park								P																	4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	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 See note [6]	5040 See note [6]	20 See note [7]	7-5-5 for each See note [7]	1510 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 See note [6]	4030 See note [6]	1510 See note [7]	5 for each building side See note [7]	10 See note [7]					
<u>Cottage home</u>	2,700 <u>See note [6]</u>	30 <u>See note [6]</u>	5 <u>See notes [7], [9]</u>	5 for each building side <u>See note [7]</u>	10 <u>See notes [7], [9]</u>		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 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. <u>The maximum lot coverage for cottage homes shall be measured over the entire cottage neighborhood, not individual lots.</u>										
[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)).
<u>[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.</u>

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	<u>Cottage neighborhood</u>	<u>1.5 spaces per cottage home</u>

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	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	N
3 Multiple-family development, <u>cottage neighborhoods</u> , group living uses	D 10	B 10	A 10	D 7.5	C 7.5	A 7.5	N	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, ~~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
<u>Alley, Drive</u>	<u>B, D</u>	<u>1 · 12</u>	<u>1</u>
[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
<u>Alley, Drive</u>	<u>B, D</u>	<u>20</u>	<u>N/A</u>	<u>30</u>

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.

FUTURE LAND USE ELEMENT

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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Should there still be any question on the origin of this email, contact the IT Department immediately.

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...

(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

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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

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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

<u>Table 3.5-1, Residential to Non-Residential Ratios within the CP District</u>	
<u>Number of Residential Units</u>	<u>Minimum Floor Area of Non-Residential Uses</u>
<u>1 – 199</u>	<u>0 square feet</u>
<u>200 – 299</u>	<u>37,500 square feet</u>
<u>300 – 399</u>	<u>75,000 square feet</u>
<u>400 – 499</u>	<u>150,000 square feet</u>
<u>500 – 599</u>	<u>250,000 square feet</u>
<u>600 – 699</u>	<u>375,000 square feet</u>
<u>700 – 999</u>	<u>500,000 square feet</u>
<u>1,000 or more</u>	<u>700,000 square feet</u>

- (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

3.5.2(F) CP, Corporate Park District.

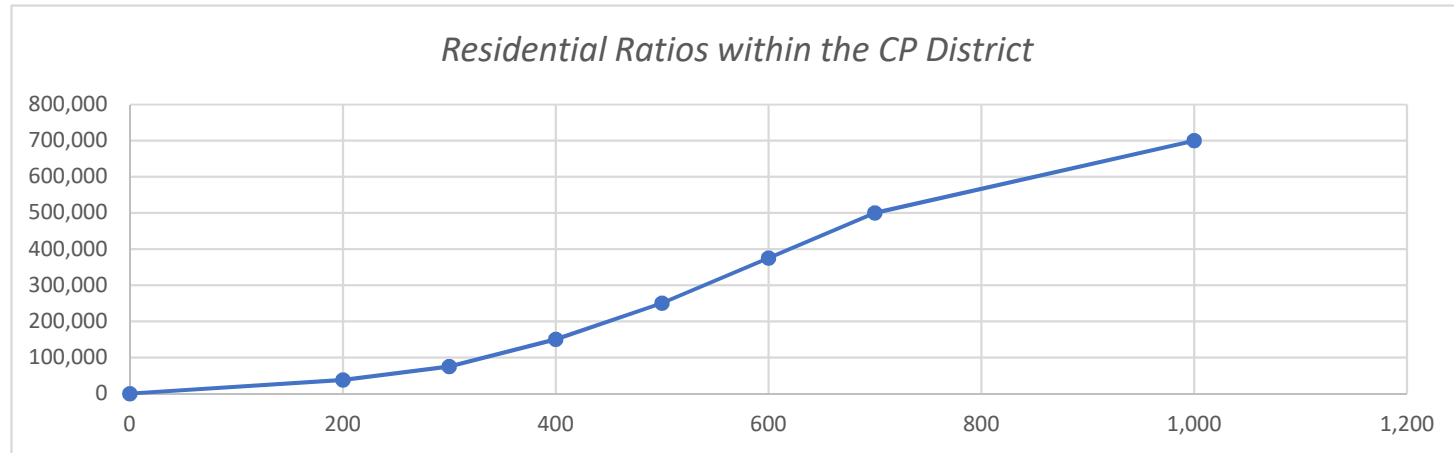
- (1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail, ~~and complementary residential uses, as indicated in Table 4.1-1. Complementary residential uses may also be permitted 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.

<u>Table 3.5-1, Residential to Non-Residential Ratios within the CP District</u>	
<u>Number of Residential Units</u>	<u>Minimum Floor Area of Non-Residential Uses</u>
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<u>1,000 or more</u>	<u>700,000 square feet</u>

- (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



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

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 / ~~striketrough~~ text. The underline portions represent new text and the ~~striketrough~~ 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.

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:

- Allowable Dwelling Units reserved per the contiguous area, at the time of Site Plan submittal;
- Minimum** Non-Residential square footage, based on residential dwellings per code;
- Demonstrated** non-residential areas within the overall common ownerships; and
- Non-residential** square footage per preliminary site plan.

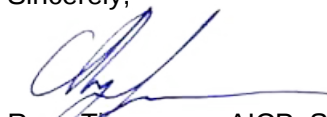
CORPORATE PARK CALCULATION	
Mixed Use Calculation Range	
Allowable Residential Dwelling Units reserved per contiguous area	251.4 x 4 = 1,005 DU
<i>Minimum</i> Non-Residential footprint	1,005 x 500 = 502,500 sq. ft.
<i>Demonstrated</i> Non-Residential footprint per preliminary site plan	1,005 x 750 = 753,750 sq. ft.
<i>Non-Residential</i> 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 (<i>Non-residential development</i>)			
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																	PS									

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 Unitscottage 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 feetsq 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 unitcottage 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 unitcottage 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 foot 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,~~
 - ~~(ii)~~(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.

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) [10]
CP [4]										
Dwelling, single-family detached	3,500 See note [6]	50 40 See note [6]	20 See note [7]	7.55 for each See	15 10 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 See note [6]	40 30 See note [6]	15 10 See note [7]	5 for each building side See note [7]	10 See note [7]					
<u>Cottage home</u>	<u>2,700</u> <u>See note [6]</u>	<u>30</u> <u>See note [6]</u>	<u>5</u> <u>See notes [7], [9]</u>	<u>5 for each building side</u> <u>See note [7]</u>	<u>10</u> <u>See notes [7], [9]</u>		<u>35</u>	<u>90</u> 70%		
All other uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	All other uses		100 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. <u>The maximum lot coverage for cottage homes shall be measured over the entire cottage neighborhood, not individual lots.</u>										
[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 <u>home neighborhood</u>	<u>1.5 spaces per unit</u> 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, <u>cottage neighborhoods</u> , 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, 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 Officials (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 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]
<u>Alley, Drive</u>	<u>B, C, D</u>	<u>1 × 12</u>	<u>1</u>
[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				
<u>Classification</u>	<u>Street Type Standard</u>	<u>Curb and Gutter Right-of-Way Minimum Width (ft.)</u>	<u>Transitional Swale Right-of-Way Minimum Width (private easement minimum width) (ft.)</u>	<u>Standard Swale Right-of-Way Minimum Width (ft.)</u>
<u>Alley, Drive</u>	<u>B, C, D</u>	<u>20</u>	<u>20 (10 total — 5 on each side of roadway) N/A</u>	<u>30</u>

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 Articles ~~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.



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

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

 **City_Draft_Text_2021_07_26.docx**
56 KB

COMMENTARY: The proposed City of Alachua Land Development Regulations (LDR) text amendment is provided below in underline / ~~strike through~~ text. The underline portions represent new text and the ~~strike through~~ 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 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														
RESIDENTIAL USES																							
Household living																							
Dwelling, live/work		P						P	P	P	P	P		P	P			A	A	A	A		
Dwelling, manufactured home		P	P	P	P	P	P	P	P										A	A	A	4.3.1(A)(1)(2)	
Dwelling, mobile home		P				P	P															4.3.1(A)(1)	
Dwelling, multiple-family					S			P	P	P		P	P	P	P			A	A	A	A	4.3.1(A)(3)	
Dwelling, single-family attached					P			P	P	P			P	P	P			A	A	A		4.3.1(A)(3)	
Dwelling, single-family detached		P	P	P	P	P		P	P	P			P		P				A	A		4.3.1(A)(4)	
Dwelling, townhouse				S	S	S		P	P	P				P	P			A	A	A		4.3.1(A)(3)	
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P		A	A	A		4.3.1(A)(3)	
Mobile home park							P															4.3.1(A)(1)	
Upper story dwelling								P	P	P	P	P	P	P	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 Unitscottage 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 feetsq-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 thatThe 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 unitcottage 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 unitcottage 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 foot wide landscape buffer is required where parking areas or drive aisles when adjacent to neighboring residential property.~~
- ~~(g)~~ *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)~~ *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,~~
- ~~(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]										
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Dwelling, single-family attached, townhouse, and multiple-family	5,000 See note [6]	40 See note [6]	15 See note [7]	5 for each building side See note [7]	10 See note [7]					
<u>Cottage home</u>	<u>2,700</u> <u>See note [6]</u>	<u>30</u> <u>See note [6]</u>	<u>5</u> <u>See notes [7], [9]</u>	<u>5 for each building side</u> <u>See note [7]</u>	<u>10</u> <u>See notes [7], [9]</u>		<u>35</u>	<u>9970%</u>		
All other uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	All other uses		100 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)).
<u>[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.</u>

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 ~~except 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	<u>Cottage homeneighborhood</u>	<u>1.5 spaces per unitcottage home</u>

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	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	N
3 Multiple-family development, <u>cottage neighborhoods</u> , group living uses	D 10	B 10	A 10	D 7.5	C 7.5	A 7.5	N	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, 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 Officials (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 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]
<u>Alley, Drive</u>	<u>B, C, D</u>	<u>1 x 12</u>	<u>1</u>
[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.			

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)

Table 7.3-2. Minimum Right-of-Way Width Standards				
<u>Classification</u>	<u>Street Type Standard</u>	<u>Curb and Gutter Right-of-Way Minimum Width (ft.)</u>	<u>Transitional Swale Right-of-Way Minimum Width (private easement minimum width) (ft.)</u>	<u>Standard Swale Right-of-Way Minimum Width (ft.)</u>
<u>Alley, Drive</u>	<u>B, C, D</u>	<u>20</u>	<u>20 (10 total — 5 on each side of roadway) N/A</u>	<u>30</u>

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 Articles 4 and 5 of these LDRs.

Cottage neighborhood means a collection of cottage homes clustered around by common green space.

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.

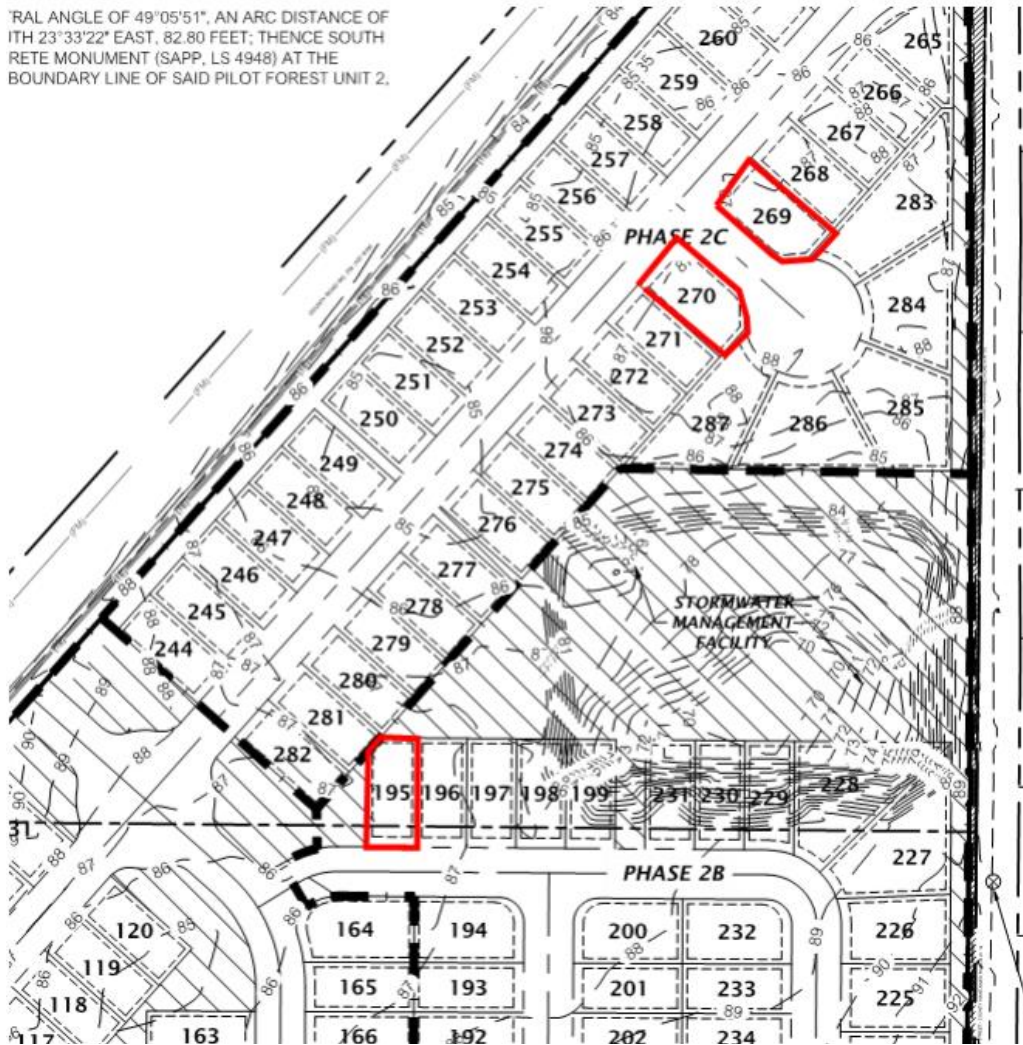
Of the examples in Comment #2, single-family detached: lot size ranges from 3,000-5,000 sq ft. The majority (5 of 8 examples) do not require a minimum lot width. Front setback requirements range from five to twenty feet (5' – 20'). All but one example requires a five-foot (5') side setback. The average 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.

"RAL ANGLE OF 49°05'51", AN ARC DISTANCE OF
ITH 23°33'22" EAST, 82.80 FEET; THENCE SOUTH
RETE MONUMENT (SAPP, LS 4948) AT THE
BOUNDARY LINE OF SAID PILOT FOREST UNIT 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 A = Allowed in the PD districts Blank cell = Prohibited			
Use Category/Use Type		Business	
		CP	
RESIDENTIAL USES			
	Household living		
		<u>Cottage Home</u> neighborhood	<u>P</u>

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 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)(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.

(e)(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 Open Space, common areas and utilities. The applicant shall ensure that joint use and maintenance of public Open 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 Cottage Neighborhood shall have one or more common greens.

The Common greens may be counted toward the Open Space required per by Section 6.7 of these LDRs. The Common greens shall be designed to meet the following:

- (i) The Common greens shall include at least 400 square feet per unit.
- (ii) The Common greens shall be located central to or surrounding a grouping of Cottage Homes.
- (iii) The 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 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;
- (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
- ~~(iii)~~(iii) A Type C, 7.5-foot-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 Cottage Nneighborhood. 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 Cottage 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 abutsadjacent 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 Cottage Nneighborhood 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 borderscottage 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 See note [6]	5040 See note [6]	20 See note [7]	7.55 for each See note [7]	1510 See note [7]	Sec. 5.2.2(B)	65	4050 60%	N/A	4

Dwelling, single- family attached, townhouse, and multiple- family	5,000 <u>2,700</u> See note [6]	40 <u>30</u> See note [6]	15 <u>10</u> See note [7]	5 for each building side See note [7]	10 See note [7]				
<u>Cottage</u> H home	<u>2,700</u> See note [6]	<u>30</u> See note [6]	<u>5</u> See notes [7], [9]	<u>5 for each building side</u> See note [7]	<u>10</u> See notes [7], [9]	<u>35</u>	<u>90%</u>		
All other uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	All other uses	100 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 faces 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 except 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	<u>Cottage Homehome</u>	<u>1.5 spaces per unit</u>

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]
<u>Alley, Drive</u>	<u>A#B, C, D</u>	<u>1 × 12</u>	<u>1</u>
[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

<u>Classification</u>	<u>Street Type Standard</u>	<u>Curb and Gutter Right-of-Way Minimum Width (ft.)</u>	<u>Transitional Swale Right-of-Way Minimum Width (private easement minimum width) (ft.)</u>	<u>Standard Swale Right-of-Way Minimum Width (ft.)</u>
<u>Alley, Drive</u>	<u>B, C, D</u>	<u>20</u>	<u>20 (10 total — 5 on each side of roadway)</u>	<u>30</u>

Article 10 – DEFINITIONS
Section 10.2. – Definitions.

~~Cottage Hhome~~ 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 Aneighborhood~~ means a collection of Ccottage Hhomes 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

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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 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.
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 / ~~striketrough~~ text. The underline portions represent new text and the ~~striketrough~~ 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 A = Allowed in the PD districts Blank cell = Prohibited			
Use Category/Use Type		Business	
		CP	
RESIDENTIAL USES			
	Household living		
		<u>Cottage Home</u> 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, C~~c~~ottage H~~h~~omes, 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 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.

(c) Maintenance of Open Space, common areas and utilities. The applicant shall ensure that joint use and maintenance of public Open 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 Cottage Neighborhood shall have ~~a one or more~~ common greens. The common greens may be counted toward the Open Space required per by Section 6.7 of these LDRs. The common greens shall be designed to meet the following:

(i) The common greens shall include at least 400 square feet per unit.

(ii) The common greens shall be located central to or surrounding a grouping of Cottage Homes.

(iii) The 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 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; 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 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 Cottage 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 Cottage 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 Cottage 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 See note [6]	5040 See note [6]	20 See note [7]	7.55 for each See note [7]	1510 See note [7]	Sec. 5.2.2(B)	65	4050 %	N/A	4
Dwelling, single-family attached, townhouse, and multiple-family	5,000 <u>2,700</u> See note [6]	4030 See note [6]	1510 See note [7]	5 for each building side See note [7]	10 See note [7]					
Cottage Home	<u>2,700</u> <u>See note [6]</u>	<u>30</u> <u>See note [6]</u>	<u>5</u> <u>See notes [7], [9]</u>	<u>5 for each building side</u> <u>See note [7]</u>	<u>10</u> <u>See notes [7], [9]</u>		<u>35</u>	<u>90%</u>		
All other uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	All other uses		100 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 C 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] <u>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.</u>

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 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. 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	<u>Cottage Home</u>	<u>1.5 spaces per unit</u>

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]
<u>Alley, Drive</u>	<u>All</u>	<u>1 × 12</u>	<u>1</u>
[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.			

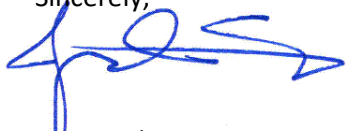
Article 10 – DEFINITIONS
Section 10.2. – Definitions.

Cottage ~~H~~ome 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 ~~A~~neighborhood means a collection of ~~C~~cottage ~~H~~omes 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

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 lot 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.

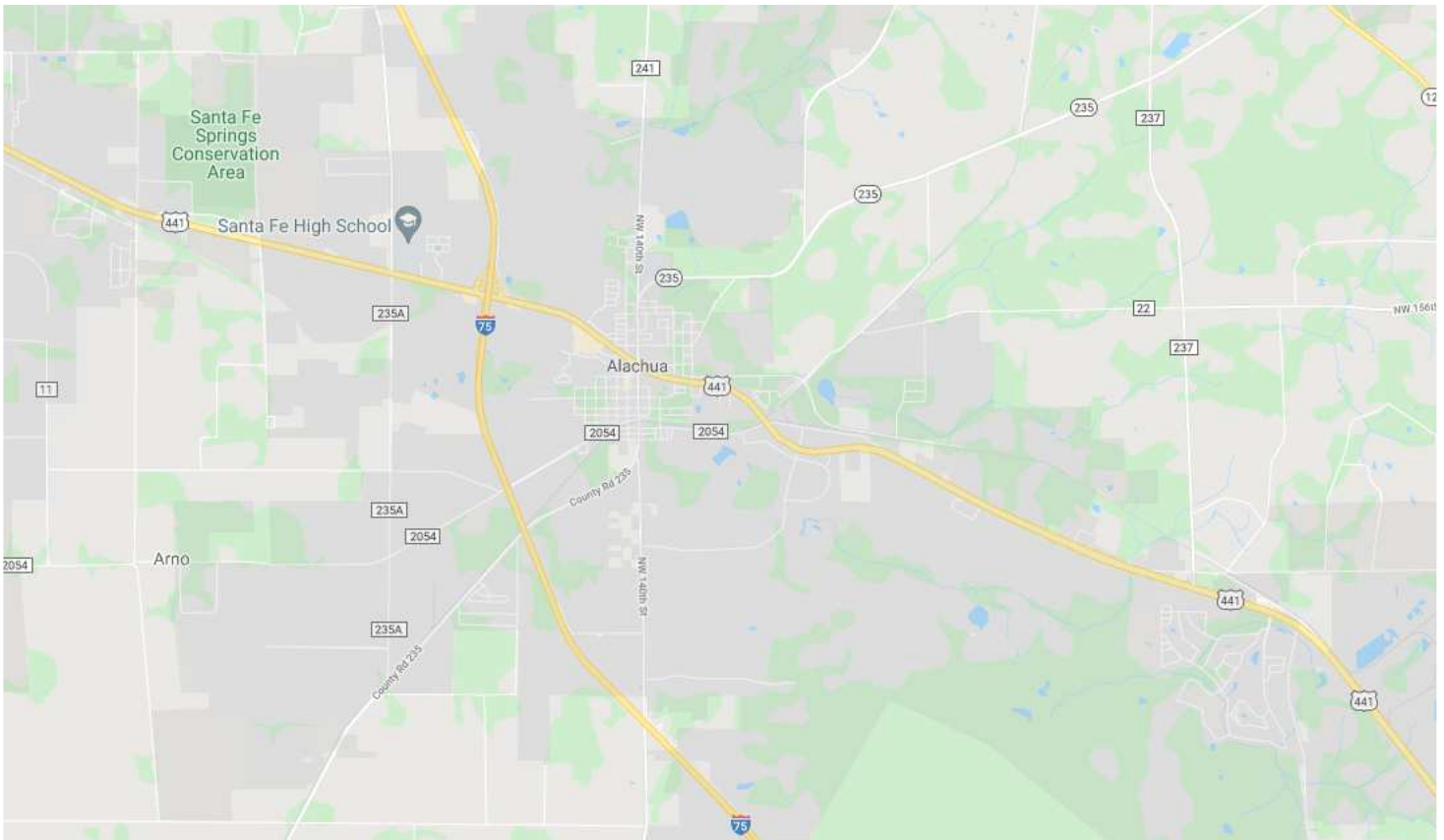
We trust this submittal is sufficient for your review and subsequent approval by the City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,
CHW



Ryan Thompson, AICP
Project Manager

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
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1. Cover Letter
2. LDR Text Amendment Application
3. Justification Report

Application Package
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- 1. Cover Letter**
2. LDR Text Amendment Application
3. Justification Report

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

May 27, 2021

City of Alachua
Kathy Winburn, AICP, Planning & Community Development Director
15100 NW 142nd Terrace
Alachua, FL 32615

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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

Application Package
Table of Contents

1. Cover Letter
- 2. LDR Text Amendment Application**
3. Justification Report



City of Alachua Text Amendment Application

FOR PLANNING USE ONLY

Case #: _____

Application Fee: \$ _____

Filing Date: _____ Acceptance Date: _____

Review Type: P&Z, CC

☐ COMPREHENSIVE PLAN

☒ LAND DEVELOPMENT REGULATIONS

A. APPLICANT

- Applicant's Status ☒ Applicant ☐ Agent
- 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
- 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

- 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
- 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
- List any and all new Section/Goal, Objective, or Policy Requested: N/A

C. ATTACHMENTS

- Proposed text in strikethrough/underscore format.
- Explanation of need and justification.
- For a text amendment to the Land Development Regulations, reference Section 2.4.1(E)(1).
- 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

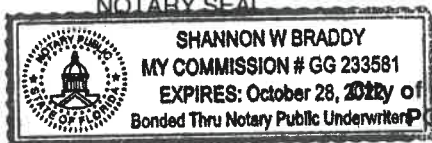
Ryan Thompson, AICP, Project Manager
Typed or printed name and title of applicant

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



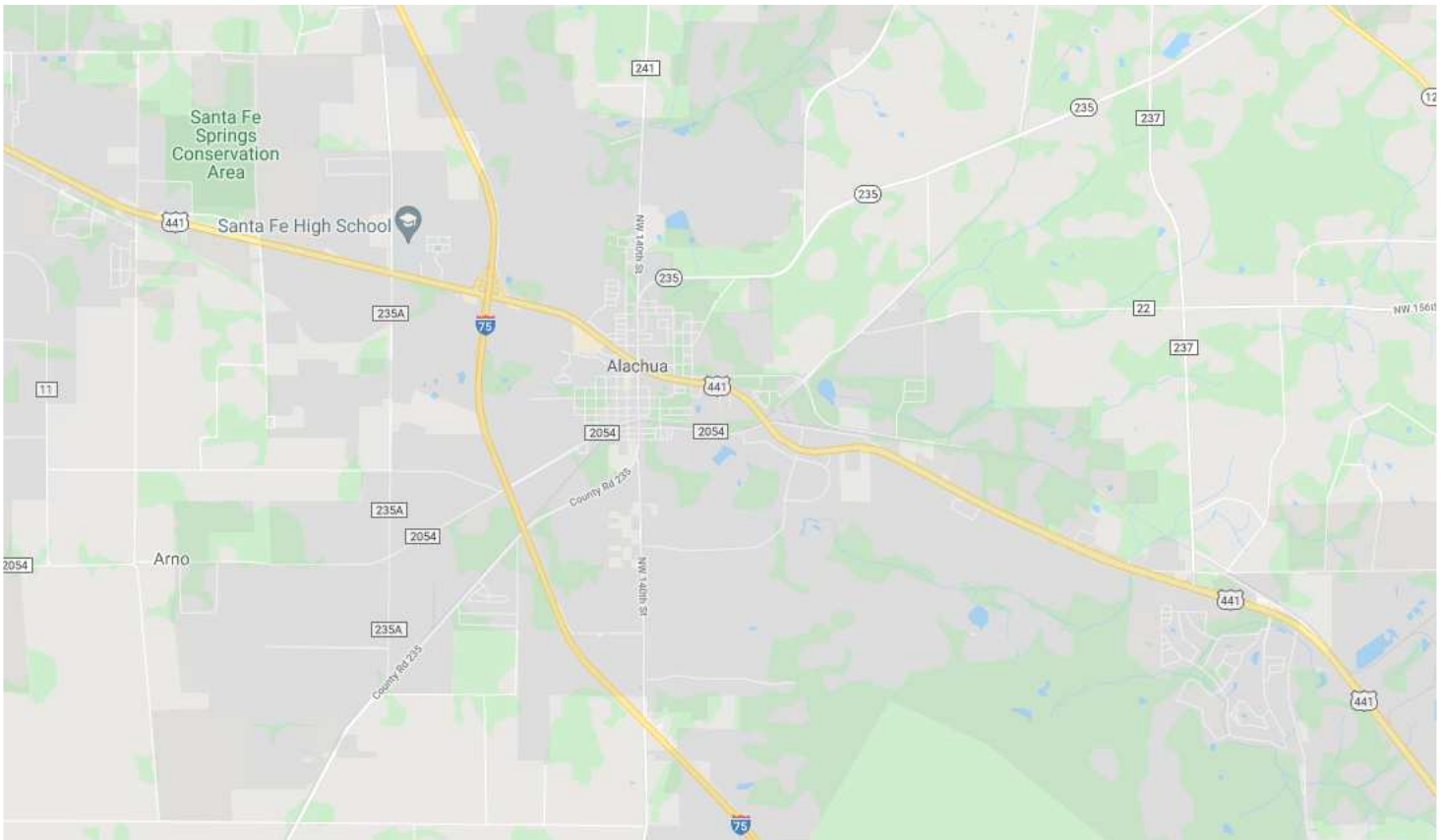
Shannon W. Braddy
Signature of Notary Public, State of FL

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

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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Alachua, FL 32615

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CHW
Professional Consultants

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1. EXPLANATION OF NEED AND JUSTIFICATION

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) / ~~strike through~~ text (text to be removed).

Section 2.4.10(B)(3)

- (i) *Residential development in the CP zoning district.* ~~A 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.

<u>Table 3.5-1, Residential to Non-Residential Ratios within the CP District</u>	
<u>Number of Residential Units</u>	<u>Minimum Floor Area of Non-Residential Uses</u>
<u>1 – 199</u>	<u>0 square feet</u>
<u>200 – 299</u>	<u>37,500 square feet</u>
<u>300 – 399</u>	<u>75,000 square feet</u>
<u>400 – 499</u>	<u>150,000 square feet</u>
<u>500 – 599</u>	<u>250,000 square feet</u>
<u>600 – 699</u>	<u>375,000 square feet</u>
<u>700 – 999</u>	<u>500,000 square feet</u>
<u>1,000 or more</u>	<u>700,000 square feet</u>

(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	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											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 See note [6]	5,040 See note [6]	20 See note [7]	7-5-5 for each See note [7]	15-10 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 See note [6]	4030 See note [6]	15-10 See note [7]	5 for each building side See note [7]	10 See note [7]					
<u>Cottage home</u>	<u>2,700</u> <u>See note [6]</u>	<u>30</u> <u>See note [6]</u>	<u>5</u> <u>See notes [7], [9]</u>	<u>5 for each building side</u> <u>See note [7]</u>	<u>10</u> <u>See notes [7], [9]</u>		<u>35</u>	<u>70%</u>		
All other uses	None	None	20	15, except where railroad	All other uses		100 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. <u>The maximum lot coverage for cottage homes shall be measured over the entire cottage neighborhood, not individual lots.</u>										
[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)).										
<u>[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.</u>										

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	<u>Cottage neighborhood</u>	<u>1.5 spaces per cottage home</u>

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	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	N
3 Multiple-family development, <u>cottage neighborhoods</u> , group living uses	D 10	B 10	A 10	D 7.5	C 7.5	A 7.5	N	N	N	N	N

7.2.4 Lot standards.

(A) Arrangement.

- (2) *Access to street.* Except for lots located within a cottage neighborhood, Aall 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 Officials (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
<u>Alley, Drive</u>	<u>B, D</u>	<u>1 × 12</u>	<u>1</u>
[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
<u>Alley, Drive</u>	<u>B, D</u>	<u>20</u>	<u>N/A</u>	<u>30</u>

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.

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 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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GF-26086319



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 purpose, 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)

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THE CITY OF FLORIDA, Development seeking to l are invited t be conduct soon therea Meeting R Newberry, I

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City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board Minutes September 14, 2021

Chair (Vacant)

City Manager Mike DaRoza

Vice Chair Sandy Burgess

Member Virginia Johns

Member Gary Thomas

Member Joe Hancock

School Board Member Tina Certain

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.

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.

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

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

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



Incomplete returns showed California Gov. Gavin Newsom headed toward a landslide win with about 65% of the vote. RICH PEDRONCELLI/AP

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 DEVELOPMENT 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.



City of
ALACHUA

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(Published: Alachua County Today - September 16, 2021)

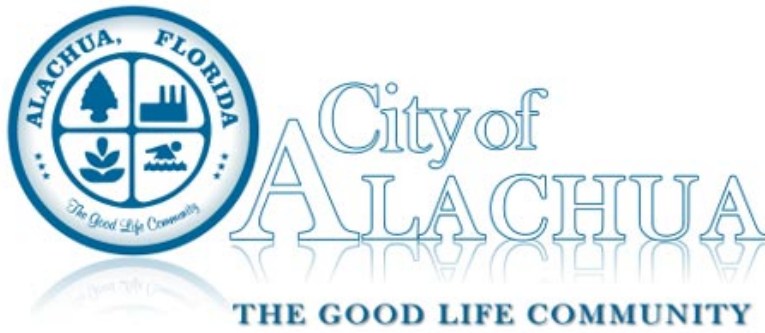
ALACHUA COUNTY TODAY
is your best source for local news

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 443-845-8063 and leave a message

The Heartland Places of Worship



Commission Agenda Item

MEETING DATE: 9/27/2021

SUBJECT: 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).

PREPARED BY: Kathy Winburn, AICP

RECOMMENDED ACTION:

Staff recommends that the City Commission:

1. Approve Ordinance 21-08 on first reading; and,
 2. Authorize Staff to transmit the proposed Comprehensive Plan Amendment to the Florida Department of Economic Opportunity under the Expedited State Review Process.
-

Summary

This proposed Comprehensive Plan Text Amendment is a request by the City of Alachua to amend the City of Alachua Comprehensive Plan by updating the Vision Statement and Goals of the Vision Element.

The Vision Element of the City of Alachua Comprehensive Plan was last amended in 2012, and is titled "Vision 2020." The Vision Element is an optional element, and as such is not required to be part of a Comprehensive Plan per Florida Statute. The City amended its Comprehensive Plan in 2020 through the State-mandated Evaluation and Appraisal Process (adopted by the City Commission on July 27, 2020). The purpose of this update was to update the Comprehensive Plan to reflect any changes in Florida Statute since the last update in 2012. The recent update did not propose any changes to the Vision Element, so that the element could be reviewed and specifically focused upon.

The Vision Element, which includes a Vision Statement and four (4) goals to implement the Vision Statement, is important to the City and has provided a framework for the initiatives established in the City's Strategic Plan since 2015. The Vision Statement describes the future state of the City and the long term goals to provide direction for reaching the desired outcome. The current four (4) goals included in the Vision element are related to:

- 1.) Economic Development
- 2.) Community, Cultural and Recreational Development
- 3.) Transportation Mobility
- 4.) Housing

Staff has presented the Vision Element to all of the City's advisory boards in order to receive input regarding the update. The advisory boards are: Planning & Zoning Board, Community Redevelopment Agency Advisory Board, Youth Advisory Board, Senior Resources Advisory Board and Parks & Recreation Advisory Board. All of the boards suggested that the four current goals are still relevant, and each board made recommendations for revising the goals, which were taken into account by staff in the proposed update.

The Planning & Zoning Board heard this item at their May 11, 2021 public hearing and voted 4-0 to recommend that this item be transmitted to the City Commission with a recommendation of approval.

The City Commission held a public hearing on June 28, 2021, and voted 5-0 to transmit the proposed Comprehensive Plan Text

Amendment to the Florida Department of Economic Opportunity (DEO) for review.

The DEO issued a response on August 6, 2021, and indicated that the Department has no comment on the proposed amendment.

ATTACHMENTS:

Description

- ▢ Ordinance 21-08
- ▢ Staff Report
- ▢ Advisory Board Comments
- ▢ PZB Minutes
- ▢ DEO Comments
- ▢ Public Notice Material CCOM16-28-2021 AC Today
- ▢ Public Notice Materials CCOM1 6-28-2021 Gville Sun
- ▢ Public Notice Materials CCOM2 9-27-2021 ACT
- ▢ Public Notice Materials CCOM2 9-27-2021 Gville Sun

ORDINANCE 21-08

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RECITALS

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

WHEREAS, the City Commission of the City of Alachua adopted its Comprehensive Plan on January 22, 1992, by Ordinance No. 0-91-23 and last updated its Comprehensive Plan on July 31, 2020; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on May 11, 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 to the City Commission; and,

WHEREAS, the City Commission considered the recommendation of the LPA at a duly advertised public hearing on June 28, 2021, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies; and

WHEREAS, the DEO has reviewed the proposed amendment and issued its comment letter on August 6, 2021; and,

WHEREAS, the City Commission considered the comments received from the DEO and reviewing agencies; and

WHEREAS, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on September 27, 2021 with no changes since the transmittal hearing; 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. Comprehensive Plan Amendment to the Vision Element

The Vision Element of the Comprehensive Plan is hereby amended as follows (text that is ~~underlined~~ is to be added and text that is shown as ~~strikethrough~~ is to be removed):

VISION ~~2020~~ 2030

I. INTRODUCTION

The City of Alachua has adopted a vision statement and goals to achieve the vision. ~~The City of Alachua held a Visioning Charrette on May 14, 2011 in order to update the Vision Element.~~ The goals, objectives and policies of the Comprehensive Plan are constructed in an effort to help achieve the long-term vision of the City.

II. VISION STATEMENT

~~The City of Alachua will be a vibrant, growing, economically and culturally diverse community, which takes great pride in the fact that it has maintained its strong sense of community, its small town atmosphere, a strong recreation program, the charm of its downtown, and has preserved and protected its heritage and environment. It is proud of the state of the art educational facilities, which work hand in hand with Alachua's employers to make certain that its young people have challenging career opportunities at home. Alachua will become a leader in innovative techniques to ensure quality, well planned growth and provide for a safe and convenient transportation environment. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will strive to be continually recognized by its peers as an example of what can happen when citizens, business communities, schools and government work together for the common good. The City has a strong image as the "Good Life Community." The image is woven throughout the work of the City with a commitment to premium service delivery and a high quality of life. The City will be a business friendly community, encouraging economic development and the establishment and expansion of major job centers in the industries of logistics, manufacturing, high-tech and bio-tech. The City will continue to invest in providing high quality recreational and cultural arts facilities and programs that create a sense of community. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will be a leader in fostering quality well-planned growth and redevelopment. Alachua will be a community where citizens can safely choose one of several multi-modal transportation options, including cycling, walking, and innovative options such as ride shares. Alachua will strive to be continually known for its collaboration between citizens, business communities, schools and government and will continue working together for the common good.~~

III. GOALS TO IMPLEMENT THE VISION

Goal 1: Economic Development

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor. The City supports a sustainable, thriving Main Street with a variety of businesses and a downtown area that attracts shoppers and patrons through cutting edge marketing strategies. The City will continue to support the redevelopment and revitalization of the historic center of the community. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are available to citizens of all educational and skill levels and ages, provided at every level. The City will continue to encourage the growth and development of established industries,

such as the life sciences, technologies and emerging industries biotechnology and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents. The City will encourage a sustainable use of natural resources to ensure that economic growth and development will responsibly continue within the community. The City will build strong relationships with local, regional and state-wide economic development organizations in order to work together to retain existing businesses and attract future businesses. The City will pursue business incentives that encourage additional private investment from new or existing businesses that will enhance employment opportunities and the quality of life of residents.

GOAL 2: Community, Educational, Cultural and Recreational Development

The City of Alachua has a very strong sense of community involvement, as evidenced by community events and festivals which promote cultural arts and recreational activities, including art festivals, musical performances, sporting events and holiday events such as the Springs Arts Festival, fall Harvest Festival, 4th of July Celebration, the Girl's Babe Ruth World Series of Softball Tournament. The City will foster the cultural growth, outreach and cultural tourism and enhancement of the community by supporting cultural arts programs ~~and outreach~~. The City will maintain its strong recreation program and encourage a diversity of recreational programs to meet the needs of citizens. The City will strengthen partnerships to make educational opportunities in Alachua of the highest quality in order to attract families and produce graduates who positively contribute to the community and the world.

Goal 3 Transportation Mobility

The City of Alachua transportation system includes a heavily traveled US 441 corridor and a walkable downtown Main Street. ~~The City will promote a safe, convenient and aesthetically pleasing transportation environment that provides for various modes of transportation.~~ The City will provide efficient traffic circulation that is safe and convenient, while maintaining or improving the level of service on roadways. The City will encourage multi-modal enhancement and trail systems, and provide for an aesthetically pleasing gateway between the I-75 interchange and downtown. The City will further a safe and connected pedestrian network that helps ensure a high quality of life for residents and visitors of all ages and abilities. New roadway construction and significant reconstruction projects will incorporate the principles embodied by the Complete Streets approach whenever possible. The expansion of sidewalks and sidewalk continuity will be directed to areas where pedestrian walkability is desirable with particular focus upon providing greater pedestrian connectivity within and between the downtown commercial and residential areas. ~~The City will explore opportunities for public transportation for Alachua residents, including innovative options such as ride shares and other emerging and technology-based options.~~ The City will continue to pursue the interconnectivity of development in order to limit access points onto roadways thereby reducing negative impacts upon the transportation infrastructure network. The City will strengthen connections between major hubs within the community, such as those between the historic core and Progress Park and Legacy Park.

Goal 4: ~~Housing~~ Residential Opportunities

The City of Alachua recognizes that residential development is tied to growth and employment opportunities and supports a diversity of housing types in order to enhance the City's physical and social fabric. The City will encourage the provision of housing types to serve a wide range of people, from those moving to Alachua to work and/or to raise families to those seeking senior housing and assisted living options ~~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 the construction of housing types including single-family conventional dwelling units, duplexes and quadraplexes, apartments and town homes, traditional mixed use neighborhood planned development, live/work units, conservation subdivisions, and other innovative housing options that respond to societal changes and needs and are appropriate for the character of the City ~~mixed-use development with affordable housing, workforce housing, senior housing, housing for disabled and.~~ The City

supports enhancements that strengthen and upgrade improve existing neighborhoods, thereby maintaining a livable community for all age groups demographics.

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 7. Effective Date

This ordinance shall become effective immediately upon passage and adoption. The effective date of these plan amendments shall be at the time the state land planning agency issues its Notice of Intent, if the plan amendment is found to be in compliance and no challenge has been filed by an effective party at the time that the Notice of Intent is posted to the state land planning agency's website. If timely challenged, this plan amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

Passed on First Reading the 28th day of June, 2021.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 27th day of September, 2021.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

May 11, 2021

SUBJECT: A request to amend the City of Alachua Comprehensive Plan by updating the Vision Statement and the Goals of the Vision Element.

APPLICANT/AGENT: City of Alachua

PROJECT PLANNER: Kathy Winburn, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find the proposed Comprehensive Plan Text Amendment to amend the Vision Element by updating the Vision Statement and Goals to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.

RECOMMENDED MOTION: *Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed Comprehensive Plan Text Amendment to amend the Vision Element by updating the Vision Statement and Goals to be consistent with the City of Alachua Comprehensive Plan and transmits such finding to the City Commission with a recommendation to approve.*

SUMMARY

The proposed Comprehensive Plan Text Amendment is a request by the City of Alachua to amend the City of Alachua Comprehensive Plan by updating the Vision Statement and Goals within the Vision Element.

The Vision Element of the City of Alachua Comprehensive Plan was last amended in 2012, and is titled "Vision 2020." The Vision Element is an optional element, and as such is not required to be part of a Comprehensive Plan per Florida Statute. The City amended its Comprehensive Plan in 2020 through the State-mandated Evaluation and Appraisal Process (adopted by the City Commission on July 27, 2020). The purpose of this update was to update the Comprehensive Plan to reflect any changes in Florida Statute since the last update in 2012. The recent update did not propose any changes to the Vision Element, so that the element could be reviewed and specifically focused upon.

The Vision Element, which includes a Vision Statement and four (4) goals to implement the Vision Statement, is important to the City and has provided a framework for the initiatives established in the City's Strategic Plan since 2015. The Vision Statement describes the future state of the City and the long term goals to provide direction for reaching the desired outcome.

The current four (4) goals included in the Vision Element are related to:

- 1.) Economic Development
- 2.) Community, Cultural and Recreational Development
- 3.) Transportation Mobility
- 4.) Housing

Staff has presented the Vision Element to all of the City's advisory boards in order to receive input regarding the update. The advisory boards are: Planning & Zoning Board, Community Redevelopment Agency Advisory Board, Youth Advisory Board, Senior Resources Advisory Board and Parks & Recreation Advisory Board. All of the boards suggested that the four current goals are still relevant, and each board made recommendations for reviewing those goals, which were taken into account by Staff in the update.

PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS

Amending the Vision Element as follows:

VISION ~~2020~~ **2030**

I. INTRODUCTION

The City of Alachua has adopted a vision statement and goals to achieve the vision. ~~The City of Alachua held a Visioning Charrette on May 14, 2011 in order to update the Vision Element.~~ The goals, objectives and policies of the Comprehensive Plan are constructed in an effort to help achieve the long-term vision of the City.

II. VISION STATEMENT

~~The City of Alachua will be a vibrant, growing, economically and culturally diverse community, which takes great pride in the fact that it has maintained its strong sense of community, its small town~~

atmosphere, a strong recreation program, the charm of its downtown, and has preserved and protected its heritage and environment. It is proud of the state of the art educational facilities, which work hand in hand with Alachua's employers to make certain that its young people have challenging career opportunities at home. Alachua will become a leader in innovative techniques to ensure quality, well planned growth and provide for a safe and convenient transportation environment. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will strive to be continually recognized by its peers as an example of what can happen when citizens, business communities, schools and government work together for the common good. The City has a strong image as the "Good Life Community." The image is woven throughout the work of the City with a commitment to premium service delivery and a high quality of life. The City will be a business friendly community, encouraging economic development and the establishment and expansion of major job centers in the industries of logistics, manufacturing, high-tech and bio-tech. The City will continue to invest in providing high quality recreational and cultural arts facilities and programs that create a sense of community. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will be a leader in fostering quality well-planned growth and redevelopment. Alachua will be a community where citizens can safely choose one of several multi-modal transportation options, including cycling, walking, and innovative options such as ride shares. Alachua will strive to be continually known for its collaboration between citizens, business communities, schools and government and will continue working together for the common good.

III. GOALS TO IMPLEMENT THE VISION

Goal 1: Economic Development

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor. The City supports a sustainable, thriving Main Street with a variety of businesses and a downtown area that attracts shoppers and patrons through cutting edge marketing strategies. The City will continue to support the redevelopment and revitalization of the historic center of the community. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are available to citizens of all educational and skill levels and ages, provided at every level. The City will continue to encourage the growth and development of established industries, such as the life sciences, technologies and emerging industries biotechnology and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents. The City will encourage a sustainable use of natural resources to ensure that economic growth and development will responsibly continue within the community. The City will build strong relationships with local, regional and state-wide economic development organizations in order to work together to retain existing businesses and attract future businesses. The City will pursue business incentives that encourage additional private investment from new or existing businesses that will enhance employment opportunities and the quality of life of residents.

GOAL 2: Community, Educational, Cultural and Recreational Development

The City of Alachua has a very strong sense of community involvement, as evidenced by community events and festivals which promote cultural arts and recreational activities, such as the Springs Arts Festival, fall Harvest Festival, 4th of July Celebration, Christmas Tree Lighting and Santa on Main, as well as ballets, musical performances, art lessons and community gatherings at locations such as the Legacy Park Multi-Purpose Center and amphitheater the Girl's Babe Ruth World Series of Softball Tournament. The City will foster the cultural growth, outreach and cultural tourism and enhancement of the

community by supporting cultural arts programs ~~and outreach~~. The City will maintain its strong recreation program and encourage a diversity of recreational programs to meet the needs of citizens. The City will strengthen partnerships to make educational opportunities in Alachua of the highest quality in order to attract families and produce graduates who positively contribute to the community and the world.

Goal 3 Transportation Mobility

The City of Alachua transportation system includes a heavily traveled US 441 corridor and a walkable downtown Main Street. ~~The City will promote a safe, convenient and aesthetically pleasing transportation environment that provides for various modes of transportation.~~ The City will provide efficient traffic circulation that is safe and convenient, while maintaining or improving the level of service on roadways. The City will encourage multi-modal enhancement and trail systems, ~~and provide for an aesthetically pleasing gateway between the I-75 interchange and downtown.~~ The City will further a safe and connected pedestrian network that helps ensure a high quality of life for residents and visitors of all ages and abilities. New roadway construction and significant reconstruction projects will incorporate the principles embodied by the Complete Streets approach whenever possible. ~~The expansion of sidewalks and sidewalk continuity will be directed to areas where pedestrian walkability is desirable with particular focus upon providing greater pedestrian connectivity within and between the downtown commercial and residential areas.~~ The City will explore opportunities for public transportation for Alachua residents, including innovative options such as ride shares and other emerging and technology-based options. The City will continue to pursue the interconnectivity of development in order to limit access points onto roadways thereby reducing negative impacts upon ~~the transportation infrastructure network.~~ The City will strengthen connections between major hubs within the community, such as those between the historic core and Progress Park and Legacy Park.

Goal 4: Housing

The City of Alachua recognizes that residential development is tied to growth and employment opportunities and supports a diversity of housing types in order to enhance the City's physical and social fabric. The City will encourage the provision of housing types to serve a wide range of people, from those moving to Alachua to work and/or to raise families to those seeking senior housing and assisted living options ~~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 the construction of housing types including single-family conventional dwelling units, duplexes and quadraplexes, apartments and town homes, traditional mixed use neighborhood planned development, live/work units, conservation subdivisions, and other innovative housing options that respond to societal changes and needs and are appropriate for the character of the City ~~mixed-use development with affordable housing, workforce housing, senior housing, housing for disabled and.~~ The City supports enhancements ~~s~~ that strengthen and upgrade improve existing neighborhoods, thereby maintaining a livable community for all ~~age groups~~ demographics.

URBAN SPRAWL ANALYSIS

Chapter 163.3177(6)(a)9., Florida Statutes, requires any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Chapter 163.3177(6)(a)9.b., Florida Statutes, states that a plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following strategies. An evaluation of the applicability of each strategy to the proposed text amendment to the Vision Element has been provided below.

- (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 proposed Comprehensive Plan Text includes amendments to Goal 1 of the Vision Element related to economic development, and encourages a sustainable use of natural resources.

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

Evaluation & Findings: The proposed Comprehensive Plan Amendment includes amendments to Goal 2 related to transportation mobility, and states that the City will further a safe and connected pedestrian network (sidewalk infrastructure) and that new roadway construction and significant reconstruction will embody the principles of Complete Streets whenever possible.

- (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, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The proposed Comprehensive Plan Amendment includes amendments to Goal 2 related to transportation mobility, and states that the City will further a safe and connected pedestrian network and that new roadway construction and significant reconstruction will embody the principles of Complete Streets (pedestrian, bicycle and transit provisions) whenever possible.

- (IV) Promotes conservation of water and energy.

Evaluation & Findings: The proposed Comprehensive Plan Text Amendment does not impact the City's current provisions for the conservation of water and energy, which are provided for in other elements of the Comprehensive Plan.

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

Evaluation & Findings: The proposed Comprehensive Plan Text Amendment would have no direct impact to the preservation of agricultural areas and activities.

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

Evaluation & Findings: The proposed Comprehensive Plan Text Amendment includes amendments to Goal 2 of the Vision Element, which provides a framework for the City's recreational and cultural needs.

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

Evaluation & Findings: The proposed Comprehensive Plan Text Amendment would have no direct impact upon land uses demanded by the residential population for nonresidential needs of the area.

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

Evaluation & Findings: The proposed Comprehensive Plan Text Amendment would not result in any affect upon existing or planned sprawl development patterns or innovative development patterns such as 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.

ADMINISTRATION AND IMPLEMENTATION ELEMENT

Objective 1.2 Updating of Plan

The City shall provide for annual updating of the Plan, as necessary, through 2035.

TRANSPORTATION ELEMENT

Objective 1.4 Bicycle and Pedestrian Standards

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

HOUSING ELEMENT

Objective 1.1: Provision of Safe, Affordable, Quality Housing

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

RECREATION ELEMENT

Objective 1.5: The City shall develop and improve park facilities that allow appropriate public access and use to recreational, cultural, historic and natural resources.

ECONOMIC ELEMENT

Policy 1.7.c: Through innovative design, encourage pedestrian friendly and culturally oriented events in the historic district.

City Advisory Board Comments Related to the Update of the Comprehensive Plan Vision Element

Comments from PZB members: September 8, 2020 meeting

1. Good to see we are tracking so much of the current Vision Element goals. It is still viable.
2. Looks good, it is very comprehensive. Would like to see something added about public transportation, particularly to distribution centers and Progress Park.
3. Would like to see something about the education/school component, though we do not have 100% control of this.
4. Making good progress on housing, could wordsmith a bit.

Otherwise, no major changes are recommended.

Comments from Senior Resources Advisory Board (SRAB): December 9, 2020 meeting

1. Plaques should be provided in front of historic buildings
2. Sidewalk connections and continuity, access for seniors

Comments from the Youth Advisory Board (YAB) December 17, 2020

1. Economic stability is the most important aspect of the community.

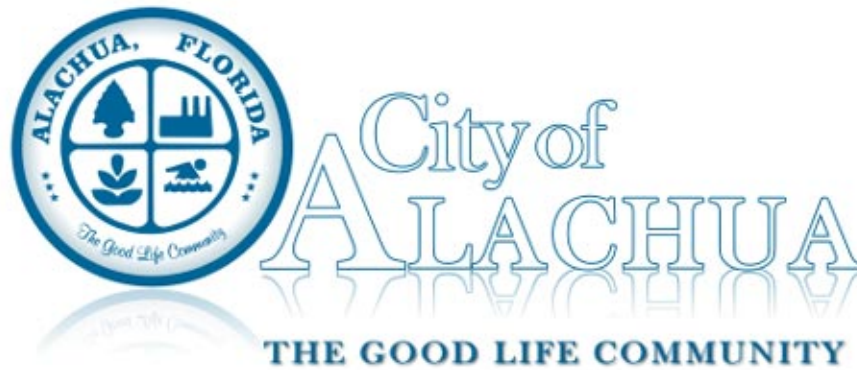
2. 441 safety/ too many accidents/ caution lights needed/operational safety for roadways.
3. 112th Avenue, sidewalks needed to connect to the San Felasco Parkway.
4. Youth to have safe access points.
5. Sidewalks needed 2 miles south of Irby Elementary so that children can walk bike to school along 241.
6. SFHS, stop sign needed for exiting the school.
7. The festivals are great and should continue, maybe a New Year's festival?
8. The YAB should be involved in the Christmas Parade next year.

**Comments from the Community Redevelopment Agency
Advisory Board (CRAAB) 01/11/21**

1. Goal 2: Emphasize new facilities: Multi-purpose center, amphitheater. Goal 3: aesthetics between downtown and I-75- curb & gutter maintenance by FDOT, litter.
2. Transportation connections between Legacy Park/Downtown when events/concerts are occurring
3. Sustainability/Green Technology- possible new goal
4. Connections between downtown and Progress park- attract employee to downtown. Encourage more volunteer opportunities.
5. Business participation/involvement

Comments from Parks & Recreation Board 03/29/2021

1. Economic development efforts to keep our youth in the community. More small businesses that provide jobs that cater to young people.
2. Look at fees that small businesses are charged.
3. To Goal 2, add: “foster cultural growth, outreach and cultural tourism”.



Planning and Zoning Board Minutes May 11, 2021

Chair James Sajczuk

City Manager Adam Boukari

Vice Chair Sandy Burgess

Member Virginia Johns

Member Edward Potts

Member Gary Thomas

School Board Member Tina Certain

**Planning and Zoning Board
At 6:00 PM**
to address the item(s) below.

Meeting Date: May 11, 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

Chair James Sajczuk called the meeting to order. Member Gary Thomas and School Member Tina Certain were absent.

INVOCATION

Member Virginia Johns led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Johns moved to approve the agenda; seconded by Member Edward Potts.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the April 20, 2021 PZB Minutes

Vice Chair Sandy Burgess moved to approve the minutes; seconded by Member Johns.

Passed by unanimous consent.

- B. A request by the City of Alachua to amend the City of Alachua Comprehensive Plan by updating the Vision Statement and the Goals of the Vision Element

Department Director Kathy Winburn, AICP, presented the Vision Element.

Member Burgess inquired about the complete streets approach.

Department Director Winburn responded.

Member Burgess inquired about options for increased street safety in neighborhoods.

City Attorney Marian Rush responded.

Member Johns suggested potential traffic calming options that may be considered for certain neighborhoods.

City Attorney Rush responded.

Member Johns moved that based upon the presentation to this Board and Staff's recommendation, this Boards finds the proposed Comprehensive Plan Text Amendment to amend the Vision Element by updating the Vision Statement and Goals, to be consistent with the City of Alachua Comprehensive Plan and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Potts.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be June 8, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Johns moved to adjourn; seconded by Member Burgess.

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

August 6, 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 Alachua City (Amendment No. 21-02ESR) received on July 19, 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.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

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.

The Honorable Gib Coerper, Mayor
August 6, 2021
Page 2 of 2

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



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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 21-08
DEO No. 21-2ESR

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

v:\alachua, city of\ca 21-2besr.txt\ca 21-2esr.txt.ltr.docx

**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.: 57
Local Government: City of Alachua
Local Government Item No.: Ord. No. 21-08
State Land Planning Agency Item No.: 21-2 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 updates the Vision Statement and the Goals to Implement the Vision in the Vision Element in the City's Comprehensive Plan. (See attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The City item is not anticipated to result in significant adverse impacts to the Regional Road Network or to Natural Resources of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan, as the amendment does not result in any change in density or intensity of use. The City Transportation Element implements Transportation Planning Best Practices contained in the regional plan, and the City's objectives and policies protect Natural Resources of Regional Significance in a manner consistent with the goals and policies of the regional plan.

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?

Council Action: At its August 26, 2021 meeting, the Council voted to adopt this report.

Yes X No
Not Applicable



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 June 28, 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.

(Published: Alachua County Today - June 17, 2021)

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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.

BUDGET:
Continued from page A1

Commissioners will meet Sept. 27 to finalize the budget

Commissioners also approved the establishment of a water public service tax to generate revenue for construction of roads in the downtown Newberry area. Although these items were unanimously approved by the Commission, Commissioner Tim Marden voted against the Water

Public Service Tax, which would cost residents \$1.48 per month, according to Director of Finance and Administration Dallas Lee. The resolution adopting the tentative ad valorem tax for fiscal year 2021-2022 was set at 5.999 mills. The resolution establishing the tentative budget for the same time period was approved at \$32,815,483. "This is the fifth year in a row that the millage rate has remained the same," said Lee. One modification to the budget was also approved to set aside \$15,000 from the American Rescue Plan Act Funding, which was approved via Consent Agenda earlier in the meeting, to be used toward hiring trainers for elementary schools to establish Kids Children's Safety Education Programs to enhance kids' knowledge, critical thinking ability and physical resistance skills. The American Rescue Plan Act Funding amount for the City of Newberry is anticipated to be a little over \$3 million to be paid to the City in two payments. Mayor Jordan Marlowe said members of the City's Opioid Task Force would address other cities in the county to encourage them to set aside money from this fund for the same program. Commissioners will again address the budget and millage rate at a public hearing scheduled for 7 p.m., Sept. 27, at City Hall to finalize approval. At the same meeting, ordinances approving revisions to the electric, water wastewater, solid waste and public service taxes will be heard on second and final hearing. Second reading of Ordinance 2021-36, was also approved. This ordinance provides consent for the City to be included in a non-ad valorem assessment for a Municipal Service Benefit Unit (MSBU), which was created by Alachua County to address solid waste management costs. This item must be reviewed and considered for approval by the City each year. According to Lee, the assessment amount is the same this coming year as it was this current year.

Email cwalker@alachuatoday.com



City of

ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on 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.

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(Published: Alachua County Today - September 16, 2021)

NOTICE OF PROPOSED TAX INCREASE

The City of High Springs has tentatively adopted a measure to increase its property tax levy.

Last year's property tax levy:

A.	Initially proposed tax levy	\$ 1,869,702
B.	Less tax reductions due to Value Adjustments	
	Board and other assessment changes	\$ 6,573
C.	Actual property tax levy	\$ 1,863,129
	This year's proposed property tax levy	\$ 2,138,440

All concerned citizens are invited to attend a public hearing on the Tax Increase to be held on:

Monday, September 20, 2021
at 6:30 p.m.
High Springs City Hall
Commission Chambers
23718 W US Hwy 27
High Springs, FL 32643

See Website: www.highsprings.us for complete meeting and Zoom details.

A FINAL DECISION on the proposed tax increase and the budget will be made at this hearing.

(Published: Alachua County Today - September 16, 2021)

BUDGET SUMMARY				
CITY OF HIGH SPRINGS, FLORIDA				
FISCAL YEAR 2021-2022				
THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE CITY OF HIGH SPRINGS, FLORIDA, ARE 8.8900% MORE THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES				
	General Funds	Special Revenue	Utilities & Sanitation	Total
Estimated Revenues:				
Ad Valorem Taxes	2,138,440	1,423,418	0	3,561,858
Millage Rate is \$5.9900 per \$1,000 of Assessed Property Values				
Delinquent Ad Valorem Taxes	55,000	0	0	55,000
Franchise Fees	413,000	0	0	413,000
Utility Services Taxes	389,000	0	0	389,000
State Shared Revenue	534.745	614.500	7.625.000	8.774.245

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

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



Incomplete returns showed California Gov. Gavin Newsom headed toward a landslide win with about 65% of the vote. RICH PEDRONCELLI/AP

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.

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GF-26298558

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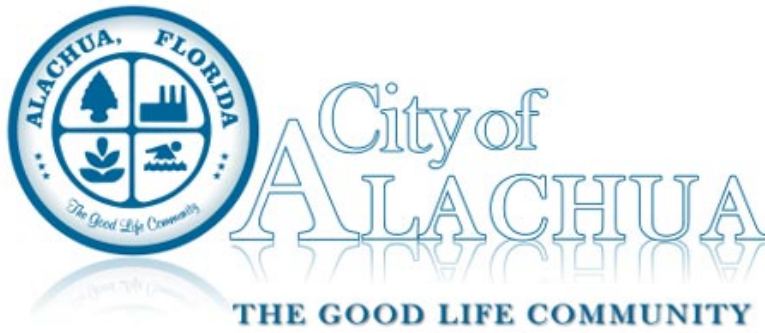
The ordinance title is as follows:

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 DEVELOPMENT 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



Commission Agenda Item

MEETING DATE: 9/27/2021

SUBJECT: City Strategic Plan - FY 2022

PREPARED BY: Mike DaRoza, City Manager

RECOMMENDED ACTION:

Adopt the City Strategic Plan FY 2022.

Summary

The City Commission met at a publicly announced meeting on June 22, 2021, for the purpose of outlining specific initiatives for the update of the City of Alachua Strategic Plan. The Strategic Plan is designed to help the City Manager and staff members develop a scope and action plan for each strategic initiative to support the realization of the Vision Statement in a planned, systematic and incremental manner, based on City Commission established priorities.

Several Strategic Initiatives were reaffirmed or developed by the City Commission at that meeting. These Strategic Initiatives are ranked in Priority Order (Highest, Higher and High as informally ranked by the City Commission during the June 22, 2021 meeting). Each Strategic Priority demonstrates which Goal it supports: Economic Development (E), Community, Educational, Cultural and Recreational Development (C), Transportation Mobility (T), Residential Opportunities (R). The goals were derived from the City's Vision Statement in the Comprehensive Plan.

The City Manager assigned a champion or champions at the Executive and Department Director levels to further define each Strategic Initiative as follows:

- Define the scope of the initiative;
- State desired outcome;
- Provide summary background;
- Identify the stakeholders;
- Provide the fiscal impact and funding source;
- Develop an action plan to accomplish the initiative;
- Provide the estimated completion date for each action item;
- Create Critical Success Metrics to support progress report.

The Draft FY 2022 Strategic Plan is being presented for consideration and approval by the City Commission.

The Strategic Plan is a living document, subject to adjustments and revisions as deemed necessary by the City Commission and the City Manager. The City Commission, by a majority vote, shall be able to add or remove initiatives in the Plan during the annual adoption process or more often if deemed necessary. The City Manager shall have the authority to make revisions to the activities necessary to carry out the initiatives as these may change from time to time and are administrative in nature.

Such changes by the City Manager shall be incorporated in the subsequent annual adoption process.

The City Manager will monitor progress and continue provide regular updates of the Strategic Initiatives. These updates are in the form of a progress report and will continue to be produced quarterly. In addition, the City Manager has the delegated authority to bring up specific Strategic Initiatives to the City Commission, if discussion is warranted.

COMMISSION GOALS:

Economic Development, Quality of Life, Community Enhancement, Strengthen Community Services

ATTACHMENTS:

Description

- ▣ FY 2022 Strategic Plan

City of Alachua

The Good Life Community



STRATEGIC PLAN

Fiscal Year 2022

Adopted September 27, 2021

15100 NW 142nd Terrace
Alachua, FL 32615
(386) 418-6100
www.cityofalachua.com

ELECTED OFFICIALS AND ADMINISTRATION

ELECTED OFFICIALS

Gib Coerper, Mayor
Shirley Green Brown, Vice Mayor
Jennifer Blalock, Commissioner
Dayna Miller, Commissioner
Robert Wilford, Commissioner

ADMINISTRATION

Mike DaRoza, Interim City Manager

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EXECUTIVE SUMMARY

Incorporated in 1905, the City of Alachua encompasses approximately 36 square miles and has a population of more than 10,000 residents. It is a vibrant, small town community located in the heart of North-Central Florida. The City of Alachua is home to international corporations, amongst which there are several Fortune 500 companies. It is a great place to visit and an even greater place to live, with superb quality of life features and all the amenities in place for self-sustainability.

The City of Alachua is commonly referred to as “The Good Life Community” thanks, in large part, to its quality of life. Alachua is a thriving, forward looking community with a positive outlook for growth while it maintains a small town atmosphere. Alachua has a fair climate, a great public school system, great opportunities for recreational and cultural activities suited to all ages, maintains a multi-sport set of facilities and has a scenic, natural landscape.

The City of Alachua is committed to its residents and provides electric, water, wastewater services, operates its own police department and provides maintenance services for public roads and rights of way.

On April 23, 2012 the City Commission adopted the 2030 Vision Statement:

The City has a strong image as the “Good Life Community.” The image is woven throughout the work of the City with a commitment to premium service delivery and a high quality of life. The City will be a business friendly community, encouraging economic development and the establishment and expansion of major job centers in the industries of logistics, manufacturing, high-tech and bio-tech. The City will continue to invest in providing high quality recreational and cultural arts facilities and programs that create a sense of community. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will be a leader in fostering quality well-planned growth and redevelopment. Alachua will be a community where citizens can safely choose one of several multi-modal transportation options, including cycling, walking, and innovative options such as ride shares. Alachua will strive to be continually known for its collaboration between citizens, business communities, schools and government and will continue working together for the common good.

The vision is to be implemented via four established goals:

1. Economic Development
2. Community, Educational, Cultural and Recreational Development
3. Transportation Mobility
4. Residential Opportunities

Goal #1: Economic Development (E)

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor. The City supports a sustainable, thriving Main Street with a variety of businesses and a downtown area that attracts shoppers and patrons through cutting edge marketing strategies. The City will continue to support the redevelopment and revitalization of the historic center of the community. Alachua desires to continue to be a home to innovative businesses and an employ

EXECUTIVE SUMMARY

-ment center where jobs are available to citizens of all educational and skill levels and ages. The City will continue to encourage the growth and development of established industries, such as the life sciences, technologies and emerging industries and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents. The City will encourage a sustainable use of natural resources to ensure that economic growth and development will responsibly continue within the community. The City will build strong relationships with local, regional and state-wide economic development organizations in order to work together to retain existing businesses and attract future businesses. The City will pursue business incentives that encourage additional private investment from new or existing businesses that will enhance employment opportunities and the quality of life of residents.

Goal #2: Community, Educational, Cultural and Recreational Development (C)

The City of Alachua has a very strong sense of community involvement, as evidenced by community events and festivals which promote cultural arts and recreational activities, including art festivals, musical performances, sporting events and holiday events. The City will foster the cultural growth, outreach and cultural tourism and enhancement of the community by supporting cultural arts programs. The City will maintain its strong recreation program and encourage a diversity of recreational programs to meet the needs of citizens. The City will strengthen partnerships to make educational opportunities in Alachua of the highest quality in order to attract families and produce graduates who positively contribute to the community and the world.

Goal #3: Transportation Mobility (T)

The City of Alachua transportation system includes a heavily traveled US 441 corridor and a walkable downtown Main Street. The City will provide efficient traffic circulation that is safe and convenient, while maintaining or improving the level of service on roadways. The City will encourage multi-modal enhancement and trail systems., and provide for an aesthetically pleasing gateway between the I-75 interchange and downtown. The City will further a safe and connected pedestrian network that helps ensure a high quality of life for residents and visitors of all ages and abilities. New roadway construction and significant reconstruction projects will incorporate the principles embodied by the Complete Streets approach whenever possible. The City will explore opportunities for public transportation for Alachua residents, including innovative options such as ride shares and other emerging and technology-based options. The City will continue to pursue the interconnectivity of development in order to limit access points onto roadways thereby reducing negative impacts upon the transportation network. The City will strengthen connections between major hubs within the community, such as those between the historic core and Progress Park and Legacy Park.

Goal #4: Residential Opportunities (R)

The City of Alachua recognizes that residential development is tied to growth and employment opportunities and supports a diversity of housing types in order to enhance the City's physical and social fabric. The City will encourage the provision of housing types to serve a wide range of people, from those moving to Alachua to work and/or to raise families to those seeking senior housing and assisted living options. The City supports the provision of safe, affordable housing for all income levels. The City will encourage the construction of housing types including single-family conventional dwelling units, duplexes and quadraplexes, apartments and town homes, traditional mixed use neighborhood planned development, live/work units, conservation subdivisions, and other innovative housing options that respond to societal changes and needs and are appropriate for the character of the City. The City supports enhancements that strengthen and upgrade improve existing neighborhoods, thereby maintaining a livable community for all demographics.

DEVELOPMENT AND IMPLEMENTATION OF STRATEGIC PLAN

The City Commission adopted the City's first Strategic Plan on September 14, 2015. The City Commission met at a publicly announced meeting on June 22, 2021, for the purpose of outlining specific initiatives for the update of the City of Alachua Strategic Plan. The Strategic Plan will help the City Manager and staff members develop a scope and action plan for each strategic initiative to support the realization of the Vision Statement in a planned, systematic and incremental manner, based on City Commission established priorities.

The following Strategic Initiatives were developed by the City Commission at that meeting.

These Strategic Initiatives are ranked in Priority Order (Highest, Higher and High as informally ranked by the City Commission during the June 22, 2021 meeting). **Each Strategic Priority demonstrates which Goal it supports (E, C,T, R).**

Strategic Initiatives for FY 2021-2022

Highest Priority

- Upgrade the water supply with additional well fields to prepare for future growth. **E**
- Develop a collaborative strategy with the Alachua County School Board to improve performance of local schools. **C**
- Explore opportunities for improvements in transit services that connect citizens to resources beyond the City limits. **T**
- Identify and explore potential opportunities to increase connectivity throughout the City, promoting a more walkable community. **T**
- Encourage construction of senior living housing opportunities including assisted living facilities. **R**

Higher Priority

- Revitalize Main Street and the downtown area. **E**
- Develop and implement a strategy to provide enhanced access to County services in person at City facilities. **C**
- Develop strategies to ensure cohesive residential development to accommodate the growth of infill development and redevelopment. **R**

High Priority

- Develop and implement a strategy to enhance, cultivate and maintain relationships in life sciences, technology and emerging technologies industries. **E**
- Implement a marketing strategy that highlights and publicizes beneficial activities, events and services occurring in the City. **E**
- Implement a plan to provide online access to City services for residents and businesses to do business with the City from anywhere in the world. **C**
- Develop and implement a strategy to increase cultural arts opportunities for residents. **C**

The Priority Rank is also shown graphically by use of the following symbols:



DEVELOPMENT AND IMPLEMENTATION OF STRATEGIC PLAN

The City Manager assigned a champion or champions at the Executive and Department Director levels to further define each Strategic Initiative as follows:

- Define the scope of the initiative;
- State desired outcome;
- Provide summary background;
- Identify the stakeholders;
- Provide the fiscal impact and funding source;
- Develop an action plan to accomplish the initiative;
- Provide the estimated completion date for each action item; and
- Create Critical Success Metrics to support progress report.

The City Manager will present the Strategic Plan at a City Commission Meeting and request review and adoption annually by a majority vote of the City Commission.

Upon adoption of the Strategic Plan by the City Commission, the budget components for each initiative will be itemized for the corresponding fiscal year.

It is envisioned that the City of Alachua Strategic Plan will be a living document, subject to adjustments and revisions as deemed necessary by the City Commission and the City Manager. The City Commission, by a majority vote, shall be able to add or remove initiatives in the Plan during the annual adoption process, or more often if deemed necessary. The City Manager shall have the authority to make revisions to the activities necessary to carry out the initiatives as these may change from time to time and are administrative in nature. Such changes by the City Manager shall be incorporated in the subsequent annual adoption process.

The City Manager will monitor progress and provide regular updates of the Strategic Initiatives. These updates will be in the form of a progress report and will be produced quarterly unless set otherwise by a majority vote of the City Commission. In addition, the City Manager reserves the right to bring up specific Strategic Initiatives to the City Commission if discussion is warranted.

Particular attention will be afforded to the metrics defined to support initiative progress. Some will be easily quantifiable (for example, a construction project progress will be monitored by an established baseline schedule and budget). Other initiatives do not lend themselves to be easily measured and the staff will provide specific events and milestones that can be presented to the City Commission.

The ultimate goal of a Strategic Plan is to develop and implement specific action plans so that the community's growing needs and future vision are met in an efficient and equitable way.

STRATEGIC INITIATIVES BY GOAL

Initiative Number	Description	Goal	Priority Level
1.1	Revitalize Main Street and the downtown area.	E	
1.2	Upgrade the water supply with additional well fields to prepare for future growth.	E	
1.3	Develop and implement a strategy to enhance, cultivate and maintain relationships in life sciences, technology and emerging technologies industries.	E	
2.1	Implement a marketing strategy that highlights and publicizes beneficial activities, events and services occurring in the City.	E	
2.2	Implement a plan to provide online access to City services for residents and businesses to do business with the City from anywhere in the world.	C	
2.3	Develop and implement a strategy to provide enhanced access to County services in person at City facilities.	C	
2.4	Develop and implement a strategy to increase cultural arts opportunities for residents.	C	
2.5	Develop a collaborative strategy with the Alachua County School Board to improve performance of local schools.	C	
3.1	Explore opportunities for improvements in transit services that connect citizens to resources beyond the City limits.	T	
3.2	Identify and explore potential opportunities to increase connectivity throughout the City, promoting a more walkable community.	T	
4.1	Encourage construction of senior living housing opportunities, including assisted living facilities.	R	
4.2	Develop strategies to ensure cohesive residential development to accommodate the growth of infill development and redevelopment.	R	

STRATEGIC INITIATIVE 1.1

GOAL 1: ECONOMIC DEVELOPMENT

INITIATIVE 1.1: REVITALIZE MAIN STREET AND THE DOWNTOWN AREA.

Priority:



Champion:

Planning and Community Development Department

Stakeholders:

City Residents and Business Owners, Alachua Chamber of Commerce, Community Redevelopment Agency (CRA).

Desired Outcome:

A sustainable, thriving Main Street with a variety of businesses and a downtown area that attracts visitors through various initiatives which support and promote downtown businesses by attracting shoppers and patrons.

Fiscal Impact:

The following items have been budgeted in FY 2022: Downtown parking lot (\$396,500), Marketing (\$67,000), Grants/Aids (\$25,000), Landscaping (\$89,750) and Event Services (\$14,700).

Funding Source: Community Redevelopment Agency

Completion Date:

Ongoing

Background:

During the economic downturn many Main Street businesses closed, with the domino effect of fewer visitors coming to what once was a lively downtown. During FY 2015, the City Commission and the DRTB discussed the need to devise methods to revitalize Main Street in order to enhance the character of downtown, provide for business retention and expansion and market the uniqueness of downtown Alachua. Several stakeholder meetings were held over the past two years.

Progress to Date:

- In FY 2016, the City completed Strategic Initiative 1.3 of the FY 2016 Strategic Plan, which was to develop an implementation plan to revitalize Main Street and the downtown area. The City retained RMA consultants to perform the market analysis, which was completed and accepted by the City Commission in July 2016.
- In Dec. 2016, the CRA was restructured with the City Commission sitting as the CRA Board.
- A CRA Coordinator was hired in Jan. 2017.
- The CRA Advisory Board was established in April 2017 and is having meeting regularly.
- A Downtown Business & Property Owner Stakeholder Meeting was held in Sept. 2017 to receive input on revitalization efforts.

STRATEGIC INITIATIVE 1.1

- Potential wayfinding signage locations have been identified.
- Marketing plan for FY 2019 has been developed.
- Staff developed Business Facade Grant Program documents.
- The CRA and CRAAB developed a Main Street and CRA Brand.
- Staff developed an event and program schedule.
- Phase III of the multi-year Main Street Landscape Beautification Project was completed in June 2018.
- Staff created and implemented a business facade improvement grant program.
- Staff implemented a marketing plan.
- Staff retained CHW Professional Consultants to design wayfinding signage.
- Third Thursday program has been sunsetted while staff works with downtown businesses to develop a new events program.
- Staff completed land rights acquisitions and construction documents to build a new parking lot and underground utilities from NW 148th Place to NW 150th Ave.
- Staff prioritized locations from the Wayfinding and Signage Report to locate signage on US-441 and Main Street.
- Staff prioritized marketing strategies to attract patrons to downtown with the use of videos that will be used in website and social media campaigns.
- Signature Events are being created to increase patrons to Main Street. The first signature event is Holiday Nights which will enhance the decorations and events on Main Street during the month of December.
- Billboards on Interstate-75 have been installed with rotating advertisements to showcase various events and seasonal messages.

Action Plan for FY 2022:

Action Steps		Estimated Completion Date
1.	Continue implementation of 2016 Market Study recommendations.	Ongoing
2.	Explore grant opportunities for capital improvement projects.	Ongoing
3.	Develop “Signature” events throughout the year.	January 2022 and Ongoing
4.	Revisit Business Facade Improvement Grant Program to improve effectiveness.	February 2022
5.	Begin installing wayfinding signage.	July 2022
6.	Develop various marketing strategies for business attraction and retention program.	Ongoing

STRATEGIC INITIATIVE 1.1

Critical Success Measures:

- Explore and apply for grant opportunities.
- Develop “Signature” events.
- Revise Business Facade Grant Program if necessary.
- Implement various marketing strategies throughout the year.
- Install wayfinding signage.

STRATEGIC INITIATIVE 1.2

GOAL 1: ECONOMIC DEVELOPMENT

INITIATIVE 1.2: UPGRADE THE WATER SUPPLY WITH ADDITIONAL WELL FIELDS TO PREPARE FOR FUTURE GROWTH.

Priority:



Champion: Public Services Department

Stakeholders: City residents, current businesses located in the City, future residents and businesses looking to locate or relocate in the City which currently use or intend to use the water utility service provided by the City.

Desired Outcome: To construct new wells and provide additional capacity from the well head protection area and the City ground storage facility.

Fiscal Impact: FY-2022 - \$500,000

Funding Source: Water Fund, Legislative Appropriation, Grant funding

Completion Date: September 2023

Background: This project consists of the engineering design, permitting, and engineering services needed to construct a 1-MGD supply well, raw water main, treatment improvements, and office/lab facilities. The design will include a new 1.0 million gallon per day (MGD) production well, treatment facilities, an operating facility, yard piping improvements, electrical backup, and associated infrastructure improvements. The treated water will meet applicable water quality standards. The project will help ensure dependable access to clean water and will protect the City's drinking water supply by diversifying local water supply sources and making the water supply system more resilient to extreme weather events and potential water quality impacts. In 2017 Hurricane Irma resulted in the City of Alachua experiencing contamination of its water supply, preventing drinking water to all 10,000 residents and hundreds of businesses for more than a week. This occurred in large part due to the current wells supplying the drinking water, which are all geographically located close together amidst the karst geology of the region, which can be overwhelmed during storm events and impacted by surficial contamination.

STRATEGIC INITIATIVE 1.2

Progress to Date:

- Worked with consultants to identify potential concerns in the water distribution system that lead to pressure and volume issues and how the construction of new wells would impact these metrics.
- Performed preliminary review of future water needs.
- Performed preliminary screening of suitable land for potential well field development.
- Confirmed current allowances of existing Consumptive Use Permit with Suwannee River Water Management District.
- Developed a scope of work and retained a consultant to assess and identify sites for future potable water supply well(s).
- The City was awarded \$375,000 appropriation from the State of Florida for a new well field.
- Developed field test and sampling for future well field site.
- Jacobs Engineering developed design and work scope.

Action Plan for FY 2021:

Action Steps		Estimated Completion Date
1.	Establish funding for new well field.	October 2021
2.	Complete design for new well field.	May 2022
3.	Award bid to contractor(s).	June 2022
4.	Commence construction activities.	September 2022
5.	Complete construction of new well field.	September 2023

STRATEGIC INITIATIVE 1.2

Critical Success Measures:

- Attend SRWMD board meetings to monitor potential impacts to the City and Consumptive Use Permit modification process.
- Set up CUP modification pre-application meetings with SRWMD.
- Establish and secure funding.
- Complete design of well field.
- Produce bid documents.
- Award bid to contractor.
- Commence construction activities

STRATEGIC INITIATIVE 1.3

GOAL 1: ECONOMIC DEVELOPMENT

INITIATIVE 1.3: DEVELOP AND IMPLEMENT A STRATEGY TO ENHANCE, CULTIVATE AND MAINTAIN RELATIONSHIPS IN LIFE SCIENCES, TECHNOLOGY AND EMERGING TECHNOLOGIES INDUSTRIES.

Priority:



Champion: Executive Department

Stakeholders: Life sciences and technology companies located in Alachua, Council for Economic Outreach and City residents.

Desired Outcome: Build strong relationships with life sciences, technology and emerging technology industries in Alachua to promote the growth of these sectors in Alachua through business retention and attraction efforts.

Fiscal Impact: \$50,000

Funding Source: General fund special expense

Completion Date: June 2023

Background: The City of Alachua is home to many companies specializing in life sciences, technologies and emerging technologies. These companies serve as a major employment base for the community and contribute to the quality of life through their contribution to ad valorem taxes and corporate citizenship activities, among other efforts. Alachua has an impressive presence in these industries with many located in Progress Park, Foundation Park, Copeland Park and San Felasco Tech City. The University of Florida Sid Martin Biotechnology Institute located in Alachua is a world renowned business incubator with graduate companies attracting more than \$5.6 billion in funding and M&A activity. Additionally, after completing the incubation program at the Institute, 88-percent of the companies are still operating five years post-graduation.

Progress to Date:

- City elected officials and staff have maintained positive working relationships with the Sid Martin Biotechnology Institute and many companies in these industries.
- The City established the Corporate Park zoning district in 2012 to promote the development of these industries.
- City staff met with local companies in these industries to better understand their needs.
- City staff presented the Commission with a draft of the Business Incentive Program on September 23, 2019, at which time, the Commission gave approval for staff to return with proposed legislation.

STRATEGIC INITIATIVE 1.3

- City Commission adopted Business Incentive Program on June 22, 2020.
- By March of FY 2021, staff met with 16 Alachua life sciences companies, and two educational stakeholders to better understand the sector's needs.
- Staff drafted the final application and agreement for the Electric Contribution in Aid of Construction Incentive in March of FY 2021.
- Staff developed marketing strategy to promote Business Incentive Program as a priority growth initiative in the BEST Business Climate, a 5-year Economic Development Strategy, to be proposed to the City Commission in May of FY 2021.
- Staff secured University of Florida President Dr. Kent Fuchs, Santa Fe College President Dr. Paul Broadie and two C-level officers from Alachua bio and life science companies to co-chair the Alachua Biotech Partnership in June of FY 2021.

Action Plan for FY 2022:

Action Steps		Estimated Completion Date
1.	Perform activities to hire Economic Development Manager.	October 2021
2.	Identify potential matching funding with partner organizations	November 2021
3.	Finalize Alachua Biotech Partnership launch plan and begin preparation.	November 2021
4.	Launch Alachua Biotech Partnership.	January 2022
5.	Develop and impliment Alachua Biotech Partnership Marketing Campaign digital, social media and and print publications.	March 2022
6.	Assist in the strengthening and promotion of Infrastructure as it pertains to the Alachua Biotech Partnership.	August 2022
7.	Assist in the strengthening and promotion of residential inventory as it pertains to the Alachua Biotech Partnership.	Ongoing

Critical Success Measures:

- Hire Economic Development Manager to spearhead the Alachua Biotech Partnership.
- Launch marketing campaign.
- Record podcasts.
- Retain lead generation strategies, and build lead database for marketing aspects of Alachua Biotech Partnership.

STRATEGIC INITIATIVE 2.1

GOAL 2: COMMUNITY, EDUCATIONAL, CULTURAL AND RECREATION DEVELOPMENT

INITIATIVE 2.1: IMPLEMENT A MARKETING STRATEGY THAT HIGHLIGHTS AND PUBLICIZES BENEFICIAL ACTIVITIES, EVENTS AND SERVICES OCCURRING IN THE CITY.

Priority:



Champion:

Executive Department

Stakeholders:

City residents and businesses.

Desired Outcome: Develop a marketing strategy that regularly conveys to the world why Alachua is the place of choice to live, work and play, creating a sense of community and unity among citizens.

Fiscal Impact: \$30,000 annually.

Funding Source: General Fund.

Completion Date: April 2022 and beyond

Background: The City has a strong image as “The Good Life Community.” This image is woven throughout the work of the City with a commitment to premium service delivery and a high quality of life. Furthermore, the City has enjoyed a reputation as a business friendly community, encouraging economic development that has resulted in major job centers in the industries of logistics, manufacturing, high-tech and bio-tech. The combined quality of life and availability of career options make Alachua the perfect place to live, work and play.

Progress to Date:

- Elected officials and staff participate in regular networking events with organizations to share the work being done by the City as well as to receive input.
- The City has, and continues to, participate in various informational marketing campaigns over the years, communicating its quality of life and business friendly climate.
- The City retained a consultant (RMA) to perform a market study of the downtown area and Main Street. The study was completed and approved by the City Commission on July 11, 2016.
- Staff waited to receive the market study before moving forward with the overall City marketing plan to ensure the findings and recommendations of the market study could be incorporated.

STRATEGIC INITIATIVE 2.1

- Staff entered into an agreement with 601 Studios on February 12, 2020 to begin production of a marketing material to promote and market the City of Alachua.
- Staff developed and implemented work processes in January of FY 2021 to standardize the way events and news segments appear on the website to create a more consistent messaging to internal and external stakeholders.
- Staff broadened the City's social media reach by implementing an invite and post/event boost process (through both organic and paid items) that produced 116 new likes/followers (average of 38.7 per month), with a reach (people who viewed posts at least once) of 7,083 in June FY 2021 alone.

Action Plan for FY 2022:

Action Steps		Estimated Completion Date
1.	Develop internal practices for consistent marketing and public information dissemination via multiple media platforms.	November 2021 and beyond
2.	Implement the strategy that regularly communicates to internal stakeholders (residents, businesses, etc.) and external stakeholders (visitors, potential residents, developers, potential businesses, etc.).	February 2022 and beyond
3.	Develop strategy to create fresh content, highlighting and publicizing beneficial activities, events and services occurring in the City.	April 2022 and beyond

Critical Success Measures:

- Promote and strengthen traffic to existing social media platform.
- Monitor website to maintain fresh content pertaining to positive and valuable activities in the City.

STRATEGIC INITIATIVE 2.2

GOAL 2: COMMUNITY, EDUCATIONAL, CULTURAL AND RECREATION DEVELOPMENT

INITIATIVE 2.2: IMPLEMENT A PLAN TO PROVIDE ONLINE ACCESS TO CITY SERVICES FOR RESIDENTS AND BUSINESSES TO DO BUSINESS WITH THE CITY FROM ANYWHERE IN THE WORLD.

Priority:



Champion: Finance & Administrative Services

Stakeholders: City residents and city businesses.

Desired Outcome: Establish online platforms for City services to be accessed by residents and businesses to do business with the City virtually.

Fiscal Impact: \$150,000 annual appropriation; additional funds necessary for specific service upgrades.

Funding Source: General Fund.

Completion Date: September 2024

Background: The City of Alachua offers a wide variety of services, including utilities, building permits, recreation programs, planning and development, among others. As technology advances, opportunities have been, and are being, created for a host of services to be delivered online. Currently, residents and businesses are able to access City services in person, with limited services accessible online. While providing services in person is an important component of service delivery, society has evolved to raise the standard of service delivery to include online platforms. Providing in-person and online service delivery options will afford residents and businesses choices in how they interact and do business with the City of Alachua. In order to provide online services in an efficient and secure way, the City must take a measured approach that considers these metrics and navigates the complexities in information technology. This approach will likely take up to five years to rollout services, although some services will likely be available sooner.

Progress to Date:

- The City offers limited services available online.
- A focused investment in information technology has been a priority of the City, allocating \$150,000 annually beginning Fiscal Year 2017-18.
- The City has invested in major software improvements with functionality to develop online platforms for residents and businesses to access.

STRATEGIC INITIATIVE 2.2

- Staff completed network assessment with Invanti Software company in April of FY 2020.
- Staff implemented E-Check payment option on City website.
- Staff implemented online payments related to miscellaneous receivables, building and planning invoices in FY 2020.
- Staff deployed new City website in August of FY 2020.
- Staff procured 6 new servers and virtualization software in FY 2021.
- Staff increased the size and space of the network operations lab/room by nearly 50% in June of FY 2021

Action Plan for FY 2022:

Action Steps		Estimated Completion Date
1.	Upgrade network virtualization.	February 2022
2.	Develop a plan for rolling out the various online platforms and address funding.	September 2022
3.	Implement online platform rollouts.	September 2024

Critical Success Measures:

- Implementation plan developed.
- Completion of network hardware structure and procurement.

STRATEGIC INITIATIVE 2.3

GOAL 2: COMMUNITY, EDUCATIONAL, CULTURAL AND RECREATION DEVELOPMENT

INITIATIVE 2.3: DEVELOP AND IMPLEMENT A STRATEGY TO PROVIDE ENHANCED ACCESS TO COUNTY SERVICES IN PERSON AT CITY FACILITIES.

Priority:



Champion: Executive Department

Stakeholders: City residents, City businesses, Alachua County and constitutional officers of Alachua County.

Desired Outcome: Provide in-person access points for City residents and businesses to be able to do business with County services in the city of Alachua.

Fiscal Impact: N/A

Completion Date: June 2022

Background: Residents and businesses in Alachua often times have to do business with County services. Such services include, Clerk of the Court, Supervisor of Elections, Property Appraiser and Tax Collector. Many services are able to be completed online; however, some services require in-person visits or residents/businesses prefer in person visits. By having in-person access points for these services in the City of Alachua, even in a limited fashion, and on a routine basis, residents and businesses will have the convenience of doing business without traveling outside of the city of Alachua.

Progress to Date:

- Staff participated in preliminary discussion, but could not advance further due to Covid-19 pandemic.
- In February of FY 2021, staff partnered with Alachua County Property Appraiser to launch the Northwest Office for Alachua County Property Appraiser services at the Swick House.
- In March of FY 2021, staff facilitated a meeting with Alachua County staff to explore the potential for a County annex location in Alachua, and hosted a visit by the Alachua County Tax Collector for potential services within Alachua.
- In May of FY 2021, staff facilitated a one-day spring event in City Hall for Supervisor of Elections services, with plans to hold a similar event in the fall.

STRATEGIC INITIATIVE 2.3

Action Plan for FY 2022:

Action Steps		Estimated Completion Date
1.	Develop interagency agreements for future services at in-person access points.	March 2022
2.	Receive legislative and administrative approvals from City Commission and other agencies to implement the in-person access points.	June 2022
3.	Implement and promote the in-person access points to the public.	July 2022

Critical Success Measures:

- Interagency agreements executed.
- In-person access points available to the public.

STRATEGIC INITIATIVE 2.4

GOAL 2: COMMUNITY, EDUCATIONAL, CULTURAL AND RECREATION DEVELOPMENT

INITIATIVE 2.4: DEVELOP AND IMPLEMENT A STRATEGY TO INCREASE CULTURAL ARTS OPPORTUNITIES FOR RESIDENTS.

Priority:



Champion: Recreation and Culture Department

Stakeholders: City residents and arts and cultural organizations.

Desired Outcome: Provide cultural opportunities to residents to contribute to a positive quality of life.

Fiscal Impact: \$25,000

Funding Source: General Fund.

Completion Date: December 2022

Background: The city of Alachua provides a strong quality of life for residents. The Recreation & Culture Department has a longstanding history of providing top-notch services to residents that create a sense of community. With the construction of the Legacy Park Multipurpose Center and the Legacy Park Amphitheatre, the City has invested in the facilities necessary to provide a robust arts and cultural offering. The City has hosted cultural events in FY 2018, FY 2019 and FY 2020, including ballets, musical performances, art lessons and community gatherings. With a commitment to investing in staff resources and physical infrastructure, the City is poised to implement cultural programs in a robust way.

Progress to Date:

- Legacy Park Multipurpose Center (with performance stage) opened in June 2017.
- Legacy Park Amphitheater opened in October of 2019.
- City has hosted a variety of cultural and arts programs available to the public.
- City annually funds staffing for the Recreation and Culture Department who are available to administer cultural programs.
- Staff scheduled a monthly Concert Series that included a group of five (5) diverse performances to span the summer of FY 2020, but was cancelled due to Covid-19 pandemic.
- Staff identified The State of Florida's Division of Cultural Affairs grants programming as a funding opportunity to support cultural programming in the City in FY 2020.

STRATEGIC INITIATIVE 2.4

- Since reopening in June 2020 (after Covid-19 shut down), the Recreation and Culture Department added several outdoor performances to programming in FY 2021, including ballets, a spring and fall concert series in which diverse musical genres are scheduled for March, April and May, and then in September, October and November.

Action Plan for FY 2022:

Action Steps		Estimated Completion Date
1.	Identify funding opportunities to support programming.	Ongoing
2.	Survey community to determine further programming based on community needs and interests.	January 2022
3.	Develop cross-promotional opportunities between cultural arts providers and businesses to create more various arts offerings.	February 2022
4.	Plan, implement and promote visual arts classes.	June 2021

Critical Success Measures:

- Identify funding sources.
- Put community survey to action.
- Program implementation.

STRATEGIC INITIATIVE 2.5

GOAL 4: COMMUNITY, EDUCATIONAL, CULTURAL AND RECREATION DEVELOPMENT

INITIATIVE 2.5: DEVELOP A COLLABORATIVE STRATEGY WITH THE ALACHUA COUNTY SCHOOL BOARD TO IMPROVE PERFORMANCE OF SCHOOLS WITHIN THE CITY.

Priority:



Champion: Executive Department

Stakeholders: City residents and businesses, home builders (local and regional), Alachua Chamber of Commerce, School Board of Alachua County and various governmental entities.

Desired Outcome: Establish a collaborative approach with the Alachua County School Board that provides students within City of Alachua public schools an opportunity to achieve their highest academic potential.

Fiscal Impact: N/A

Completion Date: Ongoing

Background: The City has a strong desire and commitment to be recognized as “The Good Life Community.” This image is woven throughout the work of the City with a commitment to service and a high quality of life. The State of Florida assigns letter grades to schools based on a variety of measures. Some of the public schools within the City of Alachua have received a letter grade of “C” or below for several years. Education is the foundation to many aspects of daily life, directly impacting a person’s well-being - both social and economic - employment rates, housing and property values and involvement with the justice system, to name a few. This is true for all children, but is compounded for marginalized/vulnerable youth. According to Florida Department of Education, nearly 60% of all youth in Alachua County are economically disadvantaged. That percentage is even higher within Alachua’s city limits; Alachua Elementary (100%), A.L. Mebane Middle School (92%) and Santa Fe High School (55%). Providing a high-performing and equitable educational system is essential for the overall well-being of a community. Therefore, it is vital that all students in the City are provided an opportunity to achieve their highest academic, professional and life goals potential.

Progress to Date:

- On December 9, 2019, the City Commission authorized the City Manager to submit a grant application to the Children’s Trust of Alachua County (CTAC) for RFA 20-937.
- Staff hosted a Joint City of Alachua-Alachua County School Board Meeting on December 10, 2019.

STRATEGIC INITIATIVE 2.5

- The CTAC application, submitted by City Staff on December 18, 2019, included funding for programs in after school activities, tutoring services, summer enrichment and education services, and summer high school credit courses in music and science/technology.
- On February 24, 2020, the City Commission authorized City Staff to enter into an agreement with the Children's Trust of Alachua County in the amount of \$135,002 to provide the services under the grant application.
- In coordination with the School Board of Alachua County (SBAC), staff was able to receive reported percentages of student attendance in City's after-school tutoring program – the first-step in monitoring measureable outcomes – in the three SBAC schools in Alachua in March of FY 2021 2nd Quarter. Alachua Elementary reported 98% student attendance, Mebane Middle School reported 96% student attendance and Santa Fe High School reported 60% student attendance. Program facilitators at Santa Fe pointed to an existing, school-created extra "power hour" during school hours as a possible detractor from the after-school tutoring program.
- Staff made a request of SBAC Superintendent, Dr. Carlee Simon, for a joint meeting with the SBAC in the 2nd Quarter of FY 2021.
- In June of FY 2021, Alachua County Public Schools Superintendent, Dr. Carlee Simon gave a special presentation to the City Commission.
- In September of FY 2021, staff held a phone conference with Alachua County Public Schools Superintendent, Dr. Carlee Simon to schedule an in-person meeting between the two staffs to begin strategizing and develop a plan to improve performance of schools within the City.
- Due to COVID-19 pandemic, the programming for the 2019 CTAC grant was delayed and began in October of 2020. With that award, staff started an afterschool tutoring program at Alachua and W.W. Irby Elementary, Mebane Middle School and Santa Fe High School.
- In the Spring of FY 2021, staff applied for a second grant from CTAC for summer programming and was awarded funds to develop summer camps. Camps were developed for children grades Kindergarten to 12th grade.

Action Plan for FY 2022:

Action Steps		Estimated Completion Date
1.	Host joint meeting between City staff and School Board of Alachua County staff to explore collaborative methods to improve performance for schools within the city.	October 2022
2.	Establish measureable outcomes with the Alachua County School Board to ensure improved performance.	January 2022 and beyond
3.	Identify funding opportunities to support afterschool programming.	January 2022
4.	Host Joint City of Alachua-School Board of Alachua County Meeting.	July 2022

Critical Success Measures:

- Implement after school and summer programming.
- Improved school test scores.

STRATEGIC INITIATIVE 3.1

GOAL 3: TRANSPORTATION MOBILITY

INITIATIVE 3.1: EXPLORE OPPORTUNITIES FOR IMPROVEMENTS IN TRANSIT SERVICES THAT CONNECT CITIZENS TO RESOURCES BEYOND THE CITY LIMITS.

Priority:



Champion: Planning and Community Development Department

Stakeholders: City residents and businesses, transit providers, neighboring municipalities and Alachua County.

Desired Outcome: Evaluate the necessity of transit services for Alachua residents and recommend opportunities for such services.

Fiscal Impact: TBD.

Funding Source: General Fund; Grants.

Completion Date: December 2022

Background: The City of Alachua provided the City of Alachua Transit System (C.A.T.S.), which started as a pilot program in September of 2006. The system was originally created to connect prospective employees with employers within the City of Alachua, as well as provide a means for elderly citizens to travel to and from medical appointments in Gainesville. This program was ultimately halted in 2010 due to low ridership. MV Transportation, Inc., a private-sector company which has a location in Gainesville, but is based out of Dallas, Texas, provides limited services in Alachua, but requires advanced scheduling. Given the Covid-19 pandemic, the face of transit has recently changed across the country. According to the publication "Government Technology," mass transit is not expected to bounce back from the pandemic as quickly as other modes of transportation, as steep declines in ridership have pushed transit systems in the U.S. into deep financial distress. Given the Covid-19 pandemic, the face of transit has recently changed across the country. According to the publication "Government Technology," mass transit will not bounce back from the pandemic as quick as other modes of transportation, as steep declines in ridership have pushed public transit systems in the US into deep financial distress.

STRATEGIC INITIATIVE 3.1

Progress to Date:

- Staff completed draft of “Residents Transit Related Needs” survey.
- Staff has completed researching and prepared a report on what other cities have done to address the pandemic and its effect on mass transit for short and long term, and any innovative approaches that could apply to a city the size of Alachua.

Action Plan for FY 2022:

Action Steps		Estimated Completion Date
1.	Survey residents’ transit-related needs.	March 2022
2.	Compile and evaluate survey data.	May 2022
4.	Evaluate program options.	January 2022
5.	Provide results and options to the City Commission for consideration and direction.	December 2022

Critical Success Measures:

- Assemble data from research.
- Compiling survey data.
- Compiling options to present to City Commission.

STRATEGIC INITIATIVE 3.2

GOAL 3: TRANSPORTATION MOBILITY

INITIATIVE 3.2: IDENTIFY AND EXPLORE POTENTIAL OPPORTUNITIES TO INCREASE CONNECTIVITY THROUGHOUT THE CITY, PROMOTING A MORE WALKABLE COMMUNITY.

Priority:



Champion: Planning and Community Development Department

Stakeholders: City residents and businesses visitors.

Desired Outcome: To create a safe and connected pedestrian network that helps ensure a high quality of life for residents and visitors of all ages and abilities.

Fiscal Impact: TBD.

Funding Source: General Fund; Grants.

Completion Date: Ongoing.

Background: Walking is fundamental. It contributes to health, happiness, social connections and a sense of community. Improving pedestrian connectivity creates an amenity that is attractive to current and future residents, as well as others visiting the City of Alachua. Providing comfortable, safe walking routes and connections between homes, businesses, schools, parks, etc. provides the opportunity to reduce traffic on roadways, increase outdoor social interactions, and makes it easier to walk to daily needs/destinations. Such improvement should also be designed to make getting around accessible for all ages and abilities.

Progress to Date:

- A Long Range Transportation Plan (LRTP) was adopted by the City Commission on May 22, 2017. This LRTP was developed as a result of a Strategic Initiative in the FY 2015-16 Strategic Plan. The LRTP focuses on vehicular transportation, but also includes a section on bicycle and pedestrian facilities, as well as a priority list of sidewalk projects for consideration.
- Staff coordinated with Public Services Department to identify areas for improved sidewalk maintenance and enhancement.

STRATEGIC INITIATIVE 3.2

- Staff reviewed the City’s Long Range Transportation Plan to identify areas where installation of new sidewalks have yet to be completed.
- Staff identified potential locations for the installation of rapid-flashing beacons at new or existing crosswalks.
- Staff applied for the Safe Routes to School Grant to further enhance pedestrian accessibility between residential areas and schools.
- The City’s Safety and Wellness Program has developed a Step Walking Challenge for City employees in order to encourage healthy exercise habits, utilizing specific sidewalk routes near City Hall.

Action Plan for FY 2022:

Action Steps		Estimated Completion Date
1.	Determine the need for a specific plan for walkability improvements with the CRA.	April 2022
2.	Develop a list of improvements, to be reassessed and reprioritized annually.	April 2022
3.	Apply for the designation as a “Walk Friendly Community.”	Ongoing

Critical Success Measures:

- Prioritize projects and identify funding sources.
- Develop and implement list of improvements.

STRATEGIC INITIATIVE 4.1

GOAL 4: RESIDENTIAL OPPORTUNITIES

INITIATIVE 4.1: ENCOURAGE CONSTRUCTION OF SENIOR LIVING HOUSING OPPORTUNITIES INCLUDING ASSISTED LIVING FACILITIES.

Priority:



Champion: Compliance & Risk Management Department

Stakeholders: City senior residents and future residents, general public and governmental entities.

Desired Outcome: Improve the quality of life by increasing the amount of adequate, safe, and affordable senior housing.

Fiscal Impact: No City of Alachua funds are required for the projected \$8.5 million cost of the new 40-unit, energy-efficient senior facility.

Funding Source: Alachua County Housing Authority secured financing by Housing Tax Credits, FHA insured loan and

Completion Date: April 2023

Background: Affordable Senior Housing is currently the most pressing need being addressed by the City and ACHA as there is no dedicated public supported Senior Housing in the City.

The Alachua County Housing Authority (ACHA) and its Housing and Urban Development (HUD) recognized instrumentality, the Alachua County Development Corporation (wholly owned by ACHA), are dynamic entities that are professionally staffed, highly experienced and function professionally in the area of public financing of public and private home ownership. The ACHA and the City of Alachua are close partners in providing affordable housing in the city and are presently focused on improving current facilities and meeting the need for senior housing.

The staff of the City, particularly Planning and Code Enforcement, have worked diligently with operators of Residential Group Homes to increase the number of residents who receive such housing and assisted living care. However, the need for a dedicated complex has brought the commitment to bring to reality the Merrillwood facility described here.

STRATEGIC INITIATIVE 4.1

The financing approved for the affordable Senior Housing Facility at Merrillwood (Phase I) was followed by a new ACHA application in August of 2021 for funding to replace remaining Merrillwood 49 Single Family (SF) units with more than 90 new SF units (Phase II). Phase III is planned to add to replacing all existing 50 year old units with additional new energy efficient homes all designed and constructed to accommodate all persons including seniors and persons with special needs. Residents who are displaced by any construction will be moved within the Merrillwood neighborhood, or, relocated at the ACHA's expense to qualified affordable housing within Alachua County.

Progress to Date:

- The City, through a cost sharing grant with the Suwannee River Water Management District, enlarged and enhanced an existing retention basin to improve drainage and facilitate expansion of the complex.
- Plans to construct a 40 unit ACHA Senior Housing Facility in Merrillwood are completed. The site in Merrillwood was selected by the ACHA Board and the Site Plan has been approved by the City.
- The City repaved all interior streets and upgraded the Merrillwood complex stormwater system. The improvements prepared the site to accommodate the Senior Housing Facility, Phase II and Phase III at a reduced cost just in time to help offset the large increases due to the still present supply chain disruptions and labor shortages brought about by the Pandemic.
- A private developer is in the process of developing a site plan for a separate multifaceted senior living complex in the City of Alachua. City staff has, and will continue to, support and guide such interest but that project has been placed on hold pending full return to pre-pandemic market stability.
- The Merrillwood Senior Center is designed to support all requirements of an Assisted Living Facility and, through modification of programs and contract services, can be transitioned to meet that need.
- Phase II Family Housing, to accomplish replacement of existing 1970 constructed Merrillwood Residences is as set forth below. It is important to note that Phase II and Phase III units will be designed and constructed to accommodate all persons including seniors and those with special needs.
- The ACHA, in August 2021, filed an application for FHFC Housing Tax Credits Financing to fund the replacement of remaining units with an additional 96 units of Multi Family, Garden Homes and Townhouses (Phase II). The evolving plan is to structure Phase III in a future application to complete the renewal of the Merrillwood neighborhood to meet then existing needs.

STRATEGIC INITIATIVE 4.1

Action Plan for FY 2022:

Phase I Senior Housing

Action Steps		Estimated Completion Date
1.	Complete final design and construction plans for Senior Facility.	October 2021
2.	Application for building permit submitted to City.	December 2021
3.	FHA insured loan closing.	March 2022
4.	Commence construction of facility.	April 2022
5.	Complete construction of facility.	April 2023

Phase II Family Housing

Action Steps		Estimated Completion Date
1.	Review Committee recommendation presented to FHFC Board for approval and award approved.	November 2021
2.	Appeals by unsuccessful applicants (3 to 6 months).	May 2022
3.	Successful applicants (hopefully ACHA-Merrillwood) enter credit underwriting (to fix award amount).	August 2022
4.	Site Plan and Architectural submission to City (120 days).	February 2023
3.	Commence construction of facility.	August 2023
3.	Complete construction of facility.	September 2024

Critical Success Measures:

- Maintain regular contact with ACDC.
- Evaluate other senior living opportunities.

STRATEGIC INITIATIVE 4.2

GOAL 4: RESIDENTIAL OPPORTUNITIES

INITIATIVE 4.2: DEVELOP STRATEGIES TO ENSURE COHESIVE RESIDENTIAL DEVELOPMENT TO ACCOMMODATE THE GROWTH OF INFILL DEVELOPMENT AND REDEVELOPMENT WITHIN THE CITY.

Priority:



Champion: Planning and Community Development Department

Stakeholders: City current and future residents.

Desired Outcome: Ensure infill development and redevelopment occurs alongside greenfield development in a cohesive and planned manner.

Fiscal Impact: N/A

Completion Date: November 2022

Background:

A variety of housing opportunities are available for residents and future residents of the City of Alachua. With the expected continued growth of the City, new housing developments and residential opportunities are forecasted as well. The City's Comprehensive Plan and Land Development Regulations (LDRs) provide the framework and regulatory mechanisms to ensure the development of land occurs consistent with established urban and regional planning practices and the vision of the community.

The City has experienced primarily greenfield development over its history, transitioning from a solely agrarian community to a City with both rural and urban characteristics. With growth occurring primarily on undeveloped lands, there has been a limited amount of infill development or redevelopment. Even though the City still has a substantial amount of greenfield land available for development, due to the City's growth patterns, infill development and redevelopment of lands is inevitable. It is important the City continues to examine how infill development and redevelopment are best encouraged and facilitated, particularly via the Comprehensive Plan and LDRs, with a focus on the efficient utilization of land resources, more compact patterns of land use and development, a variety of residential development options, and efficient delivery of public services. In addition to other strategies, emphasis may include how zoning categories and standards can be enhanced to accomplish these goals. This may involve creating additional transitional zoning categories and methods to increase density in the downtown/urban core.

STRATEGIC INITIATIVE 4.2

Progress to Date:

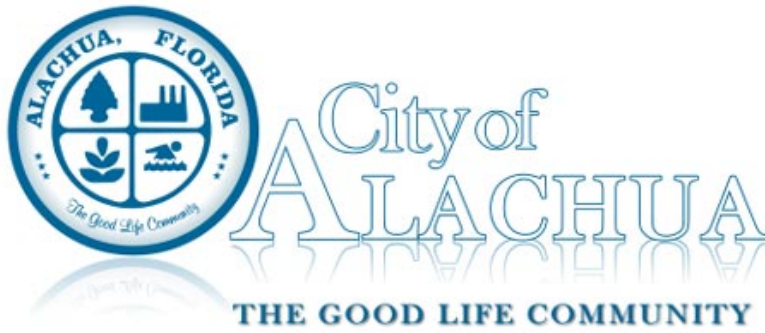
- The City held multiple stakeholder forums in the last three years to understand issues and questions regarding the residential land development process.
- The City adopted several amendments to its LDRs to enhance the residential development process on July 27, 2020.
- The City adopted an updated fee schedule on August 24, 2020 that decreased the fiscal impact on the residential development process.
- A new Project Assistance Team (PAT) was unveiled in Summer 2021 that replaced the former Development Review Team, with a focus on assisting stakeholders through the land development process.

Action Plan for FY 2022:

Action Steps		Estimated Completion Date
1.	Staff to evaluate existing residential development patterns and standards.	November 2021
2.	Complete research of infill, redevelopment and transitional zoning methods that may comport with the City.	April 2022
3.	Develop proposed amendments to the City Comprehensive Plan and LDRs.	August 2022
4.	City Commission consider adoption of proposed amendments.	November 2022

Critical Success Measures:

- Research performed.
- Proposed amendments presented to City Commission.



Commission Agenda Item

MEETING DATE: 9/27/2021

SUBJECT: FY 2022 Compensation Plan

PREPARED BY: Donna Myers, Human Resources Director

RECOMMENDED ACTION:

Approve Compensation Plan FY 2022

Summary

The proposed FY 2022 Compensation Plan has minimal changes from the current approved FY 2021 Compensation Plan. The FY 2022 Compensation Plan includes the addition of (11) positions, including (4) new budgeted positions: Assistant to the City Manager, Economic Development Manager, Public Services Assistant Director and an Electrical Engineer.

The FY 2022 Compensation Plan also includes reclassification of the following positions from non-exempt to exempt status: Human Resources Generalist, Risk and Compliance Management Coordinator and Warehouse Coordinator. Additionally, title changes for the following positions that will be exempt: Public Services Staff Assistant to Public Services Coordinator, and Purchasing Specialist to Purchasing Coordinator, with additional job tasks and responsibilities, respectively.

Human Resources strives to remain abreast of industry standards and adapt to the changing market to ensure the City remains competitive in the employment market. All proposed revisions are to this end.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

AMOUNT: \$435,954

FUNDING SOURCE: General Fund, Internal Services Fund, Electric Fund, Water Fund, Waste Water Fund, Other

ATTACHMENTS:

Description

- ▢ FY21-22 Compensation Plan Comparison
- ▢ Proposed FY22 Compensation Plan

**COMPARISON
COMPENSATION PLAN
Fiscal Year 2021-2022**

Position Title	FLSA Status	<u>New/Reclass</u>	<u>Minimum</u>	<u>New/Reclass</u>	<u>Maximum</u>
Accountant	Exempt		\$39,500.00		\$61,225.00
Accounting Manager	Exempt		\$50,000.00		\$80,000.00
Accounts Payable Specialist	Non-exempt		\$16.11		\$24.96
Administrative Services Manager	Exempt		\$58,000.00		\$81,200.00
Assistant City Manager	Exempt		\$88,000.00		\$132,000.00
Assistant Recreation and Culture Director	Exempt		\$51,500.00		\$74,675.00
Assistant to the City Manager	Exempt	\$45,760.00		\$63,315.00	
Building Assistant I	Non-exempt		\$15.63		\$23.44
Building Assistant II	Non-exempt		\$17.31		\$26.83
Building Inspector I	Non-exempt		\$21.88		\$33.91
Building Inspector II	Non-exempt		\$23.80		\$36.89
Building Official	Exempt		\$65,000.00		\$91,000.00
Cashier/Customer Service Representative I	Non-exempt		\$14.42		\$20.91
Cashier/Customer Service Representative II	Non-exempt		\$15.87		\$23.00
Cashier/Customer Service Team Lead	Non-exempt		\$16.35		\$25.34
Chief of Police	Exempt		\$82,000.00		\$123,000.00
City Manager	Exempt		\$140,800.00		\$218,240.00
Code Enforcement Officer	Non-exempt		\$23.56		\$36.51
Communications and Executive Project Manager	Exempt		\$76,500.00		\$114,750.00
Communications Operator I	Non-exempt		\$16.11		\$23.35
Communications Operator II	Non-exempt		\$16.83		\$24.40
Communications Operator Trainee	Non-exempt		\$14.66		N/A
Communications Supervisor	Non-exempt		\$19.23		\$29.81
Community Redevelopment Agency Coordinator	Exempt		\$45,500.00		\$65,975.00
	Non-exempt	\$41,496.00		\$60,000.00	
Compliance and Risk Management Coordinator	Exempt		\$19.95		\$28.93
Compliance and Risk Management Director	Exempt		\$74,500.00		\$119,200.00
Contracts Manager	Exempt		\$50,000.00		\$72,500.00
Deputy Chief of Police	Exempt		\$62,500.00		\$100,000.00
Deputy City Clerk	Exempt		\$52,000.00		\$83,200.00
Deputy City Clerk, Assistant	Non-exempt		\$17.79		\$27.57
Distribution/Collections Crew Leader	Non-exempt		\$18.99		\$29.44
Distribution/Collections Supervisor	Non-exempt		\$25.00		\$38.75
Distribution/Collections Technician	Non-exempt		\$16.11		\$25.77
Distribution/Collections Technician Apprentice	Non-exempt		\$12.74		N/A
Economic Development Manager	Exempt	\$60,000.00		\$89,400.00	
Electric Line Crew Foreman	Non-exempt		\$36.54		\$45.67
Electric Line Worker Apprentice	Non-exempt		\$17.55		N/A
Electric Line Worker I	Non-exempt		\$23.32		\$29.15
Electric Line Worker II	Non-exempt		\$26.68		\$33.35
Electric Line Worker III	Non-exempt		\$31.49		\$39.36
Electric Line Worker Trainee	Non-exempt		\$15.38		N/A
Electric System Planner	Non-exempt		\$29.09		\$40.72
Electric System Supervisor	Exempt		\$81,000.00		\$113,400.00
Electrical Engineer	Exempt	\$65,000.00		\$96,850.00	
Engineer I	Exempt		\$53,500.00		\$77,575.00
Engineer II	Exempt		\$58,500.00		\$84,825.00
Engineering Supervisor	Exempt		\$61,000.00		\$97,600.00
Engineering Technician	Non-exempt		\$16.59		\$24.05
Engineering Technician, Lead	Non-exempt		\$21.88		\$31.72
Events Coordinator	Non-exempt		\$21.88		\$31.72
Executive Assistant	Non-exempt		\$18.75		\$27.19
Facilities Custodial Worker	Non-exempt		\$12.26		\$17.78
Facilities Maintenance Manager	Non-exempt		\$24.76		\$39.62
Facilities Maintenance Supervisor	Non-exempt		\$20.43		\$31.67
Facilities Maintenance Technician	Non-exempt		\$15.38		\$23.85
Facilities Maintenance Worker	Non-exempt		\$12.26		\$19.00

**COMPARISON
COMPENSATION PLAN
Fiscal Year 2021-2022**

Position Title	FLSA Status	<u>New/Reclass</u>	<u>Minimum</u>	<u>New/Reclass</u>	<u>Maximum</u>
Finance and Administrative Services Director	Exempt		\$84,500.00		\$126,750.00
Grants Specialist	Exempt		\$49,000.00		\$71,050.00
Human Resources Director	Exempt		\$75,000.00		\$112,500.00
Human Resources Generalist	Non-exempt Exempt	\$39,998.00	\$19.23	\$62,000.00	\$29.81
Human Resources Manager	Exempt		\$59,000.00		\$103,500.00
Information Technology Generalist	Non-exempt		\$22.36		\$33.53
Information Technology Manager	Exempt		\$69,000.00		\$103,500.00
Information Technology Specialist	Non-exempt		\$20.19		\$30.29
Instrument and Control Technician	Non-exempt		\$20.91		\$32.42
Meter Technician I	Non-exempt		\$14.42		\$20.91
Meter Technician II	Non-exempt		\$17.07		\$24.75
Meter Technician Supervisor	Non-exempt		\$20.43		\$31.67
Planner	Exempt		\$50,000.00		\$72,500.00
Planning and Community Development Director	Exempt		\$75,000.00		\$112,500.00
Planning Assistant	Non-exempt		\$14.18		\$21.98
Planning Technician	Non-exempt		\$16.83		\$26.08
Police Lieutenant	Non-exempt		\$28.37		\$41.13
Police Officer I	Non-exempt		\$19.47		\$27.26
Police Officer II	Non-exempt		\$20.43		\$28.61
Police Officer III	Non-exempt		\$21.88		\$30.63
Police Records Specialist	Non-exempt		\$15.14		\$23.47
Police Sergeant	Non-exempt		\$24.52		\$35.55
Principal Planner	Exempt		\$60,500.00		\$87,725.00
Project Coordinator	Exempt		\$45,500.00		\$68,250.00
Public Services Staff Assistant Coordinator	Non-exempt Exempt	\$32,510.00	\$15.63	\$50,377.00	\$24.22
Public Services Director	Exempt		\$84,500.00		\$126,750.00
Public Services Assistant Director	Exempt	\$80,000.00		\$120,000.00	
Public Services Project Manager	Exempt		\$55,000.00		\$85,250.00
Public Services Technician	Non-exempt		\$13.94		\$21.61
Public Works Crew Leader	Non-exempt		\$17.55		\$27.20
Public Works Supervisor	Non-exempt		\$25.00		\$38.75
Public Works Technician I	Non-exempt		\$12.98		\$18.82
Public Works Technician II	Non-exempt		\$14.42		\$20.91
Purchasing Specialist Coordinator	Exempt		\$38,000.00		\$58,900.00
Receptionist	Non-exempt		\$12.26		\$18.39
Recreation and Culture Director	Exempt		\$81,500.00		\$118,175.00
Recreation Assistant I	Non-exempt		\$12.98		\$18.82
Recreation Assistant II	Non-exempt		\$13.94		\$20.21
Recreation Crew Leader	Non-exempt		\$17.07		\$24.75
Safety Specialist	Exempt		\$51,500.00		\$74,675.00
Senior Accountant	Exempt		\$51,000.00		\$76,500.00
Staff Assistant	Non-exempt		\$15.38		\$23.08
Utility Billing Assistant	Non-exempt		\$16.35		\$24.52
Utility Billing Manager	Exempt		\$51,500.00		\$77,250.00
Utility Billing Supervisor	Non-exempt		\$18.51		\$27.76
Utility Line Locator	Non-exempt		\$16.35		\$25.34
Warehouse Coordinator	Non-exempt Exempt	\$35,510.00	\$15.63	\$50,377.00	\$24.22
Wastewater System Supervisor	Non-exempt		\$26.44		\$42.31
Wastewater Treatment Plant Operator Apprentice	Non-exempt		\$14.42		N/A
Wastewater Treatment Plant Operator I	Non-exempt		\$16.83		\$26.08
Wastewater Treatment Plant Operator II	Non-exempt		\$19.47		\$30.18
Wastewater Treatment Plant Operator III	Non-exempt		\$21.15		\$32.79
Water System Supervisor	Non-exempt		\$26.44		\$42.31
Water Treatment Plant Operator Apprentice	Non-exempt		\$14.42		N/A

COMPARISON
COMPENSATION PLAN
Fiscal Year 2021-2022

<u>Position Title</u>	<u>FLSA Status</u>	<u>New/Reclass</u>	<u>Minimum</u>	<u>New/Reclass</u>	<u>Maximum</u>
Water Treatment Plant Operator I	Non-exempt		\$16.83		\$26.08
Water Treatment Plant Operator II	Non-exempt		\$19.47		\$30.18
Water Treatment Plant Operator III	Non-exempt		\$21.15		\$32.79

**PROPOSED
COMPENSATION PLAN
Fiscal Year 2021-2022**

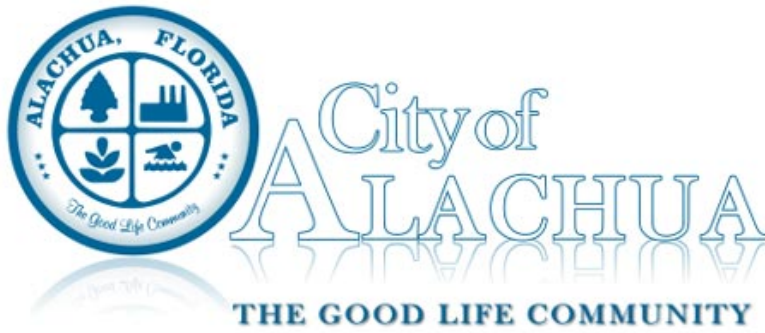
<u>Position Title</u>	<u>FLSA Status</u>	<u>Minimum</u>	<u>Maximum</u>
Accountant	Exempt	\$39,500.00	\$61,225.00
Accounting Manager	Exempt	\$50,000.00	\$80,000.00
Accounts Payable Specialist	Non-exempt	\$16.11	\$24.96
Administrative Services Manager	Exempt	\$58,000.00	\$81,200.00
Assistant City Manager	Exempt	\$88,000.00	\$132,000.00
Assistant Recreation and Culture Director	Exempt	\$51,500.00	\$74,675.00
Assistant to the City Manager	Exempt	\$45,760.00	\$63,315.00
Building Assistant I	Non-exempt	\$15.63	\$23.44
Building Assistant II	Non-exempt	\$17.31	\$26.83
Building Inspector I	Non-exempt	\$21.88	\$33.91
Building Inspector II	Non-exempt	\$23.80	\$36.89
Building Official	Exempt	\$65,000.00	\$91,000.00
Cashier/Customer Service Representative I	Non-exempt	\$14.42	\$20.91
Cashier/Customer Service Representative II	Non-exempt	\$15.87	\$23.00
Cashier/Customer Service Team Lead	Non-exempt	\$16.35	\$25.34
Chief of Police	Exempt	\$82,000.00	\$123,000.00
City Manager	Exempt	\$140,800.00	\$218,240.00
Code Enforcement Officer	Non-exempt	\$23.56	\$36.51
Communications and Executive Project Manager	Exempt	\$76,500.00	\$114,750.00
Communications Operator I	Non-exempt	\$16.11	\$23.35
Communications Operator II	Non-exempt	\$16.83	\$24.40
Communications Operator Trainee	Non-exempt	\$14.66	N/A
Communications Supervisor	Non-exempt	\$19.23	\$29.81
Community Redevelopment Agency Coordinator	Exempt	\$45,500.00	\$65,975.00
Compliance and Risk Management Coordinator	Exempt	\$41,496.00	\$60,000.00
Compliance and Risk Management Director	Exempt	\$74,500.00	\$119,200.00
Contracts Manager	Exempt	\$50,000.00	\$72,500.00
Deputy Chief of Police	Exempt	\$62,500.00	\$100,000.00
Deputy City Clerk	Exempt	\$52,000.00	\$83,200.00
Deputy City Clerk, Assistant	Non-exempt	\$17.79	\$27.57
Distribution/Collections Crew Leader	Non-exempt	\$18.99	\$29.44
Distribution/Collections Supervisor	Non-exempt	\$25.00	\$38.75
Distribution/Collections Technician	Non-exempt	\$16.11	\$25.77
Distribution/Collections Technician Apprentice	Non-exempt	\$12.74	N/A
Economic Development Manager	Exempt	\$60,000.00	\$89,400.00
Electric Line Crew Foreman	Non-exempt	\$36.54	\$45.67
Electric Line Worker Apprentice	Non-exempt	\$17.55	N/A
Electric Line Worker I	Non-exempt	\$23.32	\$29.15
Electric Line Worker II	Non-exempt	\$26.68	\$33.35
Electric Line Worker III	Non-exempt	\$31.49	\$39.36
Electric Line Worker Trainee	Non-exempt	\$15.38	N/A
Electric System Planner	Non-exempt	\$29.09	\$40.72
Electric System Supervisor	Exempt	\$81,000.00	\$113,400.00
Electrical Engineer	Exempt	\$65,000.00	\$96,850.00
Engineer I	Exempt	\$53,500.00	\$77,575.00
Engineer II	Exempt	\$58,500.00	\$84,825.00
Engineering Supervisor	Exempt	\$61,000.00	\$97,600.00

**PROPOSED
COMPENSATION PLAN
Fiscal Year 2021-2022**

<u>Position Title</u>	<u>FLSA Status</u>	<u>Minimum</u>	<u>Maximum</u>
Engineering Technician	Non-exempt	\$16.59	\$24.05
Engineering Technician, Lead	Non-exempt	\$21.88	\$31.72
Events Coordinator	Non-exempt	\$21.88	\$31.72
Executive Assistant	Non-exempt	\$18.75	\$27.19
Facilities Custodial Worker	Non-exempt	\$12.26	\$17.78
Facilities Maintenance Manager	Non-exempt	\$24.76	\$39.62
Facilities Maintenance Supervisor	Non-exempt	\$20.43	\$31.67
Facilities Maintenance Technician	Non-exempt	\$15.38	\$23.85
Facilities Maintenance Worker	Non-exempt	\$12.26	\$19.00
Finance and Administrative Services Director	Exempt	\$84,500.00	\$126,750.00
Grants Specialist	Exempt	\$49,000.00	\$71,050.00
Human Resources Director	Exempt	\$75,000.00	\$112,500.00
Human Resources Generalist	Exempt	\$39,998.00	\$62,000.00
Human Resources Manager	Exempt	\$59,000.00	\$103,500.00
Information Technology Generalist	Non-exempt	\$22.36	\$33.53
Information Technology Manager	Exempt	\$69,000.00	\$103,500.00
Information Technology Specialist	Non-exempt	\$20.19	\$30.29
Instrument and Control Technician	Non-exempt	\$20.91	\$32.42
Meter Technician I	Non-exempt	\$14.42	\$20.91
Meter Technician II	Non-exempt	\$17.07	\$24.75
Meter Technician Supervisor	Non-exempt	\$20.43	\$31.67
Planner	Exempt	\$50,000.00	\$72,500.00
Planning and Community Development Director	Exempt	\$75,000.00	\$112,500.00
Planning Assistant	Non-exempt	\$14.18	\$21.98
Planning Technician	Non-exempt	\$16.83	\$26.08
Police Lieutenant	Non-exempt	\$28.37	\$41.13
Police Officer I	Non-exempt	\$19.47	\$27.26
Police Officer II	Non-exempt	\$20.43	\$28.61
Police Officer III	Non-exempt	\$21.88	\$30.63
Police Records Specialist	Non-exempt	\$15.14	\$23.47
Police Sergeant	Non-exempt	\$24.52	\$35.55
Principal Planner	Exempt	\$60,500.00	\$87,725.00
Project Coordinator	Exempt	\$45,500.00	\$68,250.00
Public Services Coordinator	Exempt	\$32,510.00	\$50,377.00
Public Services Director	Exempt	\$84,500.00	\$126,750.00
Public Services Assistant Director	Exempt	\$80,000.00	\$120,000.00
Public Services Project Manager	Exempt	\$55,000.00	\$85,250.00
Public Services Technician	Non-exempt	\$13.94	\$21.61
Public Works Crew Leader	Non-exempt	\$17.55	\$27.20
Public Works Supervisor	Non-exempt	\$25.00	\$38.75
Public Works Technician I	Non-exempt	\$12.98	\$18.82
Public Works Technician II	Non-exempt	\$14.42	\$20.91
Purchasing Coordinator	Exempt	\$38,000.00	\$58,900.00
Receptionist	Non-exempt	\$12.26	\$18.39
Recreation and Culture Director	Exempt	\$81,500.00	\$118,175.00
Recreation Assistant I	Non-exempt	\$12.98	\$18.82
Recreation Assistant II	Non-exempt	\$13.94	\$20.21

**PROPOSED
COMPENSATION PLAN
Fiscal Year 2021-2022**

<u>Position Title</u>	<u>FLSA Status</u>	<u>Minimum</u>	<u>Maximum</u>
Recreation Crew Leader	Non-exempt	\$17.07	\$24.75
Safety Specialist	Exempt	\$51,500.00	\$74,675.00
Senior Accountant	Exempt	\$51,000.00	\$76,500.00
Staff Assistant	Non-exempt	\$15.38	\$23.08
Utility Billing Assistant	Non-exempt	\$16.35	\$24.52
Utility Billing Manager	Exempt	\$51,500.00	\$77,250.00
Utility Billing Supervisor	Non-exempt	\$18.51	\$27.76
Utility Line Locator	Non-exempt	\$16.35	\$25.34
Warehouse Coordinator	Exempt	\$32,514.00	\$50,377.00
Wastewater System Supervisor	Non-exempt	\$26.44	\$42.31
Wastewater Treatment Plant Operator Apprentice	Non-exempt	\$14.42	N/A
Wastewater Treatment Plant Operator I	Non-exempt	\$16.83	\$26.08
Wastewater Treatment Plant Operator II	Non-exempt	\$19.47	\$30.18
Wastewater Treatment Plant Operator III	Non-exempt	\$21.15	\$32.79
Water System Supervisor	Non-exempt	\$26.44	\$42.31
Water Treatment Plant Operator Apprentice	Non-exempt	\$14.42	N/A
Water Treatment Plant Operator I	Non-exempt	\$16.83	\$26.08
Water Treatment Plant Operator II	Non-exempt	\$19.47	\$30.18
Water Treatment Plant Operator III	Non-exempt	\$21.15	\$32.79



Commission Agenda Item

MEETING DATE: 9/27/2021

SUBJECT: September 13, 2021 City Commission Meeting Minutes

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the minutes.

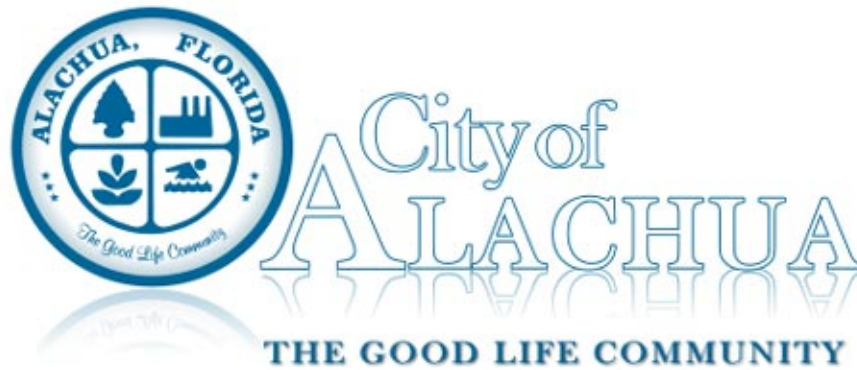
Summary

September 13, 2021 City Commission Meeting Minutes.

ATTACHMENTS:

Description

▣ 21.09.13 CCM



Regular City Commission Meeting Minutes September 13, 2021

Mayor Gib Coerper
Vice Mayor Shirley Green Brown
Commissioner Jennifer Blalock
Commissioner Dayna Miller
Commissioner Robert Wilford

City Manager Mike DaRoza
City Attorney Marian Rush

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

Meeting Date: September 13, 2021

Meeting Location: James A Lewis Commission Chambers

CITIZENS ATTENDING: Stephanie Anuszewski, Megan Walls, Michele Grosz, EA Grosz, Jimmy Anuszewski, STAFF ATTENDING, Robert Bonetti, Brenda Phillips, Jesse Sandusky, Donna Smith, Rodolfo Valladares, 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 Jaime Zelaya.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Vice Mayor Shirley Green Brown moved to approve the agenda; seconded by Commissioner Dayna Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent, with Commissioner Robert Wilford absent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Fiscal Analysis Report for FY 2020-2021 through July 31, 2021

Finance & Administrative Services Director Robert Bonetti introduced the item and provided the staff report.

Commissioner Miller inquired about the use of some funding only being at 29%.

Finance and Administrative Services Director Bonetti provided an explanation.

Mayor Coerper asked the commissioners for questions or comments.

Vice Mayor Brown thanked Finance & Administrative Services Director Bonetti and staff for their hard work.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

Jimmy Anuszewski spoke as a representative of Dogwood Acres subdivision and requested a privacy wall or fence be put up around the new subdivision Tara Forest that is being built.

(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. Youth Advisory Council Appointments

Deputy City Clerk LeAnne Williams presented the item and invited the candidates to speak on their

behalf.

Addison Grosz, Micah Latham, Megan Walls and Kealeigh Willett each got up and spoke.

Deputy City Clerk Williams handed out the ballots for voting, with the results being Ms. Grosz, Mr. Latham and Ms. Walls to be appointed to the Youth Advisory Council for a term from September 5th, 2021 to September 4th, 2023. Deputy City Clerk Williams advised she also recieved applications from Nezhiah Curtis and Camille Curtis, and they would be placed on the General Council, along with Ms. Willett.

Vice Mayor Brown moved to appoint Addison Grosz, Micah Latham, and Megan Walls to the Youth Advisory Council for a term to begin September 5th, 2021 to September 4th, 2023; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Resolution 21-23 Relating to the Levy of General Purpose Ad Valorem Taxes for the 2021 Tax Year; and Resolution 21-24 Relating to its Budget for the 2021-2022 Fiscal Year

Finance & Administrative Services Director Bonetti introduced the item and provided the staff report.

City Manager Mike DaRoza spoke of the continued difficulties the City faced this past year because of COVID -19, commitment to fiscal responsibility, and plans for the future.

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 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 21-23 by title only.

City Manager DaRoza announced the City of Alachua Commission has determined that a tentative millage rate of 5.3900 mills is 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.

There were no comments.

Mayor Coerper opened the floor for comments.

There were no comments.

Vice Mayor Brown moved to adopt Resolution 21-23; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 on roll call vote.

City Attorney Rush read Resolution 21-24 by title only.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

Mayor Coerper opened the floor for comments.

There were no comments.

Commissioner Miller moved to adopt Resolution 21-24; seconded by Vice Mayor Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 on roll call vote.

B. Resolution 21-22 TK Stormwater Basin Maintenance Assessment Annual Rate Resolution

City Attorney Rush read Resolution 21-22 by title only.

Finance and Administrative Services Director Bonetti provided the item.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller asked about the date of notice.

Finance and Administrative Services Director Bonetti provided the information.

Commissioner Blalock moved adopt Resolution 21-22; seconded by Vice Mayor Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

V. AGENDA ITEMS

- A. RFP 2021-01 FFY 2019 Small Cities Community Development Block Grant (CDBG) Grant Administration Services

Purchasing Specialist Donna Smith presented the item and the recommended action.

Commissioner Blalock moved to approve the recommended ranking for RFP 2021-01 as presented, and authorize the City Manager to enter into a contract with Summit Professionals, Inc. to complete work as needed under the provisions of RFP 2021-01 and to issue a Purchase Order in the amount of \$52,500 for Grant Administration Services; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- B. RFQ 2021-01 Continuing Contracts for Professional Architectural, Engineering, Landscape Architectural, or Surveying and Mapping Services Award

Purchasing Specialist Smith presented the item and the recommended action.

Commissioner Miller moved to accept the rankings as presented by the Selection Committee, authorize and direct staff to seek agreement as to compensation with all qualified vendors in each category, and upon agreement, authorize the City Manager to enter into Continuing Services Contract(s) in each professional category; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 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 asked the Commission to waive the rules of procedure to allow discussion and authorize Mayor Coerper to sign and execute the Funding Agreement from the American Rescue Plan Act.

Commissioner Miller moved to wave the rules of procedure as amended; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

Vice mayor Brown moved to authorize the Mayor to sign the American Rescue Plan Act Corona Virus Local Fiscal Recovery Fund Agreement as it's authorized representative and any of it's documents that go along with it as the authorized agent that may be required; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

City Manager DaRoza thanked the following people for their help and support of Alachua's first 9/11 20th Anniversary Memorial Event:

1. Sheriff Clovis Watson Jr.
2. Alachua County Fire Rescue - Assistant Chief Michael Cowert
3. Alachua PD Chief Chad Scott
4. Pastor Natron Curtis
5. Antoinette Hunt
6. All City of Alachua Staff

He stated Commissioner Wilford sends his regards.

City Attorney Rush stated oral arguments are going to be presented in the case of The City of Alachua and Newberry VS Alachua County and their Charter Review Commission on Tuesday September 21st, 2021, at 2p.m. possibly through Zoom call.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Blalock stated the September 11th ceremony was amazing, and she was thankful she attended. She stated she feels leadership is one the most important qualities of a leader, and a leader should be trusted.

Commissioner Miller stated the September 11th ceremony was perfect, and she was thankful to have attended as well. She stated she attended jury duty, and she was not chosen. She stated the Alachua Lions Club Cattleman's banquet has been rescheduled to the end of March 2022. She said she attended the Recycle Florida Today Conference.

Vice Mayor Brown thanked:

1. Pastor Zelaya for the invocation
2. Citizen Mr. Anuszewski for his concern
3. The students who applied for Youth Advisory Council

She stated she attended the Investiture of the Honorable Judge George M. Wright, and it was an awesome event. She said it was an honor to attend the September 11th Ceremony. She stated the fall concert was great, and she looked forward to the next scheduled event.

Mayor Coerper stated people thanked him for the September 11th Ceremony, and it was very heartfelt.

ADJOURN

Commissioner Blalock moved to adjourn; seconded by Vice Mayor Brown.

Mayor Coerper adjourned the meeting.

CONSENT AGENDA

CONSENT AGENDA ITEMS

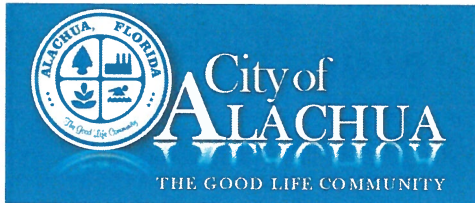
- A. August 23, 2021 City Commission Meeting Minutes
- B. August 23, 2021 Budget Workshop Meeting Minutes
- C. Electric Systems Modeling and Master Planning

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Mike DaRoza, City Manager/Clerk

Gib Coerper, Mayor



City Commission Meeting Sign In September 27, 2021

	Name (Please Print)
(Please Print) WILLIAM GARST (PHARMACY)	(Please Print)
(Please Print) TIMOTHY-JOHN GRAINGER-ROUSSEAU HITCHCOCK'S PHARMACY	(Please Print)
(Please Print) NAIM Enclad Newberry Opioid Task Force	(Please Print)
(Please Print) Rev. Debra F. Sermons	(Please Print)
(Please Print) Cap Wilson - CBE	(Please Print)
(Please Print) Vida May Waters	(Please Print)
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