Regular City Commission Meeting
Agenda
September 26, 2022

Mayor Gib Coerper	**City Manager Mike DaRoza**
Vice Mayor Jennifer Blalock	City Attorney Marian Rush
Commissioner Shirley Green Brown	
Commissioner Dayna Miller	
Commissioner Edward Potts	

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

Meeting Date: September 26, 2022

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

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. Teddy Bears to the Alachua Police Department

B. 200th Anniversary Recognition of First United Methodist Church

C. American Pharmacists Month Proclamation

D. 2022 National Breast Cancer Awareness Month & Alachua Goes Pink! Proclamation

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A. Senior Resources Advisory Board (SRAB) Appointments

IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Ordinance 23-01: First Reading; Land Development Regulations Text Amendment: A request by Seth Wood, of Causseaux, Hewett & Walpole Inc., to amend the City of Alachua Land Development Regulations (LDRs) by amending Article 4, Table 4.1-1, Table of Allowed Uses, to allow self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning district. (Legislative).

B. Final Plat – Briarwood Phase 2 and 3: A request by Tivia Bryan, of Allen & Company, applicant and agent for Troon Creek, LLC, property owner, for consideration of the Final Plat for Briarwood Phase 2 and 3, which proposes to subdivide a ±45.16 acre subject property into a total of 145 lots with associated common areas and road right-of-way; Consisting of Tax Parcel Number 03044-010-003(Quasi-Judicial Hearing).

C. Preliminary Plat and Final PD Plan– Fletcher Trace: A request by Travis Hastay , P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the Waco of Alabama, Inc., property owner, for consideration of the Preliminary Plat and Final PD Plan of Fletcher Trace, which proposes the subdivision of a ±118.2 acre subject property into a total of 472 lots, with associated common areas and right-of-way, generally located east of CR 235, south of Pilot Forest, and north of NW 110th Avenue; Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03980-002-001 (Quasi-Judicial Hearing).

D. Ordinance 22-18, Second and Final Reading: Large Scale Comprehensive Plan Amendment (LSCPA) – Peggy Road LSCPA: A request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±51.7 acre subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential; Tax Parcel Numbers03924-000-000, 03865-000-000, 03917-200-002(Legislative Hearing).

E. Ordinance 22-19, Second and Final Reading: Site-Specific Amendment to the Official Zoning Atlas - Peggy Road PD-R: a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc. , applicant and agent for William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") on a ±51.7 acre subject property. Consisting of Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 (Quasi-Judicial Hearing).

F. Resolution 22-30 Relating to the Levy of General City Purpose Ad Valorem Taxes for the 2022 Tax Year; Resolution 22-31 Relating to the City's Budget for the 2022-2023 Fiscal Year; and Resolution 22-32 Relating to the 2023-2027 Capital Improvement Program

V. AGENDA ITEMS

A. Ratification of 22/23 APD Collective Bargaining Agreement

B. City Strategic Plan - FY 2023

C. Resolution 22-33 Amending Schedule of Fees for Short Term Rental of City Facilities

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

Memorandum of Understanding regarding the City of Alachua's Financial commitment for Arbours at Merrillwood Phase I

FY 2023 Compensation Plan

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 9/26/2022
SUBJECT: Teddy Bears to the Alachua Police Department
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Sue Weller, President of the Kiwanis Club of Santa Fe and Tom Weller, Secretary to present the teddy bears to Chief Jesse Sandusky.

Summary

The Kiwanis Club of Santa Fe is presenting fifty teddy bears to the Alachua Police Department. The teddy bears are to be provided to children they encounter who are experiencing stressful situations.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 9/26/2022
SUBJECT: 200th Anniversary Recognition of First United Methodist Church
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Mayor Coerper to present the certificate.

Summary

In recognition of the 200th anniversary of the First United Methodist Church of Alachua, the City Commission would like to present a certificate of appreciation.

ATTACHMENTS:

Description

- Certificate

CERTIFICATE OF APPRECIATION

AWARDED TO

First United Methodist Church of Alachua

BY

THE CITY OF ALACHUA

"THE GOOD LIFE COMMUNITY"

For the historic achievement of being the oldest Methodist church in the State of Florida.

On your 200th Anniversary the City commends you for your many years of service to the community of Alachua, and for the spiritual guidance you have given so many over the decades.

On behalf of the City Commission of the City of Alachua, Florida

We thank and congratulate You!

Awarded on this 18th day of September, 2022

_____

Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 9/26/2022
SUBJECT: American Pharmacists Month Proclamation
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Mayor Coerper 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 provider that ensures optimal medication therapy outcomes, helps to ensure patients are adherent to their medications; and serve as providers during public health emergencies; 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, pharmacists and pharmacy personnel are making an impact to control 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 for the patients they serve: and

And WHEREAS, The American Pharmacists Association, has 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 26th day of September, 2022.

ATTEST:

_____

Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 9/26/2022
SUBJECT: 2022 National Breast Cancer Awareness Month & Alachua Goes Pink! Proclamation
PREPARED BY: Tara L. Malone - Human Resources Director

RECOMMENDED ACTION:
Mayor to read proclamation declaring October 2022 as National Breast Cancer Awareness Month & Alachua Goes Pink!

Summary

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

FINANCIAL IMPACT: No

COMMISSION GOALS:
Quality of Life

ATTACHMENTS:

Description

- Proclamation

City of Alachua, Florida

Office of Mayor *Gib Coerper*

PROCLAMATION

WHEREAS, October 2022 is National Breast Cancer Awareness Month; and

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

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

WHEREAS, October 21st, 2022, is National Mammography Day, to serve as a reminder to all women and those that love them, that the best defense is early detection, and that a mammogram can often detect a problem before there is any outward physical sign; and

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

NOW, THEREFORE, I, Gib Coerper, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **October 2022,** as

National Breast Cancer Awareness Month & Alachua Goes Pink!

IN WITNESS WHEREOF, I have hereunto set my hand this 26th day of September, 2022.

ATTEST:

_____

Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 9/26/2022
SUBJECT: Senior Resources Advisory Board (SRAB) Appointments
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Appoint two applicants to the SRAB, with terms ending October 2, 2025.

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, with terms ending October 2, 2022. The City advertised for applications for the SRAB in Alachua County Today on September 01, 2022, and September 08, 2022. Notices of the vacancies were also posted on community bulletin boards and the City's website.
The City received three (3) application:

James (Jim) Curington
Karen Reed
Susan Shannon-Sapp

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

- App - Curington

- App - Reed
- App - Shannon-Sapp
- Ballot
- Ad - SRAB - 22.09.08

City of ALACHUA

APPLICATION FOR SENIOR RESOURCES ADVISORY BOARD MEMBERSHIP

Name: James (Jim) Curington Date: 9/8/2022

Physical Address: 10015 NW 52nd Terrace, Gainesville, Fl.

Mailing Address: 10015 NW 52nd Terrace, Gainesville, Fl.

Email Address: jecjrboy@aol.com

Phone (Daytime): 352-538-2636

Alternate Phone: _____

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:

PLEASE SEE ATTACHED

Applicant's Signature: James (Jim) Curington

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

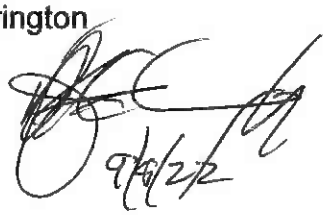
I, Jim Curington, have been a resident of the City of Alachua (Brooke Pointe subdivision) for 25 years and wish to volunteer and contribute to my local community.

Certainly, the City of Alachua it is the "good life community" and citizen involvement is very important. I have previously been involved with the Recreation and Parks Department, been involved with the development of Legacy Park, been involved with our Brooke Pointe homeowners community, and wish to further my community involvement by applying for the Senior Resource Advisory Board.

Some personalized data includes: graduate from Santa Fe Community College graduate student University of Florida, 35 year employee of the Florida Department of Corrections, past president of the Florida Council on Crime and Delinquency, and auditor for the American Correctional Association.

I am married, have one grown daughter, and my wife and I love our community. Thank you for your consideration would be an honor to serve.

Jim Curington



City of ALACHUA

APPLICATION FOR SENIOR RESOURCES ADVISORY BOARD MEMBERSHIP

Name: Karen Reed Date: 03.28.22

Physical Address: 14706 NW 147th Ave Alachua, FL 32615

Mailing Address: PO Box 284 Alachua, FL 32616

Email Address: karen.reed@fulbrightmail.org

Phone (Daytime): 352-273-6097

Alternate Phone: 352-328-2320

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: I have enjoyed living in Alachua for 4 yrs + it is time I used my knowledge + skills to support my community. I started Elder Care of Alachua Co in 1991 + Alpha Place in 1992. I am nationally certified as a Certified Rehabilitation RN and have extensive experience as a community nurse. Currently, I teach at Univ. of Florida College of Nursing as a Clinical Assistant Professor. It would be a pleasure to assist our city in any way that I can.

Applicant's Signature: Karen Reed

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: Susan Shannon-Sapp Date: 9-13-22

Physical Address: 13645 NW 222nd Lane Alachua Fl 32615

Mailing Address: PO Box 1954 Alachua Fl 32616-1954

Email Address: susanshannonsapp@gmail.com

Phone (Daytime): 352-258-2608

Alternate Phone: _____

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:

I recenty developed a program for Seniors - Beyond the Will Presentation I have presented this to several seniors from Flagler Beach and Turkey Creek Forest and First Baptist Church in Alachua. The feedback from the presentation has been very positive and well received. I have also been asked the present this program to the Senior Center as well as the YMCA. I am a senior myself and can relate to the issues they exerience in their lives. I am also an active participant in the local Chamber of Commerce, Women's Club and began a Senior Small Group at Canvas Church. I previously resided in a 55+ Community for over 12 years in Marion County and participated in developing activities for the the seniors within the community. I know I will prove to be an asset to this committee.

Applicant's Signature: Susan Shannon Sapp

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

My business experience includes: Claims Services Manager - Nationwide Insurance 1980-2009
I owned by own Real Estate Company Susan Shannon Real Estate Services LLC from 2001 - 2022.
Created a new business venture: Gator Senior Services LLC - 2022 - Present

S.A.I.L

Seniors with Active Independent Lifestyles

BeyondtheWill.com

Agenda

Creating the Estate Planning Notebook

Administrator Checklist -

1. Funeral Arrangements
2. Life Insurance Policies
3. (4) Items that may require immediate attention
    a. Direct Deposits (Incl SSN, Pensions)
    b. Healthcare Deductions
    c. Credit Cards
    d. Phone Bill Carrier
4. Estate Planning / Trust Contact info
5. Investment Portfolio / Outside of trust contact info.
6. Outstanding Mortgages
7. Monthly Household Expenses
8. Annual Household Expenses
9. Homeowner Insurance / Property Taxes
10. Vehicle Information – Insurance and Registration
11. Checking / Saving Accounts (Identify if not part of Trust)
12. Post Office Box or Safety Deposit Boxes
13. Designation regarding Sale of Home
14. Disposal of Personal Property
15. Instructions for Pet (if Applicable)
16. List of any scheduled Charity Donations – if applicable
17. List of all Clubs/Organizations affiliated

Elements for Table of Contents (These were mine - yours may differ based on specific needs)

1. Checklist
2. Health Care / Advance Directives (Organ Donor / DNR)
3. Funeral
4. Cemetery (If different than Funeral)
5. Life Insurance
6. Last Will
7. Living Will
8. Trust
9. Power of Attorney
10. Income (SSN/Pension/401k)
11. Investments
12. Bank Accounts
13. Homestead Property
14. Household Expenses (Contact info)
15. Memberships
16. Taxes – Name of Accountant
17. Contacts – Copies of Business Cards (incl Medical)
18. Personal Documents – Birth Certificates, Marriage License)
19. Veteran Administration – If applicable (DD214)
20. Homeowner Benefit Program / Reverse Mortgage (if applicable)
21. 23 & Me , Ancestry (if applicable)

Other Folders to keep separate:

Medical Documentation

1. HIPPA Contacts – Include: Relationship, Phone and Email
2. Pharmacy – Include: Name and Location
3. Prescriptions – Include: Name, Dosage and Frequency
4. Vitamins and Supplements if applicable
5. Allergies – if applicable
6. Primary Care Physician
7. Specialty Physicians – if applicable
    a. Women – Pap Smear, Mammogram
    b. Colonoscopy
    c. Dermatologist
    d. Optometric Physician
8. Major Surgeries – List Type, Date and Physician

Home Improvements Documentation – to assist in determining value of property
Downsizing and Inventory - documentation values of collectibles

Other topics of discussion:

Grief Share (group)
Steven Ministry (one-on-one)
https://www.griefshare.org

Encourage family to seek support as needed – Many Churches and/or Funeral homes have local contact information

Attorney General Ashley Moody
Seniors vs Crime
A Special Project of the Florida Attorney General
800-203-3099

1-866-256-8091
info@tris.org
Low Income Legal Advisor

Legacy – More than just monetary possessions - Source: Tony Robbins
A legacy is a lasting impact on the world. It's a gift that is passed down through generations: money, properties or even stories.
It can also be a business – or the profits from a business, set up in a foundation or charity.
Leaving a Legacy means dreaming big and changing the world for the better. And it is a powerful driver for the most successful people. 1. Discover your purpose 2. Reveal your natural skills and abilities
3. Unlock your passion 4. Determine your x-factor – unique to you 5. Create a business map
6. Inspire the next generation 7. Give Back

Resource: **Storyworth** Everyone has a story worth sharing. Preserve meaningful moments and memories in a beautiful keepsake book. Then, share the experience with loved ones and discover stories you never knew.

Gator Senior Services LLC does NOT provide any Legal or Financial Advice.

City of ALACHUA

THE GOOD LIFE COMMUNITY

September 26, 2022 – Senior Resource Advisory Board Term Ballot

Vote for two (2)

_____ James (Jim) Curington

_____ Karen Reed

_____ Susan Shannon-Sapp

_____September 26, 2022

Signature

City of ALACHUA

CITY OF ALACHUA ADVISORY BOARD VACANCY

SENIOR RESOURCES

The Alachua City Commission is accepting applications for two (2) vacancies on its Senior Resources Advisory Board. Appointment will be 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 15, 2022 for consideration. You may send your application Attention: City Manager's Office, P.O. Box 9, Alachua, FL 32616 or drop it off at City Hall, located at 15100 NW 142 Terrace.

(Published: Alachua County Today - September 01 & 08, 2022)

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Tel: (386) 462-7LAW (7529)

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City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 9/26/2022
SUBJECT: Ordinance 23-01: First Reading; Land Development Regulations Text Amendment: A request by Seth Wood, of Causseaux, Hewett & Walpole Inc., to amend the City of Alachua Land Development Regulations (LDRs) by amending Article 4, Table 4.1-1, Table of Allowed Uses, to allow self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning district. (Legislative).
PREPARED BY: Kathy Winburn, Planning & Community Development Director

RECOMMENDED ACTION:
Staff recommends that the City Commission:

(1) Approve Ordinance 23-01 on first reading, and;
(2) Schedule second and final reading for October 10, 2022, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation to this City Commission and Staff's recommendation, this Commission finds the proposed text amendment 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 23-01 on first reading and schedules second and final reading for October 10, 2022.

Summary

This application is a request by Seth Wood of Causseaux, Hewett & Walpole, Inc., to amend the City of Alachua Land Development Regulations (LDRs) by amending Article 4, Table 4.1-1, Table of Allowed Uses, to allow self-service storage as a permitted use in the Light & Warehouse Industrial (ILW) zoning district.

The applicant contends that this amendment will expand the range of uses allowed in the ILW zoning district and thus allow more property owners the opportunity to pursue a growing market trend in a growing community. The applicant cites the LDR definition of business districts and the ILW zoning district, which states that these districts are established and intended to provide a wide, varied range of non-residential

uses, which meet the needs of the City's residents, business owners, and workforce. The applicant also cites lifestyle changes in recent years that have positively influenced demand for self-service storage uses. Currently, self-service storage is permitted by right in three (3) of the City's nine (9) business districts- Community Commercial (CC), Commercial Intensive (CI), and Industrial General (IG); and by Special Exception Permit in one (1) district- Corporate Park (CP). Additionally, per the Comprehensive Plan Future Land Use Element Policy 1.5.b, self-storage facilities may be included in the underlying INDUSTRIAL Future Land Use designation.

On September 13, 2022, the Planning & Zoning Board held a public hearing and voted 3-0 to transit this item to the City Commission with a recommendation to APPROVE.

ATTACHMENTS:

Description

- Ordinance 23-01
- Staff Report
- Applicant's Submittal
- Advertisement Gainesville Sun C-COM1
- Advertisement ACT C-COM1
- Advertisement- Gainesville Sun PZB
- Advertisement- ACT PZB

ORDINANCE 23-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 4, TABLE 4.1-1, TABLE OF ALLOWED USES, TO ALLOW SELF-SERVICE STORAGE AS A PERMITTED USE IN THE LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

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 August 31, 2022; and

WHEREAS, and, the LPA conducted a public hearing on the proposed Amendment on September 13, 2022, 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, and the City advertised public hearings to be held before the City Commission on September 15, 2022 and on September 29, 2022; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on September 26, 2022 and October 10, 2022, and provided for public participation at both public hearings; 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 26th day of September 2022.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 10th day of October 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

EXHIBIT "A"

AMENDING ARTICLE 4, TABLE 4.1-1, TO ALLOW SELF-SERVICE STORAGE AS A USE BY RIGHT IN THE LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT.

Table 4.1-1. Table of Allowed Uses

P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited

Use Category/ Use Type	C S V	A	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15														
Self-service storage																								
All uses													P		P	S	P	P						4.3.4(H)

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: September 13, 2022
Legislative Hearing

SUBJECT:	A request to amend the City of Alachua Land Development Regulations by amending Article 4, Table 4.1-1, Table of Allowed Uses, to allow Self-Service Storage as a Permitted Use in the Light and Warehouse Industrial (ILW) zoning district.
APPLICANT/AGENT:	Seth Wood, Causseaux, Hewett & Walpole, Inc.
PROJECT PLANNER:	Kathy Winburn, Planning & Community Development Director
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the proposed text amendment 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 Seth Wood of Causseaux, Hewett & Walpole Inc., to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would amend Table 4.1-1, *Table of Allowed Uses*, to allow self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning district.

The applicant contends that this amendment will expand the range of uses allowed in the ILW zoning district and thus allow more property owners the opportunity to purse a growing market trend in a growing community. The applicant cites the definition of business districts and the ILW Zoning District in the LDRs, which states that these districts are established and intended to provide a wide, varied range of non-residential uses, which meet the needs of the City's residents, business owners and workforce. The applicant also cites lifestyle changes in recent years that have positively influenced demand for self-service storage facilities. Currently, self-service storage is permitted by right in three (3) of the City's nine (9) business zoning districts- Community Commercial (CC), Commercial Intensive (CI) and Industrial General (IG); and permitted by Special Exception in one business district- Corporate Park (CP). As such, self-service storage facilities are currently allowed in both less intense and more intense zoning districts than ILW.

PROPOSED LDR TEXT AMENDMENTS

AMENDING ARTICLE 4, TABLE 4.4-1, TO ALLOW SELF-SERVICE STORAGE FACILITIES AS A USE BY RIGHT IN THE LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT.

Table 4.1-1. Table of Allowed Uses																											
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																											
Use Category/ Use Type	C S V	A	Residential									Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)			OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15																
Self-service storage																										
All uses														P		P	S	**P**	P						4.3.4(H)

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 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, 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. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification

and expansion of commercial businesses which provide integral services to the City's residents.

Evaluation & Findings: The proposed LDR text amendments support this goal by supporting local businesses that fall within the newly defined Use Type, thus promoting job creation and increasing the local tax base.

FUTURE LAND USE ELEMENT

Objective 1.5: Industrial

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

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

Evaluation & Findings: The proposed LDR text amendment will encourage business development by expanding the development potential for all ILW-zoned land in the City.

Policy 1.5.b: The Industrial land use category may include Industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yards or lots, and construction industry uses either as allowed uses or with special exceptions.

Evaluation & Findings: The proposed amendment to allow self-service storage facilities in the ILW is compatible with the zoning district's underlying FLU category and will enhance the zoning-land use compatibility.

ECONOMIC ELEMENT

Objective 1.5: Economic Rehabilitation. The City of Alachua shall uphold a productive economic climate in all areas of the City. In order to accomplish this goal, the City may, by way of illustration, but not by limitation…..

Evaluation & Findings: The proposed change to allow self-service storage in the ILW zoning district will expand the development potential of ILW-zoned land in the City, thus expanding the property owners' ability to maintain a productive land use and withstand economic changes.

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 amendment to the LDR Table 4.1-1 is not in conflict with any other development standard or requirement for the ILW zoning district and is not in conflict with the use-specific standards for self-service storage outlined in LDR Section 4.3.4(H).

(c) ***Changed Conditions*** *– Whether and the extent to which there are changed conditions that require an amendment.*

Evaluation & Findings: The amendment proposes an expansion of allowed uses is the ILW zoning district to include self-service storage as a by-right use. The proposed change is in direct response to market trends. Factors contributing to this trend include urbanization, population growth, and positive economic outlooks, which all contribute to a growing interest by consumers in self-service storage.

Community Need *– Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

Evaluation & Findings: The applicant indicates that market trends show that there is increased interest in self-storage facilities; population trends indicate that the City of Alachua is steadily growing; and development trends indicate a shift toward smaller dwelling unit sizes. As the City grows and urbanizes, the community need grows for a resident's ability to store their belongings in a safe, secure location beyond their home.

(d) ***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 amendment is consistent with the purpose and intent of the ILW zoning district. The purpose of the ILW district is to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. The intent underlying the business districts is to provide a wide range of uses to meet consumer and business needs.

(e) ***Development Patterns*** *– Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

Evaluation & Findings: Per FLU Policy 1.5.b, self-storage facilities may be included in the Industrial FLU category. The Industrial FLU category underlies land zoned ILW in the City of Alachua. Thus, a development pattern inclusive of self-storage facilities on ILW-zoned land would be logical and in conformance with the City's Comprehensive Plan.

(f) ***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 LDR Text Amendment will not impact or change any City regulations related to protection of the natural environment.

(g) ***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 LDR Text Amendment will continue to ensure development is served by adequate public facilities.

EXHIBIT "A"

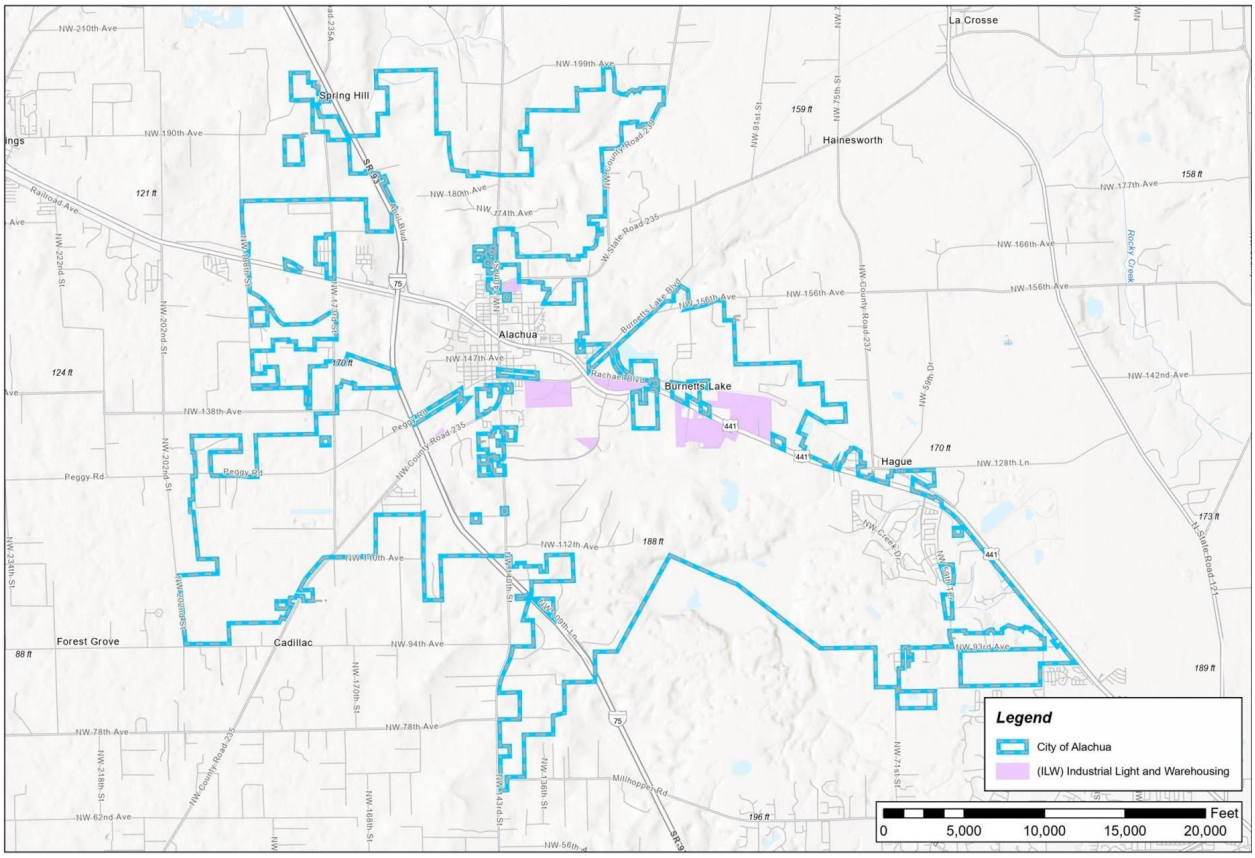
TO

LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENTS
STAFF REPORT

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

City of Alachua LDR Text Amendment

Self-service Storage in Light and Warehouse Industrial (ILW)



Date: 07 June 2022
PN#: 21-0528

Prepared For: City of Alachua Office of Planning & Zoning

CHW
11801 Research Drive
Alachua, FL, 32615

www.chw-inc.com

CHW Professional Consultants

Application Package
Table of Contents

1. **Cover Letter**
2. **LDR Text Amendment Application**
3. **Justification Report**
4. **Map of Land within the Light and Warehouse Industrial (ILW) Zoning District**

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June 7, 2022

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

RE: LDR Text Amendment Application – Light and Warehouse Industrial Allowed Uses

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 a fee payment check for $5,000, and a PDF copy of the application package via an FTP link.

This LDR Text Amendment application requests an amendment to City of Alachua Land Development Regulations (LDR) Table 4.1-1. The amendment proposes allowing self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning district. As detailed in the Justification Report provided, this expansion of potential uses in ILW can allow property owners greater ability to weather economic changes and proactively meet a growing consumer demand.

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 email sethw@chw-inc.com or call (352) 331-1976.

Sincerely,
CHW

Seth Wood
Project Planner

Gainesville | 11801 Research Drive, Alachua, Florida 32615 (352) 331-1976 | www.chw-inc.com

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

City of Alachua
Text Amendment Application

☐ **COMPREHENSIVE PLAN** ☒ **LAND DEVELOPMENT REGULATIONS**

A. APPLICANT

1. Applicant's Status ☒ Applicant ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Seth Wood Title: Project Planner
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: (352) 331-1976 FAX: ( ) _____ e-mail: craigb@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROPOSAL

1. Description/Location of Section/Goal, Objective, or Policy Requesting to Amend/Add: Table 4.1-1.
2. Proposed text language and/or explanation of reason for request:
   Expand the permitted uses within the Industrial, Light and Warehousing (ILW) zoning district to include self-service storage.
3. List any and all new Section/Goal, Objective, or Policy Requested:
   N/A

C. ATTACHMENTS

1. Proposed text in strikethrough/underscore format.
2. Explanation of need and justification.
3. For a text amendment to the Land Development Regulations, reference Section 2.4.1(E)(1).
4. For a Large Scale Comprehensive Plan Amendment to the Comprehensive Plan, demonstrate consistency with the Comprehensive Plan.

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

Seth Wood
Signature of Applicant

Signature of Co-applicant

Seth Wood
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 6th day of June, 2022 by Seth Wood, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL
SHERRY STINSON
Commission # GG 212289
Expires August 27, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Sherry Stinson
Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter
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JUSTIFICATION REPORT
TABLE OF CONTENTS

1. **Explanation of Request, Need and Justification……..……..……..……1**

2. **Proposed LDR Text Amendment…….……..……..……3**

3. **Consistency with Land Development Regulations Section 2.4.1(E)(1)……..……5**

1. EXPLANATION OF REQUEST AND NEED

INTRODUCTION

This Land Development Regulations (LDR) Text Amendment application proposes amending *Table 4.1-1. - Table of Allowed Uses* to allow self-service storage in the Light and Warehouse Industrial (ILW) zoning district. In reviewing the City's LDR, no impacts to other regulations were found that warranted amending as a result of this proposal. This will expand the range of uses allowed in the ILW zoning district and thus allow more property owners the opportunity to pursue a growing market trend in a growing community.

THE BUSINESS DISTRICTS

The ILW zoning district is a business district. Per LDR §3.5.1. (*emphasis added*),

> *"The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:*
> 1. *Provide appropriately located lands for business uses consistent with Comprehensive Plan: Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;*
> 2. *Strengthen economic base: Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;*
> 3. *Provide suitable environment for business uses: Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and*
> 4. *Minimize impact of business development on residential districts and uses: Minimize the impact of business development on residential districts and uses."*

ILW specifically is defined in LDR §3.5.2.(G) as follows *(emphasis added)*:

> *"The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings."*

The business zone districts generally, and the ILW district specifically, are established to provide a wide, varied range of nonresidential uses that meet the needs of the City's residents, business owners, and workforce. Currently, self-service storage is permitted by right in only three (3) of the nine (9) business districts—Community Commercial (CC); Commercial Intensity (CI); and Industrial General (IG)—and permitted by special exception in only one (1) of the business districts—Corporate Park (CP).

MARKET TRENDS

Per the United States Census Bureau, construction spending on self-storage increased 584% between 2015 and 2020. This market segment, globally, is projected to have a Compound Annual Growth Rate (CAGR) of 5.45% between 2020-2026. Factors including urbanization, which results in smaller homes and more frequent moves between homes; population growth; and positive economic outlooks resulting in increased purchasing of goods all contribute to this growth in interest in self-service storage. Lifestyle changes resulting from the COVID-19 pandemic have also positively influenced demand for self-storage facilities. The rise of remote work yielded increased interest for self-storage facilities. Workers began to approach self-storage as an opportunity to either buy or rent a smaller home, or to free up space in one's home. Employers began to approach self-storage as an opportunity to keep valuable office equipment without the need to maintain costly office space leases[1,2].

POPULATION TRENDS

Local trends indicate a growing population in the City of Alachua. The United States Census Bureau reported the population of the City of Alachua as 10,574 as of April 1, 2020. From 2010 to 2019, the population of the city had a percent change of 9.5%, exceeding the population change rate of Alachua County overall, which was 8.8% in the same time period[3]. It is anticipated that the City could grow by approximately 7,100 people by 2035[4]. This population growth has been coupled with a steady rate of new housing being developed throughout the City, with notable recent examples include the Savannah Station subdivision and the Convergence Park master plan.

CONCLUSION

This text amendment application proposed amending LDR Table 4-1.1 to allow self-service storage facilities as a by-right use in the ILW business district. This change will not result in a need to amend any other sections of the LDR. Allowing self-service storage in ILW will enable the City to further expand the range of uses possible in the ILW business district and proactively meet one of many growing consumer trends in a growing City.

[1] *United States Self-Storage Market - Growth, Trends, COVID-19 Impact, and Forecasts (2021 - 2026)*. (2021, November 24). Retrieved from Globe News Wire: https://www.globenewswire.com/news-release/2021/11/24/2340509/0/en/United-States-Self-Storage-Market-Growth-Trends-COVID-19-Impact-and-Forecasts-2021-2026.html

[2] Mordor Intelligence (2020). *Self Storage Market – Growth, Trends, COVID-19 Impact, and Forecasts (2022-2027). Accessed 19 May 2022 from https://www.mordorintelligence.com/industry-reports/self-storage-market#:~:text=Market%20Overview,forecast%20period%2C%202021%2D2026*.

[3] United States Census Bureau. (2021). *US Census Quickfacts - Alachua County, FL; Alachua City, FL; United States.* Retrieved from https://www.census.gov/quickfacts/fact/table/alachuacountyflorida,alachuacityflorida,US/PST045219

[4] City of Alachua. (2021). *City of Alachua Strategic Plan 2021.*

2. PROPOSED LDR TEXT AMENDMENT IN STRIKETHROUGH/UNDERSCORE FORMAT

The proposed City of Alachua Land Development Regulations (LDR) text amendment is provided on the following page, with **underlined** writing meant to symbolize proposed new language.

Table 4.1-1. is shown below and is truncated to focus on the affected portion.

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																		
. . .																												
	Self-service storage																											
	All uses													P		P	S	P	P		A				4.3.4(H)			

3. CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS SECTION 2.4.1(E)(1)

This section identifies the 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 LDR is provided in standard font. Consistency statements are provided in **bold font**.

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.

The proposed LDR text amendment is consistent with multiple portions of the Comprehensive Plan.

The proposed amendment is consistent with Goal 1 of the VISION ELEMENT. Goal 1—Economic Development states:

> *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 U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.*

The proposed change to allow self-service storage in the ILW business district will welcome business and encourage business development by expanding the development potential for all ILW-zoned land in the City.

The ILW zoning district is compatible with the Industrial Future Land Use (FLU) classification, as detailed in the FUTURE LAND USE ELEMENT.

> *Objective 1.5 Industrial*
> *The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.*
>
> *Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.*

The proposed text amendment to allow self-service storage facilities in the ILW zoning district will further the intention of the Industrial Future Land Use classification. This text amendment will broaden the range of warehousing-related uses possible for Industrial land.

> *Policy 1.5.b: The Industrial land use category may include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.*

The proposed change to allow self-service storage in the ILW zoning district is compatible with the zoning district's underlying FLU category and will enhance the zoning-land use compatibility.

Objective 1.5 of the ECONOMIC ELEMENT expresses a desire by the City to uphold a productive economic climate in all areas of the City.

> *Objective 1.5: Economic Rehabilitation*
> *The City of Alachua shall uphold a productive economic climate in all areas of the City. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:*

The proposed change to allow self-service storage in the ILW zoning district will expand the development potential of ILW-zoned land in the City, thus expanding property owners' ability to maintain a productive land use and withstand economic changes.

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 change to LDR Table 4.1-1 is not in conflict with any other development standard or requirement for the ILW zoning district and is not in conflict with the use-specific standards for self-service storage outlined in LDR §4.3.4.(H). This amendment will not cause a need for further changes to the LDR.

c) Changed conditions. Whether and the extent to which there are changed conditions that require an amendment.

This amendment proposes an expansion of allowed uses in the ILW business district to include self-service storage as a by-right use. This proposed change is in direct response to market trends, which indicate that construction spending on self-storage increased 584% between 2015 and 2020. Factors contributing to this trend include urbanization, population growth, and positive economic outlooks, which all contribute to a growing interest by consumers in self-service storage[5].

This proposed change is in alignment with other jurisdictions in Alachua County.

- **In the City of Gainesville, self-storage facilities or "mini-warehouses" are permitted by right in both the Limited Industrial (I-1) and General Industrial (I-2) zoning districts (City of Gainesville Land Development Code Table V-7).**
- **In Unincorporated Alachua County, self-service storage facilities are permitted as a limited uses in all Industrial zoning districts—Wholesale/Warehousing (BW), Light Industrial (ML),**

[5] *United States Self-Storage Market - Growth, Trends, COVID-19 Impact, and Forecasts (2021 - 2026)*. (2021, November 24). Retrieved from Globe News Wire: https://www.globenewswire.com/news-release/2021/11/24/2340509/0/en/United-States-Self-Storage-Market-Growth-Trends-COVID-19-Impact-and-Forecasts-2021-2026.html

and Industrial Services and Manufacturing (MS, MP). They are not permitted by right in any zoning district (Alachua County Unified Land Development Code Article II).

- **In the City of High Springs, mini-warehouses are permitted by right in the Industrial/Commercial zoning district (IND), and as a conditional use in the Business/Commerce zoning district (BC).**

d) *Community need.* Whether and the extent to which the proposed amendment addresses a demonstrated community need.

As discussed in Section 1 of this report, market trends indicate that there is increased interest in self-storage facilities; population trends indicate that the City of Alachua is steadily growing; and development trends indicate a shift towards smaller dwelling unit sizes. As the City of Alachua grows and urbanizes, the community need grows for a resident's ability to store their belongings in a safe, secure location beyond their home.

The proposed amendment addresses this demonstrated community need by expanding the areas in the City where self-service storage facilities are permitted.

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 proposed amendment is consistent with the purpose and intent of the ILW zoning district. The purpose of the ILW district is to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. The intent underlying the business districts is to provide a wide range of uses to meet consumer and business needs.

Furthermore, the proposed amendment is consistent with the underlying Industrial FLU classification. Self-storage facilities are explicitly stated as a compatible use for the Industrial FLU classification in Comprehensive Plan FLU Element policy 1.5.b.

f) *Development patterns.* Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

The proposed amendment would result in a logical and orderly development pattern. Per FLU Element Policy 1.5.b, self-storage facilities may be included in the Industrial FLU category. The Industrial FLU category underlies land zoned ILW in the City of Alachua. Thus, a development pattern inclusive of self-service storage facilities on ILW-zoned land would be logical and in conformance with the City's Comprehensive Plan.

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.

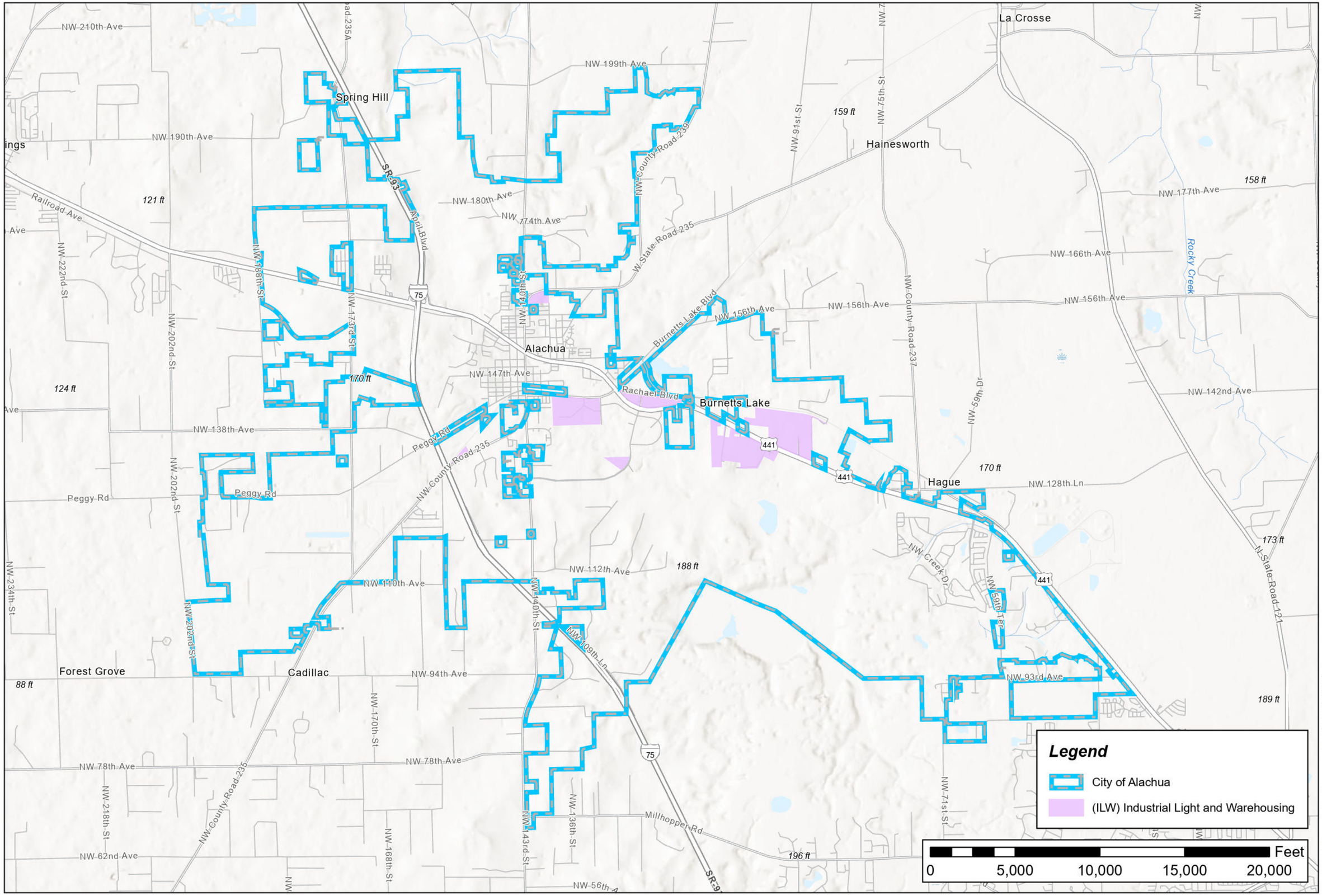
h) *Public facilities.* Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

The proposed LDR Text Amendment will continue to ensure development is served by adequate public facilities.

Application Package
Table of Contents

1. Cover Letter
2. LDR Text Amendment Application
3. Justification Report
4. **Map of Land within the Light and Warehouse Industrial (ILW) Zoning District**

Land Zoned ILW in the City of Alachua



Projection: NAD_1983_StatePlane_North_FIPS_3401_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1,968,500.000000
False Northing: 0.000000
Central Meridian: -84.333333
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 8/8/2022

Document Path: \\1s01.chw-inc.local\jobs\2202\121-0528\Admin & Information\07_Maps\GIS\MXDs\Upland Industrial Park\Upland Industrial Park.aprx

Motorcyclist killed in crash on Archer Road near Clark Butler Blvd.

Special to Gainesville Sun | USA TODAY NETWORK

A 23-year-old man is dead following a Tuesday morning crash involving an SUV and motorcycle in the area of Southwest Archer Road and Clarke Butler Boulevard, the Gainesville Police Department reported.

After several calls received by the Combined Communication Center at 6:31 a.m., police located the driver of the motorcycle, the victim, in the roadway with obvious signs of head trauma, according to the report.

The cause of the crash is still under investigation. Charges, if any, have not been determined.

Hearing

Continued from Page 1A

Lawmakers say there is more to come. The nine-member panel – seven Democrats and two Republicans – interviewed witnesses through all of August, and panelists are hoping to have at least one hearing by the end of the month. Members met Tuesday to discuss the panel's next steps.

Because the Jan. 6 panel is a temporary, or "select," committee, it expires at the end of the current Congress. If Republicans take the majority in November's elections, as they are favored to do, they are expected to dissolve the committee in January. So the panel is planning to issue a final report by the end of December.

What's left for the committee in 2022:

Hearings

The panel's Democratic chairman, Mississippi Rep. Bennie Thompson, said after the private members' meeting Tuesday in the Capitol that the committee's goal is to hold a hearing Sept. 28, but that members were still discussing whether it would happen at all.

"We're still in the process of talking," Thompson said. "If it happens, it will be that date. We're not sure at this point."

Members of the committee had promised more hearings in September as they wrapped up the series of summer hearings. Wyoming Rep. Liz Cheney, the Republican vice chairwoman, said the committee "has far more evidence to share with the American people and more to gather."

"Doors have opened, new subpoenas have been issued, and the dam has begun to break," Cheney said at a July 21 hearing that was held in prime time and watched by 17.7 million people. "We have considerably more to do."

It's unclear if the hearing would provide a general overview of what the panel has learned or if members would be focused on new information and evidence. The committee conducted several interviews at the end of July and into August with Trump's Cabinet secretaries, some of whom had discussed invoking the constitutional process in the 25th Amendment to remove Trump from office after the insurrection.

Witnesses

The panel has already interviewed more than 1,000 people, but lawmakers and staff are still pursuing new threads. The committee recently spoke to several of the Cabinet secretaries, including former Treasury Secretary Steven Mnuchin in July and former Secretary of State Mike Pompeo and former Transportation Secretary Elaine Chao in August.

The committee also wants to get to the bottom of missing Secret Service texts from Jan. 5-6, 2021, which could shed further light on Trump's actions during the insurrection, particularly after earlier testimony about his confrontation with security as he tried to join supporters at the Capitol. Thompson said Tuesday that the committee has recently obtained "thousands" of documents from the Secret Service.

The committee has also pursued an interview with conservative activist Virginia "Ginni" Thomas, who's married to Supreme Court Justice Clarence Thomas. Lawmakers want to know more about her role in trying to help Trump overturn the election. She contacted lawmakers in Arizona and Wisconsin as part of that effort.

Trump and Pence

Members of the committee are still debating how aggressively to pursue testimony from Trump and former Vice President Mike Pence.

Some have questioned whether the committee needs to call Pence, who resisted Trump's pressure to try and block Biden's certification on Jan. 6. Many of his closest aides have already testified, including Greg Jacob, his top lawyer at the White House who was with him during the insurrection as they hid from rioters who were threatening the vice president's life. Jacobs characterized much of Pence's thought process during the time when Trump was pressuring him.

The panel has been in discussions with Pence's lawyers for months, without any discernible progress. Still, the committee could invite Pence for closed-door testimony or ask him to answer written questions.

The calculation is different for the former president. Members have debated whether they should call Trump, who is the focus of their probe but also a witness who has fought against the investigation in court, denied much of the evidence and floated the idea of presidential pardons for Jan. 6 rioters. Trump is also facing scrutiny in several other investigations, including at the Justice Department and over the classified documents he took to his private club.

House Republicans

Another bit of unfinished business is the committee's subpoenas to five House Republicans, including Minority Leader Kevin McCarthy.

In May the panel subpoenaed McCarthy, R-Calif., and Reps. Jim Jordan of Ohio, Scott Perry of Pennsylvania, Andy Biggs of Arizona and Mo Brooks of Alabama. The panel has investigated McCarthy's conversations with Trump the day of the attack and meetings the four other lawmakers had with the White House beforehand as Trump and some of his allies worked to overturn his election defeat.

The five Republicans, all of whom have repeatedly downplayed the investigation's legitimacy, have simply ignored the request to testify. But the Jan. 6 committee seems unlikely to meet their defiance with contempt charges, as it has with other witnesses, in the weeks before the November elections. Not only would it be a politically risky move, but it is unclear what eventual recourse the panel would have against its own colleagues.

Final report

The committee must shut down within a month after issuing a final report, per its rules. But lawmakers could issue some smaller reports before then, perhaps even before the November elections. Thompson said earlier this summer that there may be an interim report in the fall.

The release of the final report will likely come close to the end of the year so the panel can maximize its time. While much of the findings will already be known, the report is expected to thread the story together in a definitive way that lays out the committee's conclusions for history.

Legislative recommendations

The committee is expected to weigh in on possible legislative changes to the Electoral Count Act, which governs how a presidential election is certified by Congress.

A bipartisan group of senators released proposed changes over the summer that would clarify the way states submit electors and the vice president tallies the votes. Trump and his allies tried to find loopholes in that law ahead of Jan. 6 as the former president worked to overturn his defeat to Biden and unsuccessfully pressured Pence to go along.

The Jan. 6 panel's final report is expected to include a larger swath of legislative recommendations.

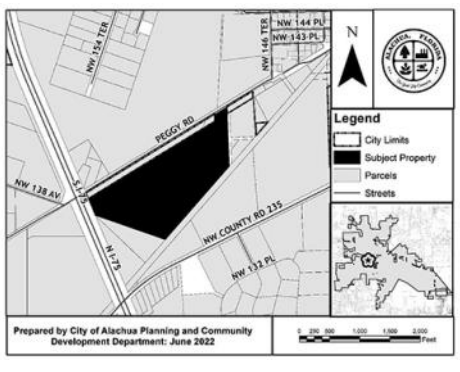
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 26, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-18

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±51.7 ACRES FROM AGRICULTURE AND RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-32101712

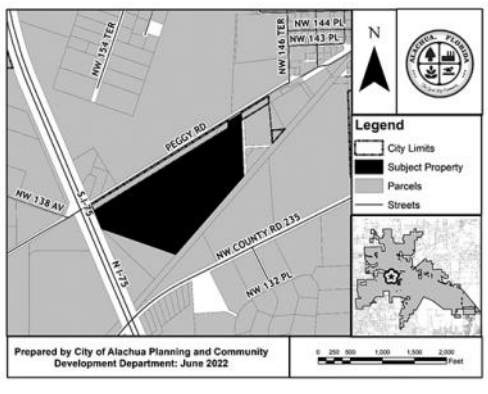
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The ordinance title is as follows:

ORDINANCE 22-19

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") AND AGRICULTURAL ("A")(ALACHUA COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 51.7 ACRES; LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-32101858

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 26, 2022 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 23-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 4, TABLE 4.1-1, TABLE OF ALLOWED USES, TO ALLOW SELF-SERVICE STORAGE AS A PERMITTED USE IN THE LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT: 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 1501 at least 48 hours prior to the public hearing.

GF-32134109

A:
n page A1

ol Board pays $320,400 to continue School Resource Officer Program

millage rate, ed on yearly assessments, the Sept. 26 meeting. udget related Commission tending the or residential nd increasing \$18.60 per residence or nit to $25.60 for inflation costs. The ntract with Florida, Inc. d in 2016 and 30, 2022. The ct provides for nsion of four that point, a bids through process will to provide Commission nd and extend contract until

City business, Board of nty (SBAC) ng the City \$320,400 the School icer Program the four in Alachua's Santa Fe ol, Mebane ool, Alachua chool and Irby School. The sted that the an agreement 3 school year.

The agreement requires five School Resource Officers—one in each of the elementary and middle schools and two at Santa Fe High School. The share of funding for Alachua schools for this contact is $320,400, which represents a $20,400 increase from the previous year.

Each year the Alachua City Commission honors the drafting of the Constitution of the United States of America with a proclamation celebrating the historic event. By Presidential Proclamation, Sept. 17 through Sept. 23 is designated Constitution Week. At the Sept. 12 Commission meeting, Mayor Gib Coerper presented Kay Hall, the Past Regent for the Gainesville Chapter of the National Society Daughters of the American Revolution, with the City of Alachua proclamation of Constitution Week. Hall offered a brief speech discussing the founding of the nation and uniqueness of the country's democracy and Constitution.

In other business, Mayor Coerper read a proclamation declaring October as American Pharmacists Month. Coerper said pharmacists are important members of a healthcare team who are well versed in medications, the effects they produce in a body, and how they interact or interfere with each other to safely providing medicine to the public. Pharmacists also offer many other services as part of their commitment to helping patients live healthier lives. Coerper also stressed the important role the pharmacist played during the Covid Pandemic including offering testing along with medications and vaccines. Today, there are over 300,000 licensed pharmacists providing care and serving as patient advocates for ensuring the best and safest therapy for the patients they serve

In other City business, Joy Glanzer, Chair of the Opioid Task Force, spoke about an interlocal agreement for funding the task force. An estimated 70,630 people lose their lives to overdoses each year, and many communities are struggling to find funding to combat the epidemic. The Opioid Task Force is working to get all communities in Alachua County to provide funds to combat the epidemic and educate children in schools to the problem to keep them from becoming victims. The agreement is for the Children's Trust to distribute funds on behalf of the municipalities that have entered into the agreement. The Opioid Task Force is asking for a $10,000 contribution from each community and have had agreements signed by High Springs, Micanopy, Archer and $15,000 from the City of Newberry. The Alachua Commission agreed to contribute $10,000 to the Opioid Task Force.

The City's Youth Advisory Council (YAC) will be seeing new faces as the Commission voted on approving three appointments to the five-member council. Santa Fe High School 11th graders Abigail Blumer, Emma Cedeno-Alonso and Keyosha Queen were elected for two-year terms. The purpose of the council is to stimulate and foster the active participation of young individuals in addressing the issues impacting the youth of the community. It also ensures that the leaders of tomorrow have input in the local government process today. The YAC also makes recommendations to the City Commission on policies and procedures affecting the community youths.

# # #

email rcarson@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 26, 2022 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 23-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 4, TABLE 4.1-1, TABLE OF ALLOWED USES, TO ALLOW SELF-SERVICE STORAGE AS A PERMITTED USE IN THE LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT: PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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(Published: Alachua County Today - September 15, 2022)

City of

Bids & Proposals

CEDAR KEY WATER AND SEWER DISTRICT
INVITATION TO BID ITB No. 22-1
FOR:
SLUDGE/BIOSOLID HAULING, LIFT STATION CLEANING, EMERGENCY SEWAGE TRANSPORTATION
Proposal Due Date/Time: September 15, 2022 @ 3:00 PM EST

The Cedar Key Water and Sewer District (the "District") is seeking proposals from qualified companies to provide sludge/biosolid hauling (pretreatment unstabilized biosolids), lift station cleaning, and emergency sewage transportation services.

Sealed bids for the above-described services will be received at 510 3rd Street, Cedar Key, FL 32625 until September 15, 2022, at 3:00 PM Eastern Standard Time, at which time the bids will be opened and read aloud. Bids received after said time will be returned unopened.

A mandatory pre-bid conference will be held on August 31, 2022, at 10:00 AM Eastern Standard Time, at the District's office located at 510 3rd Street, Cedar Key, FL 32625. The purpose of this pre-bid conference is for prospective bidders to view the District's plant and the location where biosolid hauling pickups will be conducted. Failure to attend the pre-bid conference may result in the Bidder being disqualified from consideration, at the District's discretion.

If you are interested in submitting a proposal, you must obtain the complete ITB package, which contains additional information regarding this solicitation and instructions related to submitting a bid, from the Cedar Key Water and Sewer District website at www.ckwater.org or by contacting Alicia M. Johns at (352) 543-5285.

All inquiries and requests for clarification concerning the ITB shall be submitted in writing and in accordance with the ITB. Verbal clarifications will not be provided.

The District reserves the right to waive informalities in any proposal; reject any or all proposals, in whole or in part; re-bid the project, in whole or in part; accept a proposal that in its judgment is the lowest and best bid of a responsible bidder; or accept multiple proposals. The District does not discriminate on the basis of race, color, national origin, sex, religion, age, marital status and disability/handicapped status in employment or provision of service.

ADA – Special Accommodations: Any person requiring accommodations by the District due to a disability should call Alicia M. Johns at (352) 543-5285 at least five (5) days prior to any pre-response conference, response opening, or meeting. If you are hearing or speech impaired, please contact Alicia M. Johns via the Florida Relay Service, which can be reached at 1-800-955-8771 (TDD).

Aug 18, 25, Sept 1, 8, 2022 #7661333

Govt Public Notices

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 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Seth Wood, of Causseaux, Hewett & Walpole, Inc., to amend the City of Alachua Land Development Regulations (LDRs) by amending Article 4, Table 4.1.1- Table of Allowed Uses, to allow self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning district.

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 1501 at least 48 hours prior to the public hearing.

Notice To Creditors

IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT, IN AND FOR ALACHUA COUNTY, FLORIDA
IN RE: THE ESTATE OF CHARLES HERBERT DYKES, DECEASED. 2022-CP-2092

NOTICE TO CREDITORS

The formal administration of the estate of CHARLES HERBERT DYKES, who died on June 18, 2022, is pending in the Circuit Court of Alachua County, Florida, Probate Division, the address of which is the Clerk of the Circuit Court, 201 E. University Avenue, Gainesville, FL 32601. The names and addresses of the PERSONAL REPRESENTATIVE and attorney are set forth below.

All creditors of the DECEDENT and other persons having claims or demands against the DECEDENT'S estate on whom a copy of this

Bids & Proposals

Govt Public Notices

Notice To Creditors

NOTICE is required to be served must file their claims with this COURT WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the DECEDENT and other persons having claims or demands against the DECEDENT'S estate must file their claims with this COURT WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED

Notice To Creditors

TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this NOTICE TO CREDITORS is August 25, 2022

STEVEN M. DYKES
PERSONAL REPRESENTATIVE
6840 Womans Club Drive
Keystone Heights, FL 32656

Respectfully submitted,
VeRonica R. Owens,
Attorney at Law, P.A.
By: /s/ VeRonica R. Owens, Esq.
Fla. Bar No.: 73568
VeRonica@OwensWagner.com
189 South Lawrence Boulevard
Keystone Heights, FL 32656
2000 Henley Road, Suite B
Middleburg, FL 32068
Telephone: (352) 473-5000
Attorneys for PETITIONER
8/25, 9/1/22 #7696461

Public Notices

ADVERTISEMENT
NOTICE OF PROPOSED ENACTMENT OF ORDINANCE
BY CITY COMMISSION, GAINESVILLE, FLORIDA

Notice is hereby given that the proposed ordinance whose title appears below will be considered for Adoption Reading on the 15th day of September, 2022, at a Regular City Commission meeting. The meeting begins at 10:00 a.m., and the ordinance will be read as soon thereafter as may be heard. The meeting is scheduled to be held in the City Hall Auditorium, on the first floor of City Hall, 200 East University Avenue, Gainesville, Florida. Please visit the City's website or call 352-334-5015 to get the latest information on how to attend and participate in the meeting. A copy of said ordinance may be inspected by any member of the public at the office of the City Clerk on the first floor of City Hall during regular business hours located at 200 East University Avenue, Gainesville, Florida. On the date mentioned above, all interested parties may participate in the meeting and be heard with respect to the proposed ordinance. If you have a disability and need an accommodation in order to participate in the meeting, please contact the Office of Equity and Inclusion at (352)334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish to Spanish relay, please call 1-877-955-8773. For STS Spanish to English relay, please call 1-844-463-9710.

ORDINANCE NO. 211224

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 1.63 acres of property gener-

We can sell it in CLASSIFIED!

Public Notices

ally located at 1905 South Main Street, as more specifically described in this ordinance, from Office (O) to Urban Mixed-Use (UMU); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Note: All persons are advised that, if any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Thursday, September 1, 2022
Omichele D. Gainey
City Clerk

9-1/22

ADVERTISEMENT
NOTICE OF PROPOSED ENACTMENT OF ORDINANCE
BY CITY COMMISSION, GAINESVILLE, FLORIDA

Notice is hereby given that the proposed ordinance whose title appears below will be considered for First Reading on the 15th day of September, 2022, at a Regular City Commission meeting and if passed on First Reading will be considered for Second Reading on the 6th day of October, 2022 at a Regular City Commission meeting. The meetings begin at 10:00a.m. and the ordinance will be read as soon thereafter as may be heard. The meetings are scheduled to be held in the City Hall Auditorium, on the first floor of City Hall, 200 East University Avenue, Gainesville, Florida. Please visit the City's website or call 352-334-5015 to get the latest information on how to attend and participate in the meetings. A copy of said ordinance may be inspected by any member of the public at the office of the City Clerk on the first floor of City Hall during regular business hours located at 200 East University Avenue, Gainesville, Florida. On the dates mentioned above, all interested parties may participate in the meetings and be heard with respect to the proposed ordinance. If you have a disability and need an accommodation in order to participate in these meetings, please contact the Office of Equity and Inclusion at (352)334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish to Spanish relay, please call 1-877-955-8773. For STS Spanish to English relay, please call 1-844-463-9710.

ORDINANCE NO. 211225

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 1.63 acres of property generally located at 1905 South Main Street, as more specifically described in this ordinance, from Planned Development (PD) to Urban 6 (U6); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Note: All persons are advised that, if any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Thursday, September 1, 2022
Omichele D. Gainey
City Clerk

9-1/22

Public Notices

ADVERTISEMENT

NOTICE OF PROPOSED ENACTMENT OF ORDINANCES

BY CITY COMMISSION, GAINESVILLE, FLORIDA

Notice is hereby given that the proposed ordinances whose titles appear below will be considered for Adoption Reading on the 15th day of September, 2022, at a Regular City Commission meeting. The meeting begins at 10:00 a.m., and the ordinances will be read as soon thereafter as may be heard. The meeting is scheduled to be held in the City Hall Auditorium, on the first floor of City Hall, 200 East University Avenue, Gainesville, Florida. Please visit the City's website or call 352-334-5015 to get the latest information on how to attend and participate in the meeting. A copy of said ordinances may be inspected by any member of the public at the office of the City Clerk on the first floor of City Hall during regular business hours located at 200 East University Avenue, Gainesville, Florida. On the date mentioned above, all interested parties may participate in the meeting and be heard with respect to the proposed ordinances. If you have a disability and need an accommodation in order to participate in the meeting, please contact the Office of Equity and Inclusion at (352)334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish to Spanish relay, please call 1-877-955-8773. For STS Spanish to English relay, please call 1-844-463-9710.

ORDINANCE NO. 200731

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) relating to vacating City Rights-of-Way; by amending Section 30-3.41. Right-of-way-vacations; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

ORDINANCE NO. 211146

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 13.943 acres generally located northeast of the intersection of SW Williston Road and SW 13th Street and west of SW 13th Street and south of SW 36th Place, as more specifically described in this ordinance, from Alachua County Commercial and Institutional/Medical to City of Gainesville Urban Mixed Use (UMU); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Note: All persons are advised that, if any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Omichele D. Gainey
City Clerk
9-1/22

Public Notices

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Alachua County, Florida, will consider the adoption of an ordinance at its meeting to be held on September 13, 2022, at 11:30 a.m., or as soon thereafter as the matter may be heard. The hearing will be held at the Alachua County Administration Building, 12 SE 1st Street, Second Floor, Jack Durrance Auditorium, Gainesville, Florida 32601. Said ordinance being titled:

AN ORDINANCE OF ALACHUA COUNTY AMENDING THE DEFINITION OF SPECIAL ASSESSMENT DISTRICT IN CHAPTER 37 OF THE ALACHUA COUNTY CODE OF ORDINANCES. AMENDING CHAPTER 39 OF THE ALACHUA CODE OF ORDINANCES TO ESTABLISH A PROCESS CREATING MUNICIPAL SERVICES BENEFIT UNITS AS A REQUIREMENT OF THE ACCEPTANCE OF PLATS FOR FUTURE RESIDENTIAL DEVELOPMENTS; TO PROVIDE A FUNDING MECHANISM FOR FUTURE ROAD AND CAPITAL MAINTENANCE AND IMPROVEMENTS WITHIN THE MSBU; AND AMENDING CHAPTER 407 OF THE ALACHUA COUNTY UNIFIED LAND DEVELOPMENT CODE SECTION 407.83 PLAT DOCUMENT REQUIREMENTS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR MODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES AND CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed ordinance is available for review online at: http://www.alachuacounty.us/Pages/Ordinance-Advertisements.aspx. A copy of the proposed ordinance is also available at 12 SE 1st Street, Second Floor, County Manager's Office, Gainesville, Florida 32601, between the hours of 8:30 a.m. through 5:00 p.m., Monday through Friday (excluding County recognized holidays).

All persons are advised that, if they decide to appeal any decision made at this public hearing, they may need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

All interested persons may attend and provide public comment. Face coverings are strongly encouraged if you cannot socially distance.

Meetings will be broadcast over Cox Channel 12 and the County's Video on Demand website. The public may submit written comments and photographic documents to the Board through email (bocc@alachuacounty.us) before the meeting.

Any questions regarding participation should be directed to the Alachua County Communications Office at 352-264-6923 or 352-264-6693. If accommodations for persons with disabilities are needed, please contact the Alachua County Equal Opportunity Office at 352-374-5275, at least 2 business days prior to the event. TTY users please call 711 (Florida Relay Service).

Marihelen Wheeler
Chair, Board of County Commissioners
9/1/22 7694388

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†Offer ends September 30, 2022. Participating dealers only. Not available in AK; HI; Nassau Cty, Suffolk Cty, Westchester Cty, or City of Buffalo, NY. $1,000 off average price of KOHLER walk-in bath. Dealer sets all prices and is responsible for full amount of discount. Cannot be combined with any other advertised offer. Contact local dealer for financing details.‡Subject to credit approval. Interest is billed during the promotional period but all interest is waived if the purchase amount is paid before the expiration of the promotional period. There is no minimum monthly payment required during the promotional period. Financing for GreenSky® consumer loan programs is provided by federally insured, equal opportunity lender banks. NMLS #1416362GreenSky® Program is a program name for certain consumer credit plans extended by participating lenders to borrowers for the purchase of goods and/or services from participating merchants. Participating lenders are federally insured, equal opportunity lender banks. GreenSky® is a registered trademark of GreenSky, LLC. GreenSky Servicing, LLC services the loans on behalf of participating lenders. NMLS #1416362 GreenSky® financing offers available at participating dealers only.

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& More

14804 Main Street, Alachua, Florida 32615
Tel: (386) 462-7LAW (7529)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Seth Wood, of Causseaux, Hewett & Walpole, Inc., to amend the City of Alachua Land Development Regulations (LDRs) by amending Article 4, Table 4.1.1- Table of Allowed Uses, to allow self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning district.

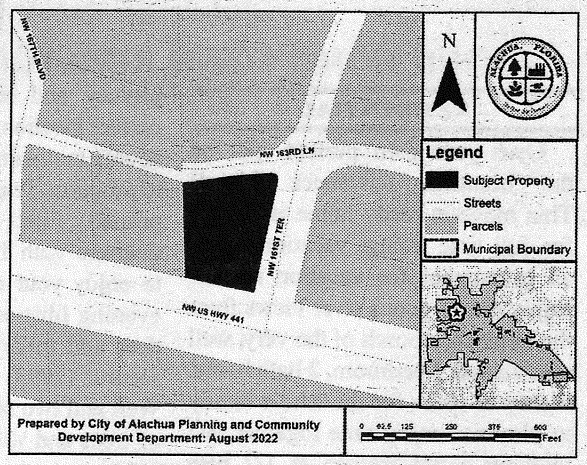
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 01, 2022)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by John Prins, of MDM Services, Inc., applicant and agent, on behalf of Alachua Express Wash, LLC, property owner, for consideration of a Site Plan to construct a ±3,500 square foot car wash with associated site improvements on a ±1.66 acre subject property located north of US 441, west of NW 161st Terrace (Tax Parcel No. 03049-005-000) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 01, 2022)

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City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 9/26/2022
SUBJECT: Final Plat – Briarwood Phase 2 and 3: A request by Tivia Bryan, of Allen & Company, applicant and agent for Troon Creek, LLC, property owner, for consideration of the Final Plat for Briarwood Phase 2 and 3, which proposes to subdivide a ±45.16 acre subject property into a total of 145 lots with associated common areas and road right-of-way; Consisting of Tax Parcel Number 03044-010-003(Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the City Commission:

1. Approve the Final Plat of Briarwood Phase 2 and 3 ("Final Plat");
2. Approve the "Subdividers Agreement for Briarwood Phase 2 and 3" ("Subdividers Agreement");
3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,
4. Accept the Common Law Performance Bond from Troon Creek, LLC in the amount of $5,703,808.01 as the surety instrument for infrastructure improvements, other than the house sidewalks; and
5. Accept the Common Law Performance Bond from Troon Creek, LLC in the amount of $223,522.80 as the surety instrument for the house sidewalks.

Summary

This application is a request by Tivia Bryan of Allen & Company, applicant and agent for Troon Creek LLC, property owner, for consideration of the final plat of Briarwood Phase 2 and 3, which proposes to subdivide a ±45.16 acre subject property into a total of 145 lots with associated common areas and road right-of-way.
The subject property consists of Tax Parcel Number 03044-010-003, and is located in the 17000 block of CR 235A, west of CR 235A and Santa Fe High School, south of the Meadowglen subdivision, and north of the Santa Fe Hills subdivision.

A portion of the subject property was part of the previously proposed Benton Hills development, for which a preliminary plat was approved on January 11, 2016 by the City Commission. The preliminary plat for Briarwood was approved on November 4, 2019 by the City Commission. The construction plans for Phase 1 were approved by the City on June 11, 2020. The Final Plat for Phase 1 of Briarwood was approved

November 9, 2020. The Construction Plans for Phases 2 and 3 were approved on September 20, 2022.

The proposed Briarwood subdivision consists of lots ranging size from ±7,500 square feet to ±12,196 square feet, with the majority of lots between ±7,500 square feet and ± 8,000 square feet. As proposed with the preliminary plat, the lots located along the northern portion of the site are a minimum of 8,309 square feet in area and a minimum of 72 feet wide. The plat proposes a series of common areas throughout the project area and along the northern and eastern boundaries. A 50' wide common area will be located between any lots and the northern property line, including an approximately 15' wide area outside of the stormwater drainage system.

Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development would be conveyed to and treated by a connected, distributed linear network of retention basins to be located throughout the subject property. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

ATTACHMENTS:

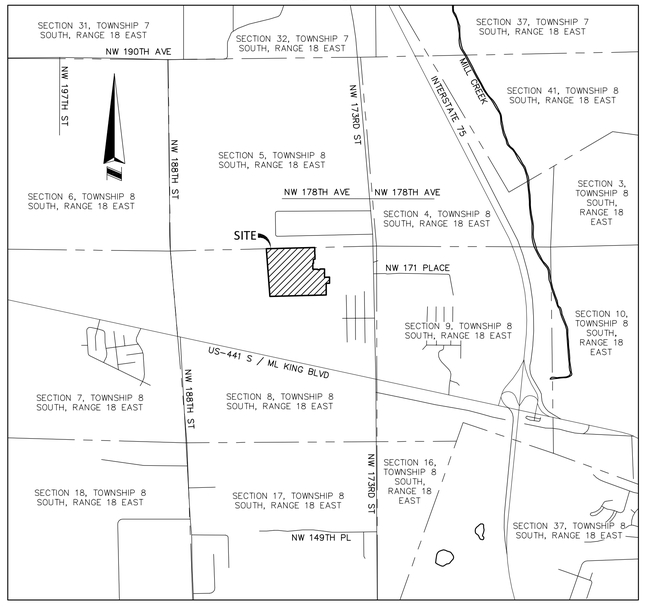
Description

- Briarwood Phase 2 and 3 Final Plat
- Staff Report and Staff Supporting Materials
- Application and Supporting Materials
- Letter of Title Opinion
- Subdividers Agreement for Briarwood Phase 2 and 3
- Public Notice Materials for the 09/26/22 City Commission Hearing

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

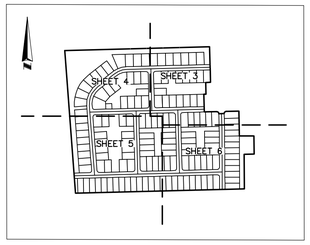
VICINITY MAP
SCALE: 1" = 2000'



LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
N.T.	NON-TANGENT
P.B.	PLAT BOOK
PG.	PAGE(S)
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
CH	CHORD DISTANCE
CB	CHORD BEARING
U.E.	UTILITY EASEMENT
℄	CENTERLINE
(7,500)	SQUARE FOOTAGE OF LOT
■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
◉	A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723 PERMANENT CONTROL POINT (P.C.P.)
	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

KEY MAP
NOT TO SCALE



SHEET INDEX
SHEET 1 – DEDICATION AND ACKNOWLEDGMENTS
SHEET 2 – BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 – LOT DIMENSIONS

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BRIARWOOD PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 33 THROUGH 37, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE WESTERLY LINE OF SAID BRIARWOOD PHASE 1: SOUTH 01°26'18" EAST FOR A DISTANCE OF 165.40 FEET; THENCE RUN SOUTH 02°46'59" EAST FOR A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 01°26'18" EAST FOR A DISTANCE OF 116.00 FEET; THENCE RUN SOUTH 88°33'42" WEST FOR A DISTANCE OF 46.00 FEET; THENCE RUN SOUTH 01°26'42" EAST FOR A DISTANCE OF 109.58 FEET; THENCE RUN SOUTH 88°32'42" WEST FOR A DISTANCE OF 19.01 FEET; THENCE RUN SOUTH 01°27'18" EAST FOR A DISTANCE OF 166.00 FEET; THENCE RUN NORTH 88°32'42" EAST FOR A DISTANCE OF 114.95 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF SOUTH 46°29'45" EAST AND A CHORD DISTANCE OF 28.26 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°55'06" FOR A DISTANCE OF 31.39 FEET TO A NON-TANGENT POINT; THENCE RUN NORTH 88°33'42" EAST FOR A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF NORTH 43°32'53" EAST AND A CHORD DISTANCE OF 28.28 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'53" FOR A DISTANCE OF 31.41 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°32'05" EAST FOR A DISTANCE OF 117.41 FEET; THENCE RUN SOUTH 01°06'53" EAST FOR A DISTANCE OF 232.62 FEET TO THE SOUTHWEST CORNER OF SAID BRIARWOOD PHASE 1; THENCE RUN NORTH 89°27'00" EAST ALONG THE SOUTHERLY LINE OF SAID BRIARWOOD PHASE 1 FOR A DISTANCE OF 137.44 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4299, PAGE 972 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°33'00" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 169.89 FEET TO A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2144 OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTHERLY LINE: SOUTH 88°31'58" WEST FOR A DISTANCE OF 94.92 FEET; THENCE RUN SOUTH 00°24'36" EAST FOR A DISTANCE OF 322.91 FEET; THENCE RUN SOUTH 88°32'42" WEST FOR A DISTANCE OF 1577.01 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF AFORESAID SECTION 8; THENCE RUN NORTH 04°19'49" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 1336.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE RUN NORTH 88°33'42" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 FOR A DISTANCE OF 1353.11 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 45.16 ACRES, MORE OR LESS

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS, BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4830, PAGE 1485 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 8 THE FOLLOWING TWO (2) COURSES: 1.) S.88°17'56"W., 59.11 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235-A (NW 173 STREET) A 100' PUBLIC RIGHT OF WAY; 2.) THENCE S.88°33'42"W., 1660.70 FEET; THENCE DEPARTING SAID NORTH BOUNDARY LINE S.01°27'22"E., 546.98 FEET; THENCE S.88°32'42"W., 869.64 FEET TO THE **POINT OF BEGINNING**. THENCE S.01°27'18"E., 10.00 FEET; THENCE S.88°32'42"W., 50.00 FEET; THENCE N.01°27'18"W., 50.00 FEET; THENCE N.88°32'42"E., 50.00 FEET; THENCE S.01°27'18"E., 40.00 FEET TO THE **POINT OF BEGINNING**. SAID LANDS CONTAINING 0.06 ACRES, MORE OR LESS

THE ABOVE DESCRIBED LAND CONTAINS A TOTAL AREA OF 45.10 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING A BEARING OF NORTH 88°33'42" EAST, FOR ANGULAR DESIGNATION ONLY.
2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.)
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY SERVICE PROVIDER, INCLUDING, BUT NOT LIMITED TO A COMMUNITY DEVELOPMENT DISTRICT. THAT IS EXTENDING UTILITY SERVICES, INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, GAS, TELEPHONE AND CABLE, POTABLE AND RECLAIMED WATER, AND SANITARY SEWER TO, OR FOR THE BENEFIT OF THE LANDS SHOWN HEREON.
4. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO THE NORTH LINE OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.
5. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 6723 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE CURRENT ALLOTTED TIME IN SUBSECTION 177.019(9), FLORIDA STATUTES.
6. CURRENT ZONING IS RSF-4 (RESIDENTIAL SINGLE FAMILY).
7. THERE IS 10' WIDE PUBLIC UTILITY EASEMENT ("P.U.E.") ALONG THE FRONT OF EACH LOT AND EXCEPT AS OTHERWISE SHOWN ON THIS PLAT. EACH P.U.E. SHOWN OR NOTED ON THIS PLAT IS OR WILL BE SUBJECT TO THE DEVELOPER, OR ASSIGNS OF THE DEVELOPER, SEPARATELY GRANTING OFF-PLAT EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF UTILITY LINES, MAINS, PIPES, CONDUITS AND OTHER FACILITIES SOLELY AND EXCLUSIVE FOR (A) ANY CABLE SYSTEM OR CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE, INFORMATION SERVICE OR OTHER TELECOMMUNICATION SERVICE, MONITORING SERVICE, OR OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE THAT MAY BE PROVIDED FROM TIME TO TIME BY DIGITAL COMMUNICATION MEDIA, ITS SUCCESSORS OR ASSIGNS, (B) ANY WATER SERVICE, WASTEWATER SERVICE OR RE-USE WATER SERVICE, AND (C) ANY ELECTRIC SERVICE, GAS SERVICE OR OTHER UTILITY SERVICE PROVIDED BY ANY PUBLIC UTILITY COMPANY OR GOVERNMENTAL AGENCY THAT MAY BE AUTHORIZED FROM TIME TO TIME BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, TO INSTALL UTILITY SYSTEMS OR FACILITIES WITHIN ANY SUCH P.U.E NO "PLATTED UTILITY EASEMENTS" ARE GRANTED OR CREATED BY THIS PLAT.
8. THIS PLAT CONTAINS 145 LOTS, 11 TRACTS AND 1.15 MILES OF ROAD.
9. STREET STUBS AT THE AT THE WESTERN TERMINUS OF 120TH PLACE AND THE SOUTHERN TERMINUS OF NW 167TH WAY SHALL BE CONVERTED TO A TRAFFIC CIRCLE, SPEED TABLE, OR OTHER TRAFFIC CALMING DEVICE UPON EXTENSION OF THE STREET TO ADJACENT LANDS.
10. ALL DISTANCES SHOWN HEREON ARE GROUND.
11. BUILDING SETBACKS FOR ALL LOTS ARE AS FOLLOWS: (UNLESS OTHERWISE SHOWN)
    FRONT = 20'
    REAR = 15'
    REAR (ACCESSORY) = 10'
    STREET SIDE = 12.50' (2.5 OVERHANG + 10' P.U.E)
    SIDE = 7.5'
12. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000"
13. THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION AND ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR BOUNDARY DETAIL SEE SHEET 2 AND FOR LOT DIMENSIONS SEE SHEET 3, 4, 5 AND 6.
14. TRACTS A2, B3, B4, F2, G, H1, I1, J1, K, AND L SHOWN ON THIS PLAT ARE DRAINAGE, UTILITIES, ACCESS AND OPEN SPACE/STORMWATER TRACTS. IF AND TO THE EXTENT HEREAFTER SPECIFICALLY AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS, THE TRACTS MAY BE USED FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF RECREATIONAL AND PARK FACILITIES, SIGNS, ENTRY FEATURES, WALLS, FENCES, BERMS, LANDSCAPING, LIGHTING, IRRIGATION AND DRAINAGE IMPROVEMENTS, POTABLE WATER DISTRIBUTION SYSTEM WASTEWATER COLLECTIONS FACILITIES SYSTEM, RE-USE WATER DISTRIBUTION SYSTEM, SIDEWALKS, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS.
15. WATER AND SEWER SERVICE ARE BEING PROVIDED BY THE CITY OF ALACHUA.
16. THE LIFT STATION SERVING BRAIRWOOD PHASES 2 AND 3 IS RECORDED BY SPECIAL WARRANTY DEED IN OFFICIAL RECORDS BOOK 4830, PAGE 1485 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
17. THE EXISTING LIFT STATION IS NOT A PART OF THE PLAT.

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

EXAMINED ON: _____

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

NOTE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MORTGAGEE'S APPROVAL

LONG CREEK INVESTMENTS, LLC, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4791, PAGE 591, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATE: _____ MORTGAGEE: LONG CREEK INVESTMENTS, LLC

WINTNESS: _____ BY: _____

WINTNESS: _____ TITLE: _____

LB #6723

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(407) 654-5355

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12001C0110D ALACHUA COUNTY, FLORIDA. DATED JUNE 16, 2006, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.

ACKNOWLEDGEMENT AND ACCEPTANCE OF HOA

THE BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC, HEREBY ACKNOWLEDGES AND ACCEPTS THE MAINTENANCE AND OTHER RESPONSIBILITIES CONTEMPLATED, DESCRIBED AND SHOWN ON THIS PLAT OF BRIARWOOD PHASES 2 AND 3 AND AS FURTHER SET FORTH IN OFFICIAL RECORDS BOOK 4830, PAGE 1495 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DATE: _____ SIGNATURE: _____

WINTNESS: _____ BY: _____

WINTNESS: _____ TITLE: _____

MORTGAGEE'S APPROVAL

GOLDEN POND FARMS, INC., HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4791, PAGE 597, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATE: _____ MORTGAGEE: GOLDEN POND FARMS, INC.

WINTNESS: _____ BY: _____

WINTNESS: _____ TITLE: _____

PLAT BOOK_____ PAGE_____

BRIARWOOD PHASES 2 AND 3
DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TROON CREEK, LLC. A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "BRIARWOOD PHASES 2 AND 3", BEING IN THE CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA , HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS: ALL STREETS AND RIGHTS-OF-WAY, STORMWATER DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN AND IDENTIFIED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND THE CITY OF ALACHUA, FOR THE PUBLIC PURPOSES DESCRIBED AND REFLECTED ON THIS PLAT.

TRACT RW-1 IS HEREBY DEDICATED PUBLICLY FOR RIGHTS-OF-WAY TO BE CONVEYED IN FEE SIMPLE AND MAINTAINED BY "CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA."

ALL STREETS AND RIGHTS OF WAY IDENTIFIED AS TRACT RW-1 ARE ACCEPTED AND TO BE MAINTAINED BY THE CITY OF ALACHUA. TRACTS "A2, B3, F2, G, H1, I1, J1, K, AND L" ARE TO BE CONVEYED IN FEE SIMPLE BY DEED, SUBJECT TO THE NON-EXCLUSIVE STORMWATER DRAINAGE AND PUBLIC UTILITY EASEMENTS OF THE CITY OF ALACHUA SHOWN ON AND IDENTIFIED ON THIS PLAT AND FURTHER BE MAINTAINED AS LANDSCAPE, RECREATION, INGRESS, EGRESS, MAINTENANCE, DRAINAGE, AND UTILITY EASEMENTS BY THE "BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC" ESTABLISHED FOR THIS COMMUNITY.

TRACT LS-1 (LIFT STATION) IS HEREBY DEDICATED IN FEE SIMPLE TO THE "CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA." WITHOUT ANY RESTRICTION WHATSOEVER. CITY OWNERSHIP OF THIS TRACT AND THE IMPROVEMENTS THEREON VESTS UPON APPROVAL OF THIS PLAT BY THE CITY COMMISSION OF THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA. RECORDING OF THIS PLAT SHALL ACT AS CONVEYANCE TO THE "CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA." AND NO FURTHER INSTRUMENT SHALL BE NECCESARY TO VEST FEE SIMPLE IN THE CITY AS AFOREMENTIONED.

WITNESS: _____
WITNESS SIGNATURE

PRINTED NAME

WITNESS SIGNATURE

PRINTED NAME

DEVELOPER AND OWNER:

TROON CREEK, LLC., A FLORIDA LIMITED LIABLITY COMPANY

BY: _____

CRAIG J. ROUHIER, MANAGER
DEVELOPER'S ADDRESS:
643 EGRET PLACE DRIVE
WINTER GARDEN, FL 34787

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING OWNER'S CERTIFICATION AND DEDICATION WAS ACKNOWLEDGED BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022 BY CRAIG J. ROUHIER, AS MANAGER OF TROON CREEK, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC _____ PRINTED NAME _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1-PLATTING. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTING OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNATURE: _____

PRINTED NAME: _____

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS ____, DAY OF _____, A.D. 2022

CLERK OF COURT

BY: _____ DATE: _____

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "BRIARWOOD PHASES 2 AND 3" IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 PLATTING OF THE FLORIDA STATUTES.

SIGNATURE _____ DATE: _____
JAMES L. RICKMAN (LICENSE NO. 5633)
ALLEN AND COMPANY
16 E. PLANT ST.
WINTER GARDEN, FL 34787

PLAT BOOK_____ PAGE_____

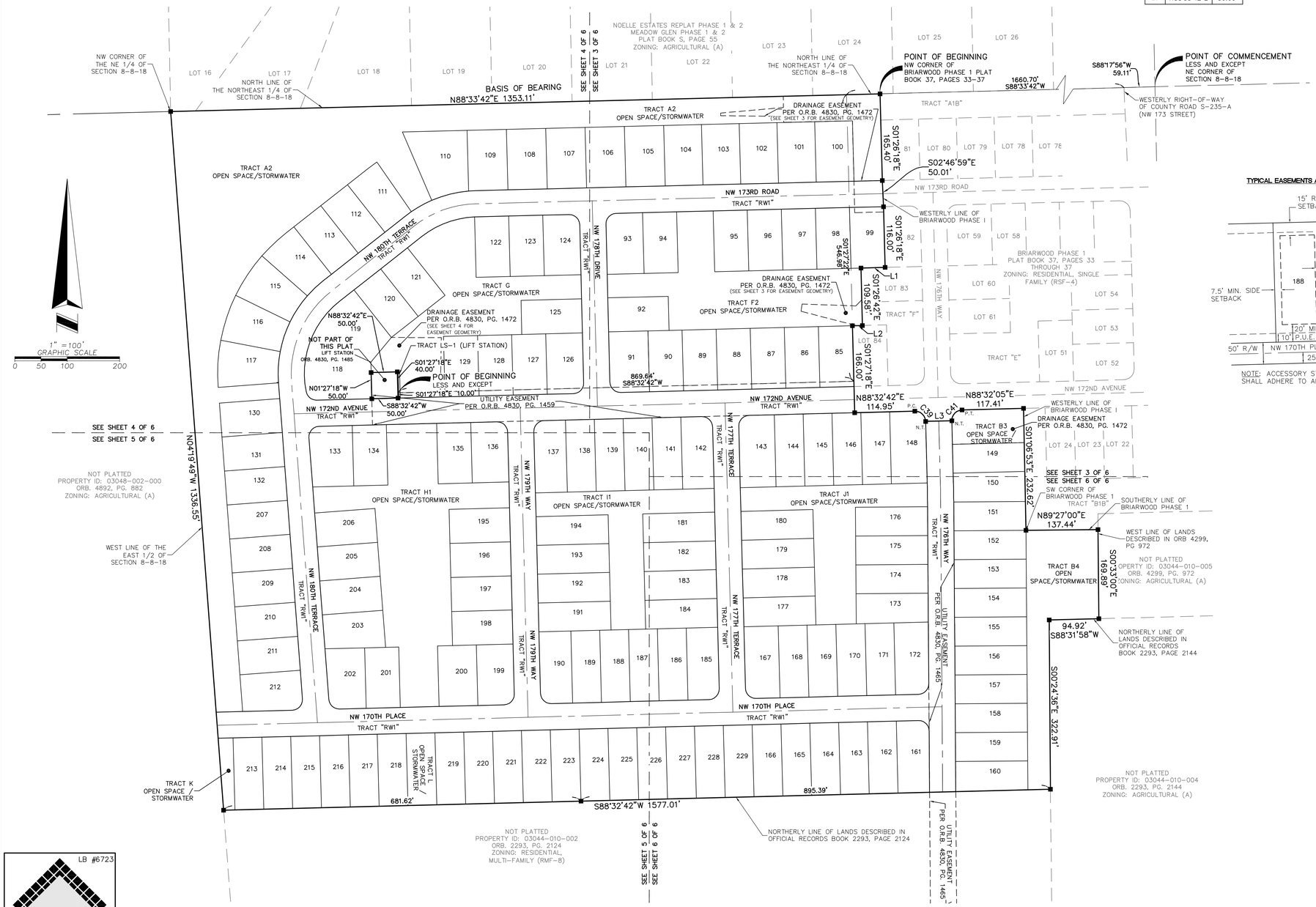
SHEET 2 OF 6

BRIARWOOD PHASES 2 AND 3

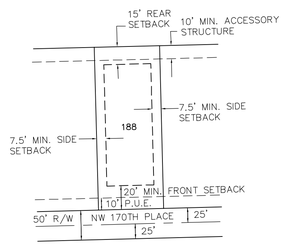
A PORTION OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°33'42"W	46.00'
L2	S88°32'42"W	19.01'
L3	N88°33'42"E	50.00'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C39	20.00'	S46°29'45"E	28.26'	89°55'06"	31.39'
C41	20.00'	N43°32'53"E	28.28'	89°58'53"	31.41'

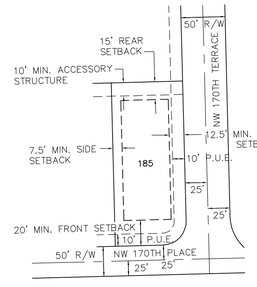


TYPICAL EASEMENTS AND SETBACKS



NOTE: ACCESSORY STRUCTURES SHALL ADHERE TO ALL SETBACKS

TYPICAL EASEMENTS AND SETBACKS
TYPICAL CORNER LOT

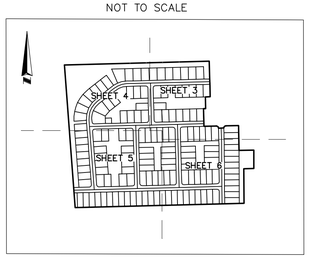


NOTE: ACCESSORY STRUCTURES SHALL ADHERE TO ALL SETBACKS

LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
N.T.	NON-TANGENT
P.B.	PLAT BOOK
PG.	PAGE(S)
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
CH	CHORD DISTANCE
CB	CHORD BEARING
U.E.	UTILITY EASEMENT
℄	CENTERLINE
(7,500)	SQUARE FOOTAGE OF LOT
■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
◉	A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723 PERMANENT CONTROL POINT (P.C.P.)
	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

KEY MAP
NOT TO SCALE



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SHEET INDEX
SHEET 1 – DEDICATION AND ACKNOWLEDGMENTS
SHEET 2 – BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 – LOT DIMENSIONS

NOTE:

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PLAT BOOK_____ PAGE_____

SHEET 3 OF 6

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

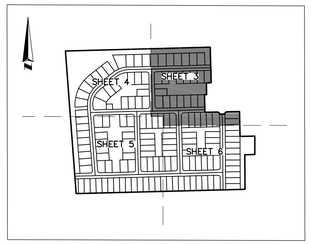


LINE TABLE		
LINE	BEARING	LENGTH
L4	S88°33'42"W	184.64'
L5	S00°55'47"E	21.53'
L6	S84°57'19"W	120.31'
L7	S02°12'11"E	5.00'
L8	S89°21'41"E	119.94'
L9	S00°55'47"E	11.56'
L10	N88°33'42"E	131.09'
L11	S01°25'49"E	115.40'
L12	N88°33'42"E	54.00'
L13	S01°26'18"E	165.40'
L14	S01°26'18"E	10.00'
L15	S88°33'42"W	55.18'
L16	N01°25'49"W	60.00'
L17	S01°26'42"E	60.66'
L18	S01°26'42"E	48.92'
L19	S88°32'42"W	11.71'
L20	N75°25'06"W	108.76'
L21	N08°31'31"E	14.00'
L22	S87°58'56"E	102.29'
L23	N44°37'12"E	16.27'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C12	1025.00'	S00°55'27"E	18.40'	1°01'42"	18.40'
C13	1000.00'	N00°55'27"W	17.95'	1°01'42"	17.95'
C14	20.00'	S43°33'42"W	28.28'	90°00'00"	31.42'
C15	20.00'	S46°26'48"E	28.29'	90°01'00"	31.42'
C16	20.00'	N43°33'12"E	28.28'	89°59'00"	31.41'
C17	20.00'	N46°26'18"W	28.28'	90°00'00"	31.42'
C28	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C31	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C34	975.00'	N00°55'27"W	17.50'	1°01'42"	17.50'
C39	20.00'	S46°29'45"E	28.26'	89°55'06"	31.39'
C41	20.00'	N43°32'53"E	28.28'	89°58'53"	31.41'

1" = 50'
GRAPHIC SCALE
0 25 50 100

KEY MAP
NOT TO SCALE



LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
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R	RADIUS
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CH	CHORD DISTANCE
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U.E.	UTILITY EASEMENT
℄	CENTERLINE
(7,500)	SQUARE FOOTAGE OF LOT
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BUILDING SETBACKS:
SEE TYPICAL EASEMENT AND SETBACKS ON SHEET 2

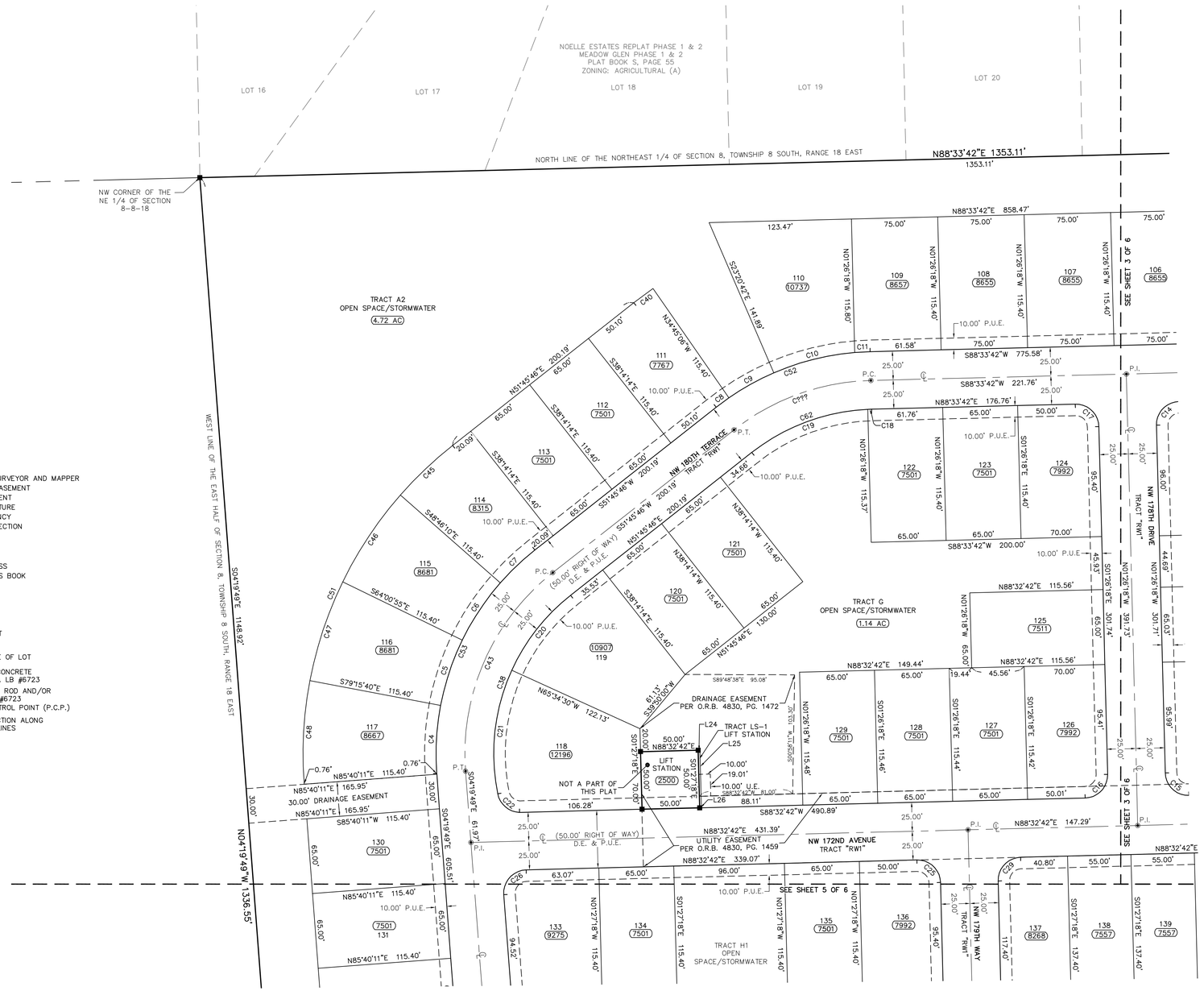
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PLAT BOOK_____ PAGE_____

SHEET 4 OF 6

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

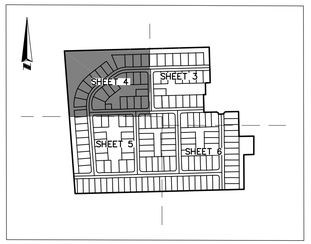


1" = 50'
GRAPHIC SCALE
0 25 50 100

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C4	225.00'	N03°12'15"E	59.01'	15°04'09"	59.18'
C5	225.00'	N18°21'42"E	59.69'	15°14'45"	59.87'
C6	225.00'	N33°36'27"E	59.69'	15°14'45"	59.87'
C7	225.00'	N46°29'48"E	41.30'	10°31'56"	41.36'
C8	225.00'	N53°30'20"E	13.69'	3°29'08"	13.69'
C9	225.00'	N60°57'06"E	44.72'	11°24'24"	44.79'
C10	225.00'	N75°53'56"E	72.29'	18°29'16"	72.60'
C11	225.00'	N86°51'08"E	13.42'	3°25'08"	13.43'
C14	20.00'	S43°33'42"W	28.28'	90°00'00"	31.42'
C15	20.00'	S46°26'48"E	28.29'	90°01'00"	31.42'
C16	20.00'	N43°33'12"E	28.28'	89°59'00"	31.41'
C17	20.00'	N46°26'18"W	28.28'	90°00'00"	31.42'
C18	175.00'	S88°01'50"W	3.24'	1°03'44"	3.24'
C19	175.00'	S69°37'52"W	107.39'	35°44'12"	109.15'
C20	175.00'	S38°05'38"W	82.71'	27°20'16"	83.50'
C21	175.00'	S06°29'01"W	107.82'	35°52'59"	109.60'
C22	20.08'	S49°40'32"E	24.80'	76°16'08"	26.73'
C25	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C26	20.00'	S42°06'27"W	28.98'	92°52'31"	32.42'
C29	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C38	175.00'	N20°09'09"E	183.45'	63°13'15"	193.10'
C40	340.40'	S53°30'20"W	20.70'	3°29'08"	20.71'
C45	340.40'	S46°29'48"W	62.49'	10°31'56"	62.57'
C46	340.40'	S33°36'27"W	90.31'	15°14'45"	90.58'
C47	340.40'	S18°21'42"W	90.31'	15°14'45"	90.58'
C48	340.40'	S03°12'15"W	89.27'	15°04'09"	89.53'
C51	340.40'	S23°42'59"W	320.10'	56°05'35"	333.25'
C52	225.00'	S70°09'44"W	142.04'	36°47'56"	144.51'
C53	225.00'	S23°42'59"W	211.58'	56°05'35"	220.28'
C62	175.00'	N70°09'44"E	110.47'	36°47'56"	112.40'

LINE TABLE		
LINE	BEARING	LENGTH
L24	N88°32'42"E	1.50'
L25	S01°27'18"E	50.00'
L26	N88°32'42"E	1.50'

KEY MAP
NOT TO SCALE



LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
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PLAT BOOK_____ PAGE_____

SHEET 5 OF 6

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



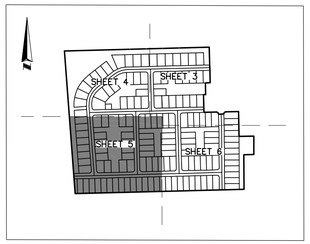
1" = 50'
GRAPHIC SCALE
0 25 50 100

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C3	20.00'	N42°06'27"E	28.98'	92°52'31"	32.42'
C23	20.00'	S47°53'33"E	27.57'	87°07'29"	30.41'
C24	20.00'	N43°32'42"E	28.28'	90°00'00"	31.42'
C25	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C26	20.00'	S42°06'27"W	28.98'	92°52'31"	32.42'
C29	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C30	20.00'	S46°27'18"E	28.28'	90°00'00"	31.42'

LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
N.T.	NON-TANGENT
P.B.	PLAT BOOK
PG.	PAGE(S)
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
CH	CHORD DISTANCE
CB	CHORD BEARING
U.E.	UTILITY EASEMENT
℄	CENTERLINE
(7,500)	SQUARE FOOTAGE OF LOT
■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
◉	A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723 PERMANENT CONTROL POINT (P.C.P.)
	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

KEY MAP
NOT TO SCALE



LB #6723
ALLEN & COMPANY
Founded in 1988
SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

SHEET INDEX

SHEET 1 – DEDICATION AND ACKNOWLEDGMENTS
SHEET 2 – BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 – LOT DIMENSIONS

BUILDING SETBACKS:

SEE TYPICAL EASEMENT AND SETBACKS ON SHEET 2

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PLAT BOOK_____ PAGE_____

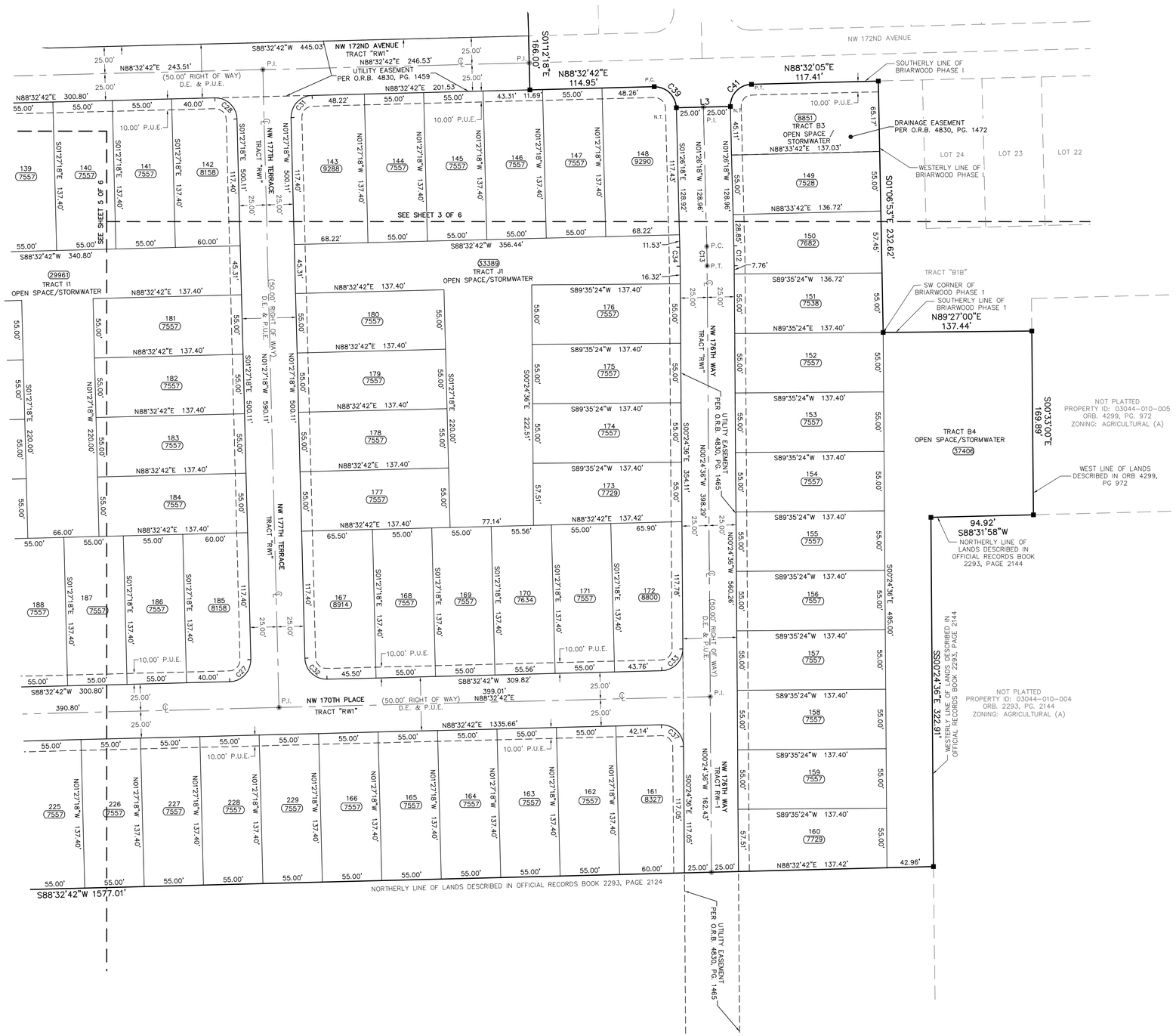
SHEET 6 OF 6

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

1" = 50' GRAPHIC SCALE

0 25 50 100

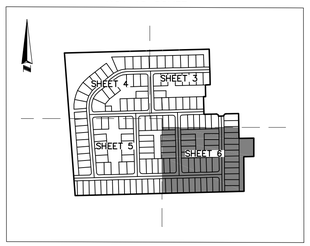


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	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

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C12	1025.00'	S00°55'27"E	18.40'	1°01'42"	18.40'
C13	1000.00'	N00°55'27"W	17.95'	1°01'42"	17.95'
C27	20.00'	N43°32'42"E	28.28'	90°00'00"	31.42'
C28	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C31	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C32	20.00'	S46°27'18"E	28.28'	90°00'00"	31.42'
C33	20.00'	N44°04'03"E	28.03'	88°57'18"	31.05'
C34	975.00'	N00°55'27"W	17.50'	1°01'42"	17.50'
C37	20.00'	N45°55'57"W	28.54'	91°02'42"	31.78'

KEY MAP
NOT TO SCALE



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City of Alachua

Planning & Community Development Department

Staff Report

City Commission Hearing Date: September 26, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the final plat of Briarwood Phase 2 and 3, which proposes to subdivide a ±45.16 acre subject property into a total of 145 lots with associated common areas and road right-of-way
APPLICANT/AGENT:	Tivia Bryan of Allen & Company
PROPERTY OWNER:	Troon Creek, LLC
LOCATION:	South of Meadowglen subdivision, west of Briarwood Phase 1
PARCEL ID NUMBERS:	03044-010-003
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	RSF-4 (Residential Single-Family 4)
OVERLAY:	N/A
ACREAGE:	±45.16 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the City Commission: 1. Approve the Final Plat of Briarwood Phase 2 and 3 ("Final Plat"); 2. Approve the "Subdividers Agreement for Briarwood Phase 2 and 3" ("Subdividers Agreement"); 3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and, 4. Accept the Common Law Performance Bond from Troon Creek, LLC in the amount of $5,703,808.01 as the surety instrument for infrastructure improvements, other than the house sidewalks; and 5. Accept the Common Law Performance Bond from Troon Creek, LLC in the amount of $223,522.80 as the surety instrument for the house sidewalks.

RECOMMENDED MOTION:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:

1. *Approve the Final Plat of Briarwood Phase 2 and 3 ("Final Plat");*
2. *Approve the "Subdividers Agreement for Briarwood Phase 2 and 3" ("Subdividers Agreement");*
3. *Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,*
4. *Accept the Common Law Performance Bond from Troon Creek, LLC in the amount of $5,703,808.01 as the surety instrument for infrastructure improvements, other than the house sidewalks; and*
5. *Accept the Common Law Performance Bond from Troon Creek, LLC in the amount of $223,522.80 as the surety instrument for the house sidewalks.*

SUMMARY

This application is a request by Tivia Bryan of Allen & Company, applicant and agent for Troon Creek LLC, property owner, for consideration of the final plat of Briarwood Phase 2 and 3, which proposes to subdivide a ±45.16 acre subject property into a total of 145 lots with associated common areas and road right-of-way.

The subject property consists of Tax Parcel Number 03044-010-003, and is located in the 17000 block of CR 235A, west of CR 235A and Santa Fe High School, south of the Meadowglen subdivision, and north of the Santa Fe Hills subdivision.

A portion of the subject property was part of the previously proposed Benton Hills development, for which a preliminary plat was approved on January 11, 2016 by the City Commission. The preliminary plat for Briarwood was approved on November 4, 2019 by the City Commission. The construction plans for Phase 1 were approved by the City on June 11, 2020. The Final Plat for Phase 1 of Briarwood was approved November 9, 2020. The Construction Plans for Phases 2 and 3 were approved on September 20, 2022.

The proposed Briarwood subdivision consists of lots ranging size from ±7,500 square feet to ±12,196 square feet, with the majority of lots between ±7,500 square feet and ± 8,000 square feet. As proposed with the preliminary plat, the lots located along the northern portion of the site are a minimum of 8,309 square feet in area and a minimum of 72 feet wide. The plat proposes a series of common areas throughout the project area and along the northern and eastern boundaries. A 50' wide common area will be located between any lots and the northern property line, including an approximately 15' wide area outside of the stormwater drainage system.

Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development would be conveyed to and treated by a connected, distributed linear network of retention basins to be located throughout the subject property. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

Illustration 1. Sheet 2, Briarwood Phase 2 and 3 Final Plat

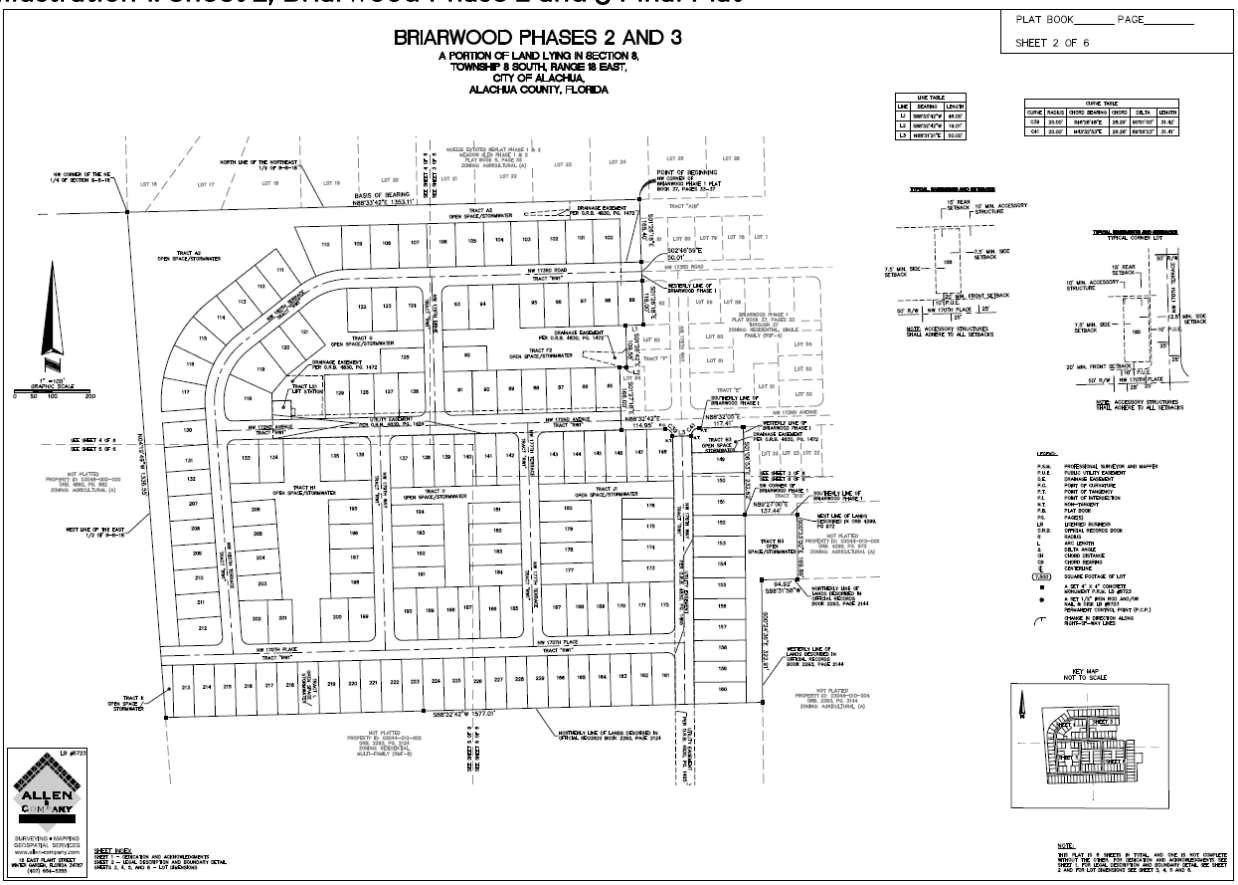
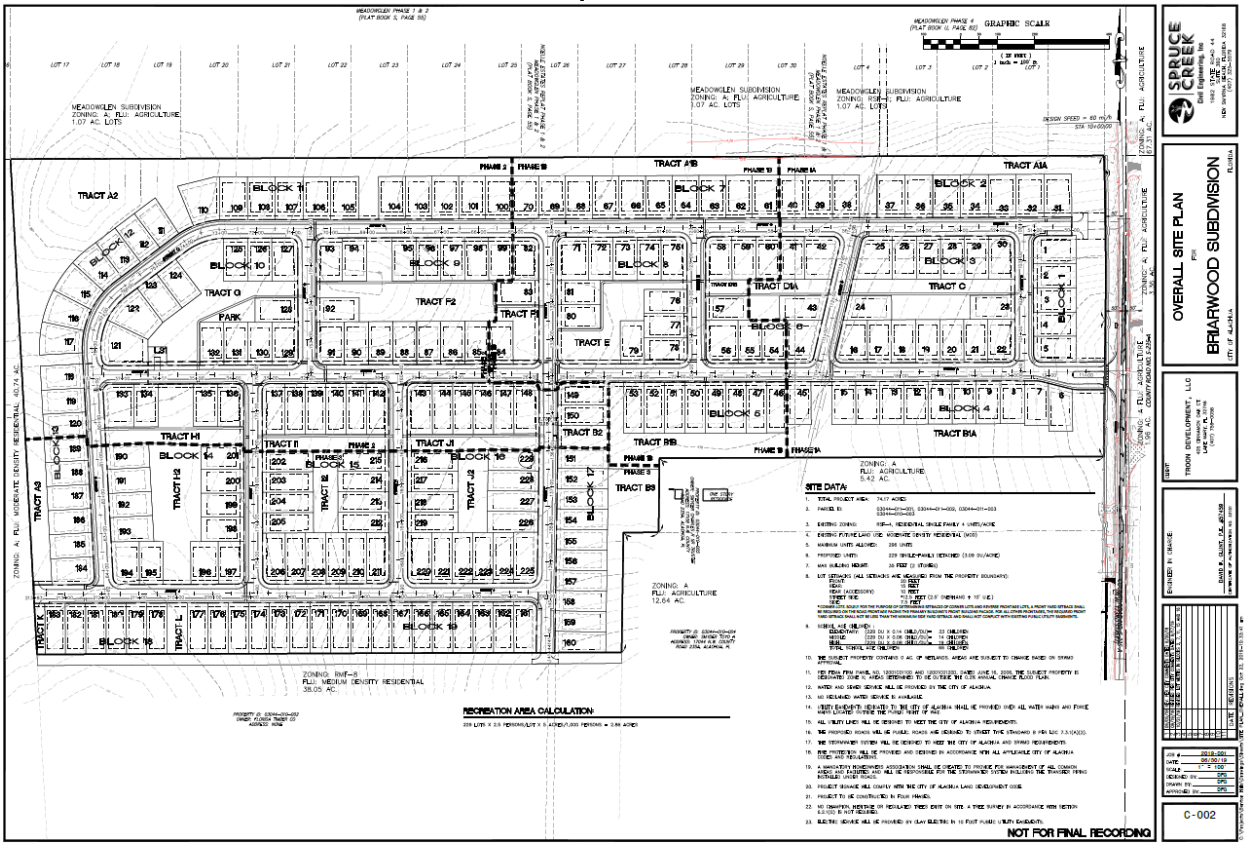


Illustration 2. Sheet 2, Briarwood Preliminary Plat



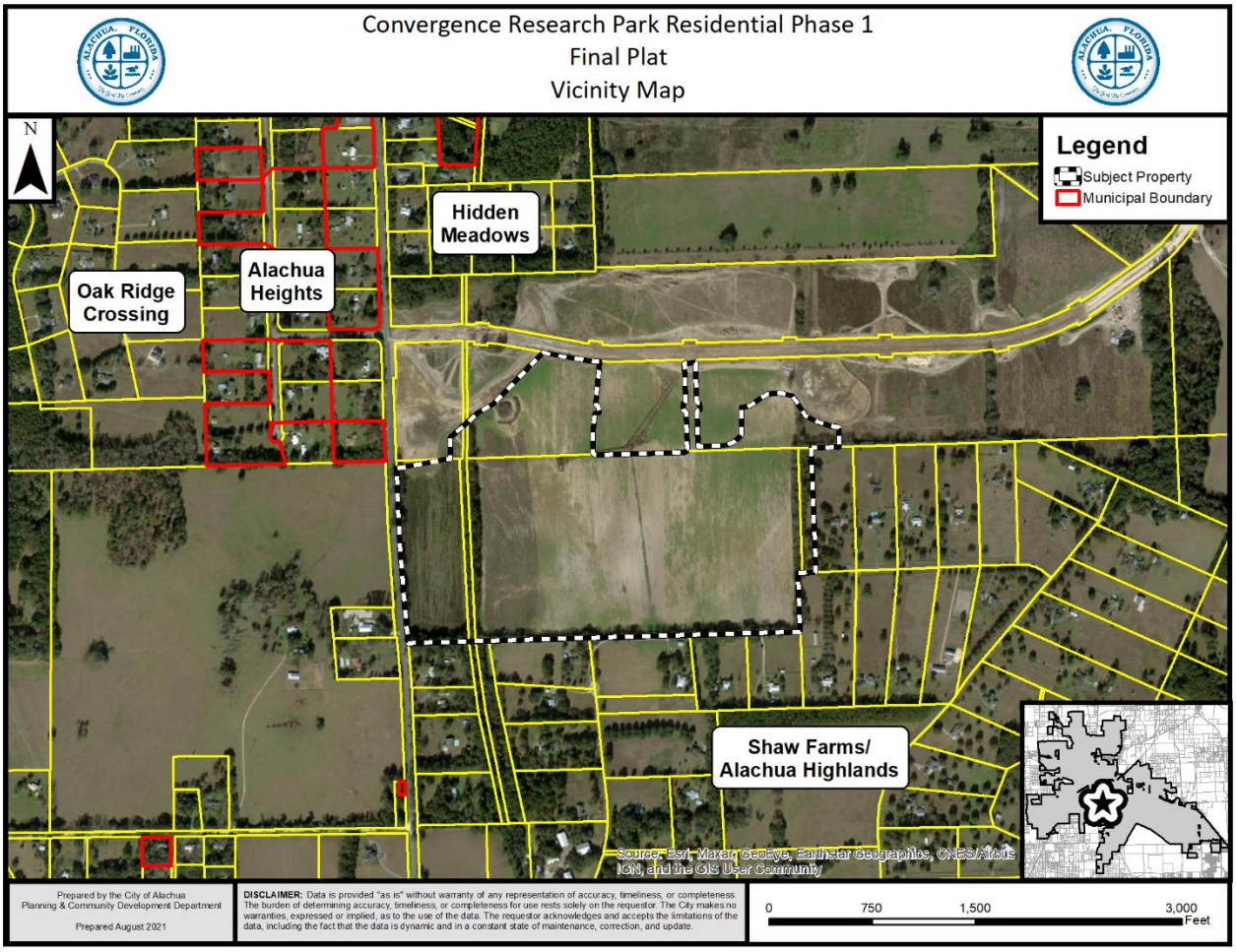
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Meadowglen Subdivision	Agriculture	Agricultural (A)
South	Vacant Residential Land/	Medium Density Residential	Residential Multiple Family – 8 (RMF-8)
West	Vacant Residential Land	Moderate Density Residential	Agricultural (A)
East	Single-Family Residential (Briarwood Phase 1)	Moderate Density Residential	Residential Single Family – 4 (RSF-4)

Map 1. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:
The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The proposed rezoning would comply with this Policy as the maximum number of dwelling units per acre would not be exceeded, and the uses proposed are consistent with the uses allowed under this policy.

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

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

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

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

The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the potential presence of gopher tortoises, FL burrowing owls, and eastern indigo snakes. As a condition of approval, the applicant will be required to provide a 100% gopher tortoise and FL burrowing owl survey prior to commencement of construction activities. The applicant will also be required to comply with standard measures of protection regarding eastern indigo snakes.

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

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size,

that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report. The proposed development would not result in a failure of the City's adopted level of service for recreation and park area.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within · mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste disposal facilities.

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

1. A water main exists within · mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

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

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the potential presence of gopher tortoises, FL burrowing owls, and eastern indigo snakes. As a condition of approval, the applicant will be required to provide a 100% gopher tortoise and FL burrowing owl survey prior to commencement of construction activities. The applicant will also be required to comply with standard measures of protection regarding eastern indigo snakes. The 100% gopher tortoise survey was completed on April 14, 2022 and submitted with the Construction Plans for Briarwood Phase 2 and 3.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to the National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

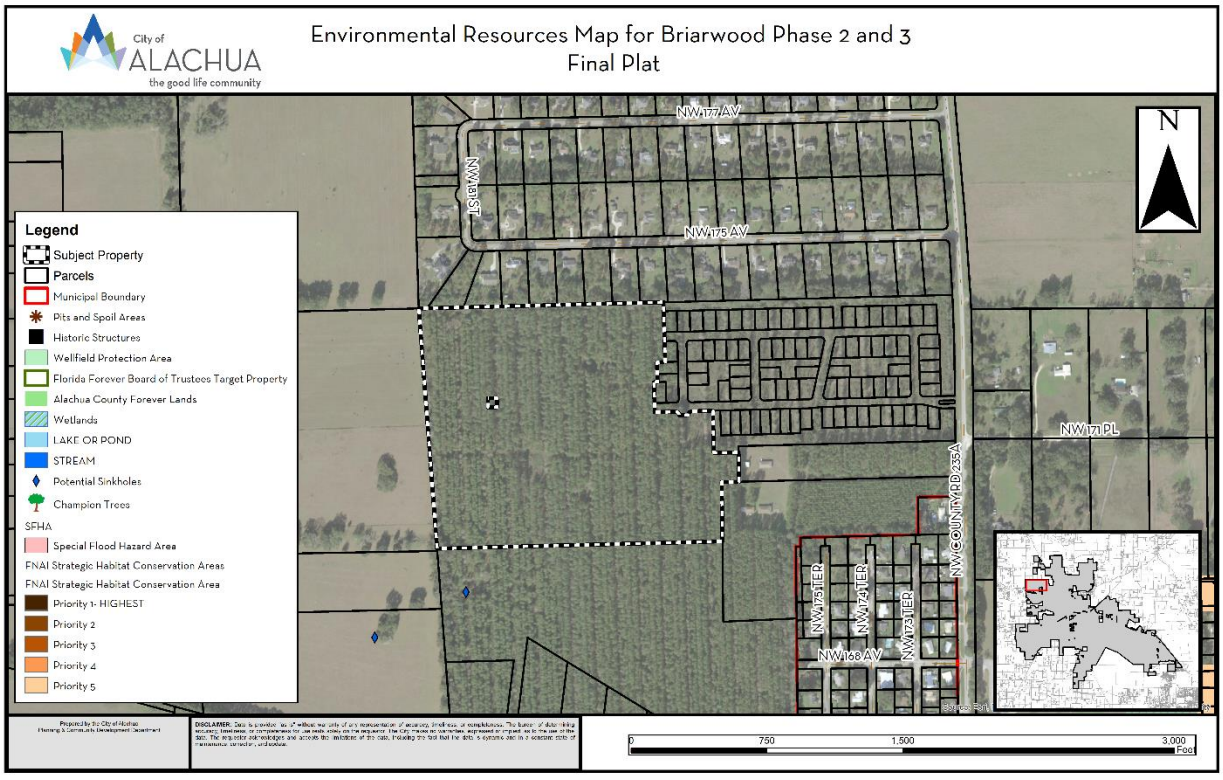
Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 2. Environmental Features



Regulated Plant & Animal Species

A wildlife survey report was conducted on April 14, 2022 by Bio-Tech Consulting, Inc,. for the area of Phases 2 and 3. The report included a 100% gopher tortoise survey and 100% FL burrowing owl survey. The report indicated the presence of 4 (four) potentially occupied gopher tortoise burrows on site.

Evaluation: Based upon the findings of the 100% listed species survey and 100% gopher tortoise survey conducted by Bio-Tech Consulting, Inc. conducted on April 14, 2022, potential impacts upon protected species has been adequately addressed. The report indicates that a permit for relocation of the tortoises will be required through the Florida Fish and Wildlife Conservation Commission.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are five (5) soil type found within the development area:

Soil Type	Hydrologic Group	Drainage Class	Residential Buildings Without Basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	35.0
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	21.3
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	27.1
Norfolk loamy fine sand, 2 to 5 percent slopes	B	Well drained	Not limited	5.6
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	10.9

Evaluation: The soil types located within the subject property do not pose any significant limitations for residential dwellings. Therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain. Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(5)(d) is provided below.

2.4.10(G)(5)(d) *Final plat standards.* The final plat for subdivision shall:

(i) Comply with the standards contained in Article 7, *Subdivision Standards*;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, *Subdivision Standards*. Compliance with Article 7 is demonstrated collectively within the Preliminary Plat, Construction Plans, and Final Plat.

(ii) Be in substantial conformance with the preliminary plat, and the construction plans;

Evaluation & Findings: The application has been reviewed for and is found to be in substantial conformance with the preliminary plat and construction plans.

(iii) Be consistent with all other relevant provisions of these LDRs;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all other applicable provisions of the LDRs, including but not limited to: Article 3, *Zone Districts*; Article 4, *Use Regulations*; Article 5, *Density, Intensity, and Dimensional Standards*; and Article 6, *Development Standards*.

(iv) Be consistent with all other relevant City ordinances and regulations;

Evaluation & Findings: An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report. The application is consistent with all other relevant City ordinances and regulations.

(v) Address the provision of required public improvements in the following ways:
a. Submittal of a subdivider agreement in accordance with Subsection 2.4.10(G)(4) of this section, Subdivider agreement;
b. Provide the City with surety device in accordance with Section 7.4, Improvement guarantees for public improvements;

Evaluation & Findings: A subdivider agreement has been prepared in accordance with Subsection 2.4.10(G)(4). The subdivider agreement (included within the supporting application materials attached as Exhibit "A" to this report) establishes the requirements for the construction of infrastructure, inspection of infrastructure during construction, and the maintenance guarantee for

infrastructure improvements. The foregoing provisions within the subdivider agreement meet the requirements of Sections 2.4.10(G)(4) and 7.4 of the LDRs.

(vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:

a. Certificate of subdivider's surveyor;
b. Certificate of City's review surveyor;
c. Certificate of approval by County Health Department, if applicable;
d. Certificate of approval by the Attorney for the City;
e. Certificate of approval by the City Commission; and
f. Certificate of filing with the Alachua County Clerk of Court.

Evaluation & Findings: The face of the plat provides all certificates as listed in Subsection 2.4.10(G)(5)(d)(vi).

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development, which consists of 145 single-family residential units.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. A final plat is a final development order so concurrency will be reserved, if the Plat is approved by the City Commission.

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
16	CR 235A North (CR 235A North of US 441)	2U	County Maintained Major Collector	Comm	D
6 (4107)	US Hwy 441 (from I-75 to CR 235A)	4D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR235 A to NW 188th St)	4D	Principle Arterial	Urban Trans	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation[1]

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single Family Detached Dwelling units (145)	Single- Family, Detached [2] (ITE Code 230)	1,369 (684/684)	107 (18/89)	144 (96/48)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – 9.44 trips per dwelling unit x 145 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.74 trips per dwelling unit x 145 dwelling units (17% entering/83% exiting); PM Peak Hour – .99 trips per dwelling unit x 145 dwelling units (67% entering/33% exiting).

Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	CR 235A (North of US 441) /16[1]	US Hwy 441 (from I-75 to CR 235A)/ 6 (4107)[1]	US 441 (from CR235A to NW 188th St)/ 7 (14)[1]
Maximum Service Volume[2]	15,120	39,000	43,000
Existing Traffic[3]	1,402	27,914	22,250
Reserved Trips[4]	816	2,593	1,565
Available Capacity[4]	12,902	8,493	19,185
Potential Impact Generated by Proposed Final Plat	1,369	868	87
Residual Capacity after Proposed Final Plat[5]	**11,533**	**7,625**	**19,098**
PM Peak Hour Traffic Analysis	**CR 235A (North of US 441)[1]**	**US Hwy 441 (from I-75 to CR 235A)[1]**	**US 441 (from CR235A to NW 188th St)/ 7 (14)[1]**
Maximum Service Volume[2]	1,359	3,510	3,870
Existing Traffic[3]	133	2,652	2,114
Reserved Trips[4]	85	207	129
Available Capacity[4]	1,141	651	1,627
Potential Impact Generated by Proposed Final Plat	144	91	9
Residual Capacity after Proposed Final Plat[5]	**997**	**560**	**1,618**

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 Source: AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida Department of Transportation, District Two, Level of Service Reporting Tool 2022
4 Source: City of Alachua September 2022 Development Monitoring Report.
5 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for the affected roadway segments, and the potential impact of 145 single-family residential dwellings is therefore acceptable.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,309,417
Reserved Capacity*	291,079
Potential Potable Water Demand from Proposed Application **	39,875
Residual Capacity	**659,201**
Percentage of Permitted Design Capacity Utilized	**71.33%**

Sources:
** City of Alachua September 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day*

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property to 39,875 gallons per day. This analysis is based on the maximum development potential of 145 single-family residential dwellings that would be permitted by the proposed final plat. Concurrency and impacts to the City's utility systems will be reevaluated at construction plan and Final Plat stage. It is anticipated that the proposed amendment will not

adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	758,000
Reserved Capacity*	265,540
Projected Potential Wastewater Demand from Proposed Application **	36,250
Residual Capacity	**440,210**
Percentage of Permitted Design Capacity Utilized	**70.65%**

Sources:
** City of Alachua September 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day*

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property by 36,250 gallons per day. This analysis is based on the maximum development potential of 145 single-family residential dwellings that would be permitted by the proposed final plat. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	6.68
Potential Demand Generated by Development[3]	1.81
Residual Recreational Capacity After Impacts	**73.21**

Sources:
1 *City of Alachua September 2022 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Element ; Formula: 10,756 persons / (5 acres / 1,000 persons)*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	12.09 acres
Acreage Required to Serve Demand Generated by Development[2]	0.36 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.45 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**35.76 %**

1 *Source: City of Alachua September 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (1.81 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property acres by 1.81 acres, and for passive park space by 0.36 acres. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[2]	39,428.48	7,195.70
Projected Solid Waste Demand from Application[3]	1,450.00	264.63
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element City of Alachua September 2022 Development Monitoring Report Formula: 10,756 persons x 0.73 tons per year
2 Policy 2.1.a, CFNGAR Element (Formula: 2.5 persons per dwelling x 145 dwellings x 0.73 tons per year)
3 New River Solid Waste Facility, April 2022

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property by approximately 264.63 tons per year.. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on August 25, 2022 the students generated by the proposed development can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

EXHIBIT "A"

TO BRIARWOOD PHASE 2 AND 3
FINAL PLAT
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

September 20, 2022

Also sent by electronic mail to crouhier@aol.com

Craig Rouhier
Troon Development, LLC
405 Cinnamon Oak Court
Lake Mary, FL 32745

RE: Briarwood Phases 2 and 3 Construction Plans Approval

Dear Mr Rouhier:

The City of Alachua has reviewed the revised Construction Plans of Briarwood Phases 2 and 3, as submitted on and dated August 4, 2022, and has determined that the plans are in substantial conformance with the approved Preliminary Plat/Final PD Plan, Article 7, *Subdivision Standards*, of the City's Land Development Regulations (LDRs), and City construction standards. The Preliminary Plat for Briarwood was approved by the City Commission on November 4, 2019.

In accordance with Section 2.4.10(G)(4)(e) of the City's LDRs, the Construction Plans are hereby approved as of September 20, 2022.

Two approved sets of the Construction Plans will be provided to you. One approved set of the Construction Plans must be located on-site and available for inspection by City Staff while any construction-related activities associated with this Development Order are in occurrence. The second approved set of Construction Plans must serve as the project's as-built set and must be returned to the City upon completion of the project.

Section 2.4.10(G)(3)(h) of the City's LDRs establishes the period of validity for preliminary plats. The Preliminary Plat for the Briarwood subdivision is currently valid until **March 20, 2023,** which is 6 months from the date of approval of construction plans for a portion of the approved preliminary plat. In no case shall a preliminary plat be valid for a period of more than six (6) years from the original date of approval by the City Commission (Maximum Period of Validity of the Briarwood Preliminary Plat: November 4, 2025).

Should the Preliminary Plat for Briarwood expire, this approval of the Construction Plans for Phases 2 and 3 shall be null and void. In order to reinstate this approval, the applicant will be required to resubmit the Preliminary Plat and Construction Plans, supporting materials, fees, and re-obtain approval.

If you have any questions regarding this approval, please feel free to contact me at (386) 418-6100 x 1603.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Mike DaRoza, City Manager (by electronic mail)
Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Rodolfo Valladares, P.E., Public Services Director (by electronic mail)
Justin Tabor, AICP, Principal Planner (by electronic mail)
Project File

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** August 1, 2022

NAME & DESCRIPTION OF PROJECT Briarwood Phase 2 and Phase 3

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers 03044-010-003

Acreage 45.16

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 145
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

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

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	145	**units X 0.12 Elementary School Multiplier**	17	**Student Stations**
MIDDLE	145	**units X 0.06 Middle School Multiplier**	9	**Student Stations**
HIGH	145	**units X 0.09 High School Multiplier**	13	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

- ☐ *Existing legal lots eligible for a building permit*
- ☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*
- ☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*
- ☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*
- ☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Tivia Bryan / Allen and Company
Mailing Address: 16 E. Plant St
Winter Garden, FL 34787
Phone: 407-654-5355
Email: tbryan@allen-company.com

PROPERTY OWNER

Name: Golden Pond Farms, Inc
Mailing Address: PO Box 357133
Gainesville, FL 32635
Phone:
Email

CERTIFICATION

PROJECT NAME : Briarwood Ph 2/3 **PROJECT #:**

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

☑ **Approved** based upon the following findings (see 2021-2022 Capacity Tables)

Elementary SCSA Northwest Alachua — Capacity Required 17

- ☑ Capacity Available — Available Capacity 394
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 9

- ☑ Capacity Available — Available Capacity 457
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 13

- ☑ Capacity Available — Available Capacity 220
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: 08.25.2022

City of Alachua Staff

A complete application for the development project was accepted on

Date: July 11, 2022

Signed:

Printed Name: Adam Hall

SUBDIVIDERS AGREEMENT FOR BRIARWOOD PHASE 2 AND PHASE 3

This SUBDIVIDERS AGREEMENT for Briarwood Phase 2 and Phase 3 (the "Agreement") is made this _____ day of _____, 2022.

BETWEEN

DEVELOPER: Troon Creek, LLC,
a Florida Limited Liability Company ("Developer")
Whose address is:
643 Egret Place Drive
Winter Garden, FL 34787

AND

CITY: CITY OF ALACHUA, a municipality in Alachua County, FL ("City")

RECITALS:

WHEREAS, the DEVELOPER is developing a residential subdivision in the City known as Briarwood Phase 2 and Phase 3 (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land") and further described in the Plat for Briarwood Phase 2 and Phase 3 as set forth in Plat Book _____ page _____ of the Public Records of Alachua County (the "Plat"), a copy of which is attached hereto as Exhibit "B";

WHEREAS, the Property or Land which is described in the Plat for the Project is owned by Troon Creek, LLC, a Florida Limited Liability Company, whose mailing address is: 405 Cinnamon Oak Court, Lake Mary, FL 32746;

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City hereby agree to and specify the following:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the public and private improvements [including, but not limited to, roadways, streetlights, water facilities, wastewater facilities, electric system facilities, right of ways, easements, stormwater conveyance systems, and drainage facilities as reflected on the Plat which will be recorded for the Project (the "Improvements")], for the Project according to the specifications for MAJOR SUBDIVISIONS as set forth in the City's LDRs and in accordance with the design documents, including, but not limited to the Construction Plans prepared by the Developer's design engineer (the "Plans"), which were filed with the City by the Developer, and have been reviewed and approved by the City in accordance with the LDRs. Developer agrees to proceed with the construction of the Improvements for the Project, with the exception of the sidewalks depicted on the Construction Plans which sidewalks abut or are immediately adjacent to a residential house lots depicted on the Plat (herein referred as "House Sidewalk" or "House Sidewalks" which are further addressed in paragraph 15 below), in a diligent manner, and Developer shall complete these Improvements on or before September 28, 2023. Developer will be accessing the Project through the Briarwood Phase 1 Subdivision. Developer shall be responsible for any damages caused in or to the Briarwood Phase 1 Subdivision by any of the construction vehicles or equipment utilized on or in conjunction with the construction in the Project. In the event the City's Public Services Director, in his sole discretion, determines such damages have been sustained, he shall provide the Developer written notice of the damages with a time frame in which the Developer shall cure the damages. The failure of the Developer to timely cure the damages shall be a default under this Agreement and the City shall be able to make a claim for payment for the correction of damages under the Common Law Performance Bond referenced in paragraph 9 below.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required public Improvements to the City, however, the parties agree that the public Improvements shall not be accepted by the City until the public Improvements have been completed, approved by the City, a one-year warranty period as described below has concluded, and the City Commission of the City of Alachua (the "Commission") officially accepts the Improvements. Acceptance of the House Sidewalks shall be as set forth in paragraph 15 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and Plat for the Project, City's LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording:** The Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, immediately after its approval by the Commission. The Developer shall record the Plat and provide the City with a certified copy of the recorded Plat within one (1) business day of the recording of the Plat. The City shall record this Agreement within five (5) business days of receiving the certified copy of the recorded Plat. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices:** With the exception of the construction of the House Sidewalks, and in order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer further warrants and agrees, as follows:

    a. Upon the approval of this Agreement and prior to the recordation of the Plat for the Project, Developer shall provide the City with a Common Law Performance Bond ("Bond") in a form acceptable to the City in the amount of $5,703,808.01 (120% of the $4,753,173.34 estimated construction costs as set forth in the Certification in attached Exhibit "D") as the surety instrument and guarantee of the satisfactory construction of all of the Improvements required for the Project in accordance with this Agreement. This Bond shall remain in full force and effect unit the terms of this Agreement have been fulfilled.
    b. Upon Developer's timely and satisfactory completion of the Improvements and the City's approval (but not acceptance) of these Improvements, and the Developer providing an acceptable maintenance surety instrument to the City in the amount of 10 percent of the certified value of the complete Improvements (approximately

$475,371.33 as set forth in the Certification in attached Exhibit "D"), the City will return the original $5,703,808.01 Common Law Performance Bond to the Developer, less any reductions requested by the City for the completion of any Improvements.

10. **Inspections:** Upon the City's approval of the Plans, the Plat, and the Developer's compliance with the terms of this Agreement, including surety instruments, the Developer may commence construction of the Improvements. Construction shall be completed on or before September 28, 2023 (with the exception of House Sidewalks – see paragraph 15 below). During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua, shall perform Construction Inspection Services (CIS) and shall prepare and provide to the City inspection reports at the following benchmarks:

    a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
    b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
    c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.
    d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
    e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
    f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

    The Project's Engineer of Record or the Professional Engineer performing CIS shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Common Law Surety Bond for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CIS conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CIS providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide a list specifying all defects, deficiencies, and necessary repairs to the Developer within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CIS that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the Project's Engineer of Record or the Professional Engineer performing the CIS shall submit a certified cost of construction for the completed Improvements. The Developer shall then provide a Common Law Performance Bond in the amount of 10% of the certified cost of construction as the one-year maintenance surety to the City as set forth in Paragraphs 9.b. above.

11. **No Final Inspections or Occupancy**: In the event the Developer conveys any interest, legal or equitable, to any property in the Project, notice hereby given to the Developer that the City shall not conduct a final inspection on any house nor will the City provide permanent City utility services to any house in the Project until the Improvements required in this Agreement have been completed and approved in accordance with this Agreement. The Developer is responsible for the repair of any Improvements damaged as a result of the construction of any single-family homes. Developer agrees that there is no reasonable business backed expectation that any purchasers of lots or houses will be able to occupy or inhabit houses in the Project until this approval of the Improvements has occurred.

12. **Warranty Period:** The Developer warrants all Improvements for the Project for a period of one year from the City's approval, other than routine maintenance. Should the City, in the City's sole discretion, deem repairs are needed to the Improvements, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of written notice. In the event the Project's Engineer of Record determines that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined in the sole discretion of the City's Public Services Director. The Developer shall be responsible for making all repairs so long as notice is sent or delivered to the Developer within the one-year warranty period. The warranty period shall be automatically extended until the completion of all requested repairs. If the Developer does not complete the repairs within thirty days from the notice, it shall constitute a breach of this Agreement.

13. **Inspections Following Warranty Period:** After the warranty period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the plans and applicable regulations and are functional and in good working order. The installation of the public Improvements shall in no case bind the City to accept the public Improvements for public maintenance or operation until the Public Services

Director has approved that the Improvements to be constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable requirements and regulations and the Commission has accepted the public Improvements. Within 60 days of the Public Services Director's approval, the Commission will formally accept maintenance of the public Improvements and release the Maintenance Common Law Performance Bond. The maintenance of the stormwater management system shall be the responsibility of the Developer and its successors.

14. **Maintenance of Landscape Improvements within City Rights-of-Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Construction Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Construction Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor homeowner's association shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns. If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the Bond.

15. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, deadlines and surety devices for the House Sidewalks shall be as follows:

    a. Construction Deadline: The developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans and attached Exhibit E. The construction of all of the House Sidewalks shall be completed on or before September 28, 2028. If Developer has not completed all of the House Sidewalks by September 28, 2028, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond describing in paragraph b. below, for completing as many of the remaining sidewalks as possible with this money. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.
    b. Surety Devices: In order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer shall provide the City with a Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $245,875.08 ($204,895.90 x 120% of the certified estimated cost of completion in attached Exhibit E). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer shall provide the

City with a Maintenance House Sidewalk Common Law Performance Bond in the amount of $20,489.59 ($204,895.90 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer in writing of any deficiencies, in the City's sole discretion. The Developer shall have 30 days to cure these deficiencies. If the Developer does not cure these deficiencies within 30 days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Maintenance Common Law Performance Bond to pay for the remedial work. Once the remedial work is complete, the House Sidewalks will be submitted to the Commission for acceptance. After the Commission's acceptance of the House Sidewalks, the House Sidewalks Maintenance Common Law Performance Bond will be released and returned to the Developer.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the Commission has officially accepted the House Sidewalks.

16. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

17. **No Inordinate Burden on Land:** The Developer further agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Land or vested right to specific use of the Land described in Exhibit "A" and set forth in the Plat to be recorded for the Project, attached hereto as Exhibit "B".

18. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

19. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

20. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the

job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

21. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

22. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address in Paragraph 25 below.

23. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Land.

24. **Default by Developer:** Should Developer fail to complete the Improvements in accordance with this Agreement, the City shall be entitled to make immediate demand on any Common Law Performance Bond provided by Developer hereunder, and also be entitled to any other remedies allowed by law. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

25. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City: City of Alachua
Attn: City Manager / LDR Administrator

Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL, 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer/Owners: *Via USPS or* *Hand Delivery:*	Troon Creek, LLC 643 Egret Place Dr. Winter Garden, FL 34787

26. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

27. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

28. **Not Assignable Without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the Commission.

29. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

30. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

31. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the Commission.

32. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

33. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

34. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

35. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

36. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

37. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

38. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

39. **No Future Representations**: The City's approval of this Subdividers Agreement for Briarwood Phase 2 and Phase 3 does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of Briarwood.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year first above written.

Attest: CITY OF ALACHUA

_____ By:_____
William M. DaRoza, City Manager/Clerk Gib Coerper, Mayor

Approved as to form:

_____
Marian B. Rush, City Attorney

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING SUBDIVIDERS AGREEMENT FOR BRIARWOOD PHASE 2 AND PHASE 3 was acknowledged before me this _____ day of _____ 2022, by GIB COERPER, who is personally known to me or who produced _____ as identification.

_____
Notary Public, State of Florida at large
Commission No.:
Expiration: [SEAL]

[Signatures Continue on next page]

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

Troon Creek, LLC,
a Florida Limited Liability Company
By:

_____
Craig J. Rouhier, Jr., Manager

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING SUBDIVIDERS AGREEMENT FOR BRIARWOOD PHASE 2 AND PHASE 3 was acknowledged before me this _____ day of _____2022, by Craig J. Rouhier, Jr. who is personally known to me or who produced _____ as identification.

_____
Notary Public, State of Florida at large
Commission No.:
Expiration: [SEAL]

Exhibit A – Legal Description to
Briarwood Phase 2 and Phase 3
Subdividers Agreement

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHWEST CORNER OF BRIARWOOD PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 33 THROUGH 37, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID BRIARWOOD PHASE 1 RUN THE FOLLOWING COURSES: SOUTH 01°26'18" EAST, FOR A DISTANCE OF 165.40 FEET; THENCE RUN SOUTH 02°46'59" EAST, FOR A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 01°26'18" EAST, FOR A DISTANCE OF 116.00 FEET; THENCE RUN SOUTH 88°33'42" WEST, FOR A DISTANCE OF 46.00 FEET; THENCE RUN SOUTH 01°26'42" EAST, FOR A DISTANCE OF 109.58 FEET; THENCE RUN SOUTH 88°32'42" WEST, FOR A DISTANCE OF 19.01 FEET; THENCE RUN SOUTH 01°27'18" EAST, FOR A DISTANCE OF 166.00 FEET; THENCE RUN NORTH 88°32'42" EAST, FOR A DISTANCE OF 114.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°01'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A CHORD BEARING OF SOUTH 46°26'48" EAST AND A CHORD DISTANCE OF 28.29 FEET TO A NON-TANGENT POINT; THENCE RUN NORTH 88°31'21" EAST, FOR A DISTANCE OF 50.00 FEET TO A NON TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON TANGENT CURVE HAVING A CENTRAL ANGLE OF 89°58'23", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD BEARING OF NORTH 43°32'53" EAST AND A CHORD DISTANCE OF 28.28 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°32'05" EAST, FOR A DISTANCE OF 117.41 FEET; THENCE RUN SOUTH 01°06'53" EAST, FOR A DISTANCE OF 232.62 FEET TO THE SOUTHWEST CORNER OF SAID BRIARWOOD PHASE 1; THENCE RUN NORTH 89°27'00" EAST ALONG THE SOUTHERLY LINE OF SAID BRIARWOOD PHASE 1, FOR A DISTANCE OF 137.44 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4299, PAGE 972 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°33'00" EAST ALONG SAID WEST LINE, FOR A DISTANCE OF 169.89 FEET TO A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2144 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°31'58" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 94.92 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE RUN SOUTH 00°24'36" EAST ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 322.91 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDS; THENCE RUN SOUTH 88°32'42" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 1577.01 FEET TO THE WEST LINE OF THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 04°19'49" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 1336.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 88°33'42" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 1353.11 FEET TO THE POINT OF BEGINNING,

THE ABOVE DESCRIBED LAND CONTAINS 45.16 ACRES, MORE OR LESS.

Exhibit B – Plat (not recorded to Briarwood Phase 2 and Phase 3 Subdividers Agreement

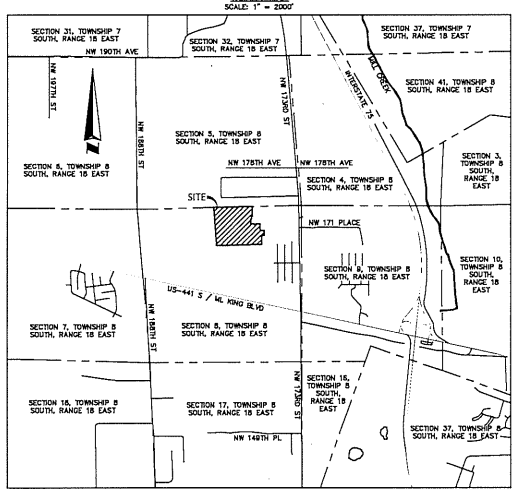
TO BE REPLACED W/ RECORDED PLAT

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

PLAT BOOK_____ PAGE_____

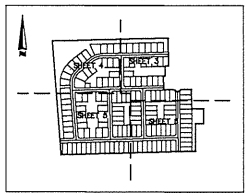
VICINITY MAP
SCALE: 1" = 2000'



LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
N.T.	NON-TANGENT
P.B.	PLAT BOOK
PG.	PAGE(S)
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
CH	CHORD DISTANCE
CB	CHORD BEARING
℄	CENTERLINE
7,500	SQUARE FOOTAGE OF LOT
■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
●	A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723 PERMANENT CONTROL POINT (P.C.P.)
	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

KEY MAP
NOT TO SCALE



SHEET INDEX
SHEET 1 – DEDICATION AND ACKNOWLEDGMENTS
SHEET 2 – LEGAL DESCRIPTION AND BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 – LOT DIMENSIONS

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BRIARWOOD PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 33 THROUGH 37, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID BRIARWOOD PHASE 1 RUN THE FOLLOWING COURSES: SOUTH 01°28'18" EAST, FOR A DISTANCE OF 183.40 FEET; THENCE RUN SOUTH 02°46'39" EAST, FOR A DISTANCE OF 30.01 FEET; THENCE RUN SOUTH 01°28'18" EAST, FOR A DISTANCE OF 118.00 FEET; THENCE RUN SOUTH 88°33'42" WEST, FOR A DISTANCE OF 46.00 FEET; THENCE RUN SOUTH 01°28'42" EAST, FOR A DISTANCE OF 109.39 FEET; THENCE RUN SOUTH 88°32'42" WEST, FOR A DISTANCE OF 19.01 FEET; THENCE RUN SOUTH 01°27'18" EAST, FOR A DISTANCE OF 188.00 FEET; THENCE RUN NORTH 88°32'42" EAST, FOR A DISTANCE OF 114.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°01'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A CHORD BEARING OF SOUTH 49°28'48" EAST AND A CHORD DISTANCE OF 28.29 FEET TO A NON-TANGENT POINT; THENCE RUN NORTH 88°31'31" EAST, FOR A DISTANCE OF 50.00 FEET TO A NON TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON TANGENT CURVE HAVING A CENTRAL ANGLE OF 89°58'23", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD BEARING OF NORTH 43°32'33" EAST AND A CHORD DISTANCE OF 28.28 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°32'05" EAST, FOR A DISTANCE OF 117.41 FEET; THENCE RUN SOUTH 01°08'55" EAST, FOR A DISTANCE OF 232.82 FEET TO THE SOUTHWEST CORNER OF SAID BRIARWOOD PHASE 1; THENCE RUN NORTH 89°27'00" EAST ALONG THE SOUTHERLY LINE OF SAID BRIARWOOD PHASE 1, FOR A DISTANCE OF 137.44 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4299, PAGE 972 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°33'00" EAST ALONG SAID WEST LINE, FOR A DISTANCE OF 189.89 FEET TO A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2144 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°31'58" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 94.92 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE RUN SOUTH 00°24'36" EAST ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 322.91 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDS; THENCE RUN SOUTH 88°32'42" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 1577.01 FEET TO THE WEST LINE OF THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 04°19'48" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 1338.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 88°33'42" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 1353.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 45.18 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING A BEARING OF NORTH 88°33'42" EAST, FOR ANGULAR DESIGNATION ONLY.
2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.)
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN ADDITION, A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY SERVICE PROVIDER, INCLUDING, BUT NOT LIMITED TO A COMMUNITY DEVELOPMENT DISTRICT, THAT IS EXTENDING UTILITY SERVICES, INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, GAS, TELEPHONE AND CABLE, POTABLE AND RECLAIMED WATER, AND SANITARY SEWER TO, OR FOR THE BENEFIT OF THE LANDS SHOWN HEREON.
4. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLAN COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM A FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION WORK AND REFERENCED TO THE NORTH LINE OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.
5. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 6723 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE CURRENT ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
6. CURRENT ZONING IS RSF-4 (RESIDENTIAL SINGLE FAMILY).
7. THERE IS 10' WIDE PUBLIC UTILITY EASEMENT ("P.U.E.") ALONG THE FRONT OF EACH LOT AND EXCEPT AS OTHERWISE SHOWN ON THIS PLAT. EACH P.U.E. SHOWN OR NOTED ON THIS PLAT IS OR WILL BE SUBJECT TO THE DEVELOPER, OR ASSIGNS OF THE DEVELOPER, SEPARATELY GRANTING OFF-PLAT EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF UTILITY LINES, MAINS, PIPES, CONDUITS AND OTHER FACILITIES SOLELY AND EXCLUSIVE FOR (A) ANY CABLE SYSTEM OR CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE, INFORMATION SERVICE OR OTHER TELECOMMUNICATION SERVICE, MONITORING SERVICE, OR OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE THAT MAY BE PROVIDED FROM TIME TO TIME BY DIGITAL COMMUNICATION MEDIA, ITS SUCCESSORS OR ASSIGNS, (B) ANY WATER SERVICE, WASTEWATER SERVICE OR RE-USE WATER SERVICE, AND (C) ANY ELECTRIC SERVICE, GAS SERVICE OR OTHER UTILITY SERVICE PROVIDED BY ANY PUBLIC UTILITY COMPANY OR GOVERNMENTAL AGENCY THAT MAY BE AUTHORIZED FROM TIME TO TIME BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, TO INSTALL UTILITY SYSTEMS OR FACILITIES WITHIN ANY SUCH P.U.E NO "PLATTED UTILITY EASEMENTS" ARE GRANTED OR CREATED BY THIS PLAT.
8. THIS PLAT CONTAINS 145 LOTS, 10 TRACTS AND 1.15 MILES OF ROAD.
9. STREET STUBS AT THE AT THE WESTERN TERMINUS OF 120TH PLACE AND THE SOUTHERN TERMINUS OF NW 157TH WAY SHALL BE CONVERTED TO A TRAFFIC CIRCLE, SPEED TABLE, OR OTHER TRAFFIC CALMING DEVICE UPON EXTENSION OF THE STREET TO ADJACENT LANDS.
10. ALL DISTANCES SHOWN HEREON ARE GROUND.
11. BUILDING SETBACKS FOR ALL LOTS ARE AS FOLLOWS: (UNLESS OTHERWISE SHOWN)
    FRONT = 20'
    REAR = 15'
    REAR (ACCESSORY) = 10'
    STREET SIDE = 12.50' (2.5 OVERHANG + 10' P.U.E)
    SIDE = 7.5'
12. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:10,000'
13. THIS PLAT IS 8 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION AND ACKNOWLEDGMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2 AND FOR LOT DIMENSIONS SEE SHEET 3, 4, 5 AND 6.
14. TRACTS A2, B3, F2, G, H1, I1, J1, K, AND L SHOWN ON THIS PLAT ARE DRAINAGE, UTILITIES, ACCESS AND OPEN SPACE/STORMWATER TRACTS. IF AND TO THE EXTENT HEREAFTER SPECIFICALLY AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS, THE TRACTS MAY BE USED FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF RECREATIONAL AND PARK FACILITIES, SIGNS, ENTRY FEATURES, WALLS, FENCES, BERMS, LANDSCAPING, LIGHTING, IRRIGATION AND DRAINAGE IMPROVEMENTS, POTABLE WATER DISTRIBUTION SYSTEM WASTEWATER COLLECTIONS FACILITIES SYSTEM, RE-USE WATER DISTRIBUTION SYSTEM, SIDEWALKS, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS.
15. WATER AND SEWER SERVICE ARE BEING PROVIDED BY THE CITY OF ALACHUA.
16. THE LIFT STATION TRACT SERVING BRIARWOOD PHASES 2 AND 3 IS RECORDED BY SPECIAL WARRANTY DEED IN OFFICIAL RECORDS BOOK 4830, PAGE 1485 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
17. THE EXISTING LIFT STATION TRACT AND PROPOSED AREA TO BE DEEDED ARE NOT A PART OF THE PLAT.

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

EXAMINED ON:

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

NOTE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MORTGAGE'S APPROVAL

LONG CREEK INVESTMENTS, LLC, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4791, PAGE 591, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATE: _____ MORTGAGEE: LONG CREEK INVESTMENTS, LLC

WITNESS: _____ BY: _____

WITNESS: _____ TITLE: _____

ACKNOWLEDGEMENT AND ACCEPTANCE OF HOA

THE BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC, HEREBY ACKNOWLEDGES AND ACCEPTS THE MAINTENANCE AND OTHER RESPONSIBILITIES CONTEMPLATED, DESCRIBED AND SHOWN ON THIS PLAT OF BRIARWOOD PHASES 2 AND 3 AND AS FURTHER SET FORTH IN OFFICIAL RECORDS BOOK 4830, PAGE 1495 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DATE: _____ SIGNATURE: _____

WITNESS: _____ BY: _____

WITNESS: _____ TITLE: _____

MORTGAGE'S APPROVAL

GOLDEN POND FARMS, INC., HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4791, PAGE 597, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATE: _____ MORTGAGEE: GOLDEN POND FARMS, INC.

WITNESS: _____ BY: _____

WITNESS: _____ TITLE: _____

LB #6723

ALLEN & COMPANY

SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12001C0110D ALACHUA COUNTY, FLORIDA. DATED JUNE 16, 2006, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.

BRIARWOOD PHASES 2 AND 3
DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TROON CREEK, LLC. A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "BRIARWOOD PHASES 2 AND 3", BEING IN THE CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA , HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS: ALL STREETS AND RIGHTS-OF-WAY, STORMWATER DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN AND IDENTIFIED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND THE CITY OF ALACHUA, FOR THE PUBLIC PURPOSES DESCRIBED AND REFLECTED ON THIS PLAT.

TRACT RW-1 IS HEREBY DEDICATED PUBLICLY FOR RIGHTS-OF-WAY TO BE CONVEYED IN FEE SIMPLE AND MAINTAINED BY "CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA."

ALL STREETS AND RIGHTS OF WAY IDENTIFIED AS TRACT RW-1 ARE ACCEPTED AND TO BE MAINTAINED BY THE CITY OF ALACHUA. TRACTS "A2, B3, F2, G, H1, I1, J1, K, AND L" ARE TO BE CONVEYED IN FEE SIMPLE BY DEED, SUBJECT TO THE NON-EXCLUSIVE STORMWATER DRAINAGE AND PUBLIC UTILITY EASEMENTS TH THE CITY OF ALACHUA SHOWN ON AND IDENTIFIED ON THIS PLAT AND FURTHER BE MAINTAINED AS LANDSCAPE, RECREATION, INGRESS, EGRESS, MAINTENANCE, DRAINAGE, AND UTILITY EASEMENTS BY THE "BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC" ESTABLISHED FOR THIS COMMUNITY.

WITNESS: _____

WITNESS SIGNATURE _____

PRINTED NAME _____

WITNESS SIGNATURE _____

PRINTED NAME _____

DEVELOPER AND OWNER:

TROON CREEK, LLC., A FLORIDA LIMITED LIABILITY COMPANY

BY: _____

CRAIG J. ROUHIER, MANAGER
DEVELOPER'S ADDRESS:
643 EGRET PLACE DRIVE
WINTER GARDEN, FL 34787

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING OWNER'S CERTIFICATION AND DEDICATION WAS ACKNOWLEDGED BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2022 BY CRAIG J. ROUHIER, AS MANAGER OF TROON CREEK, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, HE IS PERSONALLY KNOWN TO ME.

_____ _____
NOTARY PUBLIC PRINTED NAME

CERTIFICATE OF APPROVAL BY THE CITY COMMISION
OF THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FORGOING PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1 FLORIDA STATUTES AND THIS PLAT COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS OF SAID PART 1 PLATTING CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTING OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNATURE: _____

PRINTED NAME: _____

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS ____, DAY OF _____, A.D. 2022

_____
CLERK OF COURT

BY: _____ DATE: _____

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "BRIARWOOD PHASES 2 AND 3" IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE OF THE DESCRIBED LANDS, UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 PLATTING OF THE FLORIDA STATUTES.

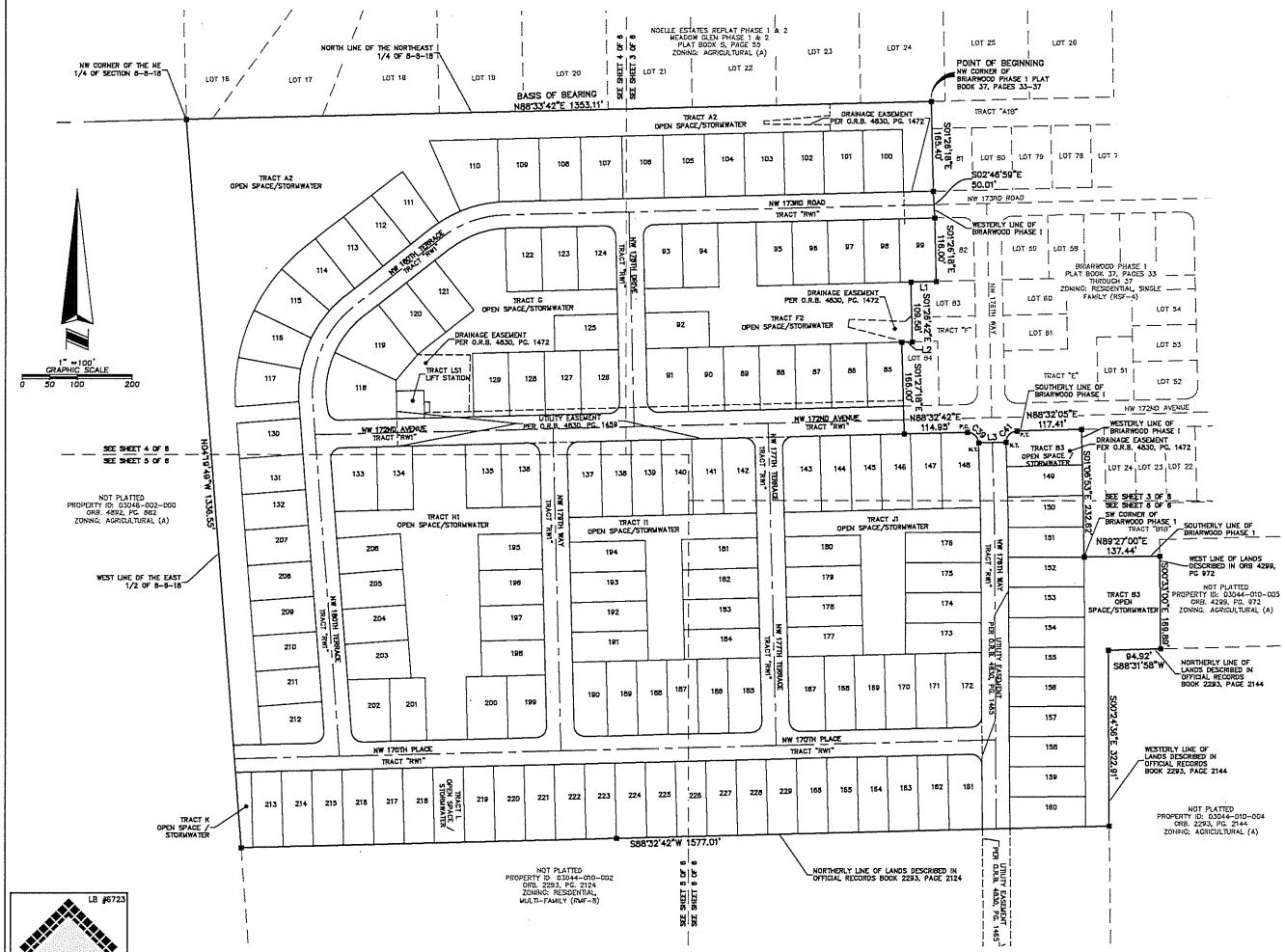
SIGNATURE_____ DATE: _____
JAMES L. RICKMAN (LICENSE NO. 5833)
ALLEN AND COMPANY
16 E. PLANT ST.
WINTER GARDEN, FL 34787

PLAT BOOK_____ PAGE_____

SHEET 2 OF 6

BRIARWOOD PHASES 2 AND 3

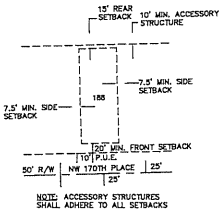
A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°33'42"W	46.00'
L2	S88°32'42"W	19.01'
L3	N88°31'21"E	50.00'

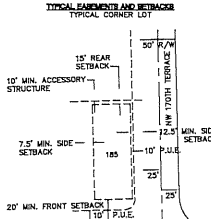
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C39	20.00'	S46°28'48"E	28.29'	90°01'00"	31.42'
C41	20.00'	N43°32'53"E	28.28'	89°58'23"	31.41'

TYPICAL EASEMENTS AND SETBACKS



NOTE: ACCESSORY STRUCTURES SHALL ADHERE TO ALL SETBACKS

TYPICAL EASEMENTS AND SETBACKS
TYPICAL CORNER LOT

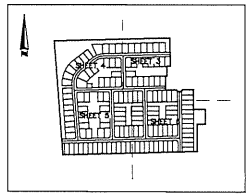


NOTE: ACCESSORY STRUCTURES SHALL ADHERE TO ALL SETBACKS

LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
N.T.	NON-TANGENT
P.B.	PLAT BOOK
PG.	PAGE(S)
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
CH	CHORD DISTANCE
CB	CHORD BEARING
℄	CENTERLINE
(7,500)	SQUARE FOOTAGE OF LOT
■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
●	A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723 PERMANENT CONTROL POINT (P.C.P.)
	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

KEY MAP
NOT TO SCALE



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SHEETS 3, 4, 5, AND 6 – LOT DIMENSIONS

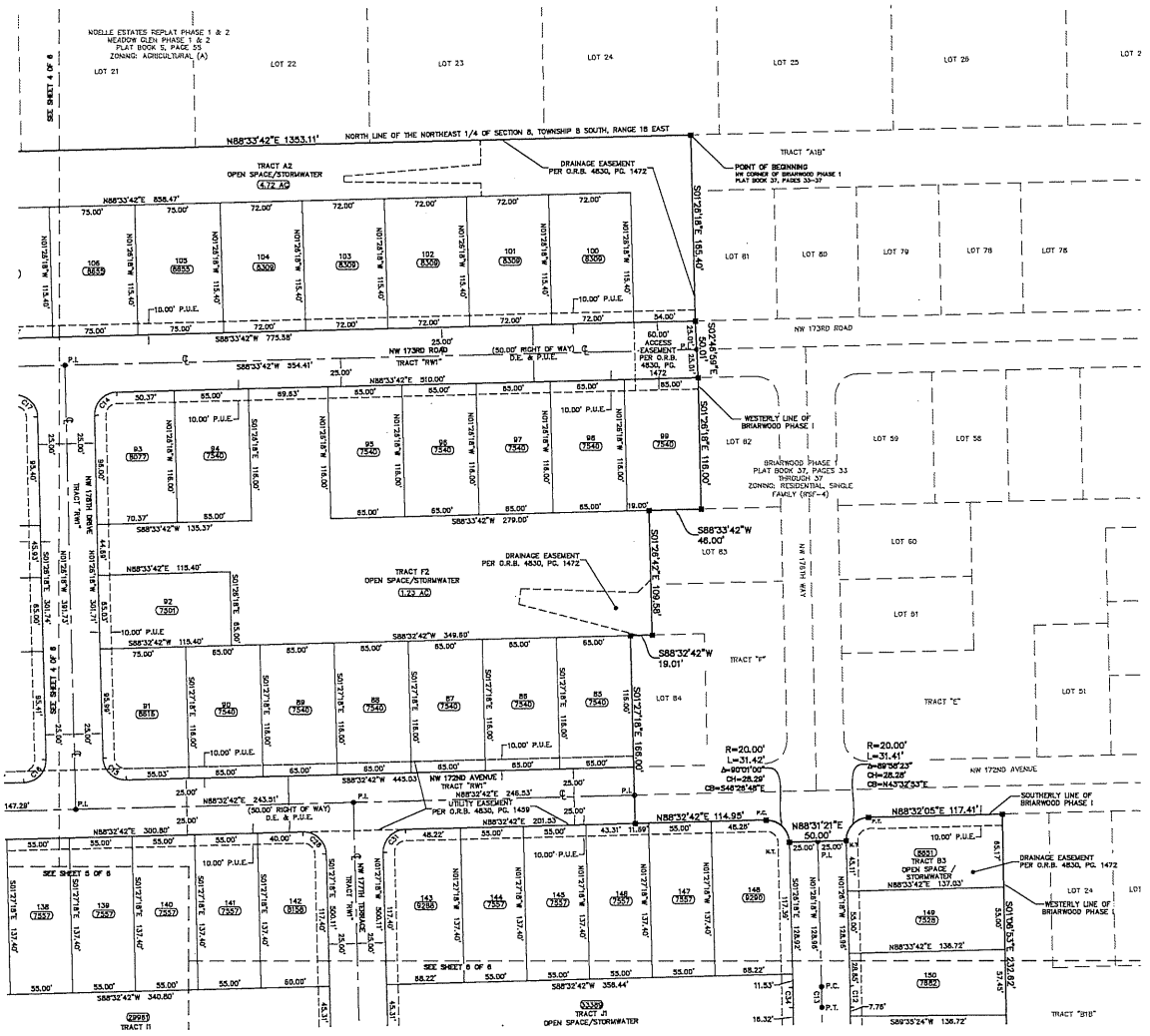
NOTE:
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PLAT BOOK_____ PAGE_____

SHEET 3 OF 6

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C12	1025.00'	S00°55'27"E	18.40'	1°01'42"	18.40'
C13	1000.00'	N00°55'27"W	17.95'	1°01'42"	17.95'
C14	20.00'	S43°33'42"W	28.28'	90°00'00"	31.42'
C15	20.00'	S46°28'48"E	28.29'	90°01'00"	31.42'
C16	20.00'	N43°33'12"E	28.28'	89°59'00"	31.41'
C17	20.00'	N46°28'18"W	28.28'	90°00'00"	31.42'
C28	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C31	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C34	975.00'	N00°55'27"W	17.50'	1°01'42"	17.50'

LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
N.T.	NON-TANGENT
P.B.	PLAT BOOK
PG.	PAGE(S)
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
CH	CHORD DISTANCE
CB	CHORD BEARING
℄	CENTERLINE
7,500	SQUARE FOOTAGE OF LOT
■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
●	A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723 PERMANENT CONTROL POINT (P.C.P.)
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BUILDING SETBACKS:
SEE TYPICAL EASEMENT AND SETBACKS ON SHEET 2

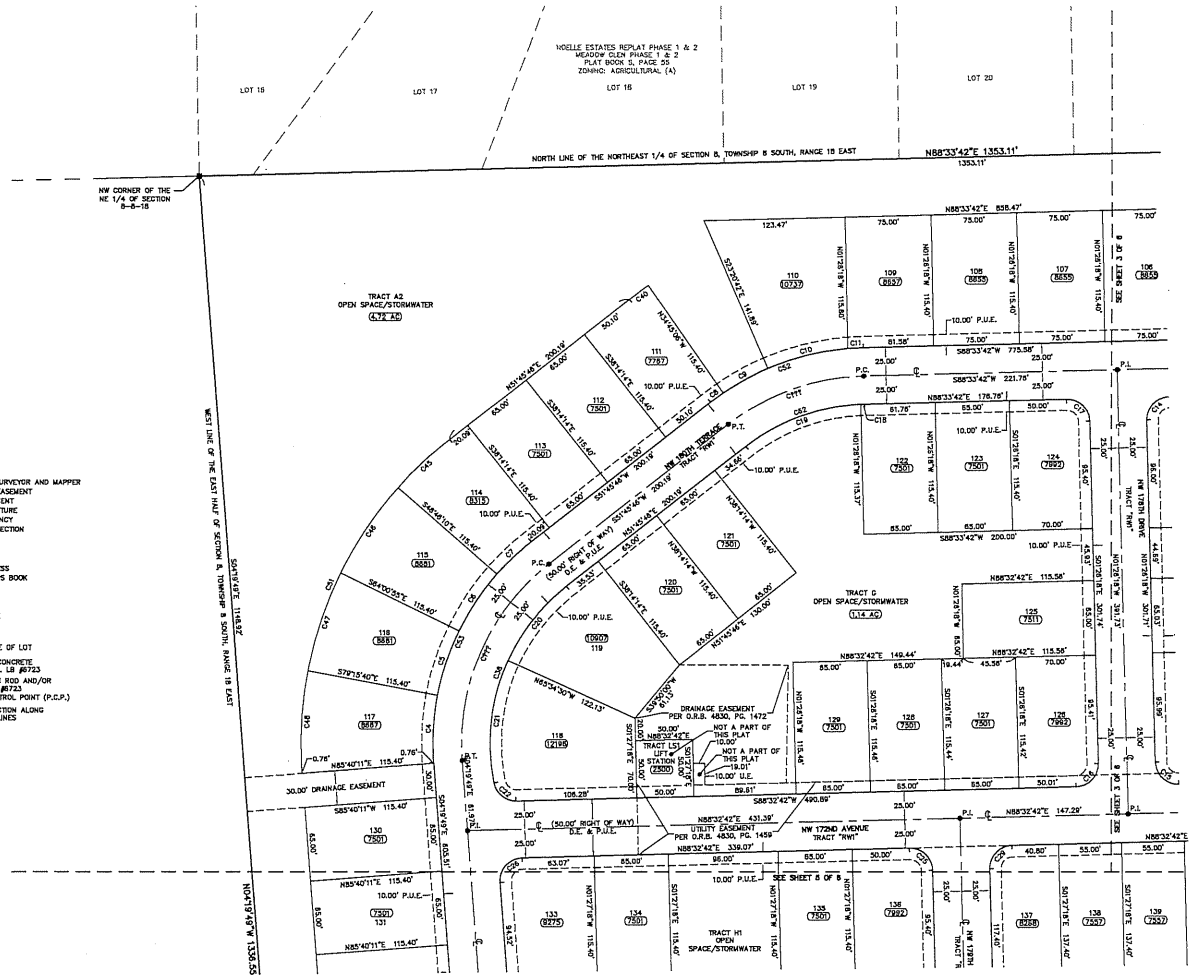
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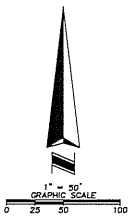
PLAT BOOK_____ PAGE_____

SHEET 4 OF 6

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8,
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CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA



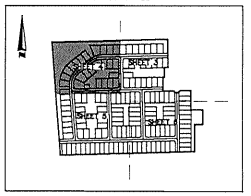


CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C4	225.00'	N03°12'15"E	59.01'	15°04'09"	59.18'
C5	225.00'	N18°21'42"E	59.69'	15°14'45"	59.87'
C6	225.00'	N33°36'27"E	59.69'	15°14'45"	59.87'
C7	225.00'	N46°29'48"E	41.30'	10°31'58"	41.36'
C8	225.00'	N53°30'20"E	13.69'	3°29'06"	13.69'
C9	225.00'	N80°57'06"E	44.72'	11°24'24"	44.79'
C10	225.00'	N75°53'38"E	72.29'	18°29'16"	72.60'
C11	225.00'	N86°51'06"E	13.42'	3°25'06"	13.43'
C14	20.00'	S43°33'42"W	28.28'	90°00'00"	31.42'
C15	20.00'	S46°26'18"E	28.28'	90°01'00"	31.42'
C16	20.00'	N43°33'12"E	28.28'	89°59'00"	31.41'
C17	20.00'	N46°26'18"W	28.28'	90°00'00"	31.42'
C18	175.00'	S88°01'50"W	3.24'	1°03'44"	3.24'
C19	175.00'	S89°37'52"W	107.39'	35°44'12"	109.15'
C20	175.00'	S38°05'38"W	82.71'	27°20'16"	83.50'
C21	175.00'	S06°29'01"W	107.82'	35°52'59"	109.60'
C22	20.00'	S49°40'32"E	24.80'	78°16'06"	25.73'
C23	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C28	20.00'	S42°06'27"W	28.98'	92°32'31"	32.42'
C29	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C38	175.00'	N20°09'09"E	183.45'	83°13'15"	193.10'
C40	340.40'	S33°30'20"W	20.70'	3°29'06"	20.71'
C45	340.40'	S46°29'48"W	62.49'	10°31'58"	62.57'
C46	340.40'	S33°36'27"W	90.31'	15°14'45"	90.58'
C47	340.40'	S18°21'42"W	90.31'	15°14'45"	90.58'
C48	340.40'	S03°12'15"W	89.27'	15°04'09"	89.53'
C51	340.40'	S23°42'59"W	329.10'	56°05'35"	333.25'
C52	225.00'	S70°09'44"W	142.04'	36°47'38"	144.51'
C53	225.00'	S23°42'59"W	211.58'	56°05'35"	220.28'
C82	175.00'	N70°09'44"E	110.47'	36°47'38"	112.40'

LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
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L	ARC LENGTH
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PLAT BOOK_____ PAGE_____

SHEET 5 OF 6

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8,
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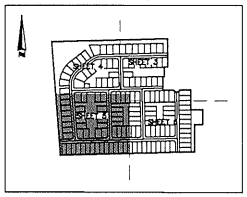
1" = 50'
GRAPHIC SCALE
0 25 50 100

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C3	20.00'	N42°08'27"E	28.98'	92°52'31"	32.42'
C23	20.00'	S47°53'33"E	27.57'	87°07'29"	30.41'
C24	20.00'	N43°32'42"E	28.28'	90°00'00"	31.42'
C25	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C26	20.00'	S42°08'27"W	28.98'	92°52'31"	32.42'
C29	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C30	20.00'	S46°27'18"E	28.28'	90°00'00"	31.42'

LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
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■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
●	A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723 PERMANENT CONTROL POINT (P.C.P.)
	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

KEY MAP
NOT TO SCALE



LB #6723
ALLEN & COMPANY
SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

SHEET INDEX
SHEET 1 – DEDICATION AND ACKNOWLEDGMENTS
SHEET 2 – LEGAL DESCRIPTION AND BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 – LOT DIMENSIONS

BUILDING SETBACKS:
SEE TYPICAL EASEMENT AND SETBACKS ON SHEET 2

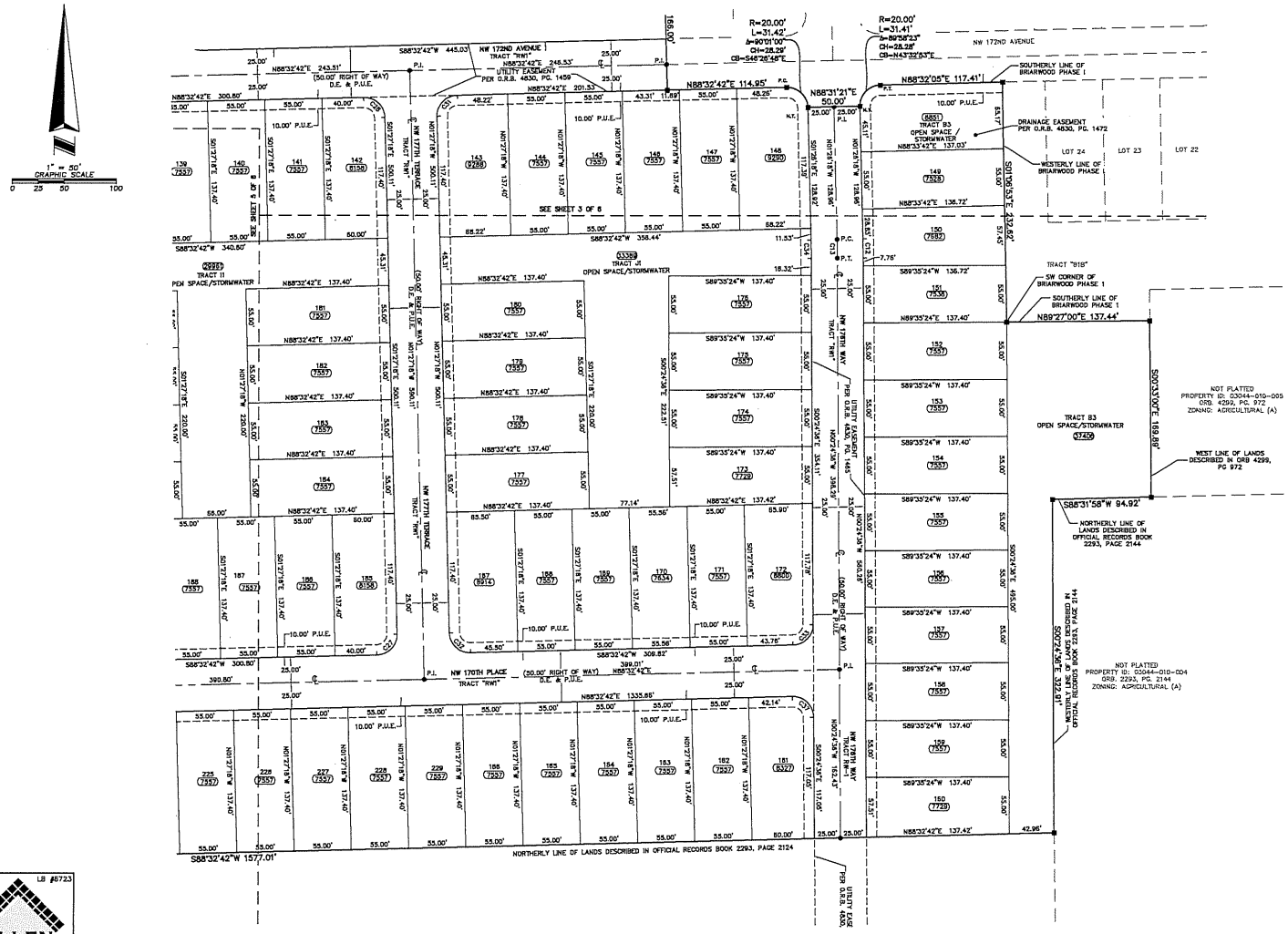
NOTE:
THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION AND ACKNOWLEDGMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2 AND FOR LOT DIMENSIONS SEE SHEET 3, 4, 5 AND 6.

PLAT BOOK_____ PAGE_____

SHEET 6 OF 6

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA



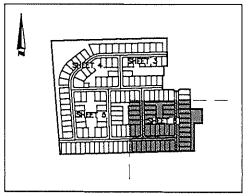
LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
N.T.	NON-TANGENT
P.B.	PLAT BOOK
PG.	PAGE(S)
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
CH	CHORD DISTANCE
CB	CHORD BEARING
℄	CENTERLINE
(7,500)	SQUARE FOOTAGE OF LOT
■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
●	A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723 PERMANENT CONTROL POINT (P.C.P.)
	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C12	1025.00'	S00°55'27"E	18.40'	1°01'42"	18.40'
C13	1000.00'	N00°55'27"W	17.95'	1°01'42"	17.95'
C27	20.00'	N43°32'42"E	28.28'	90°00'00"	31.42'
C28	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C31	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C32	20.00'	S46°27'18"E	28.28'	90°00'00"	31.42'
C33	20.00'	N44°04'03"E	28.03'	88°57'18"	31.05'
C34	975.00'	N00°55'27"W	17.50'	1°01'42"	17.50'
C37	20.00'	N45°55'57"W	28.54'	81°02'42"	31.78'

KEY MAP
NOT TO SCALE



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NOTE:
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CERTIFICATE OF CONCURRENCY COMPLIANCE FOR BRIARWOOD PHASE 2 AND PHASE 3

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Troon Creek, LLC, a Florida Limited Liability Company authorizes to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this ___ day of _____, 2022.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Briarwood Phase 2 and Phase 3 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Residential Single Family- 4 ("RSF-4");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 145 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 36,250 gallons per day (145 lots x 250 gallons per day) of wastewater capacity for the 145 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 39,785 gallons per day (145 lots x 275 gallons per day) of water capacity for the 145 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 145 units proposed in Briarwood Phase 2 and Phase 3 as defined by applicable development permits, including construction plans and subdividers agreement, on file with the City: 1,369 Average Annual Daily Trips ("AADT") and 144 Peak Hour Trips along CR 235- A (north of US Highway 441); 868 AADT and 91 Peak Hour Trips along US Highway 441(from I-75 to CR 235-A); 87 AADT and 9 Peak Hour Trips along US Highway 441 (from CR 235-A to NW 188th Street).

5. The City will reserve 1.81 acres (2.5 persons per household x 145 units x 5 acres per 1,000 persons) of recreation capacity for the 145 units proposed in Briarwood Phase 2 and Phase 3 as defined by applicable development permits, including but not limited to the construction plans and subdividers agreement, on file with the City.

6. The City will reserve 264.63 tons per year (0.73 tons per capita per year x 2.5 persons per household x 145 units) of solid waste capacity for the 145 units proposed in Briarwood Phase 2 and Phase 3 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve seventeen (17) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, nine (9) student stations in the Alachua SCSA for middle schools, and thirteen (13) student stations in the Alachua SCSA for high schools, for the 145 units proposed in Briarwood Phase 2 and Phase 3.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdividers Regulatory Agreement executed by the Developer/Owner and City for the Project dated the ___ day of _____, 2022. Failure to comply with the term of that Subdivider Regulatory Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this ____day of _____, 2022, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____By: _____
William M. DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR BRIARWOOD PHASE 2 AND PHASE 3 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2022, by GIB COERPER, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____
Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

DEVELOPER/OWNER

Troon Creek, LLC,
a Florida Limited Liability Company

Witnesses:

_____ By: _____
Craig J. Rouhier, Jr., Manager

_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR BRIARWOOD PHASE 2 AND PHASE 3 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2022, by Craig J. Rouhier, Jr., who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Exhibit 1 – Legal Description to
Exhibit C – Certificate of Concurrency
Compliance for Briarwood Phases 2 & 3

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHWEST CORNER OF BRIARWOOD PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 33 THROUGH 37, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID BRIARWOOD PHASE 1 RUN THE FOLLOWING COURSES: SOUTH 01°26'18" EAST, FOR A DISTANCE OF 165.40 FEET; THENCE RUN SOUTH 02°46'59" EAST, FOR A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 01°26'18" EAST, FOR A DISTANCE OF 116.00 FEET; THENCE RUN SOUTH 88°33'42" WEST, FOR A DISTANCE OF 46.00 FEET; THENCE RUN SOUTH 01°26'42" EAST, FOR A DISTANCE OF 109.58 FEET; THENCE RUN SOUTH 88°32'42" WEST, FOR A DISTANCE OF 19.01 FEET; THENCE RUN SOUTH 01°27'18" EAST, FOR A DISTANCE OF 166.00 FEET; THENCE RUN NORTH 88°32'42" EAST, FOR A DISTANCE OF 114.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°01'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A CHORD BEARING OF SOUTH 46°26'48" EAST AND A CHORD DISTANCE OF 28.29 FEET TO A NON-TANGENT POINT; THENCE RUN NORTH 88°31'21" EAST, FOR A DISTANCE OF 50.00 FEET TO A NON TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON TANGENT CURVE HAVING A CENTRAL ANGLE OF 89°58'23", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD BEARING OF NORTH 43°32'53" EAST AND A CHORD DISTANCE OF 28.28 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°32'05" EAST, FOR A DISTANCE OF 117.41 FEET; THENCE RUN SOUTH 01°06'53" EAST, FOR A DISTANCE OF 232.62 FEET TO THE SOUTHWEST CORNER OF SAID BRIARWOOD PHASE 1; THENCE RUN NORTH 89°27'00" EAST ALONG THE SOUTHERLY LINE OF SAID BRIARWOOD PHASE 1, FOR A DISTANCE OF 137.44 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4299, PAGE 972 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°33'00" EAST ALONG SAID WEST LINE, FOR A DISTANCE OF 169.89 FEET TO A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2144 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°31'58" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 94.92 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE RUN SOUTH 00°24'36" EAST ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 322.91 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDS; THENCE RUN SOUTH 88°32'42" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 1577.01 FEET TO THE WEST LINE OF THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 04°19'49" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 1336.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 88°33'42" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 1353.11 FEET TO THE POINT OF BEGINNING,

THE ABOVE DESCRIBED LAND CONTAINS 45.16 ACRES, MORE OR LESS.

Exhibit D – Engineer's Estimated Costs/ Improvements to Briarwood Phase 2 and Phase 3 Subdividers Agreement

SPRUCE CREEK
Civil Engineering, Inc

1982 State Road 44 ▪ Suite 360
New Smyrna Beach, FL 32168

Estimate of Probable Costs

Developer:
Craig Rouhier
Troon Development, LLC
643 Egret Place Drive
Winter Garden, FL 32787

Project Name: **Briarwood Subdivision Phases 2 & 3**
Date: **11-Aug-22**

Below is the engineer's estimate of probable costs for Phases 2 & 3 consisting of 145 single family lots.

Description of Work		Cost
Clearing, Erosion Control, grass and Earthwork	$	1,021,403.75
Concrete Work (Sidewalks, curbs, etc.)	$	315,472.25
Onsite Paving	$	751,702.55
Storm Structures, Pipe and Weirs	$	842,633.09
Sanitary Sewer System	$	659,082.60
Potable Water System	$	593,582.43
Landscape and hardscape	$	137,190.00
Total Estimated Cost	**$**	**4,321,066.67**
Total Cost + 10% Contingency	**$**	**4,753,173.34**

David F. Glunt, PE
FL PE No. 57459
Managing Partner

Exhibit E – Engineer's Estimated Costs/
Sidewalks to Briarwood Phase 2 and Phase 3
Subdividers Agreement

SPRUCE CREEK
Civil Engineering, Inc

1982 State Road 44 ▪ Suite 360
New Smyrna Beach, FL 32168

Estimate of Probable Costs

Developer:
Craig Rouhier
Troon Development, LLC
643 Egret Place Drive
Winter Garden, FL 32787

Project Name: **Briarwood Subdivision Phases 2 & 3**
Date: **28-Jul-22**
Below is the engineer's estimate of probable costs for Phases 2 & 3 sidewalks on single family lots.

Description	Unit	Quantity	Price/Unit	Total
5' Sidewalk (Lots)	LF	5,999	$31.05	$186,269

David F. Glunt, PE
FL PE No. 57459
Managing Partner

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 1, 2022

Sent by electronic mail to tbryan@allen-company.com

Tivia Bryan
Allen and Company
16 E Plant St
Winter Garden, FL 34787

RE: Project Assistance Team Comments for Briarwood Phase 2 and Phase 3 Final Plat - *REVISED*

Dear Ms Bryan:

On July 19, 2022 the City of Alachua received your revised and complete application for the Final Plat for Briarwood Phase 2 and Phase 3, which proposes to subdivide a ±45.16 acre tract (Parcel 03044-010-003) into a total of 145 lots, with associated open spaces and rights-of-way. On November 4, 20219, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Briarwood, which proposed to subdivide a ±74.17 acre subject property into a total of 229 lots, with associated open space areas and right-of-way. Construction Plans for Briarwood Phases 2 and 3 have not yet been approved.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Thursday, August 11, 2022.** Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be forwarded to the City's Planning and Zoning Board. A Project Assistance Team (PAT) meeting has been scheduled for August 1, 2022 to discuss these comments.

Please address the following insufficiencies:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

1. **Plat**
    a. Clarify owner's dedication. Will Troon Creek be taking title to property prior to hearing before the City Commission? Title and title opinion must reflect actual ownership and correspond with owner's information on plat.
    b. County Health Department signature not required as the subdivision will be connecting to the City's potable water and wastewater systems.
    c. Confirm lift station deed as Book 4830, Page 1485, Official Records of Alachua County. Include as part of Note 16 of Plat.

d. Note 8 of Plat indicates that the Plat includes 144 lots, but all other documents indicate 145 lots.
e. Notation must be added on plat that the street stubs at western terminus of 120th Place and southern terminus of NW 167th Way will be converted to traffic calming devices. See Section 7.2.5 (D)(2).
f. Sheet 2 of Plat mislabels street numbers.
g. Line 8 of paragraph 1 of Owner's Dedication misspells "hereby".
h. Last line of paragraph of Owner's Dedication should read (emphasis added) - "**a** municipality **in** Alachua County, Florida".
i. Add signature block for City Attorney on plat.
j. Verify title of Mortgagee's Approval signature blocks (mortgage vs mortgagee).
k. Related off-site easements adjacent to this proposed plat must be labeled and displayed.
l. Paragraph 2 of Owner's Dedication states "additional rights-of-way". Clarify or remove "additional".
m. Add "Tract RW-1" to NW 176th Way street label on Sheet 2 and Sheet 6.

2. **Subdividers Agreement**
   a. Applicant must provide estimate for sidewalks to be constructed in front of lots and indicate type of surety to be used in order to complete draft of Subdividers Agreement.
3. **Public Services/ Outside Review**
   a. Applicant must address all comments issued by the City's Compliance and Risk Management Department in an email dated July 28, 2022 and attached to this letter.
   b. Applicant must address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated August 1, 2022 and attached to this letter.
   c. Applicant must address all comments issued by eda consultants, inc in a forthcoming letter.
4. **Completeness Review**
   a. Authorized agent form remains deficient. Submitted authorized agent form is not signed by current Property Owner of subject property and does not authorize Allen and Company to submit on behalf of the property owner.
   b. Provide title certification for review and inspection by reviewing surveyor and City Attorney.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **August 01, 2022**

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

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

TJR 8/1/2022

RE: **Briarwood-Phases 2 & 3 – Final-Plat**

Public Services has reviewed the subject project (July 11, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Sheet 1:** Surveyor has identified tracts that have drainage and utility easements, and will be maintained by the Briarwood HOA. Specifically, these tracts are: A2, B3, F2, K1, I1, J1, K and L. On sheets 2-5, tracts A3, A4, J2, I2 and H1 are also designated as Open Space/Stormwater Tracts. The City assumes that the maintenance of these tracts shall also be the responsibility of the Briarwood HOA. If so, please add these tracts to the third paragraph of the DEDICATION and to Surveyor Note 13. If not, please **submit** an explanation. Please **resubmit** this sheet.
2.	**Sheet 1:** Surveyor Note 16: The design intent is to deed the lift station tract to the City. When will

NO.	COMMENTS
	the Book & Page of this deed be recorded? Please either **submit** response or **resubmit** Sheet 1 with the book and page numbers filled in.
3	
4	
5	
	END OF COMMENTS

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

Zimbra **ad_hall@cityofalachua.org**

Re: Comments for Briarwood Phase 2 and 3 Final Plat

From : Grafton Wilson <gwilson@cityofalachua.org> Thu, Jul 28, 2022 05:07 PM
Subject : Re: Comments for Briarwood Phase 2 and 3 Final Plat 2 attachments
To : Adam Hall <ad_hall@cityofalachua.org>
Cc : Anne-Marie DiRocco <an_dirocco@cityofalachua.org>

Adam,

I mentioned to you today, after a quick review of the proposed plat, several changes in the plat "Dedication". Included here are the changes previously mentioned along with other comments.

Substitute the following paragraph 1:
KNOW ALL MEN BY THESE PRESENTS: THAT TROON CREEK, LLC. A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "BRIARWOOD PHASES 2 AND 3", BEING IN THE CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA , HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS: ALL STREETS AND RIGHTS-OF-WAY, STORMWATER DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN AND IDENTIFIED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND THE CITY OF ALACHUA, FOR THE PUBLIC PURPOSES DESCRIBED AND REFLECTED ON THIS PLAT.

Substitute Paragraph 2
ALL STREETS AND RIGHTS OF WAY IDENTIFIED AS TRACT RW-1 ARE ACCEPTED AND TO BE MAINTAINED BY THE CITY OF ALACHUA. TRACTS "A2, B3, F2, G, K1, 11, J1, K AND L" ARE TO BE CONVEYED IN FEE SIMPLE BY DEED, SUBJECT TO THE NON-EXCLUSIVE STORMWATER DRAINAGE AND PUBLIC UTILITY EASEMENTS TH THE CITY OF ALACHUA SHOWN ON AND IDENTIFIED ON THIS PLAT AND FURTHER BE MAINTAINED AS LANDSCAPE, RECREATION, INGRESS, EGRESS, MAINTENANCE, DRAINAGE, AND UTILITY EASEMENTS BY THE "BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC" ESTABLISHED FOR THIS COMMUNITY.

Strike Paragraph 3.

Note: All tracts identified on the Plat are not listed in the dedication (Paragraph 2).

Add:

Acknowledgement and Acceptance of HOA

The B HOA, Inc. hereby acknowledges and accepts the maintenance and other responsibilities contemplated, described and shown on this plat of Briarwood Phases 2 and 3 and as further set forth in (The Document)
.....
Signature and notary.....

Add:

City Attorney Approval block and signature line.

..cap....

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 28, 2022

Sent by electronic mail to tbryan@allen-company.com

Tivia Bryan
Allen and Company
16 E Plant St
Winter Garden, FL 34787

RE: Project Assistance Team Comments for Briarwood Phase 2 and Phase 3 Final Plat

Dear Ms Bryan:

On July 19, 2022 the City of Alachua received your revised and complete application for the Final Plat for Briarwood Phase 2 and Phase 3, which proposes to subdivide a ±45.16 acre tract (Parcel 03044-010-003) into a total of 145 lots, with associated open spaces and rights-of-way. On November 4, 20219, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Briarwood, which proposed to subdivide a ±74.17 acre subject property into a total of 229 lots, with associated open space areas and right-of-way. Construction Plans for Briarwood Phases 2 and 3 have not yet been approved.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Thursday, August 11, 2022.** Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be forwarded to the City's Planning and Zoning Board. A Project Assistance Team (PAT) meeting has been scheduled for August 1, 2022 to discuss these comments.

Please address the following insufficiencies:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

1. **Plat**
    a. Clarify owner's dedication. Will Troon Creek be taking title to property prior to hearing before the City Commission? Title and title opinion must reflect actual ownership and correspond with owner's information on plat.
    b. County Health Department signature not required as the subdivision will be connecting to the City's potable water and wastewater systems.
    c. Confirm lift station deed as Book 4830, Page 1485, Official Records of Alachua County. Include as part of Note 16 of Plat.

d. Note 8 of Plat indicates that the Plat includes 144 lots, but all other documents indicate 145 lots.
e. Notation must be added on plat that the street stubs at western terminus of 120th Place and southern terminus of NW 167th Way will be converted to traffic calming devices. See Section 7.2.5 (D)(2).
f. Sheet 2 of Plat mislabels street numbers.
g. Line 8 of paragraph 1 of Owner's Dedication misspells "hereby".
h. Last line of paragraph of Owner's Dedication should read (emphasis added) - "**a** municipality **in** Alachua County, Florida".
i. Add signature block for City Attorney on plat.
j. Verify title of Mortgagee's Approval signature blocks (mortgage vs mortgagee).
k. Related off-site easements adjacent to this proposed plat must be labeled and displayed.
l. Paragraph 2 of Owner's Dedication states "additional rights-of-way". Clarify or remove "additional".
m. Add "Tract RW-1" to NW 176th Way street label on Sheet 2 and Sheet 6.

2. **Subdividers Agreement**
   a. Applicant must provide estimate for sidewalks to be constructed in front of lots and indicate type of surety to be used in order to complete draft of Subdividers Agreement.
3. **Public Services/ Outside Review**
   a. Comments issued by eda consultants, inc. are forthcoming. Once received by Staff, they will be forwarded to the applicant.
4. **Completeness Review**
   a. Authorized agent form remains deficient. Submitted authorized agent form is not signed by current Property Owner of subject property and does not authorize Allen and Company to submit on behalf of the property owner.
   b. Provide title certification for review and inspection by reviewing surveyor and City Attorney.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 12, 2022

Sent by electronic mail to tbryan@allen-company.com

Tivia Bryan
Allen and Company
16 E Plant St
Winter Garden, FL 34787

RE: Completeness Review: Briarwood Phase 2 and 3 Final Plat Application

Dear Tivia Bryan:

On July 11, 2022, the City of Alachua received your application for the Final Plat of Briarwood Phase 2 and 3, which proposes to subdivide a ±45.16 acre subject property into a total of 145 lots with associated common area, open space, and right-of-way.

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 is complete, conditional upon the submission of the information as listed below. Please address the following deficiencies no later than **5:00 PM on Thursday, July 14, 2022.** If not received by that time, then the application shall be deemed to be incomplete.

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

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled after the application is determined to be complete.

Please address the following:

1. **Proper Application :** The submitted application uses an application for Preliminary Plat, however, the project is currently at the Final Plat stage. Please utilize the City of Alachua Application for Final Plat.

2. **Final Plat Application Section B.3, Authorized Agent:** Submitted authorized agent form is not signed by Property Owner and does not authorize Allen and Company to submit

applications on behalf of the property owner. Please provide revised Authorized Agent Form.

3. **Final Plat Attachment #2, Title Certification:** Title certification must be submitted for consideration and inspection by the reviewing surveyor and the City Attorney.

4. **Final Plat Attachment #5, Covenants and Restrictions:** Please provide copy of proposed covenants and restrictions for the proposed subdivision.

5. **Final Plat Attachment #11, Mailing Labels:** Mailing labels not provided. Please provide mailing labels for all property owners within 400' of the subject property and those person's and organizations registered with the City to receive public notice, which is available at the City's website at this location: https://www.cityofalachua.com/home/showpublisheddocument/535/637867287412770000

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Craig Rouhier, Jr (*by electronic mail*)
Project File

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Major Subdivision – Final Plat Application

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

A. PROJECT

1. Project Name: Briarwood Phases 2 and 3
2. Preliminary Plat Approval Date: 11/4/2019
3. Construction Plans Approval Date: TBD
4. Phase/Unit Number (if applicable): Phases 2 and 3
5. Number of proposed lots/dwelling units: 145
6. Housing Type (i.e., attached/detached units): Detached units
7. Address of Subject Property: None recorded on property appraiser site
8. Parcel ID Number(s): 03044-010-003
9. Existing Use of Property: Timber 2
10. Future Land Use Map Designation: Moderate Density Residential (MOD)
11. Zoning Designation: RSF-4
12. Acreage: 45.16

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Tivia Bryan Title: Plat Coordinator
   Company (if applicable): Allen & Company
   Mailing address: 16 E Plant St
   City: Winter Garden State: FL ZIP: 34787
   Telephone: 407-654-5355 FAX: 407-654-5356 e-mail: tbryan@allen-company.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Golden Pond Farms Inc
   Mailing Address: PO Box 357133
   City: Gainsville State: FL ZIP: 32635

   ** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ☒ Yes ☐ No

D. ATTACHMENTS

1. Plat, to include the following information and be prepared in accordance with the following criteria:
    a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
    b. Graphic scale, not to exceed one (1) inch equal to 50 feet.
    c. Name of subdivision shall be shown in bold legible letters, as required by Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
    d. Name and address of subdivider.
    e. North arrow, graphic scale, and date of plat drawing.
    f. Vicinity map showing location with respect to existing streets, landmarks, etc., and acreage of the subdivision. The vicinity map shall be drawn to show clearly the required information, but shall not less than one (1) inch to 2,000 feet.
    g. Exact boundary line of the property, determined by a boundary survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
    h. Legal description of the property to be subdivided.
    i. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
    j. Location of streams, lakes, wetlands, and required buffers from such areas, and location of land designated as a special flood hazard area on FEMA FIRM panels.
    k. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments [not less than three (3)].
    l. When the City corporate limits traverse, are adjacent to, or are within 500 feet of the property, the boundary shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    m. The closest lot corner shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    n. Location, dimensions, and purpose of any land reserved or dedicated for public or common use.
    o. Exact locations, width, and names of all streets within and adjacent to the subdivision.
    p. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
    q. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
    r. Lots must be numbered in numerical order. Additional phases of existing subdivisions shall continue numbering from previous phases.
    s. Location and description of required permanent reference monuments and markers.
    t. Building setback lines.
    u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
    v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required.
    w. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.

2. Title certification as required by Chapter 177.041, Florida Statutes.

3. Draft of proposed surety instrument for all public and private infrastructure improvements in accordance with the requirements set forth in Sections 6.10 and 7.4 of the LDRs (surety instrument shall be submitted to the City upon approval of the draft document and prior to any public hearing).

4. Cost of construction for all public and private infrastructure improvements (including but not limited to earthwork, stormwater, utilities (water and sewer lines / mains, electric system infrastructure, gas lines, etc.) roadways (streets, sidewalks, etc.) and landscaping in rights-of-way and common areas), signed and sealed by a registered professional engineer.

5. Proposed covenants and restrictions, if any. If the subdivision shall be subject to existing covenants and restrictions, an amendment to such covenants and restrictions shall be provided.

6. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

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

8. Legal description of the property to be platted with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

9. Legal descriptions and sketches for all off-site public utilities easements and legal descriptions and sketches of all property to be deeded to the City.

10. For residential subdivisions, City of Alachua Public School Student Generation Form.

11. One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

12. Proof of ownership (i.e., copy of deed).

13. Proof of payment of taxes.

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

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

16. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

17. If access is from a County Road, access management permit from Alachua County Public Works.

18. If access is from a State Road, access management permit from Florida Department of Transportation.

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

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

Signature of Applicant

Tivia Bryan

Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 6th day of July, 2022, by Tivia Bryan who executed the same and has _____ produced _____ as identification or [ ] is personally known to me.

Signature of Notary

Print Name: Catrina Hurst
Notary Public, State of Florida

My Commission Expires: 6/13/2026

Notary Public State of Florida
Catrina Allyn Hurst
My Commission
HH 275501
Exp. 6/13/2026

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2761645 3 PG(S)
December 27, 2012 03:25:50 PM
Book 4160 Page 1932
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

Prepared by and return to:
CARL L. JOHNSON
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue, Bldg. 1, Suite 2
Gainesville, FL 32606

Parcel No. 03044-010-003

Grantee(s) TIN:

THIS SPECIAL WARRANTY DEED, made this 21st day of December, 2012, by PARKER LAND CO., a Florida corporation, hereinafter called the Grantor, whose post office address is: P.O. Box 357133, Gainesville, FL 32635, to GOLDEN POND FARMS, INC., a Florida corporation, hereinafter called the Grantee, whose post office address is: P.O. Box 357135, Gainesville, FL 32635.

(Wherever used herein the terms "Grantor" and "Grantee" includes all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Alachua County, State of Florida, viz:

Property described in the legal description attached as Exhibit "A" and made a part hereof.

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

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

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

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed on the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature

Clifford John
Printed Name

Witness Signature

Michael Bennett
Printed Name

PARKER LAND CO.

By: Lisa Parker Ehrlich
LISA PARKER EHRLICH, Vice-Pres.

STATE OF Maryland
COUNTY OF Montgomery

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared LISA PARKER EHRLICH, as Vice-President of PARKER LAND CO., a Florida corporation, known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that she executed the same. Said person is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of December, 2012.

Clifford Evan Johnson Notary Public My Commission Expires 08-28-2015 Montgomery County, MD

NOTARY PUBLIC
My commission expires: 8-24-15

Signed, sealed and delivered in the presence of:

Witness Signature

CARL L JOHNSON
Printed Name

Witness Signature

Printed Name

PARKER LAND CO.

By: Eric J. Parker
ERIC J. PARKER, Pres.

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ERIC J. PARKER, as President of PARKER LAND CO., a Florida corporation, known to me to be the person(s) described in and who executed the foregoing instrument and who acknowledged before me that he executed the same. Said person is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of December, 2012.

NOTARY PUBLIC
My commission expires:

CARL L. JOHNSON
MY COMMISSION # DD 939270
EXPIRES: November 13, 2013
Bonded Thru Notary Public Underwriters

Exhibit "A"

A TRACT OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE RUN S 87°18'16" W, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 58.60' TO THE WEST RIGHT OF WAY LINE (R/W) OF COUNTY ROAD NO. S-235-A AND THE POINT OF BEGINNING; THENCE CONTINUING S 87°18'16" W ALONG SAID NORTH LINE, A DISTANCE OF 2949.98' TO THE WEST LINE OF THE EAST HALF OF SECTION 8; THENCE S 05°35'27" E, ALONG SAID WEST LINE, A DISTANCE OF 1335.81'; THENCE N 87°18'22" E, A DISTANCE OF 1577.01'; THENCE N 01°47'45" W, A DISTANCE OF 322.90'; THENCE N 87°17'33" E, A DISTANCE OF 94.86'; THENCE N 01°47'45" W, A DISTANCE OF 200.00'; THENCE N 87°17'33" E, A DISTANCE OF 1198.28' TO THE WEST R/W OF COUNTY ROAD NO. S-235-A, THENCE N 01°47'45" W, ALONG SAID R/W LINE, A DISTANCE OF 368.34' TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 11409.16' AND A CENTRAL ANGLE OF 02°13'25"; THENCE NORTHERLY ALONG SAID R/W CURVE, A DISTANCE OF 442.77' TO THE NORTH LINE OF SECTION 8 AND THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 74.141 ACRES, MORE OR LESS.

Exhibit E – Legal descriptions for Briarwood Phases 2 and 3

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHWEST CORNER OF BRIARWOOD PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 33 THROUGH 37, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID BRIARWOOD PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 33 THROUGH 37, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA: SOUTH 01°26'18" EAST, FOR A DISTANCE OF 165.40 FEET; THENCE RUN SOUTH 02°46'59" EAST, FOR A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 01°26'18" EAST, FOR A DISTANCE OF 116.00 FEET; THENCE RUN SOUTH 88°33'42" WEST, FOR A DISTANCE OF 46.00 FEET; THENCE RUN SOUTH 01°26'42" EAST, FOR A DISTANCE OF 109.58 FEET; THENCE RUN SOUTH 88°32'42" WEST, FOR A DISTANCE OF 19.01 FEET; THENCE RUN SOUTH 01°27'18" EAST, FOR A DISTANCE OF 166.00 FEET; THENCE RUN NORTH 88°32'42" EAST, FOR A DISTANCE OF 114.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°01'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A CHORD BEARING OF SOUTH 46°26'48" EAST AND A CHORD DISTANCE OF 28.29 FEET; THENCE RUN NORTH 88°31'21" EAST, FOR A DISTANCE OF 50.00 FEET TO A NON TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON TANGENT CURVE HAVING A CENTRAL ANGLE OF 89°58'23", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD BEARING OF NORTH 43°32'53" EAST AND A CHORD DISTANCE OF 28.28 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°32'5" EAST, FOR A DISTANCE OF 117.41 FEET; THENCE RUN SOUTH 01°06'53" EAST, FOR A DISTANCE OF 232.62 FEET TO THE SOUTHWEST CORNER OF SAID BRIARWOOD PHASE 1; THENCE RUN NORTH 89°27'00" EAST ALONG THE SOUTHERLY LINE OF SAID BRIARWOOD PHASE 1, FOR A DISTANCE OF 137.44 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4299, PAGE 972 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°33'00" EAST ALONG SAID WEST LINE, FOR A DISTANCE OF 169.89 FEET TO A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN IN OFFICIAL RECORDS BOOK 2293, PAGE 2144 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°31'58" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 94.92 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN IN OFFICIAL RECORDS BOOK 2293, PAGE 2144 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°24'36" EAST ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 322.91 FEET TO A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN IN OFFICIAL RECORDS BOOK 2293, PAGE 2124 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 88°32'42" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 1577.01 FEET TO THE WEST LINE OF THE EAST 1/2 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 04°19'49" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 1336.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 88°33'42" EAST ALONG THE NORTHERLY LINE OF SAID NORTHEAST 1/4, FOR A DISTANCE OF 1353.11 FEET TO THE POINT OF BEGINNING,

SAID LANDS CONTAINING 45.16 ACRES, MORE OR LESS.

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** August 1, 2022

NAME & DESCRIPTION OF PROJECT Briarwood Phase 2 and Phase 3

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers 03044-010-003

Acreage 45.16

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 145
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

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

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	145	**units X 0.12 Elementary School Multiplier**	17	**Student Stations**
MIDDLE	145	**units X 0.06 Middle School Multiplier**	9	**Student Stations**
HIGH	145	**units X 0.09 High School Multiplier**	13	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

AUTHORIZED AGENT

Name: Tivia Bryan/ Allen and Company
Mailing Address: 16 E Plant St
Winter Garden, FL 34787
Phone: 407-654-5355
Email: tbryan@allen-company.com

PROPERTY OWNER

Name: Golden Pond Farms, Inc
Mailing Address PO Box 357133
Gainesville, FL 32635
Phone:
Email

CERTIFICATION

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

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

☐ **Approved** based upon the following findings (see 2021-2022 Capacity Tables)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available In 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: July 11, 2022

Signed: _____

Printed Name: Adam Hall

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: Approx. 45 Acres located on CR 235 "Briarwood Phases 2-3"

Parcel ID Number(s): 03044-010-003

Acreage: +/-45

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Craig Rouhier Jr. Title: Manager

Company (if applicable): Troon Creek LLC

Mailing Address: 643 Egret Place Drive

City: Winter Garden State: FL ZIP: 34787

Telephone: 4077560058 FAX: e-mail: crouhier@gmail.com

C. AUTHORIZED AGENT

Name: Craig Rouhier Jr. Title: Manager

Company (if applicable): Troon Creek LLC

Mailing address: 643 Egret Place Drive

City: Winter Garden State: FL ZIP: 34787

Telephone: 4077560058 FAX: e-mail: crouhier@gmail.com

D. REQUESTED ACTION:

Review and Approve the Final Plat for Briarwood Phases 2 & 3

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

Signature of Applicant

Craig Rouhier Jr.

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30th day of June, 2022, by Craig Rouhier JR, who is/are personally known to me, or who has/have produced FL ST License as identification.

C M Catrina Horst

Signature of Notary Public, State of Florida

NOTARY SEAL
Notary Public State of Florida
Catrina Allyn Hurst
My Commission
HH 275501
Exp. 6/13/2026

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12588

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03044 010 003	UNASSIGNED LOCATION RE	1700

GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	16,451	0	16,451	129.41
LIBRARY GENERAL	1.0856	16,451	0	16,451	17.86
SCHOOL CAP36 PROJECT	1.5000	16,451	0	16,451	24.68
SCHOOL DISCRNRY & CN	0.7480	16,451	0	16,451	12.31
SCHOOL GENERAL	3.5950	16,451	0	16,451	59.14
SCHOOL VOTED	1.0000	16,451	0	16,451	16.45
CHILDREN'S TRUST	0.5000	16,451	0	16,451	8.23
SUWANNEE RIVER WATER MGT DIST	0.3615	16,451	0	16,451	5.95
CITY OF ALACHUA	5.3900	16,451	0	16,451	88.67

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $362.70

LEGAL DESCRIPTION

COM NE COR SEC W 58.60 FT POB W 2949.98 FT TO W LINE OF E1/2 SEC S 5 DEG E 1335.
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $362.70

IF PAID BY	Nov 30, 2021				
PLEASE PAY	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12588

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03044 010 003	UNASSIGNED LOCATION RE

GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2021	$0.00
☐		
☐		
☐		
☐		

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

Receipt # 21-0043983 $348.19 Paid 11/29/2021

SPRUCE CREEK
Civil Engineering, Inc

CONCURRENCY IMPACT ANALYSIS MEMO

To: Adam Hall, AICP, City of Alachua Planning & Community Development
From: David F. Glunt, PE
Date: July 7, 2022
RE: Briarwood Phases 2A, 2B and 3

This application is for the 145 lots in Phases 2 and 3 of the 229-lot single-family detached subdivision on ±74.17 acres of Alachua County Tax Parcels 03044-011-001, 03044-011-002, 03044-011-003 and 03044-010-003. The site is located north of the US Highway 441 on CR 235-A. The onsite Future Land Use (FLU) category is Moderate Density Residential and the Zoning District classification is Residential Single Family 4(RSF-4), which allows up to four (4) dwelling units per acre. The Benton Hills preliminary plat was previously approved for 210 lots in 2016 for the subject parcel. The site is proposed to be developed in 4 phases.

The following analysis estimates the potential impacts on City of Alachua's public facilities from the proposed Phase 2 and 3 development of 145 single family homes. The 84 single family lots in Phase 1 are platted and constructed.

ROADWAYS / TRANSPORTATION

Land Use1 (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	145	9.44	1369	0.74	107	0.99	144

DATA SOURCE IS FROM THE ITE TRIP GENERATION 10TH EDITION

Approval of this application may generate **1369 average daily vehicle trips**. The proposed development *is not anticipated to negatively* impact the adopted LOS for adjacent and nearby roadways, as demonstrated in the tables below.

Traffic Category	US Hwy 441 (I-75 to CR 235A)	
	AADT	PM Peak Hour
Comp Plan Max Service Vol	39000	3510
Existing Traffic	27914	2652
Reserved Trips with Final Dev Order	2052	171
Available Capacity	9034	687
Project Trip Generation	868	91
Remaining Capacity	8166	596

DATA SOURCE IS FROM THE CITY OF ALACHUA JUNE 2022 DEVELOPMENT MONITORING REPORT

Traffic Category	US Hwy 441 (CR 235A to NW 188th Street)	
	AADT	PM Peak Hour
Comp Plan Max Service Vol	43000	3870
Existing Traffic	22250	2114
Reserved Trips with Final Dev Order	1565	129
Available Capacity	19185	1627
Project Trip Generation	87	9
Remaining Capacity	19098	1618

DATA SOURCE IS FROM THE CITY OF ALACHUA JUNE 2022 DEVELOPMENT MONITORING REPORT

Traffic Category	CR 235-A (North of US Hwy 441)	
	AADT	PM Peak Hour
Comp Plan Max Service Vol	15120	1359
Existing Traffic	1402	133
Reserved Trips with Final Dev Order	816	85
Available Capacity	12904	1141
Project Trip Generation	1369	144
Remaining Capacity	11535	997

DATA SOURCE IS FROM THE CITY OF ALACHUA JUNE 2022 DEVELOPMENT MONITORING REPORT

Per City LDR §2.4.14(H)(2), affected roadways are those within one-half mile of the subject property for developments generating 1,000 external average daily trips (ADT). The only affected roadways are CR 235-A, which the project site is directly fronting and US Hwy 441, which is the nearest major intersection. This development is not anticipated to contribute more than 5% to any other roadway's maximum service volume within the City of Alachua. The data above demonstrates that each affected roadway segment will have sufficient capacity to serve the project and the roadway segments will continue to operate within the allowable LOS.

POTABLE WATER / SANITARY SEWER

Table 3a. Potable Water Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	**239,932**
Project Capacity	**39,875**
Residual Capacity	**710,776**
Percentage of Permitted Design Capacity Utilized	**69.10%**
Sources:	
1. City of Alachua Public Services Department, April 2022	
2. Table 1	

The project will be served by the existing City of Alachua potable water infrastructure. The anticipated impacts from the proposed residential development *will not* adversely impact the City's adopted LOS for potable water.

Table 4a. Sanitary Sewer Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	**216,718**
Project Capacity	**36,250**
Residual Capacity	**489,032**
Percentage of Permitted Design Capacity Utilized	**67.40%**
Sources:	
1. City of Alachua Public Services Department, April 2022	
2. Table 1	

The project will be served by the existing City of Alachua wastewater infrastructure. The anticipated impacts from the residential development *will not* adversely impact the City's adopted LOS for sanitary sewer.

Recreation Area

Table 5a. Recreational Impacts - Final Development Orders	
System Category	**Acreage**
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[3]	**5.10**
Project Capacity	**1.81**
Available Recreation Acreage	**74.79**

1. Table 5c. Recreational Facilities

2. 2020 US Census; Policy 1.2.b, Recreation Element

Formula: 10,574 persons / (5 acres / 1,000 persons)

3. Table 1

The City of Alachua currently has excess recreation area acreage. In addition, will provide recreational areas. The residential development is anticipated to not adversely impact the City's existing recreational infrastructure.

Solid Waste

Table 6a. Solid Waste Impacts - Final Development Orders		
System Category	**Lbs Per Day**	**Tons Per Year**
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[2]	**36,992.38**	**6,751.11**
Project Capacity	**1,450.00**	**264.63**
New River Solid Waste Facility Capacity[3]	**50 years**	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population (2020); Policy 2.1.a, CFNGAR Element

Formula: 10,574 persons x 0.73 tons per year

2. Table 1

3. New River Solid Waste Association, April 2022

The City's solid waste facility has sufficient capacity to adequately serve the proposed residential development. The residential development is not anticipated to adversely impact the City's adopted LOS for this system.

LOCAL AREA SCHOOLS

Student Generation Multipliers			
	Elementary	Middle	High
Single Family Rates	0.12	0.06	0.09
Briarwood 2 &3 (145 DU)	21	9	13
Source: 2021-2022 Alachua County Public Schools Five Year District Facilities Plan			

The project generates a demand of **21 elementary, 9 middle, and 13 high school student stations** to this system**.** The residential development is not anticipated to adversely impact the adopted LOS for this system.

SPRUCE CREEK
Civil Engineering, Inc

COMPREHENSIVE PLAN CONSISTENCY MEMO

To:	Adam Hall, AICP, City of Alachua Planning & Community Development
From:	David F Glunt P.E.
Date:	July 30, 2019
RE:	Briarwood Phases 1A, 1B, 2 and 3

This application is for a 229-lot single-family detached subdivision on ±74.17 acres of Alachua County Tax Parcels 03044-011-001, 03044-011-002, 03044-011-003 and 03044-010-003. The site is located north of the US Highway 441 on CR 235-A. The onsite Future Land Use (FLU) category is Moderate Density Residential and the Zoning District classification is Residential Single Family 4(RSF-4), which allows up to four (4) dwelling units per acre. The Benton Hills preliminary plat was previously approved for 210 lots in 2016 for the subject parcel. The site is proposed to be developed in 4 phases. The developer's future development plans will consist of providing medium density residential and town center commercial components to be constructed in 3 additional phases on the properties to the south.

The following narrative explains the project's conformance and consistency to specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies for this application. Conformance and consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments (PD-R);
8. Supporting community services, such as schools, houses of worship, parks, and community centers

The proposed subdivision has Moderate Density Residential FLU classification. This application seeks to permit 229 single-family dwelling units. The proposed 229 units over 74.17 acres yields 3.1 units per acre which is less than the allowable 4 units per acre.

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

Since the adjacent zonings are either residential or agricultural, landscape buffers are not required per Section 6.2.2(D)(3)(c). The developer is proposing to provide a perimeter landscape and stormwater tract along the north property line, adjacent to CR 235-A and along southern and eastern boundary. The landscape buffer area is adjacent to the property line with a planted, cascading, dry retention stormwater management system located internally in the tract. The western boundary and the far southern boundary are buffered with a stormwater tract with a cascading, dry retention stormwater management system that will be landscaped.

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

The proposed development exceeds the 10% minimum open space requirement. Onsite open spaces are comprised of stormwater management facilities, landscaping, buffers, and a park.

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

The proposed development combines the onsite stormwater management facilities with a trail system which is enhanced with landscaping and a park.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

This application is consistent with the Comprehensive Plan and the RSF-4 development standards in the City of Alachua Land Development Code. The project was designed to maximize onsite natural features by utilizing the natural topography of the site.

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

There are no onsite wetlands or flood prone areas onsite.

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

There are no steep slopes onsite.

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

There are eight soil types located onsite:

3—Arredondo fine sand, 0 to 5 percent slopes (HSG: A)
5—Fort Meade fine sand, 0 to 5 percent slopes (HSG: A)
8—Millhopper sand, 0 to 5 percent slopes (HSG: A)
29—Lochloosa fine sand, 2 to 5 percent slopes (HSG: B)
30—Kendrick sand, 2 to 5 percent slopes (HSG: B)
33—Norfolk loamy fine sand, 2 to 5 percent slopes (HSG: B)
69—Arredondo fine sand, 5 to 8 percent slopes (HSG: A)
72—Lochloosa fine sand, 5 to 8 percent slopes (HSG: B)

According to the NRCS soil database, each of the eight sandy soil types mentioned above are conducive to residential developments with minimal limitations. Site design will address these limitations with an improved stormwater management system.

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

There are no FEMA flood prone areas onsite.

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

There are no wetlands located onsite. A "Protected Species and Wetland Assessment" of the site was performed by Universal Engineering Sciences on June 3rd, 2019 and determined that there are no endangered species on site.

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

The site is not known to have listed species.

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

The Concurrency Impact Analysis report estimates the impacts that development of the subdivision will have on available public facilities and services. There are no anticipated impacts to facilities and/or services and are anticipated to operate below the adopted capacity.

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

Public facilities shall continue to operate at or below established LOS standards with the development of the project.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

The proposed subdivision will connect to the City's potable drinking water system and sanitary sewer collection system.

TRANSPORTATION ELEMENT

Policy 1.2.b: The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or
4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point.

The site's proposed ingress/egress on CR 235-A is located at the previously approved access location. One additional ingress/egress on CR 235-A, approximately 700 feet to the north will operate as an emergency access. Two internal roads are designed for future expansion to the south and to the west of the subject site.

CONSERVATION AND OPEN SPACE ELEMENT

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

There are eight soil types located onsite:

3—Arredondo fine sand, 0 to 5 percent slopes (HSG: A)
5—Fort Meade fine sand, 0 to 5 percent slopes (HSG: A)
8—Millhopper sand, 0 to 5 percent slopes (HSG: A)
29—Lochloosa fine sand, 2 to 5 percent slopes (HSG: B)
30—Kendrick sand, 2 to 5 percent slopes (HSG: B)
33—Norfolk loamy fine sand, 2 to 5 percent slopes (HSG: B)
69—Arredondo fine sand, 5 to 8 percent slopes (HSG: A)
72—Lochloosa fine sand, 5 to 8 percent slopes (HSG: B)

According to the NRCS soil database, each of the eight sandy soil types mentioned above are conducive to residential developments with minimal limitations. Site design will address these limitations with an improved stormwater management system.

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

The ±74.17-acre subject property does not contain onsite wetland features, as evidenced by the "Protected Species and Wetland Assessment" performed by Universal Engineering Sciences on June 3rd, 2019.

COMMUNITY FACILITIES AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

GOAL 3:
Stormwater. Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The stormwater management system will be designed to maximize distribution of surface water runoff and utilize cascading dry retention systems to maximize aquifer recharge. Existing low areas are reserved for stormwater management applications to minimize onsite grading and preserve predevelopment hydrology patterns.

Objective 3.3:
The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.
Policy 3.3.a: Stormwater facility design shall incorporate the following features, where practicable:
1. Joint use of retention and detention basins for passive recreation, habitat and open space.
2. Use of vegetation, such as cypress and river birch, in retention and detention basin to enhance stormwater management objectives.
3. On-site retention and detention facilities shall be integrated with other elements of the proposed development through aesthetically sensitive design and the use of landscaping.
4. Maintain and enhance the existing hydrological and ecological function of stream or drainage corridors or wetland areas which serve stormwater facilities.
5. Where retention and detention basins are located along County roads or State roads, the basin design shall comply with the Gainesville Urbanized Area Metropolitan Transportation Planning Organization's drainage retention basin landscaping standards.

The proposed subdivision utilizes open space tracts for a "storm trail system" which will interconnect the onsite green spaces. The trail system will be designed in concert with the stormwater management system and onsite pocket parks. The stormwater management facilities will be landscaped to provide a more aesthetic park environment.

Bio-Tech Consulting Inc.
Environmental and Permitting Services

April 14, 2022

Craig Rouhier
Troon Creek LLC
643 Egret Place Drive
Winter Garden, FL 34787

Proj: Briarwood Phases 2-3
Alachua County, Florida
Section 08, Township 08 South, Range 18 East
(BTC File #1036-06)
Re: Wildlife Survey Report

Dear Mr. Rouhier:

During April of 2022, Bio-Tech Consulting Inc. (BTC) conducted a wildlife survey of the Briarwood Phases 2-3 project site. The ±44.98-acre project site is located north of Highway 441; south of NW 175th Avenue; east of NW 188th Street; and west of NW 173rd Street, within Section 08, Township 08 South, Range 18 East, Alachua County, Florida (Figures 1, 2 & 3). This wildlife assessment included an on-site evaluation to determine the occurrence of protected species of flora and fauna through direct and indirect observations in accordance with U.S. Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife (FFWCC) agencies.

PROTECTED SPECIES

Using methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FFWCC's) Gopher Tortoise Permitting Guidelines (April 2008 - revised July 2020), an assessment for "listed" floral and faunal species was conducted at the site on April 1, 2022. (**Figure 5**).

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Jacksonville Office
11235 St Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Tampa Office
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Vero Beach Office
4445 North A1A
Suite 221
Vero Beach, FL 32963

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Land & Aquatic Management
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

info@bio-techconsulting.com www.bio-techconsulting.com

The survey covered approximately 100% of the subject site's developable area, included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations that indicated the presence of species observed. The assessment focused on species that are "listed" by the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (December 2018) that have the potential to occur in Seminole County (Table 1).

No plant species listed by either The Florida Department of Agriculture (FDA) or U.S. Fish and Wildlife Service (USFWS) was identified on the project site during the assessment conducted. The following is a list of those wildlife species identified during the evaluation of the site:

Reptiles and Amphibians
brown anole (*Norops sagrei*)
gopher tortoise (*Gopherus polyphemus*)

Birds
American Crow *(Corvus brachyrhynchos)*
Carolina Wren (*Thryothorus ludvicianus*)
Mourning Dove (*Zenaida macroura*)
Northern Cardinal (*Cardinalis cardinalis*)
Northern Mockingbird (*Mimus polyglottos*)
Red-shouldered Hawk (*Buteo lineaus*)
Turkey Vulture (*Cathartes aura*)

Mammals
Eastern cottontail (*Sylvilagus floridanus*)
gray squirrel (*Sciurus carolinensis*)
nine-banded armadillo (*Dasypus novemcinctus*)
raccoon (*Procyon lotor*)

One (1) of the above identified species is identified in the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (June 2021). This species is the gopher tortoise (*Gopherus polyphemus*). The gopher tortoise is currently listed as "Threatened" by the State. The following provides a brief description of particular wildlife species as they relate to the development of the site.

Gopher Tortoise (Gopherus polyphemus)
State Listed as "Threatened" by FFWCC

Currently the gopher tortoise *(Gopherus polyphemus)* is classified as a "Category 2 Candidate Species" by USFWS, and as of September 2007 is now classified as "Threatened" by FFWCC. The basis of the "Threatened" classification by the FFWCC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned orange groves. Several other protected species have a possibility of occurring in this area, as they are gopher tortoise commensal species. However, none of these commensal species were observed during the survey conducted.

The site was surveyed for the existence of gopher tortoises through the use of pedestrian transects (Figure 4). The survey covered 100% of the suitable habitat present within the site's boundaries. Four (4) potentially occupied gopher tortoise burrows were observed and recorded using GPS technology. Based on four (4) potentially occupied burrows, it is estimated that approximately four (4) may be occupied by a tortoise. For small populations, we have experienced over time that occupancy rates are close to 100%. Therefore, for the purpose of estimating costs associated with the subject project, as many as four (4) gopher tortoises are estimated to occupy these burrows.

The FFWCC provides three (3) options for developers that have gopher tortoises on their property. These options include: 1) avoidance (i.e., 25-foot buffer around burrow), 2) preservation of habitat, and 3) off-site relocation. As such, resolution of the gopher tortoise issue will need to be permitted through FFWCC prior to any construction activities.

Indigo Snake (*Drymarchon couperi*)
Federally Listed as "Threatened" by USFWS

The indigo snake (*Drymarchon couperi*) is a federally threatened species. The basis for this listing was a result of dramatic population declines caused by over-collecting for the domestic and international pet trade as well as mortalities caused by rattlesnake collectors who gassed gopher tortoise burrows to collect snakes. Since its listing, habitat loss and fragmentation by residential and commercial expansion have become much more significant threats to the eastern indigo snake. This species is widely distributed throughout central and south Florida and primarily occurs in sandhill habitat in northern Florida and southern Georgia.

Due to the presence of gopher tortoises, a formal indigo snake survey may be required if requested by USFWS during the permitting process for the site. The survey can be accomplished from October 1st - April 30th for a minimum of five (5) surveys with two (2) days of optimal weather (overnight low temperature above 60º F).

Typically, USFWS requires indigo snake surveys on sites with more twenty-five (25) gopher tortoise burrows. Due to the very small gopher tortoise population on the site, a formal indigo snake survey is not likely to be required.

However, if required, the survey can be accomplished from October 1st thru April 30 for a minimum of five (5) surveys with 2 days of optimal weather (overnight low temperature above 60º F). At a minimum, the Corps permit – if applicable - will be conditioned for the use of the USFWS's "Standard Protection Measures for the Eastern Indigo Snake." It will also be conditioned "such that all gopher tortoise burrows, active or inactive, will be excavated prior to site manipulation in the vicinity of the burrow. If an eastern indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity." Any permit will also be conditioned "such that holes, cavities, and snake refugia other than gopher tortoise burrows will be inspected each morning before planned site manipulation of a particular area, and, if occupied by an eastern indigo snake, no work will commence until the snake has vacated the vicinity of proposed work." As long as the above mentioned "Standard Protection Measures" are adhered to, the development activities associated with the subject site would result in a key determination of "may affect, but not likely to adversely affect" (NLAA) the eastern indigo snake. It should also be noted that Indigo snake mitigation may be purchased in lieu of conducting the indigo snake survey.

Bald Eagle (Haliaeetus leucocephalus)
State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)

In August of 2007, the US Fish and Wildlife Service (USFWS) removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FFWCC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC's Bald Eagle rule (Florida Administrative Code 68A-16.002 Bald Eagle (*Haliaeetus leuchocephalus*).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. In November of 2017, the FFWCC issued "A Species Action Plan for the Bald Eagle" in response to the sunset of the 2008 Bald Eagle Management Plan. Under the USFWS's management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. As provided within the above referenced Species Action Plan, the USFWS is the regulating body responsible for issuing permits for Bald Eagles. In 2017, the need to obtain a State permit (FFWCC) for the take

of Bald Eagles or their nests in Florida was eliminated following revisions to Rule 68A-16.002, F.A.C. A USFWS Bald Eagle "Non-Purposeful Take Permit" is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest without a USFWS permit.

In addition to the on-site evaluation for listed species, BTC conducted a desktop review of FFWCC's database and Audubon's EagleWatch program database for recorded Bald Eagle nests within the surrounding 660 feet of the subject site. This review revealed that there are no Bald Eagle nests (through the 2016-2017 nesting season for FFWCC data and 2020-2021 nesting season for Audubon EagleWatch data) within 660 feet of the project site boundaries (**Figure 6**). Thus, no developmental constraints are expected with respect to Bald Eagle nests.

USFWS CONSULTATION AREAS

The USFWS have established "Consultation Areas" for certain listed species (see Figure 3). Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with permitting through the Army Corps of Engineers. The reader should be aware that species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically very regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

Following BTCs desktop review for USFWS Consultation Areas that may impact the site, it was found that the Briarwood Phases 2 & 3 property does not fall within any consultation areas.

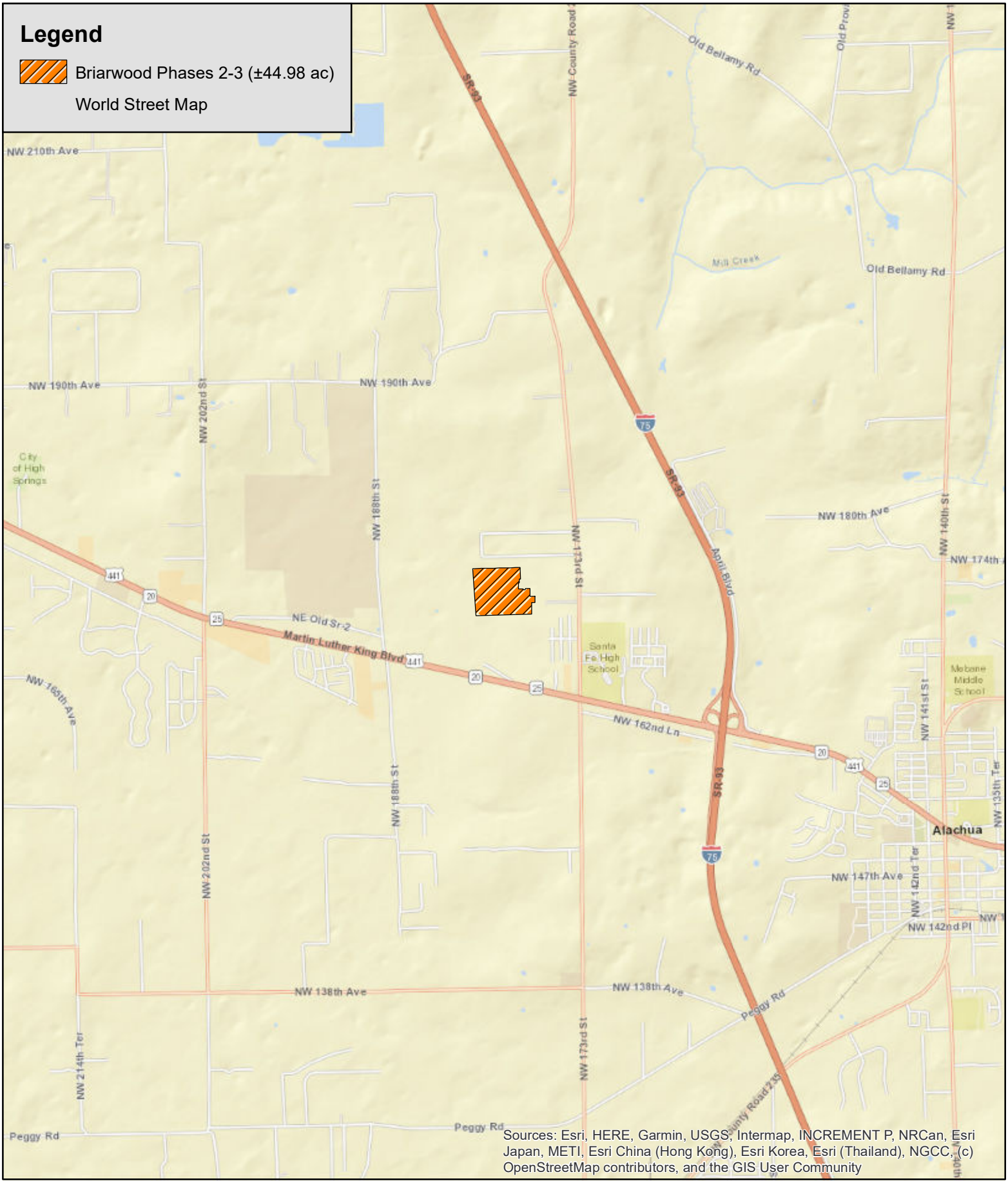
The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, as noted in the attached Table 1, currently or in the future. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

Jared Brown
Field Biologist

Stephen Butler
Project Manager

Attachments,



Bio-Tech Consulting Inc.
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Briarwood Phases 2-3
Alachua County, Florida
Figure 1
Location Map

N
W E
S

0.5
Miles

Project #: 1036-06
Produced By: JRB
Date: 4/14/2022



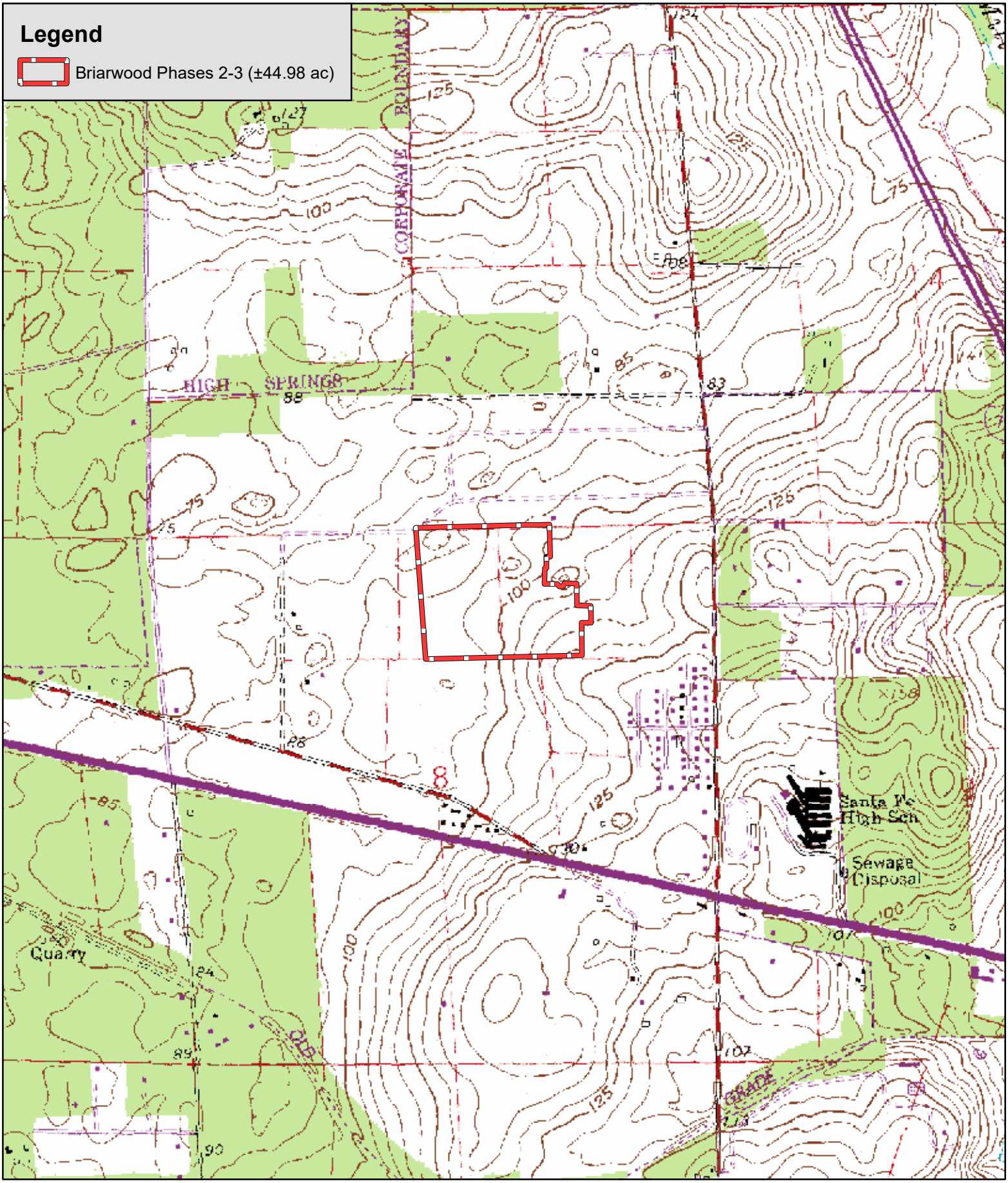
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Briarwood Phases 2-3
Alachua County, Florida
Figure 2
2020 Aerial Photograph

N
W E
S

190
Feet

Project #: 1036-06
Produced By: JRB
Date: 4/14/2022



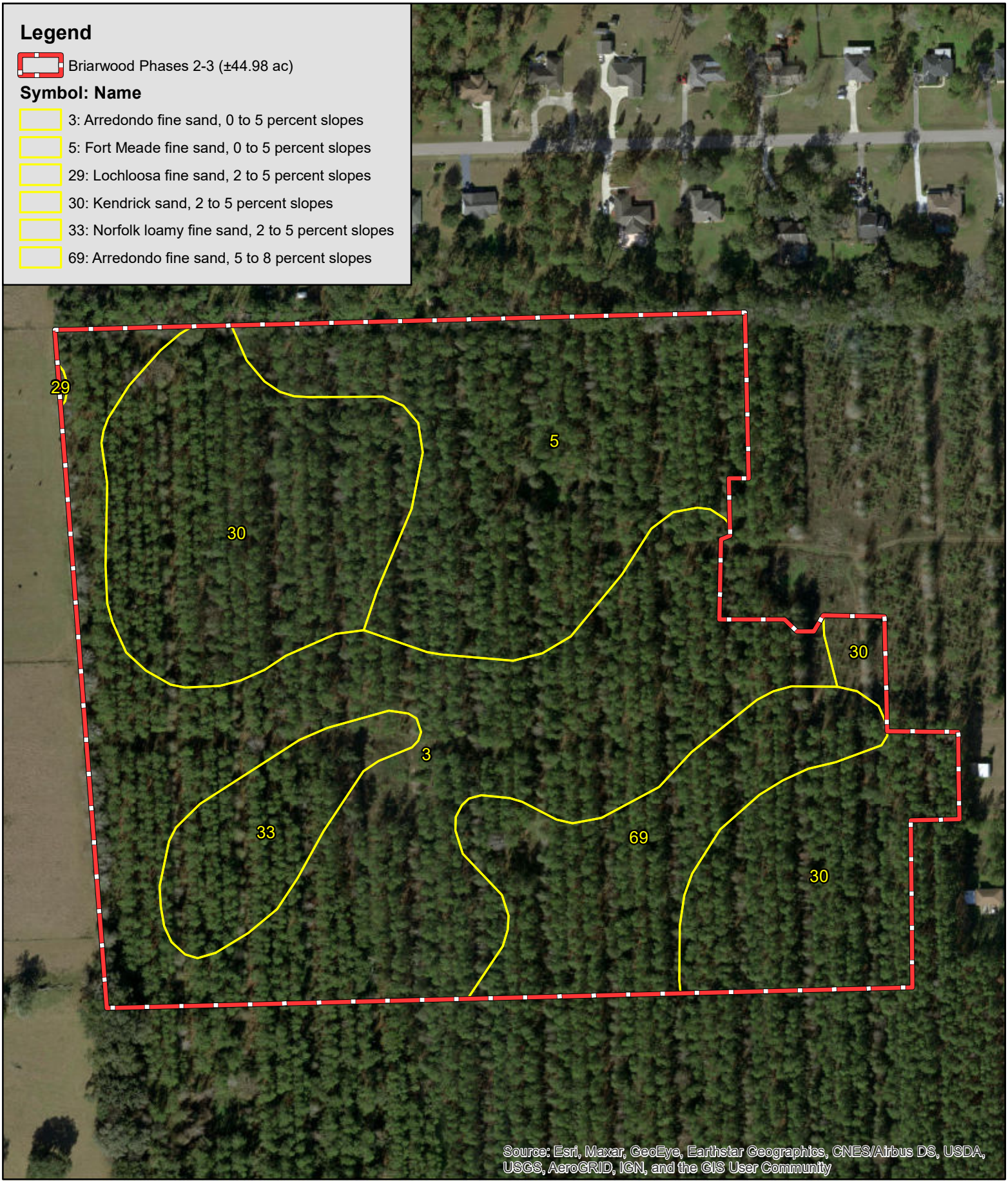
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Briarwood Phases 2-3
Alachua County, Florida
Figure 3
USGS Topographic Map

N
W E
S

1,000 Feet

Project #: 1036-06
Produced By: JRB
Date: 4/14/2022



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Briarwood Phases 2-3
Alachua County, Florida
Figure 4
SSURGO Soils Map

N
W E
S

0.035
Miles

Project #: 1036-06
Produced By: JRB
Date: 4/14/2022



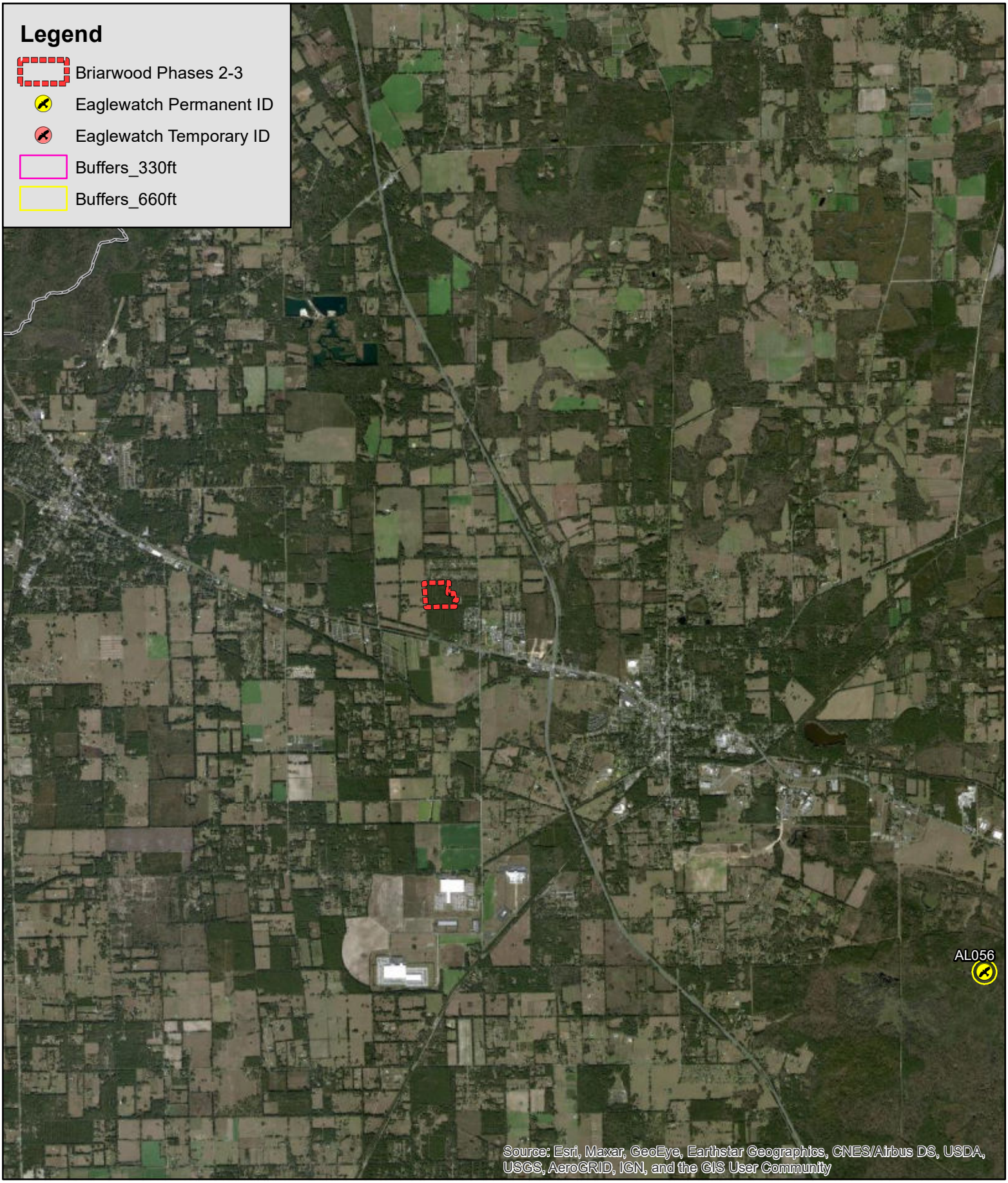
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Briarwood Phases 2-3
Alachua County, Florida
Figure 5
GT Survey Map

N
W E
S

270
Feet

Project #: 1036-06
Produced By: JRB
Date: 4/4/2022



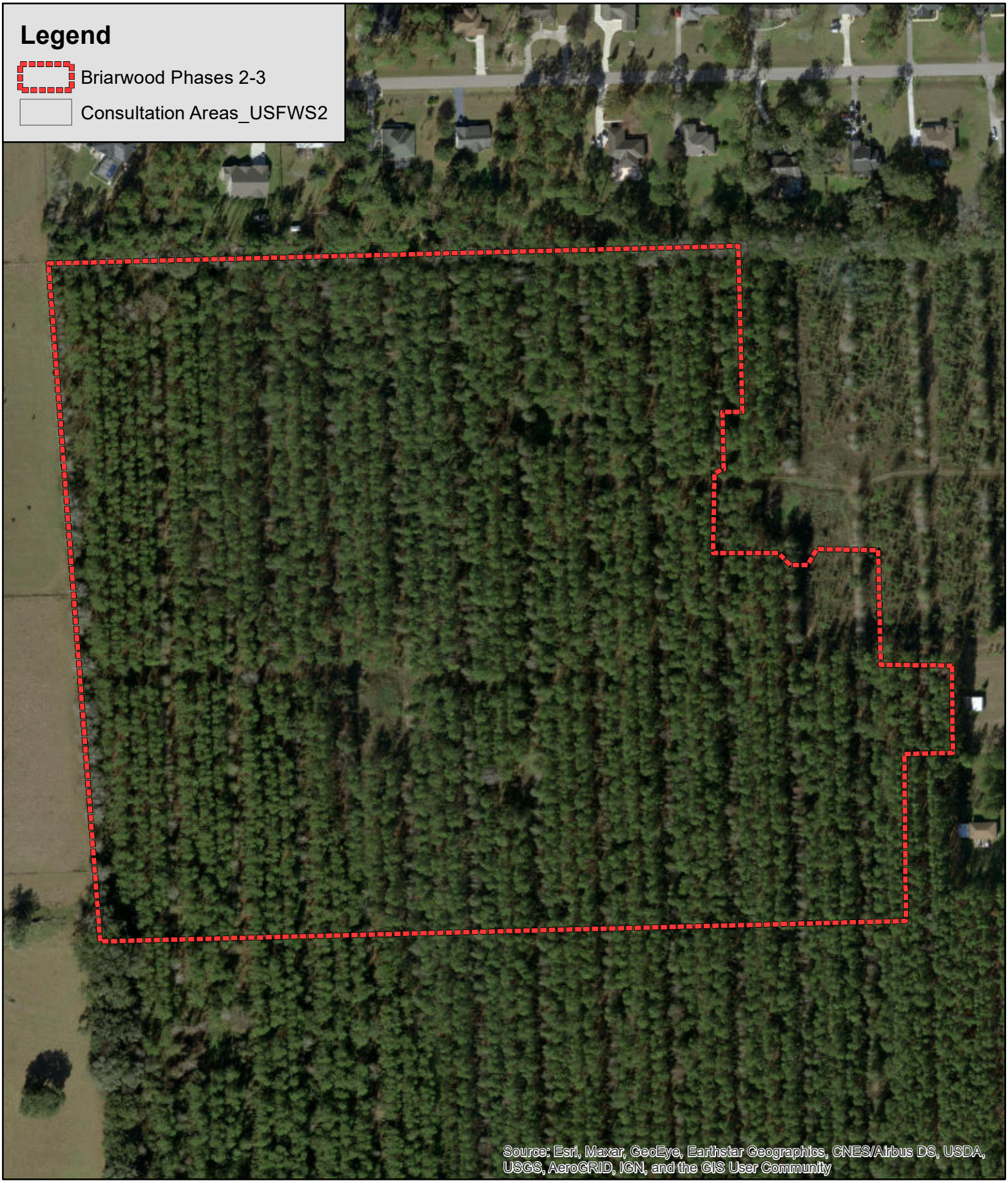
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Briarwood Phases 2-3
Alachua County, Florida
Figure 6
Wildlife Proximity Map

N
W E
S

0.95
Miles

Project #: 1036-06
Produced By: JRB
Date: 4/14/2022



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Briarwood Phases 2-3
Alachua County, Florida
Figure 7
USFWS Consultation Areas Map

N
W E
S

270
Feet

Project #: 1036-06
Produced By: SEB
Date: 4/14/2022

Table 1:

Potentially Occuring Listed Wildlife and Plant Species in Alachua County

Scientific Name	Common Name	Federal Status	State Status	Occurrence Status
FISH				
Acipenser oxyrinchus desotoi	Gulf Sturgeon	T	FT	C
AMPHIBIANS				
Ambystoma cingulatum	Frosted Flatwoods Salamander	T	FT	C
REPTILES				
Alligator mississippiensis	American Alligator	T(S/A)	FT	C
Drymarchon corais couperi	Eastern Indigo Snake	LT	FT	C
Gopherus polyphemus	Gopher Tortoise	C	ST	C
Lampropeltis extenuata	Short-tailed Snake		ST	C
Macrochelys suwanniensis	Suwannee Alligator Snapping Turltle		ST	P
Pituophis melanoleucus	Florida Pine Snake		ST	C
BIRDS				

Antigone canadensis pratensis	Florida Sandhill Crane		ST	C
Aphelocoma coerulescens	Florida Scrub-Jay	T	FT	C
Athene cunicularia floridana	Florida Burrowing Owl		ST	C
Egretta caerulea	Little Blue Heron		ST	C
Egretta tricolor	Tricolored Heron		ST	C
Falco sparverius paulus	Southeastern American Kestrel		ST	P
Mycteria americana	Wood Stork	T	FT	C
MAMMALS				
INVERTEBRATES				
Medionidus walkeri	Suwannee Moccasinshell	T	FT	P
Palaemonetes cummingi	Squirrel Chinmey Cave Shrimp	T	FT	P
VASCULAR PLANTS				
Adiantum tenerum	Brittle Maidenhair Fern		E	
Agrimonia incisa	incised groove-bur		T	
Asplenium monanthes	single-sorus spleenwort		E	
Asplenium pumilum	dwarf spleenwort		E	
Asplenium verecundum	modest spleenwort		E	
Blechnum occidentale var. minor	hammock fern		E	
Brickella cordifolia	Flyr's brickell-bush		E	
Callirhoe papaver	poppy mallow		E	
Calopogon multiflorus	many-flowered grass-pink		T	
Coelorachis tuberculosa	Piedmont jointgrass		T	
Ctenium floridanum	Florida toothache grass		E	
Forestiera godfreyi	Godfrey's swampprivet		E	
Hartwrightia floridana	hartwrightia		T	
Litsea aestivalis	pondspice		E	
Malaxis unifolia	green adder's-mouth orchid		E	
Matelea floridana	Florida spiny-pod		E	
Monotropa hypopithys	pinesap		E	
Myriopteris microphylla	southern lip fern		E	
Najas filifolia	narrowleaf naiad		T	
Pecluma plumula	plume polypody		E	
Persicaria meisneriana var. beyrichiana	branched tearthumb		E	
Pteroglossaspis ecristata	giant orchid		T	
Pycnanthemum floridanum	Florida mountain-mint		T	
Salix floridana	Florida willow		E	
Salvia urticifolia	nettle-leaved sage		E	
Sideroxylon alachuense	silver buckthorn		E	
Stylisma abdita	scrub stylisma		E	
Thelypteris reptans	creeping maiden fern		E	
Verbesina heterophylla	variable-leaf crownbeard		E	
Zephyranthes simpsonii	redmargin zephyrlily		T	

FEDERAL LEGAL STATUS

LE-Endangered: species in danger of extinction throughout all or a significant portion of its range.

LT-Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.

E(S/A)-Endangered due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.

T(S/A)-Threatened due to similarity of appearance (see above).

PE-Proposed for listing as Endangered species.

PT-Proposed for listing as Threatened species.

C-Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing

XN-Non-essential experimental population.

MC-Not currently listed, but of management concern to USFWS.
N-Not currently listed, nor currently being considered for listing as Endangered or Threatened.

STATE LEGAL STATUS - ANIMALS

LE-Endangered: species, subspecies, or isolated population so few or depleted in number or so restricted in range that it is in imminent danger of extinction.
LT-Threatened: species, subspecies, or isolated population facing a very high risk of extinction in the future.

LS-Species of Special Concern is a species, subspecies, or isolated population which is facing a moderate risk of extinction in the future.
PE-Proposed for listing as Endangered.

PT-Proposed for listing as Threatened.
PS-Proposed for listing as Species of Special Concern.
N-Not currently listed, nor currently being considered for listing.

STATE LEGAL STATUS - PLANTS

LE-Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely
LT-Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.

PE-Proposed for listing as Endangered.

PT-Proposed for listing as Threatened.
N-Not currently listed, nor currently being considered for listing.

COUNTY OCCURRENCE STATUS

Vertebrates and Invertebrates:
C = Confirmed

P = Potential
N = Nesting

Plants, Natural Communities, and Other:
C = Confirmed
R = Reported

** See Rank and Status Explanations and Definitions, Special Animal Listings - Federal and State Status

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3296547 99 PG(S)
November 10, 2020 02:25:24 PM
Book 4830 Page 1495
J K JESS IRBY, ESQ Clerk Of Court
ALACHUA COUNTY, Florida



This Instrument Prepared By:
Brett Kinsey, Esq.
Nelson Mullins Broad and Cassel
1905 NW Corporate Blvd., Suite 310
Boca Raton, Florida 33431

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF BRIARWOOD

This Declaration of Covenants, Conditions and Restrictions is hereby made this 10th day of November 2020 by Troon Creek LLC, a Florida limited liability company (the "Declarant") whose mailing address is 405 Cinnamon Oak Court, Lake Mary, Florida 32746.

WITNESSETH:

Declarant is the record title owner in fee simple of the property described in **Exhibit "A"** attached hereto and made a part hereof (the "Property"); and

Troon Creek LLC, for purposes of this Declaration will be the Declarant; and

Declarant hereby desires to subject the Property, to be known as Briarwood, to the covenants, conditions and restrictions contained in this Declaration.

Declarant intends, but shall not be required, to develop the Property as a residential community and sell Lots to Builders who intend, but are not required, to construct single family homes upon the Property as a residential community, provided that in any event such construction will be subject to the covenants, conditions, restrictions, reservations, easements, liens and charges hereinafter set forth.

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the protective covenants, conditions, restrictions, reservations, easements, liens and charges as hereinafter set forth, all of which are for the purpose of enhancing and protecting the value, desirability and plan of development for the same. Said covenants, conditions, restrictions, reservations, easements, liens and charges shall run with the Property, and shall be binding upon all parties having and/or acquiring any right, title or interest in said property or any portion thereof and shall inure to the benefit of each and every person or party, from time to time, owning or holding an interest in said Property.

ARTICLE I

DEFINITIONS

The following words and terms when used in this Declaration or any Supplemental Declaration hereto or any amendment thereto (unless the context shall clearly indicate otherwise) shall have the following meanings:

Section 1. "Articles" mean and refer to the Articles of Incorporation of Briarwood Homeowner's Association of Alachua, Inc., a Florida corporation not-for-profit, attached hereto as **Exhibit "B"**, and all exhibits which are attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 2. "Association" means Briarwood Homeowners Association of Alachua, Inc., a not-for-profit Florida corporation, its successors and assigns.

Section 3. "Board of Directors" or "Board" shall mean the Board of Directors of the Association.

Section 4. "Builder" means any person or entity that purchases more than one Lot from the Declarant or other third-party for the purpose of constructing Homes on such Lots for sale to third-party purchasers, which shall specifically include D.R. Horton, Inc., a Delaware corporation.

Section 5. "Bylaws" mean the Bylaws of Briarwood Homeowner's Association of Alachua, Inc., attached hereto as **Exhibit "C"** and all exhibits attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 6. "Common Area" is the property owned by or dedicated to the Association for the common use and enjoyment of the Members and all improvements constructed thereon and such other property as determined by Declarant, in its sole and absolute discretion, which may include entrance features, street lighting, signage, mail kiosks, landscape buffers, the Surface Water Management System, and open space, which are owned by or dedicated to the Association. The City of Alachua does not insure common areas, dedicated tracts or recreational facilities associated with Briarwood.

Section 7. "Community" or "Briarwood Homeowner's Association of Alachua, Inc." means the planned community planned for development upon the Property described in Exhibit "A" or any property annexed as provided herein; the said being within the County, in the State of Florida.

Section 8. "County" shall mean Alachua County, Florida.

Section 9. "Declarant" means Troon Creek, LLC, or any successor of Declarant who may be assigned all or a part of the rights and obligations of Declarant pursuant to a written assignment executed by Declarant and recorded among the Public Records of the County, in the State of Florida. If Declarant assigns only a portion of its rights and obligations as Declarant hereunder to an assignee, then the term Declarant as used in this Declaration shall mean such assignee only when necessary to give such assignee the rights and obligations of Declarant hereunder which were assigned to such assignee to the same extent as if such assignee had been the original Declarant, and said assignee shall not have any of the rights and obligations of Declarant hereunder which were not specifically assigned to such assignee. Until such time that all Lots are sold by Declarant or assigned in full by the Declarant, the Declarant for the purposes

of this Declaration even if a partial assignment of its rights have otherwise been assigned to another party shall be Troon Creek, LLC.

Section 10. "Declaration" means this instrument, together with the exhibits attached hereto and made a part hereof, and shall include such amendments and Supplemental Declarations, if any, as may be adopted from time to time pursuant to the terms hereof.

Section 11. "Development Period" means the period of time from the recording of this Declaration until the Declarant, or its successors or assigns, has sold the last Lot within the Property or any property annexed to the Property and becoming a part of the Property as provided herein to third-party purchasers other than Builders.

Section 12. "Governing Documents" means the Declaration, Articles, Bylaws, and Rules governing the administration and operation of the Community.

Section 13. "Home" is a single-family dwelling constructed upon and including a Lot.

Section 14. "Institutional First Mortgage" is a mortgage executed in favor of an Institutional First Mortgagee, which mortgage is a first and prior mortgage encumbering a Home.

Section 15. "Institutional First Mortgagee" is a bank, federal savings bank, and loan association, any insurance company, pension fund, real estate trust, Federal National Mortgage Association or its assigns, Federal Home Loan Mortgage Company or its assigns, or any other party engaged in the business of mortgage financing, which owns or holds a first and prior mortgage encumbering a Home, and shall include any corporate subsidiary of such entity.

Section 16. "Lot" is a designated lot within the Property described on the Plat or any property annexed thereto and becoming a part of the Property conveyed or to be conveyed to an Owner upon which there has been constructed or will be constructed a Home.

Section 17. "Member" is every person or entity who is a Member in the Association by ownership of a Lot or as otherwise provided herein in accordance with Article IV hereof and the Bylaws.

Section 18. "Owner" is the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those parties having such interest merely as security for the performance of any obligation.

Section 19. "Plat" is the Plat of the Property to be recorded in the Public Records of Alachua County, State of Florida, as the same may be amended or re-platted from time to time. The term Plat shall also include any additional plats or re-plats of property subsequently added to the terms of this Declaration by a Supplemental Declaration.

Section 20. "Permit" shall mean Environmental Resource Permit or other permits issued for Surface Water Management Systems (hereinafter defined) by the WMD (hereinafter defined).

Section 21. "Property" is the property described in **Exhibit "A"** and such additions thereto as may hereafter be brought within the jurisdiction of the Association and subject to the terms of this Declaration.

Section 22. "Rules" are collectively the rules and regulations which the Board of Directors of the Association may promulgate or impose and thereafter modify, alter, amend, rescind and augment any of the same with respect to the use, operation, and enjoyment of the Property and any improvements located thereon.

Section 23. "Supplemental Declaration" shall mean and refer to an instrument filed in the Public Records of the County pursuant to Article II, Section 3 which subjects additional property to this Declaration, creates additional classes of members, and/or imposes, expressly or by reference, additional restrictions and obligations on the land described in such instrument. The Declarant may, by Supplemental Declaration, create additional classes of membership with such rights, privileges and obligations as may be specified in such Supplemental Declaration in recognition of the different character and intended use of the property subject to such Supplemental Declaration.

Section 24. "Surface Water Management System" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to section 62-330, F.A.C. The Surface Water Management System facilities are located on land that is owned by or dedicated to the Association or located on land that is subject to an easement in favor of the Association and its successors.

Section 25. "WMD" shall mean and refer to the Suwannee River Water Management District.

Section 26. "Vacant Lot" shall mean any Lot not improved with a Home as evidenced by a certificate of occupancy or similar approval or occupied by the Owner or any third party.

The foregoing definitions shall be applicable to this Declaration and to any Supplemental Declaration hereto or any amendment to this Declaration, unless otherwise expressly provided herein or therein.

ARTICLE II

PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Legal Description. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in the County, and is the property described in **Exhibit "A"**, and such additions as may hereafter be brought within the jurisdiction of the Association and subject to the terms of this Declaration, less the portions thereof dedicated and/or conveyed to other entities or subsequently withdrawn herefrom.

Section 2. Application of Declaration. The Property shall be held, transferred, sold, conveyed and occupied subject to the terms and conditions of this Declaration, and any and all supplements and lawful amendments hereto and any and all supplements and lawful amendments thereto. By receipt of delivery of a deed to any of the Property or other instrument evidencing ownership, whether or not it shall be so expressed in any such deed or other conveyance or adjudication, each Owner hereby agrees to abide by and accept title to such portion of the Property and all terms and provisions of this Declaration. The filing of this Declaration and subjecting the Property to the covenants, conditions, restrictions, reservations, easements, liens and charges contained herein shall not be construed in any way as inhibiting or prohibiting the Declarant from conveying the Lots or improvements within the Property to third parties free and clear of any covenants, conditions, restrictions, reservations, easements, liens and charges, except for those specifically provided for in this Declaration. Lots so conveyed by the Declarant to third parties shall be used and held by said third parties in accordance with this Declaration.

Section 3. Additional Property. Additional property may become subject to this Declaration or be withdrawn from the terms of this Declaration in the following manner:

(a) Annexation Without Approval of Class "A" Membership. As the owner thereof, or if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege and option, from time to time at any time to annex and subject to the provisions of this Declaration and the jurisdiction of the Association, all or any portion of the real property described in a Supplemental Declaration. Such Supplemental Declaration shall not require the consent of the Members or Institutional Mortgagees. Any such annexation shall be effective upon the filing of record of such Supplemental Declaration unless otherwise provided therein. Declarant shall have the unilateral right to transfer to any other person said right, privilege, and option to annex additional property which is herein reserved to Declarant, provided that such transfer or assignment is memorialized in a written, recorded instrument executed by Declarant. Notwithstanding the foregoing, nothing herein shall be construed as an obligation of Declarant to annex in additional Property to the Community or to construct the Community pursuant to the plan of development approved on the date of this Declaration, which may be modified by the Declarant in the future.

(b) Annexation With Approval of Class "A" Membership. Subject to the consent of the owner thereof, after the expiration of the Class B membership the Association may annex additional real property to the provisions of this Declaration and the jurisdiction of the Association. Such annexation shall require the affirmative vote of not less than sixty-seven (67%) percent of the Class "A" Members of the Association. Annexation shall be accomplished by filing of record in the public records of the County, a Supplemental Declaration describing the property being annexed. Any such Supplemental Declaration shall be signed by an authorized officer of the Association, and by the owner of the property being annexed, and any such annexation shall be effective upon filing unless otherwise provided therein. The relevant provisions of the Bylaws dealing with regular or special meetings, as the case may be, shall apply to determine the time required for and the proper form of notice of any meeting called for the purpose of considering annexation of property pursuant to this Section and to ascertain the presence of a quorum at such meeting.

(c) Acquisition of Additional Common Area. Declarant may convey to the Association additional real property, or any interest therein, improved or unimproved, and upon conveyance or dedication to the Association the same shall be accepted by the Association and thereafter shall be maintained by the Association at its expense as a Common Area for the benefit of all of its Members. Annexation of additional property or future development phases of the Community, if annexed herein, may result in additional Common Areas being owned and maintained by the Association and conveyance of Common Areas therein shall not require the consent of any other Owner or Builder.

(d) Withdrawal of Property. Declarant shall be entitled to withdraw portions of the Property owned by Declarant from the terms and conditions of this Declaration, subject to the terms and conditions of this Section. For purposes of this Declaration, the portion of the Property withdrawn from the terms hereof shall be referred to as the "**Withdrawn Property**." In order to withdraw such portion of the Property from the terms of this Declaration, Declarant shall record in the Public Records of the County an instrument executed with the formalities of a Deed, which instrument shall make reference to this Declaration, state that the purpose of the instrument is to withdraw the Withdrawn Property from the terms and conditions of this Declaration, and contain a legal description of the Withdrawn Property. Declarant shall have the right to withdraw portions of the Property from the terms and conditions of this Declaration without the joinder, ratification or approval of the Association, any Owner, or any lienholder, provided that Declarant is the fee simple owner of the Withdrawn Property, and provided that the withdrawal of the Withdrawn Property shall not result in a material change to the scheme of development of the Community. Upon the withdrawal of the Withdrawn Property from the terms and conditions of this Declaration, the Withdrawn Property shall no longer be subject to the terms of this Declaration, including all exhibits hereto, or any other covenants, restrictions and/or regulations provided herein or adopted hereunder, except for those easements, rights-of-way, or other portions hereof which, by their terms, specifically survive the termination of this Declaration, which shall include the withdrawal of such lands from the terms and conditions of this Declaration.

(e) Amendment. This Article II, Section 3 shall not be amended without the prior written consent of Declarant, during the Development Period or so long as the Declarant holds Lots or Homes for sale in the ordinary course of business.

ARTICLE III

MEMBERSHIP

Section 1. Membership. Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject to the covenants, conditions, restrictions, reservations, easements, liens and charges, of this Declaration, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. No Owner shall have more than one membership for each Lot owned. Membership shall be appurtenant to a Lot and may not be separated from ownership of the Lot. Ownership of a Lot shall be the sole qualification for membership. The Owner of record of each Lot shall be subject to assessment by

the Association, as hereinafter provided, and shall be subject to enforcement by the Association in accordance with the terms and provisions of this Declaration.

ARTICLE IV

VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

Class A. Class A Members shall be those Owners defined in Article III with the exception of the Declarant until the expiration of the Class B membership when the Class B memberships convert to Class A memberships. Class A Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership by Article III. When more than one (1) person or entity holds such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. Declarant shall be the Class B Member. The Class B Member shall be entitled to three (3) votes for each Lot owned by a Class A Member. Notwithstanding the foregoing, the Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier, unless otherwise required by Florida law:

(a) Three (3) months after ninety (90%) percent of the Lots have been conveyed to third-party purchasers; provided, however, this event shall be deemed not to have occurred if a Lot is conveyed to a Builder who becomes a successor Declarant by assignment of the original Declarant's rights; or

(b) Thirty (30) days after Declarant elects to terminate the Class B membership by delivery to the Secretary of the Association of a certificate in recordable form signed by Declarant stating that Declarant elects to terminate the Class B membership; or

(c) As required by Florida law.

Upon the conversion of the Class B membership to Class A membership, the Declarant shall be entitled to one vote for each Lot they own in the same manner as all other Class A Members.

Notwithstanding the foregoing, Declarant shall be entitled to appoint at least one (1) member of the Board of Directors of the Association as long as Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Lots within the Property. After Declarant relinquishes control of the Association, Declarant may exercise the right to vote any Declarant owned voting interest in the same manner as any other Member, except for purposes of reacquiring control of the Association or selecting the majority of the Members of the Board of Directors.

ARTICLE V

PROPERTY RIGHTS

Section 1. Community Common Area. The Association shall have Common Area that may include open space, Surface Water Management Systems, landscape buffers, mail kiosks and related parking, and signage, and the following provisions shall apply to any the foregoing and any other real property Common Areas now or hereinafter owned by, dedicated to or for the benefit of the Association.

Section 2. Membership Easements of Enjoyment. Every Member shall have a right and easement of enjoyment in and to the non-exclusive use of the Common Area, and such easement shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The right of the Association, in accordance with its Articles of Incorporation and Bylaws, to borrow money for the purpose of improving the Common Area, and in aid thereof, to mortgage said Common Area, provided, the rights of such mortgagee in said Common Area shall be subordinate to the rights of the Owners hereunder. The right to mortgage the Common Area provided herein shall not become effective until a Home has been constructed upon each Lot within the Property and each Lot has been conveyed from the Declarant or a Builder to a purchaser. No such rights to mortgage shall be effective unless approved by an affirmative vote of two-thirds of the Members at a duly noticed meeting for the purpose of approving such mortgage.

(b) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes, and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless approved by an affirmative vote of two-thirds of the Members at a duly noticed meeting and the vote of the Class B membership, if any, agreeing to such dedication or transfer, and unless written notice of the proposed action is sent to every Member not less than thirty (30) days nor more than sixty (60) days in advance of the duly called meeting at which the vote on such dedication or transfer is held;

(c) The right of the Declarant or the Association to establish, from time to time, certain easements over the Common Area for utilities, broadband communications, cable television and other common services purposes;

(d) The right of the Association to charge reasonable fees for the use of designated facilities (if any) on the Common Area and to temporarily close facilities for repair or maintenance;

(e) Existing easements and agreements of record and those easements granted by the Declarant or the Association in accordance herewith and on the Plat. Recordation of an additional easement document in the public records shall not be required in order to effectuate such easements;

(f) Easements referred to in Article X hereof;

(g) The right to the use and enjoyment of the Common Area and facilities thereon, once construction has been completed, shall extend to all Members and their family, tenants, contract purchasers and invited guests, provided there is delegation of the right of enjoyment in accordance with the Bylaws and subject to regulation from time to time by the Association in its Rules;

(h) Access to certain Common Area within the Property may not be obtained from an Owner's or Member's Lot or other Common Area or publicly dedicated streets or properties. Thus, to obtain access to certain Common Area for which access cannot be obtained from the Owner's or Member's Lot, other Common Area or publicly dedicated streets or properties, the Owner or Member shall need to obtain the permission of an Owner whose Lot is contiguous to said Common Area. The fact that a Member or Owner shall not have access to certain Common Area from his or her Lot, Common Area or publicly dedicated streets or properties does not allow an Owner to avoid liability for Assessments provided for in Article VI of this Declaration; and

(i) The other provisions of this Declaration, the Articles and Bylaws, as the same may be amended from time to time.

Section 3. Common Area.

(a) Ownership. The Declarant hereby represents that the fee simple title to the Common Area has been or will be conveyed to the Association and the Association shall maintain the Common Area from and after the recording of this Declaration. In addition, any easement granted in favor of the Association shall be maintained by the Association in accordance with the terms of any such grant or dedication as if such easements were Common Areas; provided, however, the use and enjoyment of such easements shall be limited to the purpose for which they were intended. The Association shall be obligated to accept conveyance of any Common Areas or grants of easements from the Declarant or third parties as deemed necessary or advisable by Declarant. The Association shall have the right to promulgate rules and regulations for the use of Common Areas and such restrictions shall be enforceable against all Owners and their guests, tenants and invitees.

(b) Maintenance. The Association shall be responsible for the maintenance of the Common Areas in a continuous and satisfactory manner in good order, condition, and repair. In addition, the Association shall replace as scheduled any and all improvements situated on the Common Areas (upon completion of construction), including, but not limited to, all landscaping, paving, street lighting fixtures, signs, common irrigation systems, drainage facilities, and other structures, including entry features, perimeter fences, gates or signage installed by the Declarant or the Association, but excluding any public utilities and municipal or County improvements, facilities and rights of way. The Association shall be authorized, but not required, to provide other services, such as providing emergency repairs and perform other work on Lots reasonably necessary for the proper maintenance and operation of the Community and shall have easement rights necessary to perform same. All work pursuant to this Section and all expenses hereunder shall be paid for by the Association through Assessments as provided in this Declaration;

provided, however, that the cost of any maintenance, repair or replacement caused by the negligent conduct of an Owner or its guest, tenants or other invitees or by the failure of an Owner to comply with the lawfully adopted rules and regulations of the Association shall be levied as an Individual Assessment against such Owner individually. No Owner may waive or otherwise escape liability for the Assessments for such maintenance by non-use of the Common Areas or abandonment of his right to use the Common Areas. All governmental and or regulatory permits issued to the Declarant for construction and improvement of the "Briarwood" Subdivision that require ongoing reporting and adherence to such permits shall be administered and adhered to by the Association until such time that all governmental or regulatory agency requirements have been satisfied. It is expressly understood that this provision and any costs associated with this provision shall be borne by the Association.

(c) Rules and Regulations. The Association, through its Board of Directors, may make and enforce reasonable Rules and regulations governing the Common Areas, which Rules and regulations shall be consistent with the rights and duties established by this Declaration. Sanctions may include reasonable monetary fines levied in accordance with the Declaration and applicable law and suspension of the right to vote. The Board of Directors shall, in addition, have the power to seek relief in any court for violations or to abate nuisances. Imposition of sanctions shall be as provided herein and in the Bylaws of the Association.

(d) Association's Obligation to Indemnify. Association and Owners each covenant and agree jointly and severally to indemnify, defend and hold harmless Declarant and its officers, directors, shareholders, and any related persons or corporations and their employees from and against any and all claims, suits, actions, causes of action or damages arising from any personal injury, loss of life, or damage to property, sustained on or about the Common Areas or other property serving Association, and improvements thereon, or resulting from or arising out of activities or operations of the Association or Owners, and from and against all costs, expenses, court costs, attorneys' fees and paraprofessional fees (including, but not limited to, all trial and appellate levels and whether or not suit be instituted), expenses and liabilities incurred or arising from any such claim, the investigation thereof, or the defense of any action or proceedings brought thereon, and from and against any orders judgments or decrees which may be entered relating thereto. The costs and expense of fulfilling this covenant of indemnification shall be operating expenses of the Association to the extent such matters are not covered by insurance maintained by the Association.

Section 4. Declarant's Reserved Rights. Notwithstanding any provision herein to the contrary, the property rights under this Article V shall be subject to:

(a) The right of Declarant to execute all documents and take such actions and do such acts affecting the Property or the Common Area which, in the Declarant's sole discretion, are desirable or necessary to facilitate the Declarant's or any Builder's development, construction, sales and marketing of the Property. However, nothing contained herein shall authorize Declarant or any Builder to take any action that will diminish the rights of any lienholder or the holder of any mortgage on any Lot or on the Common Area; take any action that will affect title to any of the Lots after conveyance to third parties; or unilaterally change the Declaration, Articles,

Bylaws and Rules in violation of Chapter 720, Florida Statutes, after the Class B membership has terminated.

(b) Easements of record on the date hereof and any easements which may hereafter be granted by Declarant to any public or private utilities or governmental bodies for the installation and maintenance of cable television, electrical and telephone conduit and lines, sewers or water pipes, or any other utilities or services to any Lots within the Property or any portion of the Common Area or such easements as Declarant may determine are necessary or beneficial for the maintenance or preservation of the Property.

(c) The Declarant and Builders shall have full rights of ingress and egress to and through, and over and about the Property, including all Common Areas, during the Development Period and such additional period of time as Declarant or any Builder(s) are engaged in any development, construction or improvement work, sales, leasing or marketing of the Community on or within the Property, and the Declarant and any Builder(s) shall further have an easement thereon for the purpose of storage of materials, vehicles, tools, equipment, etc., which are being utilized in such development or construction and for the use and maintenance of signs, banners, and the like being used in connection with the sale or promotion of the Property, or any portion thereof. The Declarant and Builders shall further have the right to operate and maintain models, sales centers and leasing offices and to operate and open gates and access to the Community to facilitate sales and marketing of the Community in Declarant's sole and absolute discretion during the Development Period and such additional period of time as Declarant is engaged in any construction or improvement work, sales, leasing or marketing of the Community or within the Property. No Owner, his guests, employees, servants, agents and invitees shall in any way interfere or hamper Declarant or any Builder, or their agents, servants, employees, invitees, successors or assigns, in connection with such construction, development, promotion or sales activity.

(d) The Declarant shall have full right to assign any or all of its right, title and interest in the Property, both as Declarant and as a Member of the Association, to another party by the execution and recording of a proper instrument in the Public Records of the County. This provision shall not, however, be construed to allow Declarant to assign a membership in the Association in a transaction separate from ownership of a Lot. Notwithstanding the foregoing, the Declarant, in its sole discretion, shall also have the right to grant a Builder certain rights reserved hereunder to the Declarant for the purpose of constructing, selling and marketing Homes in the Community and conducting construction, sales and marketing thereof by executing a partial, non-exclusive assignment of rights in favor of the Builder to be kept in the official records of the Association. Any such assignment of rights shall not impose any obligation of the Declarant hereunder on any such Builder unless such obligations are expressly assumed by such Builder.

(e) Notwithstanding anything contained herein to the contrary, neither the Declarant, the Builders, nor the Association makes any representation whatsoever as to the commencement, completion or construction of any optional or recreational facilities within or upon the Common Areas. The Declarant expressly reserves the right to modify the plan of development, the site plan, the recreational or optional facilities, amenities, product types, and number of Homes or dwellings in the Community in such manner as Declarant and the Builder(s) deem desirable for the Community. Title to any portion of the Common Areas owned by

Declarant may be transferred to the Association at any time, provided, that title to all portions of the Common Areas owned by Declarant shall be transferred to the Association no later than the expiration of the Development Period. The transfer of title to any portion of the Common Areas to the Association shall be subject to: (i) all rights of Declarant, Builders and other persons set forth in this Declaration; and (ii) any restrictions or limitations contained in the instrument conveying such portion to the Association. THE ASSOCIATION AND THE MEMBERS SHALL BE OBLIGATED TO ACCEPT THE COMMON AREAS AND ANY IMPROVEMENTS LOCATED THEREON IN THEIR "AS-IS" CONDITION. NEITHER THE DECLARANT NOR ANY BUILDER MAKES ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, ALL OF WHICH ARE DISCLAIMED TO THE FULLEST EXTENT PERMITTED BY LAW, WITH RESPECT TO THE COMMON AREAS AND THE IMPROVEMENTS THEREON INCLUDING WITHOUT LIMITATION THE MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, THE CONSTRUCTION, DESIGN, ADEQUACY OF SIZE OR CAPACITY RELATED TO THE USE OF THE SAME, DATE OF COMPLETION OR FUTURE ECONOMIC PERFORMANCE OR OPERATION OF THE COMMON AREAS AND THE IMPROVEMENTS THEREON, INCLUDING ALL MATERIALS, FIXTURES, PERSONAL PROPERTY OR EQUIPMENT THEREIN.

Section 5. No Dedication to Public Use. Nothing contained in this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Common Area for use by the public, except for access to and from and throughout the property described in the Plat or any additions thereto for emergency access, law enforcement and persons providing essential services to the Community and its Members.

Section 6. Incorporation of Easements by Reference. Reference in the respective deeds of conveyance, or any mortgage or trust deeds or other evidence of obligation, to the easements and covenants herein described shall be sufficient to create and reserve such easements and covenants to the respective grantees, mortgagees or trustees of said parcels as fully and completely as though said easements and covenants were fully recited and set forth in their entirety in such documents.

Section 7. Surface Water Management. It is acknowledged that the Property is located within the boundaries of the WMD and that an easement is hereby created over the entire Property for the surface water drainage and storage, and for the installation and maintenance of the Surface Water Management System for the Property in accordance with the Permit; provided, however that such easement shall be subject to improvements constructed within the Property as permitted by controlling governmental authorities from time to time. The Surface Water Management System shall be part of the Common Area, owned by the Association, and operated and maintained by the Association or its agents, as Common Area, in compliance with all approvals, codes and regulations of governmental authorities and the WMD. Such operation and maintenance shall specifically include all utility costs and equipment related to the obligations hereunder. Maintenance of the Surface Water Management System shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the WMD and shall specifically include, but not be limited to, maintenance of aquatic vegetation, lake beds, lake banks, littoral planting and lake maintenance easements which, pursuant to the terms of this

Declaration, are not the responsibility of others, as well as water quality and wetland monitoring or testing. Any repair or reconstruction of the Surface Water Management System shall be as permitted, or if modified, as approved, by the WMD. Except as hereafter provided, the Association shall maintain as a common expense the entire Surface Water Management System for the Property in accordance with the Permit, including but not limited to all inlets, ditches, lakes and canals, swale areas, retention areas, culverts, pipes, pumps, catch basins, water control structures, retention and detention areas, floodplain compensation areas, wetlands and associated buffer area, and mitigation areas, and all related appurtenances, and any littoral zones in any lakes or other waterway, regardless of whether or not same are natural or man-made within the Property or are owned by the Association. Such maintenance shall be performed in conformance with the requirements of any governmental authority, and an easement for such maintenance is hereby created. The Association will have the right, but not the obligation, to maintain any portion of the Surface Water Management System for the Property which is owned and/or maintained by any controlling governmental authority, or which is outside of the Property. The Association will have the right to enter into agreements with any controlling governmental authority or any other property owner or association for the common maintenance of the Surface Water Management System serving the Property and any other property. The Property shall be required to accept surface water drainage from any other property pursuant to the requirements of any controlling governmental authority and an easement for such drainage is hereby created, and in connection therewith the Association will have the right, but not the obligation, to maintain any portion of the Surface Water Management System for such other property reasonably required in connection with the maintenance or operation of the Surface Water Management System for the Property.

ARTICLE VI

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments to be Paid to the Association. The Declarant for each Lot owned by it within the Property, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance (including any purchaser at a judicial sale), is deemed to covenant, which covenant shall run with the land and be binding on every Owner, and agrees to pay to the Association: (1) any regular assessments or charges for the payment of operating expenses of the Association (including payment of property taxes which may be assessed against Common Area or any personal property which may in the future be owned by the Association) ("**Regular Assessments**" or "**Annual Assessments**"); and (2) any special assessments for improvements, or to fund any deficits between the amount collected for regular assessments in accordance with the annual budget and the amount determined necessary by the Association for the proper management and maintenance of the Common Area, together with other costs and/or expenses levied or imposed against the Association or property of the Association ("**Special Assessments**"); and (3) any individual assessments or charges incurred by the Association on behalf of one or more Lots but not all Lots ("**Individual Assessments**"). All such Regular Assessments, Special Assessments and Individual Assessments, collectively referred to as "**Assessments**," shall be fixed, established and collected from time to time as hereinafter provided. The Assessments, together with such interest thereon and costs of

collection thereof, including attorney's fees, as hereinafter provided and any applicable late fee imposed by the Board of Directors of the Association, shall be a charge on the Property and shall be a ***continuing lien*** relating back to the date of recordation of the Declaration upon any Lot against which each such assessment is made, and said lien may be enforced in the same manner in which mortgages are enforced. Each such assessment, together with interest, costs (including applicable late fees), and reasonable attorneys' fees for its collection, including attorneys' fees involved at all appellate levels and whether or not suit is instituted, shall also be the personal obligation of the person or entity who was the Owner of the Lot at the time when the assessment becomes due. Each Owner shall be jointly and severally responsible with the previous Owner for all Assessments due to the Association prior to the transfer of title, without prejudice to any right the present Owner may have to recover any amounts paid by the present Owner from the previous Owner. The Declarant shall not pay any special assessments or annual HOA dues. **Maximum Annual Assessment.** Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be FOUR HUNDRED FIFTY AND 00/100 DOLLARS ($450.00) per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 2. Purpose of Assessments. The Assessments to be levied by the Association shall be used for the purpose of promoting the recreation, health, safety, and welfare of the residents of the Property and shall specifically include, but not limited to: payment of all water or utility charges for the Lots and/or Common Area billed through the master meter (if any); any fees due under a bulk service agreement entered into on behalf of the Owners by the Association or Declarant; the maintenance of the Common Area and any improvements or equipment maintained by the Association; the payment of taxes and insurance for the Common Area; payment for the improvement and maintenance of the Common Area; and services and facilities related to the use and enjoyment of the Common Area. Special Assessments shall be used to fund capital improvements, deficits in the collection of Regular Assessments to cover operating expenses of the Association, and other purposes deemed necessary by a majority vote of Owners of the Association as set forth in Section 5 hereof. Individual Assessments shall be for the costs incurred by the Association which by nature are applicable only to one or more Lots, but less than all Lots. By way of example and not limitation, in the event an Owner fails to maintain their Lot in a manner required by the Governing Documents, the Association shall have the right, through its agents and employees, to enter upon the Lot and to repair, restore, and maintain the Lot and/or Home as required by the Governing Documents. The costs of any such repair, restoration and/or maintenance, plus the reasonable administrative expenses of the Association

and any costs incurred in bringing a Lot and/or Home into compliance with the Governing Documents, shall be an Individual Assessment charged against the Lot.

Section 3. Basis of Annual Assessments. For the initial year of operation of the Association, the monthly Assessment shall be the amount as set forth in the estimated operating budget of the Association for the initial year of operation. From and after January of the next operating year, the annual Assessment shall be determined in accordance with the Articles of Incorporation and Bylaws of the Association taking into account current maintenance costs and future needs of the Association. Each Owner acknowledges the Association is responsible for the repair and maintenance of capital improvements that may result in a Special Assessment due to reserves not being collected. Because reserve accounts are not being initially provided for by the Declarant, the Members of the Association may elect to collect reserves after the expiration of the Class B membership upon the affirmative approval of a majority of the total voting interests of the Association obtained by a vote of the Members at a duly called meeting of the membership or by the written consent of a majority of the total voting interests of the Association. The approval action of the membership must state that reserve accounts shall be provided for in the budget and must designate the components for which the reserve accounts are to be established. Upon approval by the membership, the Board of Directors shall include the required reserve accounts in the budget in the next fiscal year following the approval and each year thereafter. Once reserves are established as provided in this subsection, the reserve accounts must be maintained by collection of Assessments or have their funding waived in the manner provided by Chapter 720, Florida Statutes. Notwithstanding the same, reserves will not be funded by the Declarant for the Lots Declarant owns so long as Declarant is funding any deficits in operating costs pursuant to Section 12 herein.

Section 4. Uniform Rate of Assessment. Unless otherwise provided for herein, as to Lots that have been conveyed from the Declarant or from a Builder to a third-party purchaser other than a Builder and upon which a Home has been completed or is occupied, both Annual and Special Assessments must be fixed at a uniform rate for all Lots with a Home and may be collected on an annual, quarterly or monthly basis or at any other interval as determined by the Board of Directors. Payments of all Assessments will be made directly to the Association or its designated management company and in no instance shall any mortgagees have the obligation to collect Assessments. Notwithstanding the foregoing, any Vacant Lot that does not have a Home that is occupied or that has been conveyed to a third-party home purchaser shall in no event pay more than 25% of the Annual Assessment for such Vacant Lot until a Home is constructed thereon and is either occupied or has been issued a Certificate of Occupancy.

Section 5. Special Assessment for Capital Improvements. In addition to the Annual Assessment authorized above, the Association may levy in any assessment year, a Special Assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Area, including the necessary fixtures and personal property related thereto, or to cover deficits in the collection of Regular Assessments to cover operating expenses of the Association; PROVIDED that any such Special Assessments shall have the assent of a majority of the votes of each class of Members who are voting in person or by proxy at a meeting at which a quorum is obtained and which is duly called for this purpose, written notice of which shall be sent to all Members not less than 15 days nor more than 60 days in

advance of the meeting setting forth the purpose of the meeting. Special Assessments shall be allocated equally among all Lots upon which a Home has been constructed and for which a Certificate of Occupancy has been issued. Builders owning Vacant Lots shall not be obligated to pay Special Assessments thereon unless a Certificate of Occupancy for the Home constructed thereon has been issued on the date the Special Assessment is approved by the Members.

Section 6. Quorum for Any Action Authorized Under Section 5. At each meeting called, as provided in Section 5 hereof, the presence of the meeting of Members or of proxies entitled to cast thirty percent (30%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, one additional meeting may be called, subject to the notice requirements set forth in Section 5 and the required quorum at any such subsequent meeting shall be one-half (½) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Date of Commencement of Annual Assessments; Due Dates. The Annual Assessments provided for herein shall commence as to each Lot on the conveyance of the Lot by the Declarant or a Builder to a third-party purchaser other than a Builder. The first Annual Assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors of the Association shall fix the amount of the Annual Assessment against each Lot at least thirty (30) days in advance of each Annual Assessment period. Written notice of the Annual Assessment shall be sent to every Owner subject thereto together with the due date of such Assessments established by the Board of Directors. The Board of Directors, if necessary to insure cash flow, may institute reasonable late payment fees for any delinquent payment of the Annual Assessment. The Association shall upon demand at any time furnish a certificate in writing signed by an officer of the Association setting forth whether the Assessments on a specified Lot have been paid. A reasonable charge may be made by the Board of Directors or its agent for the issuance of these certificates. Such certificate shall be conclusive evidence of payment of any Assessment therein stated to have been paid.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any Assessments which are not paid when due shall be delinquent. If the Assessment is not paid within ten (10) days (or such other period of time established by the Board of Directors) after the due date, an administrative late fee of the greater of Twenty-Five and no/100 Dollars ($25.00) or 5% of the amount of the installment that is past due, together with interest in an amount equal to the maximum rate per annum allowable by law beginning from the due date until paid in full may be levied. The Association, acting through its Board of Directors, may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot to which the Assessment is levied, and interest, costs and reasonable attorneys' fees, including at all appellate levels and whether or not suit is instituted, in collection or enforcement shall be added to the amount of such Assessment. Additionally, the Board of Directors of the Association may at its discretion accelerate the Assessments then due from a delinquent Owner for the next twelve (12) months. The Association may also notify any mortgagees or lenders of Owner, any co-borrowers and/or guarantor(s) (without recourse to Declarant and/or the Association) of delinquencies in the payment of Assessments. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Area or abandonment of his or her Lot. All payments on accounts shall be first applied to fines levied in accordance with the

terms of the Declaration, interest accrued by the Association, then to any administrative late fees, then to collection costs and attorney fees, and then to the delinquent Assessments. The allocation of payments described herein shall apply notwithstanding any restrictive endorsement, designation or instruction placed on or accompanying a payment._ Additionally, if a Home is occupied by a Lessee and the Owner is delinquent in the payment of Assessments, the Association may demand from the Lessee payment to the Association of all monetary obligations, including without limitation, Assessments due from the Owner to the Association. So long as the Owner remains delinquent, future rent payments due to the Owner may be collected by the Association and shall be credited to the monetary obligations of the Owner to the Association. If within fourteen (14) days from written demand of the Association, the Lessee provides the Association with written evidence of making prepaid rent payments, the Lessee shall receive credit for the prepaid rent for the applicable period of such prepaid rent.

Section 9. Individual Assessment Against a Particular Owner of Lot. In the event an Owner of any Lot in the Property shall fail to maintain the premises and the improvements situated thereon in accordance with the terms and conditions of the Declaration and any promulgated Rules in a manner satisfactory to the Board of Directors to a minimum standard of consistency with the general appearance of the Property as initially constructed and improved by the Declarant or Builder (taking into account normal wear and tear and exposure to normal exterior conditions, but not to the point of unsightliness), the Association, after approval by a majority of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain, and restore the Lot, and the exterior of the buildings and any other improvements erected thereon. The costs of such exterior maintenance performed on behalf of the Owner to which such Lot is subject may be assessed to the Lot as an Individual Assessment for such expense; and said Individual Assessment shall be enforced in the same manner as provided for in Section 8. In addition, in the event any Owner, its guests, tenants or invitees cause any damage to the Common Areas, including recreation or optional facilities, landscaping, drainage facilities, mail kiosks, or sidewalks, such Owner shall be responsible for the cost of any repairs required to correct such damage and the cost thereof may be assessed to the Owner as an Individual Assessment.

Section 10. Subordination of the Lien to Mortgages. The lien of the Assessments provided for herein shall be superior to all other liens except tax liens and the liens of any bona fide Institutional First Mortgage to an Institutional First Mortgagee recorded prior to any lien for Assessments by the Association; provided, however, that said mortgage liens are first liens against the property encumbered thereby, subject only to tax liens, and secure indebtednesses payable in monthly, quarterly or annual payments over a period of not less than ten (10) years.

Section 11. Exempt Property. The following Property subject to this Declaration shall be exempt from the Assessments created herein: (a) any portion of the Property dedicated to and accepted by a local public authority; (b) the Common Area; and (c) any portion of the Property owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Florida; however, no Lot, land or improvements devoted to dwelling use shall be exempt from said Assessments. Lots owned by the Declarant shall be exempt from payment of Assessments so long as Declarant is deficit funding operating expenses in accordance with Section 12 below.

Section 12. Declarant's Right to Deficit Fund Operating Expenses. Notwithstanding any provision that may be contained to the contrary in this Declaration, for as long as Declarant or any successor Declarant is in control of the Association, the Declarant shall not be liable for Assessments against such Lots owned by the Declarant, provided that the Declarant funds any deficit in operating expenses exclusive of reserves, cost of capital improvements, and non-budgeted repairs or replacement, as specified in Chapter 720.308(1)(b), Florida Statutes. For the purposes hereof, a deficit shall be computed by subtraction from said operating expenses (exclusive of the items described in the foregoing sentence) all Assessments, contributions, income and other sums and income received or receivable by the Association. The Declarant may at any time commence to pay Assessments to the Lots that it owns and thereby automatically terminate its obligations to fund a deficit in the operating expenses of the Association, or any time or from time to time elect again to fund deficits as aforesaid. When all Lots within the Property are sold and conveyed to purchasers, the Declarant shall have no further liability of any kind to the Association for the payment of Assessments or deficits other than those that arose to prior to such time. Should Declarant, in its sole discretion, elect to fund cash shortfalls caused by delinquencies or other matters which would not otherwise require deficit funds from the Declarant, such funds shall be considered a loan to the Association to be paid back to the Declarant by the Association. The Declarant's rights under this Section 12 shall not be construed as a guarantee of Assessments under Section 720.308(2), Florida Statutes.

Section 13. Surface Water Management System. The Association will be responsible for assessing and collecting fees for the operation, maintenance, inspection and inspection reporting, mitigation and mitigation reporting, and, if necessary, replacement of the Surface Water Management System which is owned and operated by the Association. Fees shall be assessed and collected through Assessments. In the event the Community contains on-site wetland mitigation requiring monitoring and maintenance, the Association should budget and collect sufficient funds for the monitoring and maintenance of the mitigation areas in accordance with the Permit.

ARTICLE VII

CAPITAL CONTRIBUTION

Section 1. Capital Contribution on Sale By Declarant. At the time of the closing or the sale of a Home by the Declarant or a Builder to a third-party purchaser other than a Builder, each purchaser shall pay to the Association the amount of $250.00 as a contribution to working capital. These monies (hereinafter called "**Capital Contribution**") shall be the Association's property and shall be held by the Association through its Board of Directors, pursuant to the powers described in the Articles and Bylaws. The Capital Contribution shall be deemed ordinary Association income and need not be separated from or held or applied differently than Assessments. No refund of a Capital Contribution will be made on re-sale. No Capital Contribution shall be due from a Builder when a Builder acquires a Lot for the purpose of constructing a Home thereon.

Section 2. Capital Contribution on Sale By Owner Other Than Declarant. At the time of the closing or the sale of a Lot or home by an Owner other than Declarant or a Builder, each purchaser shall pay to the Association a Resale Capital Contribution, which shall initially be

$250.00 per Lot. The Board of the Association shall have the right to adjust the amount of the Resale Capital Contribution from time to time. These monies shall be the Association's property and shall be held by the Association through its Board of Directors, pursuant to the powers described in the Articles and Bylaws. The Capital Contribution shall be deemed ordinary Association income and need not be separated from or held or applied differently than Assessments. No refund of a Capital Contribution will be made on re-sale.

ARTICLE VIII

ARCHITECTURAL CONTROL

Section 1. Review of Proposed Construction. No improvement or alteration of any kind, including, but not limited to, a fence, wall or other addition, structure, or equipment (including exterior paint, roofing, landscaping, antennas, awnings, and shutters) shall be installed, painted, erected, removed or maintained within the Property, until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to, and approved in writing by, a majority of the Board of Directors of the Association. The Board of Directors of the Association shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding area of the Property and that the appearance of any improvement or other structure affected thereby will be in harmony with surrounding structures and improvements (or the surrounding area contemplated by Declarant, if within the Development Period) and it otherwise desirable. The Board of Directors of the Association may condition its approval of proposals and plans and specifications as it deems appropriate and may require submission of additional plans and specifications or other information prior to approving or disapproving material submitted. The Board of Directors of the Association may also issue rules or guidelines setting forth procedures for the submission of plans for approval. The Board of Directors of the Association may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevation drawings and descriptions or samples of exterior materials and colors. Until receipt by the Board of Directors of the Association of any required plans and specifications, the Board of Directors of the Association may postpone review of any plans submitted for approval. The Board of Directors of the Association shall have forty-five (45) days after delivery of all required materials to approve or reject any such plans. During the period of time the Declarant appoints the majority of the Board, if an Owner's plans are not approved within such 45-day period, said plans shall be deemed not approved; provided, however, once Owners other than the Declarant elect a majority of the Board, if an Owner's plans are not approved within such 45-day period, said plans shall be deemed approved. All changes and alterations shall be subject independently to all applicable governmental laws, statutes, ordinances, rules, regulations, orders and decrees. Any alteration or modification to the location and/or placement of exterior walls of any Home shall be further conditioned on compliance with the County ordinances and the obtaining of applicable governmental approvals, if any.

Section 2. No Waiver of Future Approvals. The approval of the Board of Directors of the Association of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the Board

of Directors of the Association, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters whether subsequently or additionally submitted for approval or consent.

Section 3. Liability of the Board of Directors of the Association. No member of the Board of Directors of the Association (or Declarant) shall be liable to any Owner or other person by reason of mistake in judgment, failure to point out deficiencies in plans, or any other act or omission in connection with the approval of any plans. Any Owner submitting plans hereunder by the submitting of same, agrees (i) not to seek any damages or make any claim arising out of approval of plans hereunder, and (ii) to indemnify and hold the Board of Directors of the Association, the Association, and Declarant harmless from any cost, claim, damage, expense or liability whatsoever, including attorneys' fees and costs at all tribunal and appellate levels (and whether or not suit is instituted), arising out of the approval of any plans regardless of the negligence of the committee members, their representatives, or appointing entity.

Section 4. Inspection of Work. Inspection of work and correction of defects therein shall proceed as follows:

(a) Upon the completion of any work for which approved plans are required hereunder the applicant for such approval ("**Applicant**") shall give written notice of completion to the Board of Directors of the Association.

(b) Within thirty (30) days thereafter, the Board of Directors of the Association (or its duly authorized representative) may inspect such completed work. If the Board of Directors of the Association finds that such work was not affected in substantial compliance with the approved plans, it shall notify the Applicant in writing of such noncompliance within such thirty (30) day period, specifying the particulars of noncompliance, and shall require the Applicant to remedy the same.

(c) If an Applicant is notified of any noncompliance, the Applicant shall remedy or remove the same within a period of not more than forty-five (45) days from the date of announcement of the Board of Directors ruling. If Applicant does not comply with the Board of Directors of the Association ruling within such period, the Board of Directors, at its option, may either remove the noncomplying improvement or remedy the noncompliance (an easement therefore being hereby created), and Applicant shall reimburse the Association, upon demand, for all expenses incurred in connection therewith. This amount, together with interest thereon at the rate of eighteen (18%) percent per annum from the date the noncompliance was to have been remedied or removed, the maximum late fee allowed under Florida Statutes for each month that a violation exists if payment is not made within thirty (30) days after announcement, and all costs and reasonable attorneys' fees incurred by the Association in collection, enforcement or abatement, as appropriate (including attorneys' fees incurred at all appellate levels and whether or not suit is instituted) shall be a personal obligation of Owner and shall not pass to the successors in title of Owner unless expressly assumed by such successors. Such amount (including interest, costs, late fees and attorneys' fees as provided above) shall also be a ***continuing lien*** and run with the land on the Owner's Property if not paid within thirty (30) days after notice enforceable in the same manner in which mortgages are enforced by foreclosure, or by bringing an action at law or equity against the Owner.

(d) If for any reason the Board of Directors of the Association fails to notify the Applicant of any noncompliance within forty-five (45) days after receipt of written notice of completion from the Applicant, the improvement shall be deemed to have been made in accordance with the approved plans.

Section 5. Variances. The Board of Directors of the Association may authorize variances from compliance with any of the architectural provisions of this Declaration when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variance must be evidenced in writing and must be signed by at least two (2) members of the Board of Directors of the Association. If such variances are granted, no violation of the covenants, conditions and restrictions contained in this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting his use of the Lot and Home, including, but not limited to, zoning ordinances and lot setback lines or requirements imposed by any governmental or municipal authority.

Section 6. Architectural Review Committee. The Board of Directors of the Association may assign all of its responsibilities under Article VIII to an Architectural Review Committee to be appointed by the Board of Directors of the Association (the "**ARC**").

Section 7. Declarant's Exemption. Notwithstanding anything to the contrary, this Article does not apply to the Declarant or to D.R. Horton, Inc., as a Builder. Such exemption may be non-exclusively assigned by the Declarant to any other Builder. Notwithstanding anything to contrary, the Declarant shall have the right to approve any of the foregoing for any Builder in lieu of the Association. The Declarant's review and approval of any Builder plans shall be deemed approval of the ARC and the Association and such approval may not be revoked or modified, and any modifications of such approved plans shall only require approval of the Declarant.

ARTICLE IX

USE RESTRICTIONS

Section 1. Residential Purposes. No Lot shall be used for any other purpose other than residential purposes. The occupancy of each Home shall be limited to the maximum number of persons allowable in accordance with Federal Regulations and local ordinances based on the size and configuration of the Home. No building shall be erected altered, placed or permitted to remain on any Lot other than a Home, related appurtenances, and other structures originally constructed by the Declarant or in accordance with ARC approval.

Section 2. Temporary Structures. No structure of a temporary character, trailer, tent, shack, barn, shed or other out-building shall be placed or used on any Lot without the approval of the ARC. No such structures shall at any time be used as a residence or appurtenance to such residence, either temporary or permanent. The foregoing shall not apply to temporary construction trailers or other temporary structures used by the Declarant or Builders.

Section 3. Offensive Activity. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the Community, or any matter which affects the health, safety or welfare of the owners or occupants of the Property, in the Association's reasonable discretion.

Section 4. Pets. No livestock or poultry shall be kept, maintained, or bred in any Home or elsewhere within the Property. No pets shall be kept, maintained, or bred in any Home or elsewhere within the Property, except for fish in an aquarium and birds in cages maintained in the interior of the Home and not more than a total of three (3) domestic dogs (other than dogs which in the reasonable determination of the Board of Directors or under applicable codes, ordinances, or regulations are determined to be a threat to the safety of the occupants of the Property which shall not be allowed under any circumstances in the Property) or three (3) domestic cats shall be permitted to be kept in a Home or Lot, provided such animals are not kept, bred or raised for commercial purposes. Notwithstanding the foregoing, the Board of Directors shall specifically have the power to either permit additional domestic dogs or cats to be kept as pets by an Owner if in the determination of the Board of Directors such pets shall not cause or be deemed by the Board of Directors to constitute a nuisance to any other Owner in the determination of the Board of Directors. Each person bringing or keeping a pet within the Property shall be absolutely liable to the Association, other Owners and their invitees for any damage to persons or property caused by any pet brought upon or kept upon the Property and it shall be the duty and responsibility of each such Owner to clean up after such animals which have deposited droppings or otherwise used any portion of the Property or public street abutting or visible from the Property. Animals belonging to Owners or invitees of any Owner must be kept within an enclosure or, on a leash held by a person capable of controlling the animal. No pets shall be "tied out" in a yard or on a porch or patio and left unattended for any extended period of time. The Association shall have the right to promulgate Rules and Regulations relating to animals and the right to restrict or require removal any such animals determined by the Board or applicable codes or regulations to constitute a nuisance or danger to the Community. In addition, all pet owners shall be required to maintain at all times adequate homeowners' insurance coverage for any and all liabilities related to the pet(s) owned and kept on the Lot, which insurance shall name the Association as an additional insured to the extent such endorsement is available. Proof of such insurance coverage shall be provided by the Owner to the Association upon reasonable request not more than one time per calendar year. If such coverage is not provided as required herein, the Association shall have the right to require the pet to be removed from the Lot until the appropriate insurance coverage is obtained.

Section 5. Signs. During the time period Declarant owns any Lot within the Property, Owners other than the Declarant shall not display signs of any kind to the public view on any Lot, except one sign not larger than 3" X 5" and placed in one ground floor window or one second story window advertising that property is for sale and except signs used by the Declarant and Builders to advertise the Property during the construction and sale of Homes. Once the Declarant has conveyed all Lots it owns within the Property, then the size of the signs can be increased, as authorized by the Board of Directors of the Association or the ARC, to advertise that the property is for sale or rent which sign is to be placed on one ground floor window or one second story window. The foregoing shall not apply to any signs used by the Declarant or any Builder to advertise the Property during the construction and sale of Homes.

Section 6. Garbage. No Lot shall be used or maintained as a dumping ground for rubbish. All trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. Trash, garbage or other waste shall be kept in sanitary, covered containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. In no event shall such equipment and/or containers be visible from the Common Area streets, from neighboring Property or within property contained in the Plat, except for a reasonable time immediately prior to and after scheduled trash collection, and in all events in compliance with the County Code.

Section 7. Outdoor Property. No garments, rugs, towels, blankets, or any other materials may by hung, exposed or dusted from the windows or from the front facade of any Home. Further, unless otherwise specifically prohibited by applicable local, State or Federal law, no outside clotheslines or other facilities for drying or airing clothes shall be erected in the front yard, side yard or back yard of any Home. All personal property of Owners or other occupants shall be stored inside; provided, however, patio furniture or other personal property which is specifically for the use and enjoyment of designated outdoor areas of the Home shall be permitted.

Section 8. Parking. Parking in the Community is limited to designated driveways, garages and guest parking spaces. There shall be no parking on the grass, the street, or any portion of any sidewalk which is not part of a designated driveway. An Owner may park in the Home's garage or in the driveway on the Lot. Car covers are prohibited and license tags on all vehicles must be current. No vehicle which cannot operate on its own power shall remain in the Community for more than twenty-four (24) hours, except in the garage of a Home. No repair or maintenance, except for emergency repairs of vehicles shall be made unless in the garage of a Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view. Any trailer, commercial vehicle, recreational vehicle, boat, rowboat, canoe, jet ski or boat trailer shall not be permitted to be parked outside of an enclosed garage. The term "commercial vehicle" includes trucks and vehicular equipment or other vehicles which are used, or which are ordinarily intended to be used for commercial purposes or which contain materials regularly used in trade or business. No vehicles displaying commercial advertising shall be parked within the public view except those of visiting contractors making repairs to a Lot or Home and this provision is specifically intended to preclude any Owner from parking their personal commercial vehicle in public view. Automobiles issued by the County or other governmental entity (i.e., police cars), such automobile shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Lot. No vehicle shall be used as a domicile or residence either temporarily or permanently. No all-terrain vehicles (ATVs) or mini motorcycles are permitted at any time on any paved surfaces forming a part of the Common Areas. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein, the Association is authorized to order the towing of any vehicle (at said vehicle owner's expense) for a violation of this Section if a vehicle remains in violation of this Section for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period. Each Owner by acceptance of title to a Home irrevocably grants the Association and its designated towing agent the right to enter a Lot or Common Area and tow-vehicles which violate the terms of this Declaration or which are parked in violation of

this Declaration. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. An affidavit of the person posting the aforesaid notice stating that it was properly posted shall be conclusive evidence of proper posting. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by Declarant, Builders, or their agents. Further, the restrictions in this Section shall not be deemed to limit service vehicles whose purpose is to perform maintenance and delivery service to the Owners or the Association during normal working hours or for work performed for the Declarant, Builders, or the Association which are necessary in the development, maintenance or management of the Association.

Section 9. Septic Tanks. No septic tanks or individual wells will be permitted on any Lot.

Section 10. Garages. No garage may be improved for purposes of making same a living area, nor shall garage doors be removed except for replacement (in which case the Owner must obtain approval of any replacement door from the Board of Directors of the Association). No garage may be used for the operation of a business or for any commercial purpose of any kind.

Section 11. Window Coverings. No external window covering, reflective window covering or iron or decorative bars (either interior or exterior) may be placed or permitted to remain on any window of any building without the prior written approval of the Board of Directors of the Association. Window treatments shall consist of drapery, blinds, decorative panels, or other window covering, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired. No bars shall be placed on the windows of any Home without prior written approval of the ARC. No awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the ARC. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the ARC. Window treatments facing the street shall be of a neutral color, such as white, off-white or wood tones. Window or wall air conditioner units are prohibited.

Section 12. Flags. No flags or banners other than a Flag permitted by Chapter 720.304, Florida Statutes, or other local, state or federal law, which must be displayed in a respectful manner and which is subject to reasonable standards for size, placement and safety as may be adopted by the Association will be permitted. The foregoing sentence shall not apply to the Declarant.

Section 13. Reconstruction. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or repair the damaged Home or improvement in accordance this Declaration within 6 months of the date of the loss. As to any such reconstruction of a destroyed Home or improvements, the same

shall only be replaced as approved by the ARC. Notwithstanding anything to the contrary herein, to the extent that insurance coverage obtained and maintained by the Association covers such casualty destruction, the Owner of such damaged or destroyed Home shall not perform any activities that would negate such coverage or impair the availability of such coverage.

Section 14. Business Activity. Except for normal construction activity, sale, and re-sale of a Home, sale or re-sale of other property owned by Declarant, administrative offices of Declarant, no commercial or business activity shall be conducted in the Community that disrupts the residents, including without limitation, within any Home. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, business invitees, customers, and clients shall not disrupt the residential nature of the Community unless the Board of Directors provides otherwise in the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within the Community. No solicitors of a commercial nature shall be allowed within the Community, without the prior written consent of Association. No day care center, child care facility, elder care or other assisted living facility or halfway house may be operated out of a Home. No garage sales are permitted, except as permitted by Association.

Section 15. Telecommunications. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first had and obtained from the ARC as required by this Declaration. The ARC may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ("**FCC**") rules are prohibited. Installation, maintenance, and use of all antennas shall comply with restrictions adopted by the Board of Directors and shall be governed by the then current rules of the FCC.

Section 16. Fences. Fences shall be almond PVC or black wrought iron in a style determined by the Declarant. No Owner shall be permitted to install a fence to enclose any portion of the Lot without the prior approval of the Board or ARC in accordance with Article VIII, which shall approve the material, location and height. Any perimeter fences or fences along the rear lot line of two Lots with a common rear lot line originally installed by the Declarant or the Association shall be maintained by the Association for the benefit of all Owners. Adjoining fences must taper to a height of the adjoining fence within 4 feet. All other fences located on a Lot or approved fences installed by an Owner or Owners shall be maintained by the Owner or Owners of such benefitted Lots at such Owner's or Owners' sole cost and expense. Nothwithstanding anything to the contrary contained herein, construction of any fence or wall, whether by the Declarant or otherwise, which obstructs the surface water flow or swales shall be strictly prohibited.

Section 17. Hurricane Shutters. Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved by the ARC. Panel, accordion and roll-up style hurricane shutters may not be left closed during hurricane season. Any such

approved hurricane shutters may be installed upon forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed within seventy-two (72) hours after the end of a hurricane watch or warning or as the ARC may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than a storm event.

Section 18. Water Bodies. No Lot Owner shall use any body of water located within the Community for recreational purposes, including boating, jet skiing, or any other types of water sports. Swimming in any body of water within the Community is prohibited. No planting, fencing or other improvements or additions to the landscape area or grassed area surrounding any body of water in the Community and within the maintenance easements surrounding the bodies of water are permitted. No installation of sand or other materials intended to simulate a beach shall be permitted along the lake banks, within the maintenance easements surrounding the lake or rear yards of Lots adjacent to the lakes. The Association has the right to further restrict use of bodies of water in the Community in promulgated Rules established by the Association. BY ACCEPTANCE OF A DEED TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THAT THE WATER LEVELS OF ANY WATER BODIES IN THE COMMUNITY MAY VARY FROM TIME TO TIME. THERE IS NO GUARANTEE BY THE DECLARANT OR ASSOCIATION AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME. AT TIMES, AREAS IN THE COMMUNITY WHICH ARE DESIGNED TO RETAIN WATER, MAY HAVE LITTLE TO NO WATER RETENTION AND WATER LEVELS MAY BE NON-EXISTENT.

Section 19. Exemptions. Notwithstanding anything to the contrary, any restrictions contained in this Article that would disrupt the construction, sales, and marketing of Homes in the Community shall not apply to the Declarant or to any Builder.

ARTICLE X

EASEMENTS

Section 1. Public Services. Easements are reserved over each Lot and the Common Area for public service purposes including but not limited to, police protection, fire protection, emergency services, postal service and meter reading.

Section 2. Utilities. Easements for ingress and egress and for the installation and maintenance of all utilities, Surface Water Management Systems and drainage facilities, landscaping, irrigation, fencing, signage, and street lighting are reserved on and over each Lot and the Common Area in favor of the Association and other entities with maintenance responsibilities related to the same. Such easements are reserved for their intended purpose and shall not be removed by subsequent Owners. The right is also reserved to the Declarant and the Association to create additional utility easements by separate instrument as may be required from time to time.

Section 3. Encroachments. Notwithstanding any other provisions contained in this Declaration, in the event that any Home, as constructed by the Declarant or a Builder on a Lot, encroaches upon any portion of the Common Area or adjoining Lot, then a perpetual easement appurtenant to such Lot shall exist for the continuance of any such encroachment on the Common Area or adjoining Lot. In the event any fence, roof, overhanging roof, or portion of the Home, as constructed upon any Lot by Declarant or by a Builder, encroaches or overlaps upon any other Lot or the Common Area, then, in such event, a perpetual easement appurtenant to the Lot upon which the fence, roof, overhanging roof, or Home is construction shall exist for the continuation of any such encroachment or overlapping upon the adjoining Lots and Common Area.

Section 4. Drainage. The Association shall have the responsibility to maintain all drainage facilities and drainage pipes and equipment within the Property, landscape buffers, and easements and maintain irrigation lines and facilities within the landscape and utility easements and the expense for same will be a common expense of the Association. The Association shall also have the right to maintain any drainage easements on the Lots to the extent any Lot Owner fails to maintain the same. There shall be, and Declarant hereby grants, reciprocal, perpetual non-exclusive easements between all adjacent Lots, as easements appurtenant to the Lots, for the natural run-off of rainwater, in accordance with any stormwater management plan which may be applicable to the Community, provided, however, that in no event shall any Owner of a Lot be required to allow stormwater drainage across its Lot in such a manner as shall damage any permanent improvements located thereon.

Section 5. Common Area Maintenance. An easement is reserved over the Property, including each Lot, in favor of the Association for maintenance of the Common Area and to allow the Association to fulfill any and all of its maintenance obligations hereunder.

Section 6. Declarant and Builders. An easement is reserved over the Property, including each Lot, in favor of the Declarant and Builders for the purpose of carrying out any obligations of the Declarant or Builders under the terms of this Declaration or any governmental permit, order or applicable law in connection with the development of the community and construction of Homes therein. In addition, the Declarant and Builders shall also have an easement over, upon, across, and under the Property as may be required in connection with the development of the community and construction of Homes, including the right to keep gates open for public access and to use all roads and rights of way for vehicular and pedestrian ingress and egress for construction and maintenance purposes. Further, the Declarant and Builders shall have an easement to use all portions of the Property, including Common Areas but not including Lots which have been conveyed to third-party purchasers other than Builders, for all types of promotional and sales activity in connection with marketing, sales, and leasing of Homes in the Community including the right to keep gates open for public access and to use all roads and rights of way for vehicular and pedestrian ingress and egress. The easements created by this Section shall be broadly construed and supplement other rights of the Declarant and Builders herein, running with the land until such time as the Declarant and Builders no longer own any Lots in the Community and all of the Declarant's obligations hereunder are satisfied.

Section 7. Maintenance of Easement Areas. Within the easement areas hereby reserved or created, or shown on the Plat of the Community, or within any designated common

areas containing any component of the Surface Water Management System, no digging, excavation, depositing fill material, debris or any other material or item, or altering any water control structure, or any other construction to modify the Surface Water Management System shall be allowed, and no permanent structure may be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow or drainage canals in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The surface area of each Lot upon which an easement is located shall be maintained continuously by the Owner of the Lot, except that any improvements which are the property of a public authority or utility company shall be maintained by such authority or utility company. Each Lot Owner shall maintain any drainage easement located on the Lot in the manner required by the Association and/or the Permit; provided, however, if the Lot Owners fails to maintain such easements, the Association shall have the right to enter on the Property and perform any necessary maintenance of the same, including without limitation the right to grade, sod or install improvement thereon.

Section 8. Right of Entry. The Association, through its duly authorized employees, agents or contractors, shall have the right after reasonable notice to the Owner thereof, to enter any Lot at any reasonable hour of the day to perform such maintenance, replacement or repair of the Surface Water Management System, or any other items, as may be authorized herein. In the event of any emergency which might reasonably result in damage to any Lot or the improvements located thereon, the Association shall have the right to enter any Lot as may be reasonably necessary to resolve such emergency without prior notice to the Owner thereof. Any such entrance by the Association shall not be deemed to be a trespass upon such Lot.

ARTICLE XI

COVENANTS FOR HOME MAINTENANCE

Section 1. Maintenance of Homes. Each Owner shall be responsible for maintaining, repairing, and replacing the Home and all other improvements situated on his Lot in a clean, sanitary, neat, safe and orderly condition, including without limitation, all obligations for structural maintenance, repair or replacement of walls, roofs, windows, window and patio screens, screened enclosures, doors, framing and casing, gutters, downspouts and skylights, and maintenance, repair and replacement of mailboxes, if any, and any air-conditioning or water softening fixtures or equipment, or any equipment, facilities or other items whatsoever installed within or placed upon any Lot by any Owner, including its agents, or other designees, and/or any other maintenance obligations designated as the Owners' responsibilities from time to time in the Declaration or the Rules. It will also be the duty of each Owner to maintain in good repair any driveway servicing only his or her Lot. The Owner shall obtain the written consent of the Association prior to making any modifications requiring approval under Article VIII hereof. If any Owner breaches these covenants, the Association may enforce these covenants in accordance with the provisions of this Declaration.

Section 2. Lawn Maintenance. Unless otherwise provided, it shall be the duty of each Owner to perform regular and routine lawn maintenance as well as regularly cut the grass located on the Owner's Lot at the Owners' expense. In addition, the Owner shall be responsible for

mowing any grass located between a Lot boundary line and the top of the slope of any lake bank and between the front Lot boundary line and the top of curb of the street. The Owner shall promptly replace any grass that has died or otherwise requires replacement. In the event an Owner fails to adequately maintain the lawn, cut the grass on the Owner's Lot or replace dead grass, after reasonable notice and the opportunity to do the required maintenance, the Association shall have the right to enter upon the Lot and perform necessary lawn maintenance or cut the grass. The Association is hereby granted an easement over and across the Owner's Lot for the purpose of maintaining and cutting the grass, if necessary, and the Owner shall not place any obstruction, fence, wall, tree or shrubbery on such ground without the consent of the Association. The Owner shall be responsible for all costs incurred by the Association in maintaining the lawn and landscaping on the Owner's Lot and shall promptly reimburse the Association within ten (10) days after receipt of an invoice from the Association for such maintenance. All such costs shall be deemed an Individual Assessment on such Lot.

Section 3. Irrigation. It shall be the duty of the Association to maintain the irrigation system for the Community Common Areas and within any landscape easements or buffers which are the Association's responsibility at the Association's expense. The cost of maintenance of such portion of the irrigation system shall be assumed by the Association for the benefit of the entire Property and such costs shall be considered with the budget as part of grounds maintenance charged as a common expense. It shall be the duty of each Owner to maintain all irrigation lines, sprinkler heads, timers and all related irrigation equipment located on and servicing a Lot and, if applicable, located between the front Lot boundary and the top of the curb of the adjacent road at the Owners' expense. The Association is hereby granted an easement over and across each Owner's Lot for the purpose of installing the irrigation system. No Lot Owner shall place any obstruction, fence, wall tree, or shrubbery over the irrigation system without the consent of the Association. Each Owner shall also be responsible for payment of any costs related to the repair and/or replacement to the irrigation system necessary as a result of any damage done to the irrigation system by the Owner any member of Owner's family, any guests, invitees, tenants, contractors, workers or agents of Owner, whether on the Owner's Lot, the Common Area, or within a landscape easement or buffer. Each Owner acknowledges that irrigation water will be provided by the Owner's potable water source at the expense of the Owner. Due to water quality and equipment, irrigation systems may cause staining on Homes and other improvements, structures or paved areas and it shall be each Owners' responsibility to treat and remove any such staining at the Owner's expense. The Owner shall be responsible for all costs incurred by the Association in maintaining the irrigation system on the Owner's Lot (excepting any portion within a dedicated landscape easement or buffer) and shall promptly reimburse the Association within ten (10) days after receipt of an invoice from the Association for such maintenance. All such costs shall be deemed an Individual Assessment on such Lot. Further, the Owner shall not place any obstruction, fence, wall, tree or shrubbery over the irrigation system without the written consent of the Association. The Association may provide Owners with a watering schedule for the Lots in the Association's sole discretion. In the event water from irrigation systems on the watering schedule is insufficient to maintain lawns or landscaping on Lots, Owners shall supplement irrigation watering or hand water. Notwithstanding the foregoing, if for any reason the grass or landscaping on a Lot dies, the Owner shall promptly replace the same at the Owner's sole expense.

Section 4. Landscaping. The Association shall only be responsible for the maintenance of landscaping within any landscape easement or buffer or landscaping originally installed by the Declarant, Builders or the Association to comply with governmental requirements. Such maintenance shall include routine trimming of hedges only, weeding of plant beds and pruning of the landscaping and the cost of such maintenance shall be considered with the budget as a common expense and paid through Assessments. Each Owner shall be solely responsible for all other maintenance of other landscaping (such as trees), any landscaping not required to be maintained by the Association or landscaping installed on the Lot for aesthetics or by the Owner. The Association is hereby granted an easement over and across an Owner's Lot for the purpose of maintaining any landscaping in accordance herewith. Owners hereby acknowledge some landscape material on the Property and within any landscape easement is intended to fulfill required landscape buffers of adjacent properties. Owners shall not cut or remove any landscape materials on landscape easements installed by the Declarant or the Association required to remain pursuant to a permit or other governmental regulation. Any Owner violating the restrictions of this Section resulting in landscaping needing to be repaired or replaced will be charged the cost of such work. Notwithstanding the foregoing, the Association shall not be responsible for replacing dead or dying landscaping or trees, which shall be the Owner's obligation at the Owner's sole expense.

Section 5. Insurance. Each Owner of a Lot shall obtain insurance coverage upon the Lot insuring the Home and any improvements located thereon in an amount equal to the maximum insurable replacement value. Such coverage shall afford protection against (i) loss or damage by fire, hurricane, tornado, wind-storm, or other hazards covered by a standard extended coverage endorsement, and (ii) such other risks as from time to time shall be customarily covered with respect to similar construction, location and use as the Home including but not limited to vandalism and malicious mischief. Such coverage shall name the Association as an additional insured party. The Owner shall furnish proof of insurance to the Association at the time of purchase of a Lot and shall furnish proof of renewal of such insurance on the anniversary date thereof. In addition, any Owner owning or keeping a pet on a Lot shall also obtain and maintain adequate homeowners' insurance to cover pet liability, naming the Association as an additional insured.

Section 6. Exterior Painting and Pressure Cleaning. Each Owner shall be responsible for exterior painting and pressure cleaning of the Home and improvements thereon as required by the Association in accordance with this Section. It is anticipated that the Association shall require all Homes to be painted every five to seven years, provided exceptions may be granted based on circumstances to be determined by the Board. In addition, it is anticipated that the Association shall require the roof, exterior walls, sidewalks, patios and driveways of all Homes to be pressured washed every three years. The Board of Directors shall convene a duly noticed meeting to determine when the uniform exterior painting and pressuring washing shall be required for all Homes in the Community and each Owner shall have at least 120 days to commence the work after the Association provides written notification of required painting or cleaning. Each Owner shall have the right to paint or clean more frequently than required by the Association, provided that prior written approval of paint color is obtained from the Board of Directors. Notwithstanding the foregoing, by majority vote of the Members at a duly notice meeting, the Association may enter into a contract for painting or pressuring washing of all

Homes in the Community and charge each Owner its equal share of the cost thereof as a Special Assessment. If any Owner fails or refuses to paint or pressure wash its Home or other improvements as required herein, the Association may perform the work and charge the Owner the cost thereof as an Individual Assessment.

ARTICLE XII

COVENANTS RELATING TO FIRST MORTGAGEES

Section 1. The following actions will require the prior written approval of two-thirds (2/3) of the holders of record of Institutional First Mortgages on Lots within the Property, (based upon one (1) vote for each Institutional First Mortgage holder): the abandonment, partition, subdivision, encumbrance, sale or transfer of the Common Area by the Association, other than the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Area; a material change in the method of determining the assessments or other charges that may be levied against an Owner; the failure of the Association to maintain fire and extended coverage on any insurable improvements hereafter on the Common Area and any insurable improvements thereon in an amount that shall not be less than one hundred (100%) percent of the insurable value, based on the current replacement costs; the use of the insurance proceeds paid to the Association for any loss to the Common Area, or the improvements thereon, for any purpose other than the repair, replacement or reconstruction of the Common Area and the improvements thereon; the amendment of the Declaration in any manner which materially affects or impairs the rights of an Institutional First Mortgagee; the conveyance, encumbrance or hypothecation in any manner of the Common Area.

Section 2. An Institutional First Mortgage encumbering any Lot in the Property may singly or jointly with other Institutional First Mortgagees: pay the taxes or other charges which are in default and which may or have become a charge against the Common Area; pay overdue premiums on hazard insurance policies for the Common Area; or secure new hazard insurance coverage for the Common Area after lapse of the existing coverage. In the event any Institutional First Mortgagee makes any of the aforementioned payments, such Institutional First Mortgagee shall be entitled to immediate reimbursement from the Association for the payments advanced, and such Mortgagee shall be subrogated to the assessment and lien rights of the Association against the Owners for the repayment of such advance, and the expense of making such reimbursement to the Institutional First Mortgagee shall be deemed a common expense of the Association.

Section 3. No provision of this Declaration shall be interpreted to give an Owner, or any other party, priority over the rights of any Institutional First Mortgagee pursuant to the terms of its Mortgage on any Lot on the Property in the event of a distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Area.

Section 4. Any Institutional First Mortgagee of a Lot on the Property who obtains title to a Lot pursuant to the remedies provided in said Mortgagee's Institutional First Mortgage on that Lot, or obtains title by deed in lieu of foreclosure, shall not be jointly and severally liable with the prior owner for unpaid assessment or charges accrued against said Lot prior to the acquisition of title to said Lot by such Mortgagee; however, such Mortgagee, or its successors or

assigns as a subsequent holder of the first mortgage, acquiring title to a Lot by foreclosure or by deed in lieu of foreclosure, shall be liable for the unpaid Assessments that became due before the mortgagee's acquisition of title in the amount equal to the lesser of (i) the Lot's unpaid Assessments and Special Assessments that accrued or came due during the 12 months immediately preceding the acquisition of title and for which payment in full has not been received by the Association; or (ii) one percent of the original mortgage debt on the Lot. The limitations on Assessment liability for Institutional First Mortgagees obtaining title through foreclosure provided by this paragraph apply only if the Institutional First Mortgagee filed suit against the Owner and initially joined the Association as a defendant in the mortgagee foreclosure action. Joinder of the Association is not required if, on the date the complaint is filed, the Association was dissolved or did not maintain an office or agent for service of process at a location that was known to or reasonably discoverable. Institutional First Mortgagees shall be responsible for all Assessments on the Lot as of the date of acquisition, including any Special Assessment or Individual Assessment assessed or coming due after the date of acquisition of title to the Lot.

Section 5. The Institutional First Mortgagee of any Lot on the Property is entitled, upon request, to written notification from the Association of any default in the performance by the Owner of any of such Owner's obligations pursuant to the terms of this Declaration, which default is not cured after sixty (60) days' notice to such Owner.

Section 6. Any Institutional First Mortgagee who acquires title to any portion of the Property by way of foreclosure, deed in lieu of foreclosure, or otherwise, shall be entitled to any exemption from the restrictions on sales and leasing of Homes and Lots to the same extent that Declarant would be exempt from such restrictions.

ARTICLE XIII

LEASE AND OCCUPANCY RESTRICTIONS

Section 1. Leases. No home shall be used as an "Air Bed and Breakfast" ("Airbnb") nor may any home be used to lease out individual rooms to multiple residents. All leases shall be in writing and a copy of such lease shall be reviewed by the Association prior to the effective date of the lease. The lease shall provide that the Association shall have the right to terminate the lease in the name of and as agent for the lessor upon default by tenant in observing any of the provisions of the Declaration, the Articles of Incorporation, Bylaws of the Association and applicable rules and regulations, if any. The Owner or lessee requesting the review shall pay to the Association or its management agent a fee of One Hundred and No/100 ($100.00) Dollars or the maximum amount permitted by the Florida Statutes, to cover the costs of reviewing the lease and examining records. No lease shall be approved for a term of less than seven (7) months. No Home may be leased more than two (2) times in any calendar year unless otherwise approved by Association in the case of hardship. The prior written review of the Association for a lease shall not apply to Lots and/or Homes acquired by an Institutional Mortgagee who has acquired title to the Lot and/or Home through foreclosure or deed in lieu of foreclosure. The Owner will be jointly and severally liable with the tenant to the Association for any sum which is required by the Association to affect such repairs or to pay any claim for injury or damage to property caused

by the negligence of the tenant. The Board of Directors may by a majority vote establish a requirement that a sum of money not to exceed One Thousand and No/100 ($1,000.00) Dollars or one month's rent, whichever is greater, be deposited in escrow with the Association as a security deposit for the purpose of covering the cost of any damage to the Common Area or other portions of the Property resulting from acts or omissions of tenants (as determined in the sole discretion of the Association). The number of occupants must comply with applicable Federal Law and local codes regarding the size of the Home. The tenant, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and all policies adopted by Association. By acceptance of a deed to a Home, the Owner hereby agrees to remove, at the Owner's sole expense, by legal means including eviction, his or her tenant should the tenant refuse or fail to abide by and adhere to this Declaration, the Rules and Regulations and any other policies adopted by Association. Notwithstanding the foregoing, should an Owner fail to perform his or her obligations under this Section, the Association shall have the right, but not the obligation, to evict such tenant and the costs of the same shall be charged to the Owner as an Individual Assessment. During such time as a Home is leased, the Owner of such Home shall not enjoy the use privileges of the Common Areas appurtenant to such Home. If a Lot or Home is occupied by a tenant and the Owner is delinquent in paying any monetary obligation due to the Association, the Association may demand that the tenant pay to the Association all rental payments becoming due and continue to make such payments until all the monetary obligations of the Owner related to the Lot have been paid in full and the Association releases the tenant or until the tenant discontinues tenancy, in accordance with the terms of Florida law.

ARTICLE XIV

WATER MANAGEMENT SYSTEMS

Section 1. Transfer of Surface Water Management System. The Association shall exist in perpetuity. However, should the Association dissolve, the Surface Water Management System, property containing the Surface Water Management System and water management portions of Common Area shall be conveyed to one of the following: (i) local governing unit, municipal service taxing unit or special taxing unit, (ii) active water control district created pursuant to Chapter 298, Florida Statues, drainage district created by special act, special district defined in Chapter 189, Florida Statues, community development district created pursuant to Chapter 190, Florida Statutes, special assessment district created pursuant to Chapter 170, Florida Statues, or water management district created pursuant to Chapter 373, Florida Statues, (iii) state or federal agency, (iv) duly constituted communication, water, sewer, stormwater, electrical or other public utility, (v) construction permittee so long as such construction permittee continues to own the Surface Water Management System and water management portions of Common Area, or (vi) non-profits corporation, including homeowner's association, property owners' association, condominium owners' or master association so long as it submits the required paperwork and has the financial, legal and administrative capability to provide for the long term operation and maintenance of the Surface Water Management System (each an "**Approved Entity**"). The Approved Entity must have the powers listed in Section 12.3.4(b)1. through 8. of the WMD Applicant Handbook Volume 1 effective June 1, 2018 (the "**WMD Handbook**"), the covenants and restrictions required in Section 12.3.4(c)1. through 9. of the WMD Handbook, and the ability

to accept responsibility for the operation and maintenance of the system described in Section 12.3.4(d)1. or 2. of the WMD Handbook, all as the same may be amended or renumbered from time to time.

Section 2. Amendments Pertaining to Surface Water and Stormwater Management System. Any amendment of this Declaration which would affect the Surface Water and Stormwater Management System or the responsibility of the Association, or its agents, to maintain, or cause to be maintained, the Surface Water and Stormwater Management System must be approved by the Association and WMD for a determination of whether the amendment necessitates a modification of the Permit. The amendment may not be finalized until any necessary Permit modification is approved.

Section 3. Surface Water Management. No Owner or any other person or entity other than Declarant shall do anything to adversely affect the surface water management and drainage of the Property, including the Surface Water Management System, without the prior written approval of the Association and any controlling governmental authority, including but not limited to the excavation or filling in of any lake or canal, or the changing of the elevation of any portion of the Property, provided the foregoing shall not be deemed to prohibit or restrict the initial construction of improvements upon the Property by Declarant or by the developer of any portion of the Property in accordance with permits issued by controlling governmental authorities. In particular, no Owner other than Declarant or the Association, shall install any landscaping, place any fill on a Lot, remove or cut littoral plantings or native vegetation, spray herbicide or grade portions of the Property which would adversely affect the drainage of any contiguous Lot. No construction activities may be conducted relative to any portion of the Surface Water Management System, including but not limited to digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the system as permitted without the consent of the Association or WMD. No Owner or other person or entity shall unreasonably deny or prevent access to water management areas for maintenance, repair or landscaping purposes by the Declarant, Association, the WMD, or any appropriate governmental agency that may require access. No person shall fill, dike, rip-rap, block, divert or change the water retention and drainage areas that have been or may be created without the prior written consent of the Association and WMD. No Owner may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas, and drainage easements described in the Permit or Plat, unless prior approval is received from the Association and WMD. If such actions are permitted by the Association and WMD, the Declarant or the Association may draw water for irrigation or other purposes from any water management area. All recreational activities, including without limitation, boating, swimming, wading or fishing, in water management areas are strictly prohibited. If the Permit requires monitoring or maintenance of the wetland mitigation areas, the Association shall allocate sufficient funds in its annual operating budget to complete such monitoring or maintenance until the WMD determines that areas are successful in accordance with the Permit.

Section 4. Conservation Areas. The Property, including the Common Areas and some Lots, may contain conservation tracts, wetland preservation areas, and upland buffers (collectively, the "Conservation Areas") subject to conservation and preservation easements for

same. Conservation and preservation easements on the Property may be established or dedicated on the Plat, by a separate instrument and/or this Declaration. In addition to any additional restrictions set forth in the foregoing documents, the following activities are prohibited in the Conservation Areas: (1) construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground; (2) dumping or placing of soil or other substances or materials as landfill, or dumping or placing of trash, waste or unsightly or offensive materials; (3) removal or destruction of trees, shrubs or other vegetation, except for the removal of exotic or nuisance vegetation in accordance with a district approved maintenance plan; (4) excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substance in such manner as to affect the surface; (5) surface use, except for purposes that permit the land or water easement to remain in its natural condition; (6) activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation, including, but not limited to, ditching, digging and fencing; (7) acts or uses detrimental to aforementioned retention of land or water easement; and (8) acts or uses which are detrimental to the preservation of any features or aspects of the conservation easements having historical or archaeological significance.

Section 5. Rights of Enforcement. The WMD, the Association, the Declarant and each Owner shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation, monitoring, repair and replacement of the Surface Water and Stormwater Management System. Notwithstanding the foregoing, the WMD has the right to take enforcement action, including a civil action for injunction and penalties, against the Association's insurance policy or Association, as applicable, to compel it to correct any outstanding problems with the Surface Water and Stormwater Management System facilities or the mitigation or conservation areas under the responsibility or control of the Association.

Section 6. WMD Permit. The Environmental Resource or Surface Water Management Permit is made a part of this Declaration and attached hereto as Exhibit "D". Copies of the Permit and any future permit actions of the WMD shall be maintained by the Registered Agent of the Association for the benefit of the Association.

ARTICLE XV

INSURANCE AND HAZARD LOSSES

Section 1. Authority. The Association's Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain blanket all-risk insurance, if available at commercially reasonable rates, for all insurable improvements on the Common Areas. If blanket all-risk coverage is not available at commercially reasonable rates, then at a minimum an insurance policy providing fire and extended coverage shall be obtained. Insurance that shall be carried on the Common Areas and the Association Property, to the extent provided in this Article XV, shall be governed by the following provisions:

Section 2. Named Insured. All insurance policies upon the Common Areas and the Association Property shall be purchased by the Association and shall be placed in a single agency or company, if possible, licensed by the State of Florida. The named insured shall be the

Association. The Association has the authority to use their discretion in obtaining the coverage listed hereinafter, as some of the requirements may be or become unobtainable or may be cost prohibitive.

Section 3. Coverage. The Association shall use its best efforts to maintain insurance covering the following:

(a) Casualty. The Common Areas including any structures thereon, and all fixtures, installations or additions comprising that part of the Common Areas to be insured under the Association's policy(ies) and such improvements from time to time, together with all fixtures, building service equipment, personal property and supplies constituting the Common Areas or owned by the Association (collectively the "**Insured Property**"), shall be insured in an amount not less than 100% of the full insurance replacement value thereof. Such policies may contain reasonable deductible provisions as determined by the Board of Directors of the Association. Such coverage shall afford protection against:

(b) Loss or Damage by Fire and Other Hazards covered by a standard extended coverage endorsement; and

(c) Such Other Risk as from time to time are customarily covered with respect to the Common Areas and improvements similar to the Insured Property in construction, location and use, including, but not limited to, vandalism and malicious mischief.

(d) Flood Insurance. If any part of the Common Areas or Association Property is in a Special Flood Hazard Area as designated on a Flood Insurance Rate Map, the Association may maintain a master or blanket policy of flood insurance. The amount of flood insurance should be at least equal to the lesser of 100% of the insurable value of the facilities or the maximum coverage available under the appropriate National Flood Insurance Administration program.

(e) Liability Insurance. If the policy does not include "severability of interest" in its terms, a specific endorsement must be obtained to preclude the insurer's denial of an Owner's claim because of negligent acts of the Association or of other Owners.

(f) Public Liability Insurance. The Association shall obtain public liability and property damage insurance covering all of the Common Areas and the Association Property and insuring the Association and the Members as their interests appear in such amounts and providing such coverage as the Board of Directors of the Association may determine from time to time. The liability insurance shall include, but not be limited to, hired and non-owned automobile coverage.

(g) Workmen's Compensation Insurance. The Association shall obtain workmen's compensation insurance in order to meet the requirements of law, as necessary.

(h) Directors and Officers Liability Insurance. The Association shall obtain directors and officers liability insurance providing such coverage as the Board of Directors of the Association may determine from time to time.

(i) Other Insurance. The Board of Directors of the Association shall obtain such other insurance as they shall determine from time to time to be desirable.

Section 4. Subrogation Waiver. If available, the Association shall obtain policies which provide that the insurer waives its right to subrogation as to any claim against Members, the Association and their respective servants, agents and guests.

Section 5. Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association. The cost of insurance premiums and other incidental expenses incurred by the Association in administering and carrying out any of the provisions of this Section shall be assessed against and collected from Members as part of the Annual Assessments.

Section 6. Association's Power to Compromise Claims. The Board of Directors of the Association is hereby irrevocably appointed agent for each Member and for each holder of a mortgage or other lien, for the purpose of compromising and settling all claims arising under insurance policies purchased by the Association, and to execute and deliver releases upon payment of claims.

ARTICLE XVI

GENERAL PROVISIONS

Section 1. Covenants Run With Land. All covenants, conditions, restrictions, reservations, easements, liens and charges contained in this Declaration shall constitute covenants running with the Property, and all grantees, devisees, or mortgagees, their heirs, personal representatives, successors and assigns, and all parties claiming by, through or under such persons, agree to be bound by the provisions of (a) this Declaration of Covenants, Restrictions, Conditions and Easements, and (b) the Articles of Incorporation and Bylaws of the Association. The Association shall be the entity responsible for the operation and maintenance of the Common Area.

Section 2. Enforcement. The Declarant or the Association shall have the right during the Development Period to enforce all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration by proceedings at law or in equity. After the Development Period, the Association or any Owner shall have the right to enforce, by proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. In any such legal or equitable proceedings to enforce any restriction, condition, covenant, reservation, lien or charge now or hereafter imposed by these covenants, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs including at all appellate levels.

Section 3. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions which shall remain in full force and effect.

Section 4. Duration. The covenants, conditions, restrictions, reservations, easements, liens and charges provided for in this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of twenty-five (25) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years. In the event the Association ceases to exist, except as provided in Article XIV, Section 1 herein, any Owner may petition the Circuit Court for the appointment of a Receiver to manage the affairs of the Association and all Common Area and the corresponding infrastructure will be dedicated or conveyed to a similar non-profit organization or entity to assure continued maintenance and operation.

Section 5. Amendment. So long as there is a Class B membership, Declarant reserves the right to amend this Declaration without the consent of the Owners, subject to the terms and conditions herein. Such amendments shall not require the consent of the Institutional First Mortgage Lenders and shall become effective when executed by Declarant and recorded in the Public Records of the County, Florida. After the Class B membership terminates, the covenants and restrictions of this Declaration may be amended by an affirmative vote of not less than a majority of the Owners at duly notice meeting for the purpose of voting on such amendment. Notwithstanding anything in this Declaration to the contrary, any amendment to the Declaration, Articles or Bylaws affecting any aspect of the Surface Water Management System must receive prior written approval of the WMD. Any amendments must be properly recorded in the Public Records of the County, in the State of Florida. Notwithstanding anything in the Declaration to the contrary, to the extent any amendment affects the Declarant's or the Builders' rights under the Declaration, such amendment shall require consent of the Declarant or the Builder(s) respectively. Any purported amendment without such approval shall be deemed void and of no force and effect unless subsequently approved by a written consent signed by Declarant and/or Builder(s) and recorded in the Public Records of the County.

Section 6. Remedies for Violation. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation, provided the following procedures are adhered to:

(a) Notice: The Association shall notify the Owner of the alleged infraction or infractions. Included in the notice shall be the date and time of a special meeting of a committee of the Association seated for the purpose of hearing such violation matters, at which time the Owner shall present reasons why a fine(s) should not be imposed. At least fourteen (14) days' notice of such meeting shall be given.

(b) Hearing: The alleged non-compliance shall be presented to the committee after which the committee shall hear reasons why a fine(s) should not be imposed. A written decision of the committee shall be submitted to the Owner by not later than fifteen (15) days after the committee's meeting. The Owner shall have a right to be represented by counsel and to cross examine witnesses.

(c) Amounts: The Board of Directors (if the committee's findings are made against the Owner) may impose special assessments against the Lot owned by the Owner as follows:

(1) First non-compliance or violation which are of a continuing nature: a fine not in excess of One Hundred and No/100 ($100.00) Dollars per day not to exceed One Thousand and No/100 ($1,000.00) Dollars in the aggregate.

(2) Second non-compliance or violations which are of a continuing nature: a fine not in excess of One Hundred and No/100 ($100.00) Dollars per day without a limitation on the aggregate amount of the amount due.

(d) Payment of Penalties. Fines shall be paid not later than five (5) days after notice of the imposition or assessment of the penalties.

(e) Collection of Fines. Fines shall be treated as an assessment subject to the provisions for the collection of assessments as set forth herein.

(f) Application of Proceeds. All monies received from fines shall be allocated as directed by the Board of Directors of the Association.

(g) Non-Exclusive Remedies. These fines shall not be construed to be exclusive, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; provided, however, any penalty paid by the offending Owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.

(h) Right of Entry. In addition to the foregoing rights, whenever (a) there shall have been built within the Property any structure which is in violation of this Declaration or in the event of any damage or destruction of any of the Property or portion thereof by an Owner or any of its guests, invitees, lessees or occupants, into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, or (b) any portion of the Property and/or Home owned by an Owner has fallen into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, a duly authorized representative of the Association may enter upon the Property where such violation, damage or destruction exists and summarily abate, remove or correct the same at the expense of the Owner; provided, however, that the Association shall then make the necessary repairs, constructions, etc., to insure that the Property and improvements where such violation occurred is restored to the same condition in which it existed (or should have existed) prior to such violation, and any such entry, abatement, removal or restoration and construction work shall not be deemed a trespass. All amounts expended by the Association, together with interest thereon at the rate of eighteen (18%) percent per annum from thirty (30) days after the date of notification of the violation and all costs and reasonable attorney's fees incurred by the Association shall be treated as an assessment subject to the provisions for the collection of assessments as set forth herein.

Section 7. Effect of Waiver of Violation. No waiver of a breach of or violation of any of the terms, provisions and covenants in this Declaration, or in the Articles or Bylaws, shall

be construed to be a waiver of any succeeding breach or violation of the same term, provision or covenant of this Declaration, or the Articles or Bylaws.

Section 8. Instruments Governing Common Area and Owners of Lots. This Declaration and the Articles and Bylaws, and any lawful amendments thereto shall govern the Common Area and the rights, duties and responsibilities of the Owners of Lots.

Section 9. HUD/FHA, VA, FNMA Approval. If the Property is approved by the Department of Housing and Urban Development ("HUD") as a Planned Unit Development, as long as there is a Class B membership, the following actions may require the prior approval of HUD/FHA or the Veterans Administration or the Federal National Mortgage Association: Annexation of additional properties, mergers and consolidations, mortgaging of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions affecting or modifying rights of Institutional First Mortgagees hereunder.

Section 10. Agreements for Professional Management. Any agreement for professional management, or any other contract providing for services of the Declarant may not exceed three (3) years. Any such agreement must provide for the termination by either party without cause and payment of a termination fee on sixty (60) days or less written notice.

Section 11. Disclaimer of Representations. Notwithstanding anything to the contrary herein, neither Declarant nor any Builder makes any warranties or representations whatsoever that the plans presently envisioned for the development of the Property or surrounding land can or will be carried out, or that any real property now owned or hereafter acquired by the Declarant is or will be subjected to this Declaration, or that any such real property (whether or not is have been subjected to this Declaration) is or will be committed to or developed for a particular (or any) use, or that if such real property is once used for a particular use, such use will continue in effect. While Declarant has no reason to believe that any of the restrictive covenants and other provisions contained in this Declaration are or may be invalid or unenforceable for any reason or to any extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any such restrictive covenant and other provisions. Any Owner acquiring a Lot in reliance on or more of such restrictive covenants and other provisions herein shall assume all risks of the validity and enforceability thereof and by accepting a deed to the Lot agrees to hold Declarant and any Builder harmless therefrom.

Section 12. Notice to Owners. Whenever notices are required to be given hereunder, the same shall be sent to the Owner by United States First Class Mail, postage prepaid, at the address of the Home situated upon the Lot. Such notices shall be deemed given when deposited in the United States Mail. Any Owner may change his mailing address by written notice given to the Declarant or the Association in the official records of the Florida Department of State, Division of Corporations, or the official address of the Association as it may be designated from time to time.

Section 13. Grammatical Construction. Wherever the context so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural, and the plural shall include the singular.

Section 14. Conflicts. In the event of any conflict between the provisions of this Declaration, the Articles and the Bylaws, the provisions of this Declaration, the Articles and the Bylaws shall control in that order.

Section 15. CABLE TELEVISION, INTERNET AND HOME SECURITY MONITORING SERVICES. THE ASSOCIATION IS NOT OBLIGATED TO BUT MAY ENTER TO AN AGREEMENT WITH A CABLE TELEVISION COMPANY, INTERNET SERVICE PROVIDER AND/OR SECURITY MONITORING COMPANY PURSUANT TO WHICH ALL OF THE OWNERS WILL BE PROVIDED CABLE TELEVISION AND/OR INTERNET SERVICE AND/OR HOME SECURITY MONITORING SERVICES WHICH WILL BE CHARGED AS ASSESSMENTS. THE ASSOCIATION MAY REFUSE ENTRY INTO THE PROPERTY BY ANY REPRESENTATIVE OF ANY CABLE TELEVISION COMPANY, INTERNET SERVICE PROVIDER AND/OR SECURITY MONITORING COMPANIES OTHER THAN THE CABLE TELEVISION, INTERNET SERVICE PROVIDER AND/OR SECURITY MONITORING COMPANY WHICH HAS ENTERED INTO AN AGREEMENT WITH THE ASSOCIATION. IN THE EVENT SECURITY MONITORING IS PROVIDED TO THE OWNERS BY THE ASSOCIATION, THE DECLARANT AND THE ASSOCIATION WILL HAVE NO LIABILITY OF ANY KIND OR NATURE DUE TO THE FAILURE OF THE SECURITY MONITORING COMPANY TO DETECT OR REACT TO FIRE, UNAUTHORIZED ENTRY, OR OTHER SECURITY PROBLEM IN ANY HOME.

Section 16. LIMITATION OF LIABILITY OF ASSOCIATION. NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN THE ARTICLES OF INCORPORATION, BYLAWS, ANY RULES OR REGULATIONS OF THE ASSOCIATION OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION DOCUMENTS"), THE ASSOCIATION SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER BE A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OCCUPANT OR USER OF ANY PORTION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, GUESTS, INVITEES, AGENTS, SERVANTS, CONTRACTORS OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH PERSONS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

(a) IT IS THE EXPRESS INTENT OF THE ASSOCIATION DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE THE USES OF THE PROPERTY HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE PROPERTY AND THE VALUE THEREOF;

(b) THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN ENTITY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE UNITED STATES, STATE OF FLORIDA, THE COUNTY AND/OR ANY OTHER JURISDICTION OR THE PREVENTION OF TORTIOUS ACTIVITIES; AND

(c) ANY PROVISIONS OF THE ASSOCIATION DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS WHICH RELATE TO HEALTH, SAFETY AND/OR WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON.

EACH OWNER (BY VIRTUE OF HIS ACCEPTANCE OF TITLE TO HIS HOME) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING USE OF ANY PORTION OF THE PROPERTY (BY VIRTUE OF ACCEPTING SUCH INTEREST OF MAKING SUCH USES) SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS PROVISION.

AS USED IN THIS SECTION, "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD OF DIRECTORS MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS. THE PROVISIONS OF THIS ARTICLE SHALL ALSO INURE TO THE BENEFIT OF THE DECLARANT, BUILDERS AND THEIR AFFILIATES, WHICH SHALL BE FULLY PROTECTED HEREBY.

Section 17. Construction Activities. ALL OWNERS, OCCUPANTS AND USERS OF THE PROPERTY ARE HEREBY PLACED ON NOTICE THAT THE DECLARANT, BUILDERS, THE ASSOCIATION, AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (THE "LISTED PARTIES") WILL BE, FROM TIME TO TIME, CONDUCTING EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO THE PROPERTY. BY THE ACCEPTANCE OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, OR BY USING ANY PORTION OF THE PROPERTY, EACH SUCH OWNER, OCCUPANT AND USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES (i) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES, HEREUNDER OR AT LAW GENERALLY, (ii) NOT TO ENTER UPON, OR ALLOW THEIR CHILDREN OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY PROPERTY WITHIN OR IN PROXIMITY TO THE PROPERTY WHERE SUCH ACTIVITY IS BEING CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON-WORKING HOURS), (iii) THAT ENTRY GATES MAY BE OPEN DURING ANY PERIODS OF CONSTRUCTION AT ANY TIMES OR ALL TIMES IN THE SOLE DISCRETION OF THE DECLARANT OR THE ASSOCIATION (iv) THE LISTED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL

LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, (v) ANY PURCHASE OR USE OF ANY PORTION OF THE PROPERTY HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING AND (vi) THIS ACKNOWLEDGMENT AND AGREEMENT IS A MATERIAL INDUCEMENT TO DECLARANT TO SELL, CONVEY, LEASE AND/OR ALLOW THE USE OF THE APPLICABLE PORTION OF THE PROPERTY.

Section 18. Notices and Disclaimers as to Water Bodies and Wildlife. THE SUBDIVISION MAY CONTAIN WATER BODIES SUCH AS LAKES, PONDS, CANALS, CREEKS, STREAMS, PRESERVES OR OTHER BODIES OF WATER IN OR IN THE VICINITY OF THE SUBDIVISION ("WATER BODIES"). SUCH WATER BODIES MAY POSE HEALTH AND SAFETY RISKS TO OWNERS, OCCUPANTS AND USERS OF THE PROPERTY IN AND AROUND THE SUBDIVISION, INCLUDING THE RISK OF DANGEROUS WILDLIFE. ALL OWNERS, OCCUPANTS AND USERS OF THE PROPERTY ARE HEREBY PLACED ON NOTICE THAT THE DECLARANT, BUILDERS, THE ASSOCIATION, AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (THE "LISTED PARTIES") SHALL NOT BE LIABLE TO OWNERS, OCCUPANTS AND USERS OR RESPONSIBLE FOR MAINTAINING OR ASSURING THE SAFETY, WATER QUALITY OR WATER LEVEL OF OR IN ANY WATER BODIES. ALL OWNERS, OCCUPANTS AND USERS OF ANY PORTION OF THE PROPERTY LOCATED ADJACENT TO OR HAVING A VIEW OF ANY OF THE WATER BODIES SHALL BE DEEMED, BY VIRTUE OF THEIR ACCEPTANCE OF THE DEED TO OR USE OF SUCH PROPERTY, TO HAVE AGREED TO RELEASE THE LISTED PARTIES FROM ALL CLAIMS FOR ANY AND ALL CHANGES IN THE QUALITY AND LEVEL OF THE WATER IN SUCH WATER BODIES. FURTHER, THE LISTED PARTIES ARE NOT RESPONSIBLE FOR MAINTAINING OR ASSURING SAFETY OF ANY OWNERS, OCCUPANTS OR USERS OF WATER BODIES OR AREAS IN OR AROUND SUCH WATER BODIES. NONE OF THE LISTED PARTIES SHALL BE LIABLE FOR ANY PROPERTY DAMAGE, PERSONAL INJURY OR DEATH OCCURRING IN, OR OTHERWISE RELATED TO ANY WATER BODIES. ALL PERSONS USING OR ENJOYING WATER BODIES OR SURROUNDING AREAS OF THE WATER BODIES SHALL DO SO AT THEIR OWN RISK. ALL OWNERS, OCCUPANTS AND USERS ARE HEREBY NOTIFIED THAT FROM TIME TO TIME ALL TYPES OF WILDLIFE, INCLUDING ALLIGATORS, SNAKES, PANTHERS, BEARS AND OTHER ANIMALS, MAY LIVE, MIGRATE, CREATE HABITATS OR ENTER INTO WATER BODIES AND SURROUNDING PROPERTY AND MAY POSE A HEALTH AND SAFETY THREAT TO PERSONS, PETS AND PROPERTY, BUT THAT THE LISTED PARTIES ARE UNDER NO DUTY TO PROTECT AGAINST, AND DO NOT IN ANY MANNER WARRANT OR INSURE AGAINST, ANY DEATH, INJURY OR DAMAGE CAUSED BY SUCH WILDLIFE. NO PERSONS SHALL SWIM IN ANY WATER BODIES WITHIN THE COMMUNITY NOT SPECIFICALLY DESIGNATED FOR SWIMMING AND NO PERSONS IN THE COMMUNITY SHALL FEED ANY WILDLIFE IN OR AROUND THE COMMUNITY.

IN WITNESS WHEREOF, Troon Creek, LLC has executed this Declaration, this 10th day of November, 2020.

Signed, sealed and delivered
in the presence of:

Name: CARL L Johnson

Name: Sharon M. Lee

TROON CREEK, LLC, a Florida limited liability company

By:
Name: Craig J. Rawlek Jr.
Title: Manager

STATE OF FLORIDA)
) SS
COUNTY OF Alachua)

The foregoing instruction was acknowledged before me by means of [X] online notarization or [ ] physical presence this 10th day of November, 2020, by Craig Rawlek, as Manager, of Troon Creek, LLC, a Florida limited liability company, on behalf of the company. The foregoing person identified himself by producing Florida driver license.

Notary Signature

[SEAL]

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

Print Notary Name:
Notary Public, State of Florida at Large
My Commission Expires: _____

ASSOCIATION JOINDER

Briarwood Homeowner's Association of Alachua, Inc., a Florida corporation not-for-profit, whose mailing address is 405 Cinnamon Oak Court, Lake Mary, Florida 32746, hereby approves and joins in the Declaration of Covenants, Conditions and Restrictions of Briarwood and the Exhibits attached thereto, and agrees to be bound by the terms thereof and will comply with and perform the terms and conditions of the Declaration.

In Witness Whereof, Briarwood Homeowner's Association of Alachua, Inc. has executed this Joinder on this 10th day of November, 2020.

Signed, sealed and delivered
in the presence of:

Name: CARL L JOHNSON

Name: Sharon M Bell

BRIARWOOD HOMEOWNER'S
ASSOCIATION OF ALACHUA, INC.,

By: _____
Name: Craig Rohrer
Title: President

STATE OF FLORIDA)
:SS.
COUNTY OF ALACHUA)

The foregoing instruction was acknowledged before me by means of [X] online notarization or [ ] physical presence this 10th day of November, 2020, by Craig Rohrer, as President of Briarwood Homeowner's Association of Alachua, Inc., a Florida corporation not-for-profit, on behalf of said Corporation. The foregoing person is well known to me.

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

[SEAL]

_____
Notary Signature

_____
Print Notary Name
Notary Public, State of Florida at Large
My Commission Expires: _____

EXHIBIT A"

PROPERTY

The land referred to herein below is situated in the County of Alachua, State of Florida, and described as follows:

A tract of land lying in Section 8, Township 8 South, Range 18 East, Alachua County, Florida. Being more particularly described as follows:

Commencing at the Northeast corner of said Section 8; thence run S 87°18'16" W, along the North line of said section, a distance of 58.60' to the West right of way line (R/W) of County Road No. S-235-A and the Point of Beginning; thence continuing S 87°18'16" W along said North line, a distance of 2949.98' to the West line of the East half of Section 8; thence S 05°35'27" E, along said West line, a distance of 1335.81'; thence N 87°18'22" E, a distance of 1577.01'; thence N 01°47'45" W, a distance of 322.90'; thence N 87°17'33" E, a distance of 94.86'; thence N 01°47'45" W, a distance of 200.00'; thence N 87°17'33" E, a distance of 1198.28' to the West R/W of County Road No. S-235-A; thence N 01°47'45" W, along said R/W line, a distance of 368.34' to the point of curvature of a tangent curve, concave to the West, having a radius of 11409.16' and a central angle of 02°13'25"; thence Northerly along said R/W curve, a distance of 442.77' to the North line of Section 8 and the Point of Beginning.

EXHIBIT "B"

ARTICLES

ARTICLES OF INCORPORATION FOR
Briarwood Homeowners Association of Alachua, Inc.
(a corporation not-for-profit)

The undersigned, acting as Incorporator(s) of a corporation pursuant to Chapter 617, Florida Statutes, and Chapter 720, Florida Statutes, adopt(s) the following Articles of Incorporation:

ARTICLE I - NAME

The name of the corporation shall be the Briarwood Homeowners Association of Alachua, Inc., a Florida corporation not for profit (the "Association").

ARTICLE II – DEFINITIONS

Each term used herein, except as otherwise defined herein, is defined in the Declaration of Covenants, Conditions, and Restrictions of Briarwood (the "Declaration") recorded, or to be recorded, among the Public Records of Alachua County, Florida by Troon Creek, LLC, a Florida limited liability company (the "Declarant") and shall have the same meaning or definition ascribed thereto in the Declaration.

ARTICLE III - PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business and mailing address of the corporation shall be 405 Cinnamon Oak Court, Lake Mary, Florida 32746.

ARTICLE IV - PURPOSE(S)

The corporation is organized as a corporation not-for-profit under Chapter 617 of the laws of the State of Florida, subject to the extent applicable, to Chapter 720 of the laws of the State of Florida. The specific purposes for which the corporation is organized are:

Section 1. To promote the health, safety and social welfare of the Owners of Property within the residential community of Briarwood as described in the Declaration.

Section 2. To own and maintain, repair and replace the Association Property and the Common Areas and other items, including landscaping and other improvements in and/or benefiting said Association Property and Common Areas, for which the obligation to maintain and repair has been delegated and accepted.

Section 3. To control the specifications, architecture, design, appearance, elevation and location of, and landscaping around, all buildings and improvements in the Community as provided for in the Declaration, which may include walls, fences, swimming pools, sewers, drains, disposal systems or other structures constructed, placed or permitted to remain in the Property, as well as the alteration, improvement, addition or change thereto.

Section 4. To operate without profit for the benefit of its Members.

Section 5. To perform those functions granted to or reserved by the Association in the Declaration.

ARTICLE V - GENERAL POWERS

The Association shall have all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the Bylaws or the Declaration including, without limitation, the following:

Section 1. To hold funds solely and exclusively for the benefit of the Members for the purposes set forth in these Articles of Incorporation.

Section 2. To promulgate and enforce rules, regulations, bylaws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized.

Section 3. To delegate power or powers where such is deemed in the interest of the Association.

Section 4. To affix assessments to be levied against Lots within the Property and the costs of effectuating the objects and purposes of the Association, pay common expenses, and to create reasonable reserves for such expenditures, and to authorize its Board of Directors, in its discretion, to enter into agreements with mortgage companies and other organizations for the collection of such assessments.

Section 5. To pay taxes and other charges, if any, on or against the Association Property and the Common Area.

Section 6. To have all express powers conferred upon the Association by the Declaration, Chapter 720, Florida Statutes, and to have all powers conferred upon a corporation by the laws of the State of Florida, including Chapter 617, except as prohibited herein.

Section 7. To engage in activities which will actively foster, promote and advance the common interests of all Owners of any portion of the Property, including contracting for services to be provided to the Association.

Section 8. To own, convey, buy or otherwise acquire, sell or otherwise dispose of, mortgage or otherwise encumber, exchange, lease, hold, use, operate and otherwise deal in and with real, personal and mixed property of all kinds and any right or interest therein of the Association for purposes of advancing the common interests of all Owners of any portion of the Property.

Section 9. To borrow money for any purpose subject to all limitations in the Declaration or Bylaws.

Section 10. To sue and be sued.

Section 11. To adopt, alter and amend or repeal such Bylaws as may be necessary or desirable for the proper management of the affairs of the Association, provided, however, such Bylaws may not be inconsistent with or contrary to any provisions of the Declaration.

Section 12. To own and control Common Area land where the Surface Water Management Systems are located to the extent necessary to operate and maintain Surface Water Management System facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplains compensation areas, wetlands and any associated buffers, if any, wetland mitigation areas, as applicable and required by the Permit, preserve areas, if any, and drainage easements and to contract for services to provide for such operation and maintenance.

Section 13. To conduct ongoing reporting for all governmental and or regulatory permits issued to the Declarant for construction and improvement of the "~~Alachua North~~" "Briarwood" Subdivision that require ongoing reporting and to enforce such permits until such time that all governmental or regulatory agency requirements have been satisfied. It is expressly understood that this obligation and any costs associated with carrying out this obligation shall be borne by the Association.

Section 14. To levy and collect adequate assessments from the Members of the Association for the costs of maintenance, operation, and, if necessary, replacement, of the common areas, including but not limited to the Surface Water Management System.

Section 15. To contract for services for the operation, maintenance, and management of Common Areas and Association Property and all other property dedicated to or maintained by the Association.

Section 16. To mortgage or convey Common Area with the affirmative vote of at least two-thirds of the Class A Membership.

ARTICLE VI- MANNER OF ELECTION OF DIRECTORS

Directors shall be elected or appointed in accordance with the provisions of the Bylaws of the Association.

ARTICLE VII - MEMBERS

Section 1. Every Owner of a Lot shall be a Member of the Association and subject to the terms and conditions of the Declaration. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to Assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners, with the exception of the Declarant (until the expiration of the Class M Membership) and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they

determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant. The Class B Member shall be entitled to three (3) votes for each of the votes held by all other Members of the Association; provided, however, that notwithstanding any provision to the contrary, the Declarant shall have the right to appoint the entire Board of Directors of the Association until three months after 90% of the Lots have been conveyed to Owners other than the Declarant or its designated successor or assigns or to Builders, or at an earlier date at the sole discretion of the Declarant unless otherwise provided by applicable law ("Turnover"). At such time, the Declarant shall call a meeting in accordance with the provisions herein for Special Meetings, to provide for the turnover of control of the Board of Directors to the Owners. The Declarant shall have the right, in its sole discretion, to appoint one member of the Board of Directors for so long as the Declarant owns at least five percent (5%) of the Lots within the Property. Upon expiration of the Class B membership, the Declarant shall become a Class A Member for each Lot it still owns.

ARTICLE VIII - DIRECTORS

The Board of Directors of the Corporation shall be comprised of at least three (3) directors. The members of the Board of Directors and their street addresses are:

Director:	Street Address:
Craig F. Rouhier	405 Cinnamon Oak Court Lake Mary, Florida 32746
Craig J. Rouhier	405 Cinnamon Oak Court Lake Mary, Florida 32746
Jon T. Vincent	405 Cinnamon Oak Court Lake Mary, Florida 32746

As long as Declarant or its designated successor or assigns shall have the right to appoint the entire Board of Directors, Directors need not be Members of the Association and need not be residents of the State of Florida. All Directors appointed by the Declarant shall serve at the pleasure of the Declarant, and may be removed from office, and a successor Director may be appointed at any time by the Declarant.

At the first annual election to the Board of Directors where Directors are elected by the Members, the term of office of the elected Director receiving the highest plurality of votes shall be established at two (2) years, with the other elected Directors to serve for a term of one (1) year. Elections shall be by plurality votes. All Directors shall hold office until the election of new directors at the next annual meeting or resignation of said Director. Each year thereafter, as many Directors shall be elected and appointed, as the case may be, as there are regular terms of office of Directors expiring at such time, and the term of the Director so elected or appointed at

each annual election shall be for two (2) years expiring at the second annual election following their election, and thereafter until their successors are duly elected and qualified, or until removed from office with or without cause by the affirmative vote of a majority of the Members which elected or appointed them.

ARTICLE IX - OFFICERS

The Officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time, by resolution, create. Any two or more offices may be held by the same person except the offices of President and Secretary. Officers shall be elected for one (1) year terms in accordance with the procedures set forth in the Bylaws. The names of the Officers who are to manage the affairs of the Association until the next annual meeting of the Board of Directors and until their successors are duly elected and qualified are:

President:	Craig F. Rouhier 405 Cinnamon Oak Court Lake Mary, Florida 32746
Vice President:	Craig J. Rouhier 405 Cinnamon Oak Court Lake Mary, Florida 32746
Secretary and Treasurer:	Jon T. Vincent 405 Cinnamon Oak Court Lake Mary, Florida 32746

ARTICLE X – REGISTERED AGENT, MAILING ADDRESS AND STREET ADDRESS

The street and mailing address of the Corporation's initial registered office and registered agent is Troon Creek, LLC, 405 Cinnamon Oak Court, Lake Mary, Florida 32746.

ARTICLE XI CORPORATE EXISTENCE

The Association shall have perpetual existence. If the Association is dissolved, the control or right of access to the property containing the Surface Water Management System facilities and other dedicated property and related infrastructure shall be conveyed or dedicated to an appropriate, non-profit corporation, governmental unit or public unit in accordance with the Declaration.

ARTICLE XII - BYLAWS

The Board of Directors shall adopt Bylaws consistent with these Articles.

ARTICLE XIII - AMENDMENTS TO ARTICLES OF INCORPORATION AND BYLAWS

Amendment of these Articles requires the approval of at least two-thirds of the membership votes. Notwithstanding the foregoing; (a) for so long as the Declarant has the right to appoint the entire Board of Directors of the Association, the Declarant or its successor or assign shall be permitted to unilaterally amend these Articles; and (b) for so long as Declarant owns any portion of the Property, no amendment of these Articles shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the Declarant, unless the Declarant joins in the execution of the amendment.

Such amendments shall be subject to the prior approval required by any appropriate governmental agency. Notwithstanding anything to the contrary herein contained, amendments for correction of scrivener's errors may be made by the Board of Directors of the Association alone without the need of consent of any other person. Notwithstanding the foregoing, matters stated herein to be or which are in fact governed by the Declaration may not be amended except as provided in such Declaration. Additionally, the provisions which are governed by the By-laws of this Association may not be amended except as provided in the By-laws.

Any amendment to these Articles that would alter the Surface Water Management System, wet detention or any water management areas of the Common Areas must have the prior approval of the WMD. Any such proposed amendments must be submitted to the WMD for a determination of whether the amendment necessitates a modification to the WMD Permit. If the proposed amendment necessitates a modification to the WMD Permit, the modification to the WMD Permit must be approved by the WMD prior to the amendment to these Articles.

ARTICLE XIV- INDEMNIFICATION OF OFFICERS AND DIRECTORS

Section 1. The Association hereby indemnifies any Director or Officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

(a) Whether civil, criminal, administrative or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for any act alleged to have been committed by such person in his capacity of Director or Officer of the Association, or in his capacity as a Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or Officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful.

(b) By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or Officer of the Association, or by reason of his being or having been a Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association. Such person shall not be entitled to indemnification in relation to matters as to which such person has been adjudged to have been guilty of negligence or misconduct in the performance of his duty to the Association unless and only to the extent that the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

Section 2. The Board of Directors shall determine whether amounts for which a Director or Officer seeks indemnification were properly incurred and whether such Director or Officer acted in good faith and in a manner he reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding.

Section 3. The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law.

ARTICLE XV - TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

Section 1. With the exception of Directors and Officers appointed by the Class B Members, any financial or familial interest of an Officer or Director in any contract or transaction between the Association and one (1) or more of its Directors or Officers, or between the Association and any other corporation, partnership, association or other organization in which one (1) or more of its Directors or Officers are directors or officers, or have a financial interest, shall be disclosed, and further shall not be voidable solely for this reason, or solely because the Director or Officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction or solely because his or their votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

Section 2. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction but must abstain from voting on the issue.

ARTICLE XVI - DISSOLUTION

The Association may be dissolved if three-fourths (3/4) of the votes cast at a duly held meeting of the Members of the Association vote in favor of dissolution, if permitted by the Declaration. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XVII – INCORPORATOR

The name and address of the Incorporator is:

Name: Troon Creek, LLC, a Florida limited liability company

Address: 405 Cinnamon Oak Court, Lake Mary, Florida 32746

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation as Incorporator thereof this 10th day of November, 2020.

Troon Creek, LLC, Incorporator

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of [X] online notarization or [ ] physical presence this 10th day of November, 2020, by Craig Rowley, as Manager of Troon Creek, LLC, a Florida limited liability company, who is personally known to me or who has produced a Florida driver's license as identification.

Notary Public
Name:
Serial Number:
Commission Expires:

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

REGISTERED AGENT

The undersigned hereby accepts appointment as Registered Agent of Briarwood Homeowners Association of Alachua, Inc. this 10 day of November, 2020.

Troon Creek, LLC, a Florida limited liability company

By: _____
Name: Craig J. Leuthe SR
Title: MANAGER

EXHIBIT "C"

BYLAWS

BYLAWS OF
BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC.

A corporation not-for-profit organized
under the laws of the State of Florida

1. Identity. These are the Bylaws of BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC., (the "**Association**"), a corporation not for profit incorporated under the laws of the State of Florida, and organized for the purpose of administering that residential Community known as BRIARWOOD located in Alachua County, Florida (the "**Property**").

   1.1 Principal Office. The principal office of the Association shall be at 405 Cinnamon Oak Court, Lake Mary, Florida 32746, or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office.

   1.2 Fiscal Year. The fiscal year of the Association shall be the calendar year.

   1.3 Seal. The seal of the Association shall bear the name of the corporation, the word "Florida," the words "Corporation Not for Profit," and the year of incorporation.

2. Definitions. For convenience, these Bylaws shall be referred to as the "Bylaws" and the Articles of Incorporation of the Association as the "Articles." The other terms used in these Bylaws shall have the same definition and meaning as those set forth in that certain Declaration of Covenants, Conditions and Restrictions of BRIARWOOD (the "**Declaration**"), unless herein provided to the contrary, or unless the context otherwise requires.

3. Members. The members of the Association ("**Members**") shall be as specified in the Articles and Declaration.

   3.1 Annual Meeting. The annual Members' meeting shall be held on the date, at the place and at the time determined by the Board from time to time, provided that there shall be an annual meeting every calendar year. To the extent possible, the annual meeting shall be held during October, November or December and no later than thirteen (13) months after the last preceding annual meeting. The purpose of the meeting shall be, except as provided herein to the contrary, to elect Directors and to transact any other business authorized to be transacted by the Members, or as stated in the notice of the meeting sent to Members in advance thereof.

   3.2 Special Meeting. Special Members' meetings shall be held at such places as provided herein for annual meetings, and may be called by the President or by a majority of the Board. A special meeting must be called by the President or Secretary upon receipt of a written request from a majority of the Members of the Association. The business conducted at a special meeting shall be limited to the purposes stated in the notice of the meeting.

3.3 Notice of Meeting; Waiver of Notice. Notice of a meeting of Members stating the time and place and the purpose(s) for which the meeting is called shall be given by the President or Secretary. A copy of the notice shall be posted at a conspicuous place within the Property. The notice of the annual meeting shall be hand delivered or sent by mail to each Owner, unless the Owner waives in writing the right to receive notice of the annual meeting by signing a waiver of notice, in person or by proxy, either before or after the meeting. The delivery or mailing shall be to the address of the Member as it appears on the roster of Members described in Section 10 hereof. The posting and mailing of the notice shall be effected not less than fourteen (14) days, nor more than sixty (60) days, prior to the date of the meeting. Proof of posting or hand delivery may be given by affidavit, and proof of mailing of the notice may be given by retention of post office receipts, or by affidavit. Notice of an annual meeting need not include a description of the purpose or purposes for which the meeting is called. Notice of a special meeting must include a description of the purpose or purposes for which the meeting is called.

Notice of Member annual or special meetings may be waived before or after the meeting. The attendance of any Member (or person authorized to vote for such member) shall constitute such Member's waiver of notice of such meeting, except when his (or his authorized representative's) attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.

3.4 Quorum. A quorum at Members' meetings shall be attained by the presence, either in person or by proxy, of persons entitled to cast thirty percent (30%) of the votes of Members, unless a higher number is specifically provided elsewhere in the Declaration, the Articles or these Bylaws. If voting rights of any Member are suspended pursuant to the provisions of the Declaration or these Bylaws, the vote(s) of such Member shall not be counted for the purpose of determining the presence of a quorum and the total number of authorized votes shall be reduced accordingly during the period of such suspension.

3.5 Voting.

(a) Classes of Voting Membership. The Association shall have two (2) classes of Members, each with voting rights as follows:

Class A. Class A Members shall be all Owners, including Declarant after the expiration of the Class B Membership. Class A Members shall be entitled to one (1) vote for each Lot they own.

Class B. The Class B Member shall be Declarant. The Class B Member shall be entitled to three (3) votes for each vote Class A Members are entitled to cast at any time, thus giving the Class B Member a three-fourths (3/4ths) majority of votes in the Association. The Class B Membership shall cease upon the first to occur of the following, unless

otherwise provided by applicable law:

(i) three (3) months after ninety percent (90%) of the Lots in the Property that will ultimately be operated by the Association have been conveyed to Members; or

(ii) termination of the Class B Membership by resignation of all Declarant-appointed directors and delivery to the Secretary of the Association of a certificate in recordable form, signed by Declarant and stating that Declarant elects to terminate the Class B Membership. Upon termination of the Class B Membership, Declarant shall retain any voting rights it may have as a Class A Member. Upon expiration of the Class B membership, the Declarant shall become a Class A Member for each Lot it still owns; or

(iii) as otherwise required by applicable law.

Notwithstanding the foregoing, Declarant shall be entitled to appoint at least one (1) member of the Board of Directors of the Association as long as Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Lots within the Property. After Declarant relinquishes control of the Association, Declarant may exercise the right to vote any Declarant owned voting interest in the same manner as any other Member, except for purposes of reacquiring control of the Association or selecting the majority of the Members of the Board of Directors.

(b) Majority Vote. The acts approved by a majority of the votes present in person or by proxy at a meeting at which a quorum shall have been attained shall be binding upon all Members for all purposes except where otherwise provided by law, the Declaration, the Articles or these Bylaws. As used in these Bylaws, the Articles or the Declaration, the terms "majority of the Members" and "majority of the Members" shall mean a majority of the votes of Members and not a majority of the Members themselves and shall further mean more than 50% of the then total authorized votes present in person or by proxy and voting at any meeting of the Members at which a quorum shall have been attained. Similarly, if some greater percentage of Members is required herein or in the Declaration or Articles, it shall mean such greater percentage of the votes of Members and not of the Members themselves.

(c) Voting Owner. If a Lot is owned by one person, his right to vote shall be established by the roster of Members. If a Lot is owned by more than one person, the person entitled to cast the vote for the Lot shall be designated by a certificate signed by all of the record Owners of the Lot according to the roster of Owners and filed with the Secretary of the Association. Such person need not be a Lot Owner, nor one of the joint owners. Those certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the Lot

concerned. A certificate designating the person entitled to cast the vote for a Lot may be revoked by any record owner of an undivided interest in the Lot. If a certificate designating the person entitled to cast the vote for a Lot is not on file or has been revoked, the vote of the Member(s) of such Lot shall not be considered in determining whether a quorum is present, nor for any other purpose, and the total number of authorized votes in the Association shall be reduced accordingly until such certificate is filed, except if the Lot is owned jointly by a husband and wife. If a Lot is owned jointly by a husband and wife, they may, without being required to do so, designate a voting Member in the manner provided above. Such designee need not be an Owner. In the event a husband and wife do not designate a voting member, the following provisions shall apply:

(i) If both are present at a meeting and are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to vote on that subject at that meeting, and their vote shall not be considered in determining whether a quorum is present on that subject at the meeting (and the total number of authorized votes in the Association shall be reduced accordingly for such subject only).

(ii) If only one is present at a meeting, the person present shall be counted for purposes of a quorum and may cast the Lot vote just as though he or she owned the Lot individually, and without establishing the concurrence of the absent person.

(iii) If both are present at a meeting and concur, either one may cast the vote.

(d) Corporation. If a Lot is owned by a corporation or other entity, the Chairman of the Board, President, Vice President, Secretary, or Treasurer of the Corporation holding such Membership in the Association, and any like officer of a foreign corporation whether for profit or not for profit, holding a Membership in the Association, shall be deemed by the Association to have the authority to vote on behalf of the Corporation and to execute proxies and written waivers and consents in relation thereto, unless before a vote is taken on a waiver of consent is acted upon it is made to appear by certified copy of the Bylaws or Resolution of the Board of Directors or executive committee of the Corporation that such authority does not exist or is vested in some other officer or person. In absence of such certification, the person executing any such proxies, waivers or consents or presenting himself at a meeting as one of such officers of a Corporation shall be for the purposes of this Section conclusively deemed to be duly elected, qualified and acting as such officer and be fully authorized. In the case of conflicting representation, the corporate Member shall be deemed to be represented by its Senior Officer, in the order first stated in this subsection.

3.6 Proxies. A proxy may be made by any person entitled to vote, but shall only be valid for the specific meeting for which originally given and any lawfully adjourned and reconvened meetings thereof. In no event shall any proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given. Every proxy shall be revocable at any time at the pleasure of the person executing it. A proxy must be dated, must state the date, time, and place of the meeting for which it was given, and signed by the person authorized to cast the vote for the Lot (as above described) and filed with the Secretary before the appointed time of the meeting, or before the time to which the meeting is adjourned. Holders of proxies need not be Owners. If the proxy form expressly so provided, any proxy holder may appoint, in writing, a substitute to act in his place.

3.7 Adjourned Meetings. Adjournment of an Annual or Special meeting to a different date, time, or place must be announced at the meeting before an adjournment is taken, or notice must be given of the new date, time, or place pursuant to the notice provision of the Bylaws. If a new record date for the adjourned meeting is or must be fixed, notice of the adjourned meeting must be given to persons who are entitled to vote and are Members as of the new record date but were not Members as of the previous record date. If any proposed meeting cannot be organized because a quorum has not been attained, the Members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present, provided notice of the newly scheduled meeting is given in the manner required for the giving of notice of a meeting. Except as provided by law, proxies given for the adjourned meeting shall be valid for the newly scheduled meeting unless revoked for reasons other than the new date of the meeting.

3.8 Order of Business. If a quorum has been attained, the order of business at annual Members' meetings, and, if applicable, at other Members' meetings, shall be:

(a) Call to order by President;

(b) Appointment by the President of a chairman of the meeting (who need not be a Member or a Director);

(c) Proof of notice of the meeting or waiver of notice;

(d) Reading of minutes;

(e) Reports of officers;

(f) Reports of committees;

(g) Appointment of inspectors of election;

(h) Determination of number of Directors;

(i) Election of Directors;

(j) Unfinished business;

(k) New business;

(l) Adjournment.

Such order may be waived in whole or in part by direction of the chairman.

3.9 Minutes of Meeting. Minutes of all meetings of the Members of the Association must be maintained in written form or in another form that can be converted into written form within a reasonable time. The minutes of all meetings of Members shall be kept in a book available for inspection by Members or their authorized representatives or board members at any reasonable time. The Association shall retain these minutes for a period of not less than seven years.

3.10 Delinquent Members. If any Assessment or portion thereof imposed against a Member remains unpaid for ninety (90) days following its due date, such Member's voting rights in the Association shall be automatically suspended until all past due Assessments and other sums then due are paid, whereupon the voting rights shall be automatically reinstated. Delinquent Members shall not be eligible to serve on the Board of Directors.

3.11 Action Without A Meeting. Anything to the contrary herein notwithstanding, to the extent lawful, any action herein required to be taken at any annual or special meeting of Members, or any action which may be taken at any annual or special meeting of such Members, may be taken without a meeting, without prior notice and without a vote if a consent in writing, setting forth the action so taken shall be signed by the Members (or persons authorized to cast the vote of any such Member as elsewhere herein set forth) having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting of such Members at which a quorum of such Members (or authorized persons) entitled to vote thereon were present and voted.

Written consent shall not be effective to take the Association action referred to in the consent unless the consent is signed by the Members having the requisite number of votes necessary to authorize the action within sixty (60) days of the date of the earliest dated consent and is delivered in the manner required by this Section.

Any written consent may be revoked prior to the date that the Association receives the required number of consents to authorize the proposed action. A revocation is not effective unless in writing and until received by the Association, or received by the Secretary or other officer or agent of the Association.

A consent signed under this Section has the effect of a meeting vote and may be described as such in any document. Whenever action is taken pursuant to this Section, the written consent of the Members consenting to such action or the

written reports of inspectors appointed to tabulate such consents must be filed with the minutes of proceedings of the Members.

Within ten (10) days after obtaining such authorization by written consent, notice must be given to Members who have not consented in writing. The notice shall fairly summarize the material features of the authorized action.

3.12 Recording. Any Member may tape record or videotape meetings of the Membership. The Board of Directors of the Association may adopt reasonable rules governing the taping of meetings of the Membership.

4. Directors

4.1 Membership. The affairs of the Association shall be managed and governed by a Board of Directors (the "**Board**") of not less than three (3) prior to the Declarant's turnover of control of the Association to Members other than Declarant; of not less than three (3) after the Declarant's turnover of such control; and in no event more than five (5) "Directors", the exact number initially to be as set forth in the Articles, and thereafter, except as provided herein, to be determined from time to time upon majority vote of the membership.

4.2 Election of Directors. The election of Directors shall be conducted in accordance with Chapter 720.306, Florida Statutes, and the following manner:

(a) Election of Directors shall be held at the annual Members' meeting, except as provided herein to the contrary.

(b) Nominations for Directors shall be made in advance of the meeting and no nominations from the floor shall be accepted if ballots are accepted in advance of the meeting.

(c) The election shall be by written ballot (unless dispensed with by majority consent of the Owners represented at the meeting) and decided by a plurality of the votes cast for each candidate.

(d) All Members of the Association shall be eligible to serve on the Board of Directors unless otherwise provided by Florida law, and a Member may nominate himself as a candidate for the Board.

4.3 Vacancies and Removal.

(a) Except as to vacancies resulting from removal of Directors by Members, vacancies on the Board occurring between annual meetings of Members shall be filled by majority action of the remaining Director(s), provided that all vacancies in directorships to which Directors were appointed by the Declarant pursuant to the provisions of Section 4.17 hereof shall be filled by the Declarant without the necessity of any meeting.

(b) Any Director elected by the Members may be removed from office with or without cause by the vote or agreement by a majority of all votes of the Membership. The vacancy in the Board so created shall be filled by the Members at the same meeting or at a meeting of the Membership shortly thereafter. The conveyance of all Lots owned by a Director in the Community who owned one or more Lots at the time he was elected or appointed (other than appointees of the Declarant) shall constitute the resignation of such Director.

(c) Until a majority of the Directors are elected by the Members other than the Declarant, no Directors named by the Declarant shall be subject to removal by Members other than the Declarant. Directors appointed by the Declarant and Directors replacing them may be removed and replaced by the Declarant without the necessity of any meeting.

(d) If a vacancy on the Board of Directors results in there being no incumbent Directors, any Member may apply to the Circuit Court within whose jurisdiction the Property lies for the appointment of a receiver to manage the affairs of the Association. At least thirty (30) days prior to applying to the Circuit Court, the Member shall mail to the Association and post in a conspicuous place in the Property a notice describing the intended action and giving the Association an opportunity to fill the vacancy(ies) in accordance with these Bylaws. If, during such time, the Association fails to fill the vacancy(ies), the Member may proceed with the petition. If a receiver is appointed, the Association shall be responsible for the salary of the receiver, court costs and attorneys' fees. The receiver shall have all powers and duties of a duly constituted Board and shall serve until the Association fills the vacancy(ies) on the Board sufficient to constitute a quorum in accordance with these Bylaws.

4.4 Term. Except as provided herein to the contrary, the term of each Director's service shall extend until the annual meeting of the Members two years from the date of such Director's election and subsequently until his successor is duly elected and qualified as provided for in the Articles of Incorporation, or until he is removed in the manner elsewhere provided.

4.5 Organizational Meeting. The organizational meeting of newly-elected or appointed members of the Board shall be held within ten (10) days of their election or appointment at such place and time as shall be fixed by the Directors at the meeting at which they were elected or appointed, and no further notice to or by the Board of the organizational meeting shall be necessary.

(a) All meetings of the Board must be open to all Members except for meetings between the Board and its attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by attorney client privilege. Notices of all Board meetings must be posted in a conspicuous place in the Property at least 48 hours in

advance of a meeting, except in an emergency. In the alternative, if notice is not posted in a conspicuous place in the Property , notice of each Board meeting must be mailed or delivered to each Member at least seven (7) days before the meeting, except in an emergency. An assessment may not be levied at a Board meeting unless the notice of the meeting includes a statement that assessments will be considered and the nature of the assessments. Directors may not vote by proxy or by secret ballot at Board meetings, except that secret ballots may be used in the election of officers. This subsection also applies to the meetings of any committees or other similar body, including anybody vested with the powers to approve or disapprove architectural decisions with respect to a specific parcel of residential property owned by a Member.

4.6 Regular Meetings. Regular meetings of the Board may be held at such time and place as shall be determined, from time to time, by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone or telegraph, and shall be transmitted at least three (3) days prior to the meeting. Regular meetings of the Board shall be open to all Members and notice of such meetings shall be posted conspicuously in the Community at least forty-eight (48) hours in advance for the attention of the Members of the Association, except in the event of an emergency. Members shall not be permitted to participate, and need not be recognized at any such meeting.

4.7 Special Meetings. Special meetings of the Directors may be called by the President, and must be called by the President or Secretary at the written request of two-thirds (2/3rds) of the Directors. Notice of the meeting shall be given personally by mail, telephone or telegraph to each Director, which notice shall state the time, place and purpose of the meeting, and shall be transmitted not less than three (3) days prior to the meeting. Special meetings of the Board shall be open to all Members and notice of a special meeting shall be posted conspicuously in the Property at least forty-eight (48) hours in advance for the attention of the Members of the Association, except in the event of an emergency. Members shall not be permitted to participate, and need not be recognized, at any such meeting.

4.8 Waiver of Notice. Any Director may waive notice of a meeting before or after the meeting and that waiver shall be deemed equivalent to the due receipt by said Director of notice. Attendance by any Director at a meeting shall constitute a waiver of notice of such meeting, except when his attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.

4.9 Quorum. A quorum at Directors' meetings shall consist of a majority of the then incumbent Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board, except when approval by a greater number of Directors is specifically required by the Declaration, the Articles or these Bylaws.

4.10 Adjourned Meetings. If, at any proposed meeting of the Board, there is less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present, provided notice of such newly scheduled meeting is given as required hereunder. At any newly scheduled meeting, any business that might have been transacted at the meeting as originally called may be transacted without further notice.

4.11 Presiding Officer. The presiding officer at the Directors' meetings shall be the President (who may, however, designate any other person to preside).

4.12 Order of Business. If a quorum has been attained, the order of business at Directors' meetings shall be:

(a) Proof of due notice of meeting;

(b) Reading and disposal of any unapproved minutes;

(c) Reports of officers and committees;

(d) Election of officers;

(e) Unfinished business;

(f) New business;

(g) Adjournment.

Such order may be waived in whole or in part by direction of the presiding officer.

4.13 Minutes of Meetings. Minutes of all meetings of the Board of Directors must be maintained in written form or in another form that can be converted into written form within a reasonable time. A vote or abstention from voting on each matter voted upon for each Director present at the Board meeting must be recorded in the minutes. The minutes of all meetings of the Board of Directors shall be kept in a book available for inspection by Members or their authorized representative or board member at any reasonable time. The Association shall retain these minutes for a period of not less than seven (7) years.

4.14 Recording. Any Member may tape record or videotape meetings of the Board of Directors. The Board of Directors of the Association may adopt reasonable rules governing the taping of meetings of the Board of Directors.

4.15 Committees. The Board of Directors by resolution adopted by a majority of the full Board of Directors, may designate from among its members an executive committee and one or more other committees each of which, to the extent provided in such resolution or in the Articles of Incorporation or the Bylaws, shall have and may exercise all of the authority of the Board of Directors, except that

no such committee shall have the authority to:

(a) Approve or recommend to members actions or proposals required by this act to be approved by members;

(b) Fill vacancies on the Board of Directors or any committee thereof; or

(c) Adopt, amend, or repeal the Bylaws.

The provisions of the Bylaws governing meetings, notice and waiver of notice, quorum and voting requirements of the Board of Directors shall apply to all committees and their members as well.

Each committee must have two or more members who serve at the pleasure of the Board of Directors. The Board, by resolution adopted, may designate one or more director(s) as alternative members of any such committee who may act in the place instead of any absent member at any meeting of such committee.

Neither the designation of any such committee, and delegation thereto of authority, nor action by such committee pursuant to such authority shall alone constitute compliance by any member of the Board of Directors not a member of the committee in question with his responsibility to act in good faith, in a manner he reasonably believes to be in the best interest of the Association, and with such care as an ordinary prudent person in a like position would use under similar circumstances.

4.16 Architectural Review Committee. As provided in the Declaration, the Board of Directors shall create an Architectural Review Committee ("**ARC**"), composed of not less than three (3) nor more than five (5) persons appointed by the Board, or, in the Board's discretion, the Board from time to time may constitute itself as the ARC. To the extent not inconsistent with the Declaration, the provisions of Section 4.15 shall apply to the ARC.

4.17 Declarant Control of Board; Turnover. So long as there shall be a Class B Membership as set forth in the Declaration, vesting voting control of the Association in the Declarant, the Declarant shall have the right to appoint and replace all Directors and Officers.

Declarant shall be entitled to appoint at least one (1) member of the Board of Directors of the Association as long as Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Lots within the Property. After Declarant relinquishes control of the Association, Declarant may exercise the right to vote any Declarant owned voting interest in the same manner as any other Member, except for purposes of reacquiring control of the Association or selecting the majority of the Members of the Board of Directors.

The Declarant shall turn over control of the Association to Members other than

the Declarant upon termination of the Class B Membership, as set forth in Section 3.5 above, by causing all of its appointed Directors to resign, whereupon it shall be the affirmative obligation of Members other than the Declarant to elect Directors and assume control of the Association. Provided at least thirty (30) days' notice of Declarant's decision to cause its appointees to resign is given to Members, neither the Declarant, nor such appointees, shall be liable in any manner in connection with such resignations even if the Members other than the Declarant refuse or fail to assume control. Control of the Association shall be deemed "turned over" upon (i) termination of the Class B Membership and (ii) resignation of all Declarant appointed Directors. Upon such turnover the Declarant shall retain all voting rights incident to its ownership of Lots.

Within a reasonable time after control of the Association is turned over to Members other than the Declarant, (but not more than ninety (90) days after such event) the Declarant shall deliver to the Association all property of the Members and of the Association held by or controlled by the Declarant, including, but not limited to, the following items, if applicable:

(a) The original or a photocopy of the recorded Declaration, and all amendments thereto. If a photocopy is provided, the Declarant must certify by affidavit that it is a complete copy of the actual recorded Declaration;

(b) A certified copy of the Articles of Incorporation for the Association;

(c) A copy of the Bylaws of the Association;

(d) The Minute Books, including all minutes, and other books and records of the Association;

(e) Any rules and regulations which have been adopted;

(f) Resignations of resigning officers and Board members who were appointed by the Declarant;

(g) The financial records, including financial statements of the Association, and source documents since the incorporation of the Association to the date of turnover. The records may be reviewed, at the Association's expense, by an independent certified public accountant;

(h) Association funds or the control thereof;

(i) All tangible personal property that is the property of the Association, and an inventory of such property;

(j) Insurance policies;

(k) Copies of any Certificates of Completion which may have been issued for

the Common Areas;

(l) Any other permits issued by governmental bodies applicable to the Common Areas in force or issued within one (1) year prior to the date the Members take control of the Association;

(m) All written warranties of contractors, subcontractors, suppliers and manufacturers, if any, that are still effective with respect to the Common Areas;

(n) A roster of Members and their addresses and telephone numbers, if known, as shown on the Association's records;

(o) Leases to which the Association is a party, if applicable;

(p) Employment contracts or service contracts in which the Association is one of the contracting parties, or service contracts in which the Association or Members have an obligation or responsibility, directly or indirectly, to pay some or all of the fee or charge of the person or persons performing the service; and,

(q) All other contracts to which the Association is a party.

(r) All deeds to the Common Areas owned by the Association.

(s) A list of the names, addresses and telephone numbers of all contractors, subcontractors and others in the employ of the Association at the time the control of the Association is turned over to Members other than Declarant.

4.18 Official Records. The Association shall maintain each of the following items, when applicable, which constitute the Official Records of the Association:

(a) Copies of any plans, specifications, permits, and warranties related to improvements constructed on the Common Areas or other property that the Association is obligated to maintain, repair, or replace, if any;

(b) A copy of the Bylaws of the Association and of each Amendment to the Bylaws;

(c) A copy of the Articles of Incorporation of the Association and of each Amendment thereto;

(d) A copy of the Declaration of Covenants and a copy of each Amendment thereto;

(e) A copy of the current Rules of the Association;

(f) The minutes of all meetings of the Board of Directors and of the Members,

which minutes must be retained for at least seven (7) years;

(g) A current roster of all Members and their mailing addresses and parcel identification;

(h) All of the Association's insurance policies or a copy thereof, which policies must be retained for at least seven (7) years;

(i) A current copy of all contracts to which the Association is a party, including, without limitation, any management agreement, lease, or other contract under which the Association has an obligation or responsibility. Bids received by the Association for work to be performed must also be considered Official Records and must be kept for a period of one (1) year;

(j) The financial and accounting records of the Association, kept according to good accounting practices. All financial and accounting records must be maintained for a period of at least seven (7) years. The financial and accounting records must include:

(i) Accurate, itemized, and detailed records of all records and expenditures.

(ii) A current account and a periodic statement of the account for each Member, designating the name and current address of each Member who is obligated to pay assessments, the due date and the amount of each assessment or other charge against the Member, the date and amount of each payment on the account, and the balance due.

(iii) All tax returns, financial statements, and financial reports of the Association.

(iv) Any other records that identify, measure, record, or communicate financial information.

4.19 Inspection and Copying of Records. The Official Records shall be maintained within the State in accordance with Chapter 720, Florida Statutes, and must be open to inspection and available for photocopying by Members or their authorized agents at reasonable times and places within ten (10) business days after receipt of a written request for access. This subsection may be complied with by having a copy of the Official Records available for inspection or copying in the Property.

(a) The failure of the Association to provide access to the records within ten (10) business days after receipt of a written request creates a rebuttable presumption that the Association willfully failed to comply with this subsection.

(b) A Member who is denied access to the Official Records is entitled to the

actual damages or minimum damages for the Association's willful failure to comply with this subsection. The minimum damages are to be $50.00 per calendar day up to ten (10) days, the calculation to begin on the eleventh (11th) business day after receipt of the written request.

(c) The Association may adopt reasonable written rules governing the frequency, time, location, notice, and manner of inspections, and may impose fees to cover the costs of providing copies of the Official Records, including, without limitation, the costs of copying so long as such costs are in accordance with the provisions of Chapter 720. The Association shall maintain an adequate number of copies of the recorded governing documents, to insure their availability to Members, and prospective members and may charge only its actual costs for reproducing and furnishing these documents to those persons who are entitled to receive them.

5. Powers and Duties. The Board shall have the powers and duties necessary for the management and administration of the affairs of the Association and may take all acts, through the proper officers of the Association, in executing such powers, except such acts which by law, the Declaration, the Articles or these Bylaws may not be delegated to the Board by the Members. Such powers and duties of the Board shall include, without limitation (except as limited elsewhere herein), the following:

(a) Operating and maintaining the Common Areas and other property owned by the Association.

(b) Determining the expenses required for the operation of the Association.

(c) Collecting the Assessments for Common Expenses of the Association from all Owners.

(d) Employing and dismissing the personnel necessary for the maintenance and operation of the Common Areas and other property owned by the Association.

(e) Adopting and amending rules and regulations concerning the details of the operation and use of the Property and any Association Property, subject to a right of the Members to overrule the Board as provided in **Section 13** hereof.

(f) Maintaining bank accounts on behalf of the Association and designating the signatories required therefor.

(g) Purchasing, leasing or otherwise acquiring Lots or other property in the name of the Association, or its designee.

(h) Purchasing Lots at foreclosure or other judicial sales, in the name of the Association, or its designee.

(i) Selling, leasing, mortgaging or otherwise dealing with Lots acquired by the Association.

(j) Settling or compromising claims of or against the Association in which all Members have a common interest.

(k) Obtaining and reviewing insurance for the Common Areas and other property owned by the Association.

(l) Making repairs, additions and improvements to, or alterations of, the Common Areas in accordance with the provisions of the Declaration after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings or otherwise.

(m) Enforcing obligations of the Members, allocating profits and expenses and taking such other actions as shall be deemed necessary and proper for the sound management of the Property.

(n) Levying fines against appropriate Members for violations of the Declaration or rules and regulations established by the Association to govern the conduct of such Members.

(o) Borrowing money on behalf of the Association when required in connection with the operation, care, upkeep and maintenance of the Common Areas or the acquisition of property, and granting mortgages on and/or security interests in Association owned property; provided, however, that the consent of the holders of at least two-thirds (2/3rds) of the votes of the Membership represented at a meeting of Members at which a quorum has been attained in accordance with the provisions of these Bylaws shall be required. If any sum borrowed by the Board on behalf of the Association pursuant to the authority contained in this subsection (o) is not repaid by the Association, any Member who pays to the creditor such portion thereof as his interest in the property owned by the Association bears, to the interest of all the Members in the property owned by the Association, shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor shall have filed or shall have the right to file against, or which will affect, such Member's Lot. The Association shall take no action authorized in this subsection without the prior written consent of the Declarant as long as the Declarant owns any Lots.

(p) Contracting for the management and maintenance of the Common Areas or other property owned by the Association and authorizing a management agent (who may be an affiliate of the Declarant) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of

the Common Areas or other Association property with funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the Declaration, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Association.

(q) At its discretion, authorizing Members or other persons to use portions of the Common Areas or other property owned by the Association for private parties and gatherings and imposing reasonable charges for such private use.

(r) Exercising (i) all powers specifically set forth in the Declaration, the Articles, and these Bylaws, and (ii) all powers incidental thereto, and all other powers of a Florida corporation not for profit.

(s) Imposing a lawful fee in connection with the approval of the transfer, lease, or sale of Lots, not to exceed the maximum amount permitted by law in any one case.

(t) Contracting with and creating special taxing districts.

(u) Adopt and appoint executive committees.

(v) Conducting ongoing reporting for all governmental and or regulatory permits issued to the Declarant for construction and improvement of the "BRIARWOOD " Subdivision that require ongoing reporting and enforcing such permits until such time that all governmental or regulatory agency requirements have been satisfied. It is expressly understood that this obligation and any costs associated with carrying out this obligation shall be borne by the Association.

Anything herein to the contrary notwithstanding, no general funds of the Association shall be utilized for bringing, supporting, investigating, or otherwise abetting any legal action, claim or extra-judicial action except for (i) imposition, enforcement and collection of assessments, including lien rights, (ii) collecting of debts owned to the Association, (iii) bringing any contest or appeal of tax assessments relating to any property owned by the Association, (iv) actions brought by the Association to enforce the provisions of the Declaration, and (v) counterclaims brought by the Association in proceedings instituted against it, unless such legal action, claim or extra-judicial action shall be specifically approved for such purposes by seventy-five percent (75%) of the vote of the Members of the Association.

6. Officers.

6.1 Executive Officers. The executive officers of the Association shall be a President,

Vice-President, a Treasurer and a Secretary , all of whom shall be elected by the Board and who may be peremptorily removed at any meeting at which a quorum of Directors is attained by concurrence of a majority of all of the present Directors. The President and Vice- President shall be Directors. A person may hold more than one office, except that the President may not also be the Secretary. No person shall sign an instrument or perform an act in the capacity of more than one office. The Board from time to time shall elect such other officers and designate their powers and duties as the Board shall deem necessary or appropriate to manage the affairs of the Association. Officers need not be Members.

6.2 President. The President shall be the chief executive officer of the Association. He shall have all of the powers and duties that are usually vested in the office of president of an association.

6.3 Vice-President. The Vice-President shall exercise the powers and perform the duties of the President in the absence or disability of the President. He also shall assist the President and exercise such other powers and perform such other duties as are incident to the office of the vice president of an association and as shall otherwise be prescribed by the Directors.

6.4 Secretary. The Secretary shall keep the minutes of all proceedings of the Directors and the Members. He shall attend to the giving of all notices to the Members and Directors and other notices required by law. He shall have custody of the seal of the Association and shall affix it to instruments requiring the seal when duly signed. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of the secretary of an association and as may be required by the Directors or the President.

6.5 Treasurer. The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. He shall keep books of account for the Association in accordance with good accounting practices, which, together with substantiating papers, shall be made available to the Board of Directors at reasonable intervals and shall perform all other duties incident to the office of treasurer. All monies and other valuable effects shall be kept for the benefit of the Association in such depositories as may be designated by a majority of the Board.

6.6 Declarant Appointees. No officer appointed by the Declarant may be removed except as provided in Section 4.17 hereof and by law.

7. Compensation. Neither Directors nor officers shall receive compensation for their services as such, but may be compensated for services performed outside the scope of their service as officers or Directors.

8. Resignations. Any Director or officer may resign his post at any time by written

resignation, delivered to the President or Secretary, which shall take effect upon its receipt unless a later date is specified in the resignation, in which event the resignation shall be effective from such later date unless withdrawn. The acceptance of a resignation shall not be required to make it effective. The conveyance of all Lots owned by any Director or officer (other than appointees of the Declarant or other Directors or officers who are not Owners when elected or appointed) shall constitute a written resignation of such Director or officer.

9. Fiscal Management. The provisions for fiscal management of the Association set forth in the Declaration and Articles shall be supplemented by the following provisions:

9.1 Budget.

(a) Adoption By Board; Items. The Board shall from time to time, and at least annually, prepare a budget for the Common Expenses, determine the amount of Assessments payable by the Members to meet the expenses of the Association, and allocate and assess such expenses among the Members, in accordance with the provisions of the Declaration. Notwithstanding the foregoing, prior to the termination of the Class B Membership, an increase in the Common Expenses and the Annual Assessment shall require the approval of the Builder(s), which approval shall not be unreasonably withheld.

The budgets must reflect the estimated revenues and expenses for the year and the estimated surplus or deficit as of the end of the current year including all fees and charges for exterior maintenance, landscaping, upkeep and insurance, if applicable, of Common Areas and structures thereon. In addition to the annual operating expenses, and to the extent applicable, the budgets may include reserve accounts for capital expenditures and deferred maintenance. Reserves, however, may be waived in accordance with the Declaration and applicable Florida law. In the event of such waiver, the budget need not reflect or include reserve accounts for capital expenditures and deferred maintenance; provided, however the budget shall contain a disclosure stating reserves have been properly waived.

The adoption of the budgets for the Association by the Board shall comply with the requirements hereinafter set forth. A copy of the proposed budget shall be available for inspection by or mailed to each Member not less than fourteen (14) days prior to the meeting of the Board at which the budget will be considered, together with a notice of that meeting indicating the time and place of such meeting. The Board shall have the power to adopt the budget at the duly noticed meeting by a majority vote.

(b) Adoption by Membership. In the event that the Board shall be unable to adopt a budget in accordance with the requirements of Subsection 9.1(a) above, the Board may call a special meeting of Members for the purpose of considering and adopting such budget, which meeting shall be called and held in the manner provided for such special meetings in said subsection. Alternatively, the Board may propose a budget in writing to all Members of the Association or a specified

sub-group of Members, where applicable. If either such budget is adopted by a majority of the votes of Members to which the budget applies, present at such meeting, or receiving such written budget, upon ratification by a majority of the Board, it shall become the budget for such year.

9.2 Depository. The depository of the Association shall be such bank(s) or savings and loan association(s) in the State of Florida as shall be designated from time to time by the Directors and in which the monies of the Association shall be deposited. Withdrawal of monies from those accounts shall be made only by checks signed by such person or persons as are authorized by the Directors. All sums collected by the Association from Assessments or contributions to working capital or otherwise may be commingled in a single fund or divided into more than one fund, as determined by the Board.

9.3 Acceleration of Assessment Installments upon Default. If a Member shall be in default in the payment of an installment upon an Assessment for more than thirty (30) days, the Board or its agent may accelerate the remaining installments of the Annual Assessment upon written notice to such Member, and the then unpaid balance of the Assessment shall be due upon the date stated in the notice, but not less than five (5) days after delivery of the notice or ten (10) days after mailing of the notice, whichever shall first occur.

9.4 Fidelity Bonds. Fidelity bonds may be required by the Board for all persons handling or responsible for Association funds in such amount as shall be determined by a majority of the Board, but no less than $10,000 for each such person so bonded, if any. The premiums on such bonds shall be paid by the Association as a Common Expense.

9.5 Accounting Records and Reports. The Association shall maintain accounting records in the State of Florida, according to accounting practices normally used by similar associations or the manager under any applicable management contract. The records shall be open to inspection by Members or their authorized representatives at reasonable times and written summaries of them shall be supplied at least annually. The records shall include, but not be limited to, (a) a record of all receipts and expenditures, and (b) an account for each Lot designating the name and current mailing address of the Member, the amount of each Assessment, the dates and amounts in which the Assessments come due, the amount paid upon the account and the dates so paid, and the balance due.

Within ninety (90) days following the end of the fiscal year, the Association shall prepare or contract with a third party to prepare and complete a financial report for the previous twelve (12) months. Within 21 days after the final financial report is completed by the association or received from the third party, but not later than 120 days after the end of the fiscal year, the Association shall provide each Member with a copy of the annual financial report or a written notice that a copy of the annual financial report is available upon request at no charge to the Member. The financial report shall be prepared in accordance with Chapter 720,

Florida Statutes, and may consist of either financial statements presented in conformity with general accepted accounting principals or a financial report of actual receipts and expenditures, cash basis, which report must show the amounts of receipts by accounts and receipt classifications and may show the amounts of expenses by accounts and expense classifications, including, if applicable, but not limited to, the following:

(a) Cost for security;

(b) Professional and management fees and expenses;

(c) Taxes;

(d) Cost for Common Areas;

(e) Expenses for refuse collection and utility services;

(f) Expenses for lawn care;

(g) Cost for building maintenance and repair;

(h) Insurance costs;

(i) Administrative and salary expenses;

(j) General reserves, maintenance reserves and depreciation reserves; and

(k) Beginning and ending cash balances of the Association.

9.6 Application of Payment. All payments made by a Member shall be applied as provided in these Bylaws and in the Declaration or as determined by the Board.

9.7 Notice of Meetings. Notice of any meeting where Assessments against Members are to be considered for any reason shall specifically contain a statement that Assessments will be considered and the nature of any such assessments.

9.8 Declarant Exemption From Assessments for Lawsuits. The Declarant shall not be liable for the payment of any Assessments applicable to Lots it owns which relate in any way to the payment of legal or other fees to persons or entities engaged for the purpose of suing, or making, preparing or investigating possible claims against the Declarant.

10. Roster of Owners. The Association shall maintain current information regarding the title holders of all Owners. Such information shall be obtained by requiring each Member to file with the Association a copy of the deed or other document showing his ownership. The Association may rely upon the accuracy of any such information for all purposes until notified in writing of changes therein.

Only Members of record on the date notice of any meeting requiring their vote is given shall be entitled to notice of and to vote at such meeting, unless prior to such meeting other Members shall produce adequate evidence, as provided above, of their interest and shall waive in writing notice of such meeting.

11. Parliamentary Rules. Roberts' Rules of Order (latest edition) shall govern the conduct of the Association meetings when not in conflict with the Declaration, the Articles or these Bylaws.

12. Amendments. Except as otherwise provided in the Declaration, these Bylaws may be amended in the following manner:

12.1 A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board or by not less than 1/3 of the votes of Members of the Association. A majority of the Board shall thereupon adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the Members, which may be the annual or a special meeting.

12.2 Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member entitled to vote thereon within the time and in the manner provided in these Bylaws for the giving of notice of a meeting of the Members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

12.3 At such meeting, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of at least a majority of the Members present in person or by proxy at the meeting (at which a quorum is attained).

12.4 Any number of amendments may be submitted to the Members and voted upon by them at any one meeting.

12.5 If all of the Directors and all of the Members eligible to vote sign a written statement manifesting their intention that an amendment to these Bylaws be adopted, then the amendment shall thereby be adopted as though the above requirements had been satisfied.

12.6 No amendment shall make any changes in the qualifications for membership nor in the voting rights of Members without approval by all of the Members and the joinder of all Institutional Mortgagees holding Institutional Mortgages upon the Lot(s). No amendment shall be made that is in conflict with the Declaration or the Articles. Prior to the closing of the sale of all Lots within the Community, no amendment shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the Declarant, unless the Declarant shall join in the execution of the amendment, including, but not limited to, any right of the Declarant to appoint Directors pursuant to these Bylaws.

12.7 No amendment to these Bylaws shall be made which discriminates against any Member(s), or affects less than all of the Members within the Community, without the written approval of all of the Members so discriminated against or affected.

12.8 Upon the approval of an amendment to these Bylaws, the certificate of amendment shall be executed and a copy shall be recorded in the public records of the County.

12.9 Notwithstanding the foregoing, the Federal Housing Administration and the Veterans Administration shall have the right to veto any amendments to these Bylaws as long as there is a Class B membership if such amendments require the review and approval of either agency in accordance with applicable regulations and if such agencies are providing financing to Homes in the Community.

12.10 Notwithstanding the foregoing, the Declarant shall have the right to unilaterally amended these Bylaws without the consent of any Owner or mortgagee for so long as the Declarant appoints a majority of the Board of Directors.

13. Rules and Regulations. The Board may, from time to time, adopt, modify, amend or add to rules and regulations concerning the use and operation of the Community, except that subsequent to the date control of the Board is turned over by the Declarant to Members other than the Declarant, Members of a majority of the Lots represented at a meeting at which a quorum is present may overrule the Board with respect to the adoption or modification of any rules and regulations. Copies of such rules and regulations shall be furnished by the Board to each affected Member not less than thirty (30) days prior to the effective date thereof. At no time may any rule or regulation be adopted which would prejudice the rights reserved to the Declarant.

14. Construction. Wherever the context so permits, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be deemed to include all genders. If any portion hereof shall be found by competent judicial authority to be unenforceable, then only that portion shall be deemed deleted and the remainder shall be given its nearest permissible meaning and effect.

15. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define or limit the scope of these Bylaws or the intent of any provision hereof.

16. Conflict. In the event there should be found any irreconcilable conflict among or between the Declaration, the Articles and/or these Bylaws and in the absence of any express language indicating which document controls the particular subject matter, then the provisions of the Declaration shall be paramount, the Articles next paramount and these Bylaws subordinate.

17. Indemnification of Officers and Directors. Subject to the further provisions of this Section, the Association shall indemnify and hold harmless all officers and Directors,

(and members of a Committee or Tribunal, as provided in **Section 18.3** hereof) past or incumbent, from and against all costs, claims, damages, expenses and liabilities of any kind whatsoever, including attorneys' fees and costs at all tribunal levels, arising out of the performance of such person's duties hereunder. Such indemnification and hold harmless provision shall (i) exist regardless of whether the Association itself is named as a party defendant or alleged to have any liability, (ii) include the payment of any settlements upon approval by the Board, and (iii) include indemnification of the estate and heirs of the indemnified party. Such indemnification and hold harmless provision shall not be applicable (i) to the extent the claim or liability is covered by insurance, or (ii) in the event a court of competent jurisdiction finally determines, after all appeals have been exhausted or not timely pursued, that the indemnified party did not act in good faith within what he reasonably believed to be the scope of his duty and/or authority and for purposes which he reasonably believed to be in the best interests of the Association or its Members generally and such court further specifically determines that indemnification should be denied. The provision of this Section may not be amended to terminate the effect hereof as to any persons who became officers or Directors while this Section was effective.

18. Suspension of Privileges; Fines. In the event of an alleged violation of the Declaration, the Articles, these Bylaws or the rules and regulations adopted hereunder, and after written notice of such alleged failure is given to the Member in the manner herein provided, the Board shall have the right, after the alleged violator has been given an opportunity for an appropriate hearing and upon an affirmative vote of the Board, to suspend or condition said Member's and his family's, guests' and tenants' right to the use of the Common Areas (except for the portions thereof which are necessary as a means of ingress and egress) and to fine such Member. Any such suspension shall be for a period of not more than thirty (30) days for any noncontinuing infraction, but in the case of a continuing infraction (including nonpayment of any Assessment after the same becomes delinquent) the suspension may be imposed for so long as the violation continues. No fine shall exceed the sum of $100.00 per violation. Repair or replacement costs shall not be deemed fines subject to the foregoing limitation. Any continuing violation shall be a separate violation for each day it continues. The failure of the Board to enforce the rules and regulations, these Bylaws, the Articles or the Declaration shall not constitute a waiver of the right to enforce the same thereafter. The remedies set forth above and otherwise provided by these Bylaws or by law shall be cumulative and none shall be exclusive. However, any individual must exhaust all available internal remedies of the Association prescribed by these Bylaws, or by any rules and regulations adopted by the Association, before that Member may resort to a court of law for relief from any provision of the Declaration, the Articles, these Bylaws or the rules and regulations. The rights of the Association to suspend voting rights, to impose interest charges, accelerate Assessment payments, or to otherwise enforce the payment of Assessments, as elsewhere provided in the Declaration and these Bylaws, shall not be subject to the provisions of this Section or require the notice and hearing provided for herein.

18.1 Written Complaint. A hearing to determine whether a right or privilege of a Member or any of his family or tenants ("Respondent") under the Declaration or these Bylaws should be suspended or conditioned or a fine imposed shall be

initiated by the filing of a written Complaint by any Member or by any officer or Director with the President or Secretary of the Association. The Complaint shall constitute a written statement of charges which shall set forth in ordinary and concise language the acts or omissions with which the Respondent is charged, to the end that the Respondent will be able to prepare his defense. The Complaint shall specify the specific provisions of the Declaration, the Articles, these Bylaws or the rules and regulations which the Respondent is alleged to have violated, but shall not consist merely of charges phrased in the language of such provisions without supporting facts.

18.2 Discovery. After initiation of a proceeding in which the Respondent is entitled to a hearing, the Respondent and the individual filing the Complaint, upon written request made to the other party, prior to the hearing and within fifteen (15) days after service by the Board of Directors of the Complaint or within ten (10) days after service of any amended or supplemental Complaint, is entitled to (1) obtain the names and addresses of witnesses to the extent known to the other party, and (2) inspect and make a copy of any statements, writings and investigative reports relevant to the subject matter of the hearing. Nothing in this Section, however, shall authorize the inspection or copying of any writing or thing which is privileged from disclosure by law or otherwise made confidential or protected as work product.

18.3 Tribunal. The Board shall appoint a Tribunal of at least three Members where applicable upon receipt of a written Complaint. No member of the Tribunal shall be a Director, Officers or employee of the Association, nor shall any member of the Tribunal be involved in any prior investigation of the matter on behalf of the Board nor related by blood or marriage to either the complaining party or the Respondent. In appointing the members of the Tribunal, the Board should make a good faith effort to avoid appointing any Members who are witnesses to the alleged violation giving rise to the Complaint or otherwise biased. The decision of the Board shall be final, except that the Respondent may challenge any member of the Tribunal for cause, where a fair and impartial hearing cannot be afforded, at any time prior to the taking of evidence of the hearing. In the event of such a challenge, the Board shall meet to determine the sufficiency of the challenge, without the President voting. If such challenge is sustained, the President shall appoint another Member to replace the challenged member of the Tribunal. All decisions of the Board in this regard shall be final. The Tribunal shall elect a Chairman. The Tribunal shall exercise all other powers relating to the conduct of the hearing. If the Tribunal, by majority vote does not approve a proposed fine or suspension, it may not be imposed.

18.4 Notice of Hearing. The Tribunal shall serve a notice of hearing, as provided herein, on all parties at least fourteen (14) days prior to the hearing.

18.5 Hearing.

(a) Whenever the Tribunal has commenced to hear the matter and a member

of the Tribunal is forced to withdraw prior to a final determination by the Tribunal, the remaining members shall continue to hear and decide the case. Oral evidence shall be taken only on oath or affirmation administered by an officer of the Association. The use of affidavits and written interrogatories in lieu of oral testimony shall be encouraged by the Tribunal.

(b) Each party shall have the right to be represented by counsel; to call and examine witnesses; to introduce exhibits; to cross-examine opposing witnesses on any matter relevant to the issues even though that matter was not covered in the direct examination; to impeach any witness regardless of which party first called him to testify; and to rebut the evidence against him. If the Respondent does not testify in his own behalf, he may be called and examined as if under cross-examination.

(c) The hearing need not be conducted according to technical rules relating to evidence and witnesses. Any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions. Hearsay evidence may be used for the purpose of supplementing or explaining other evidence but shall not be sufficient in itself to support a finding, unless it would be admissible over objection in civil actions. The rules of privilege shall be effective to the extent that they are otherwise required by statute to be recognized at the hearing, and irrelevant and unduly repetitious evidence shall be excluded.

(d) Neither the accusing Member nor the allegedly defaulting Member must be in attendance at the hearing. The hearing shall be open to attendance by all Members where applicable. In rendering a decision, official notice may be taken at any time of any generally accepted matter within the Declaration, the Articles, these Bylaws, the rules and regulations or the workings of the Association.

18.6 Decision. The Tribunal will prepare written findings of fact and recommendations for consideration by the Board of Directors. The Tribunal shall make its determination only in accordance with the evidence presented to it and in accordance with these Bylaws. After all testimony and documentary evidence has been presented to the Tribunal, the Tribunal shall vote by secret written ballot upon the matter, with a majority of the entire Tribunal controlling. A copy of the findings and recommendations of the Tribunal shall be served by the President on each party in the matter and his attorney, if any. Disciplinary action and fines under the Declaration, these Bylaws or the rules and regulations shall be imposed only by the Board, and based upon the findings and recommendations of the Tribunal. The Board may adopt the recommendations of the Tribunal in their entirety, or the Board may reduce the proposed penalty and adopt the balance of

the recommendations. In no event shall the Board impose more stringent disciplinary action than recommended by the Tribunal. The decision of the Board shall be in writing and shall be served in the same manner as the findings and recommendations of the Tribunal. The decision of the Board shall become effective ten (10) days after it is served upon the Respondent, unless otherwise ordered in writing by the Board. The Board may order reconsideration at any time within fifteen (15) days following service of its decision on the parties on its own motion or upon petition by a party.

18.7 Suspension of Privileges for Failure to Pay Assessments. The Association may, without notice of a hearing, or an opportunity for a hearing, impose a suspension upon any Member because of the failure of the Member to pay assessments or other charges when due. However, in no event shall a suspension of common area use rights impair the right of an Owner or tenant of a Lot to have vehicular and/or pedestrian ingress to and egress from the Lot, including, but not limited to the right to park.

The foregoing was adopted as the Bylaws of BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC., a corporation not for profit under the laws of the State of Florida, at its first meeting of the Board of Directors on the 10th day of November, 2019 ~~19~~ 20.

Approved:

_____

President

_____

Attest: Secretary

EXHIBIT "D"

Environmental Resource or Surface Water Management Permit

[To be updated]

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

Virginia Johns, Chair
Richard Schwab, Secretary/Treasurer
Hugh Thomas, Executive Director

June 5, 2020

Craig Rouhier
Troon Creek, LLC
405 Cinnamon Oak Court
Lake Mary, FL 32746

SUBJECT: Permit Number ERP-001-227428-2
Briarwood Subdivision Phase 1

Dear Craig Rouhier:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on June 05, 2020. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Compliance with Other Permitting Programs:
This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit.

The Suwannee River Water Management District did not issue a National Pollutant Discharge Elimination System (NPDES) permit for this project. If this project meets the thresholds such that a NPDES permit is required, you must apply to the Florida Department of Environmental Protection directly. More information about NPDES permits may be found online at

https://floridadep.gov/water/stormwater. **Failure to obtain a NPDES permit prior to construction could subject you to enforcement action by that agency.**

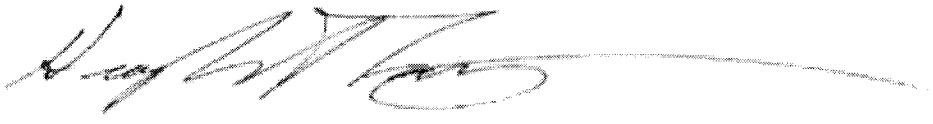
For projects which involve wetlands or surface waters, the Suwannee River Water Management District did not issue a federal authorization for use or impacts to wetlands under federal jurisdiction, this project. Therefore, you must apply directly to the US Army Corps of Engineers (USACE). More information about USACE permitting may be found online at https://www.saj.usace.army.mil/. **Failure to obtain USACE authorization prior to construction could subject you to federal enforcement action by that agency.**

Transferring Your Permit:
Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,



Hugh Thomas
Executive Director

Enclosures: Permit

cc: District Permit File

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

Virginia Johns, Chair
Richard Schwab, Secretary/Treasurer
Hugh Thomas, Executive Director

ERP Individual Permit

PERMITTEE:
Craig Rouhier
Troon Creek, LLC
405 Cinnamon Oak Court
Lake Mary, FL 32746

PERMIT NUMBER: ERP-001-227428-2
DATE ISSUED: June 05, 2020
DATE EXPIRES: June 05, 2025
COUNTY: Alachua
TRS: S8 T8S R18E

PROJECT: Briarwood Subdivision Phase 1

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Alachua North Community Association, Inc.
405 Cinnamon Oak Court
Lake Mary, FL 32746

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

This permit is for the construction and operation of a stormwater management system serving 9.17 acres of impervious surface on a project area of 28.97 acres, in a manner consistent with the application package and plans certified by David Glunt, P.E., of Spruce Creek Civil Engineering, Inc., on or before May 12, 2020.

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C. If available, an District website that fulfills this notification requirement may be used in lieu of the form.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

b. For all other activities — "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

    2. Convey to the permittee or create in the permittee any interest in real property;

    3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

    4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    1. Immediately if any previously submitted information is discovered to be inaccurate; and

    2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials

shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. Operation and maintenance of the surface water management system shall be the responsibility of the permittee until such time as those responsibilities are transferred to the approved association. Prior to the association assuming operation and maintenance responsibilities, permittee shall request transfer to operation and maintenance entity.

20. Prior to a dedication or transfer of all or any part of the common properties which is directly or indirectly related to the surface water management system, the dedication or approval of the transfer must be authorized by the District through modification of any and all permits or authorizations issued by the District. Such modifications shall be made under the lawfully adopted rules of the District in effect at the time of application for modification.

21. Permittee shall submit to the District within 30 days of issuance of permit, proof that the Articles of Incorporation have been filed with the Secretary of State and that the corporation is in good standing.

22. Permittee shall submit to the District within 30 days of issuance of permit, proof that all surface water management systems are located on the common areas and that the common areas are owned or controlled by the homeowner's association.

23. Prior to the sale of any lot or parcel, the permittee must record Declarations of Covenants and Restrictions which include a restriction on the real property pursuant to section 704.06, F.S.; prohibiting all construction including clearing, dredging, or filling, except that which is specifically authorized by Environmental Resource permit, within the conservation areas delineated on the final plans and/or mitigation proposal approved by the District.

24. Prior to the Permittee seeking to transfer the operation and maintenance to a Homeowner's Association, the Permittee must demonstrate to the reasonable satisfaction of the Suwannee River Water Management District that over twenty-four (24) consecutive months have passed since the active operation of the Homeowner's Association commenced and the Permittee shall demonstrate to the Suwannee River Water Management District's satisfaction that the Homeowner's Association is an active, ongoing concern which the Permittee shall establish by

submitting copies of all minutes of meetings of members of the Association, the board of directors, copies of all operation and maintenance expenses incurred and documentation showing that all assessments that were levied have been collected and such other documentation as the Suwannee River Water Management District may reasonably deem necessary to establish that the Homeowner's Association is an active, functioning and ongoing concern.

25. The permittee shall include the finished floor elevations for the lots and the wetland delineation lines on the final subdivision plat and shall submit a copy of the final, approved plat to the District following recordation.

26. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By: 

Hugh Thomas
Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the pe1mit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 3 73, F. S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a

request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Craig Rouhier
Troon Creek, LLC
405 Cinnamon Oak Court
Lake Mary, FL 32746

This June 05, 2020



Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-227428-2

NOTICING INFORMATION

Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at *tjm@srwmd.org* (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,

Tilda Musgrove

Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST
Gilchrist County Journal
207 N Main St
Trenton, FL 32693
352.463.7135

HAMILTON
Jasper News
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

JEFFERSON
Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE
Mayo Free Press
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

LEVY
Levy County Journal
PO Box 159
Bronson, FL 32621
352.486.2312

MADISON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE
Suwannee Democrat
521 Demorest Street SE
Live Oak, FL 32064
386.364.1734

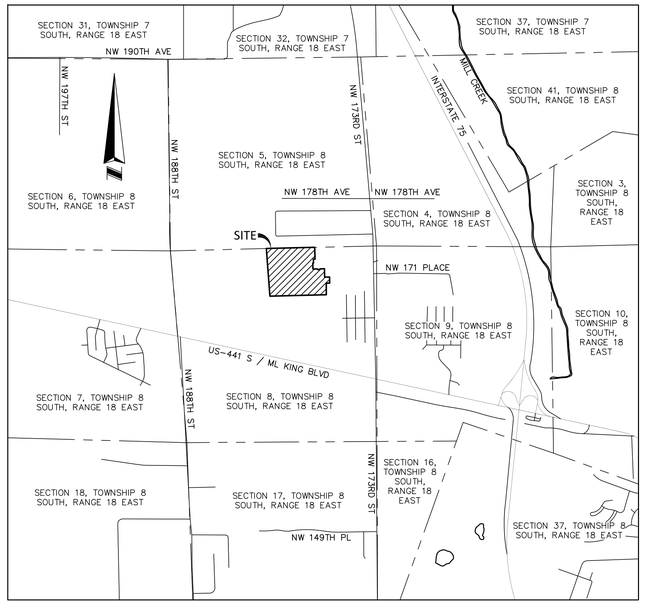
TAYLOR
Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION
Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

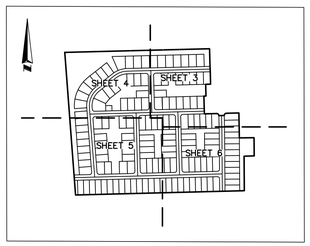
VICINITY MAP
SCALE: 1" = 2000'



LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
N.T.	NON-TANGENT
P.B.	PLAT BOOK
PG.	PAGE(S)
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
CH	CHORD DISTANCE
CB	CHORD BEARING
℄	CENTERLINE
(7,500)	SQUARE FOOTAGE OF LOT
■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
◉	A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723 PERMANENT CONTROL POINT (P.C.P.)
	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

KEY MAP
NOT TO SCALE



SHEET INDEX
SHEET 1 – DEDICATION AND ACKNOWLEDGMENTS
SHEET 2 – LEGAL DESCRIPTION AND BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 – LOT DIMENSIONS

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHWEST CORNER OF BRIARWOOD PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 33 THROUGH 37, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID BRIARWOOD PHASE 1 RUN THE FOLLOWING COURSES: SOUTH 01°26'18" EAST, FOR A DISTANCE OF 165.40 FEET; THENCE RUN SOUTH 02°46'59" EAST, FOR A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 01°26'18" EAST, FOR A DISTANCE OF 116.00 FEET; THENCE RUN SOUTH 88°33'42" WEST, FOR A DISTANCE OF 46.00 FEET; THENCE RUN SOUTH 01°26'42" EAST, FOR A DISTANCE OF 109.58 FEET; THENCE RUN SOUTH 88°32'42" WEST, FOR A DISTANCE OF 19.01 FEET; THENCE RUN SOUTH 01°27'18" EAST, FOR A DISTANCE OF 166.00 FEET; THENCE RUN NORTH 88°32'42" EAST, FOR A DISTANCE OF 114.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°01'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A CHORD BEARING OF SOUTH 46°26'48" EAST AND A CHORD DISTANCE OF 28.29 FEET TO A NON-TANGENT POINT; THENCE RUN NORTH 88°31'21" EAST, FOR A DISTANCE OF 50.00 FEET TO A NON TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON TANGENT CURVE HAVING A CENTRAL ANGLE OF 89°58'23", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD BEARING OF NORTH 43°32'53" EAST AND A CHORD DISTANCE OF 28.28 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°32'05" EAST, FOR A DISTANCE OF 117.41 FEET; THENCE RUN SOUTH 01°06'53" EAST, FOR A DISTANCE OF 232.62 FEET TO THE SOUTHWEST CORNER OF SAID BRIARWOOD PHASE 1; THENCE RUN NORTH 89°27'00" EAST ALONG THE SOUTHERLY LINE OF SAID BRIARWOOD PHASE 1, FOR A DISTANCE OF 137.44 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4299, PAGE 972 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°33'00" EAST ALONG SAID WEST LINE, FOR A DISTANCE OF 169.89 FEET TO A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2144 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°31'58" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 94.92 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE RUN SOUTH 00°24'36" EAST ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 322.91 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDS; THENCE RUN SOUTH 88°32'42" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 1577.01 FEET TO THE WEST LINE OF THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 04°19'49" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 1336.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 88°33'42" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 1353.11 FEET TO THE **POINT OF BEGINNING,**

THE ABOVE DESCRIBED LAND CONTAINS 45.16 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING A BEARING OF NORTH 88°33'42" EAST, FOR ANGULAR DESIGNATION ONLY.
2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.)
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY SERVICE PROVIDER, INCLUDING, BUT NOT LIMITED TO A COMMUNITY DEVELOPMENT DISTRICT. THAT IS EXTENDING UTILITY SERVICES, INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, GAS, TELEPHONE AND CABLE, POTABLE AND RECLAIMED WATER, AND SANITARY SEWER TO, OR FOR THE BENEFIT OF THE LANDS SHOWN HEREON.
4. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLAN COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO THE NORTH LINE OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.
5. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 6723 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE CURRENT ALLOTTED IN SUBSECTION 177.019(9), FLORIDA STATUTES.
6. CURRENT ZONING IS RSF-4 (RESIDENTIAL SINGLE FAMILY).
7. THERE IS 10' WIDE PUBLIC UTILITY EASEMENT ("P.U.E.") ALONG THE FRONT OF EACH LOT AND EXCEPT AS OTHERWISE SHOWN ON THIS PLAT. EACH P.U.E. SHOWN OR NOTED ON THIS PLAT IS OR WILL BE SUBJECT TO THE DEVELOPER, OR ASSIGNS OF THE DEVELOPER, SEPARATELY GRANTING OFF-PLAT EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF UTILITY LINES, MAINS, PIPES, CONDUITS AND OTHER FACILITIES SOLELY AND EXCLUSIVE FOR (A) ANY CABLE SYSTEM OR CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE, INFORMATION SERVICE OR OTHER TELECOMMUNICATION SERVICE, MONITORING SERVICE, OR OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE THAT MAY BE PROVIDED FROM TIME TO TIME BY DIGITAL COMMUNICATION MEDIA, ITS SUCCESSORS OR ASSIGNS, (B) ANY WATER SERVICE, WASTEWATER SERVICE OR RE-USE WATER SERVICE, AND (C) ANY ELECTRIC SERVICE, GAS SERVICE OR OTHER UTILITY SERVICE PROVIDED BY ANY PUBLIC UTILITY COMPANY OR GOVERNMENTAL AGENCY THAT MAY BE AUTHORIZED FROM TIME TO TIME BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, TO INSTALL UTILITY SYSTEMS OR FACILITIES WITHIN ANY SUCH P.U.E NO "PLATTED UTILITY EASEMENTS" ARE GRANTED OR CREATED BY THIS PLAT.
8. THIS PLAT CONTAINS 145 LOTS, 10 TRACTS AND 1.15 MILES OF ROAD.
9. STREET STUBS AT THE AT THE WESTERN TERMINUS OF 120TH PLACE AND THE SOUTHERN TERMINUS OF NW 167TH WAY SHALL BE CONVERTED TO A TRAFFIC CIRCLE, SPEED TABLE, OR OTHER TRAFFIC CALMING DEVICE UPON EXTENSION OF THE STREET TO ADJACENT LANDS.
10. ALL DISTANCES SHOWN HEREON ARE GROUND.
11. BUILDING SETBACKS FOR ALL LOTS ARE AS FOLLOWS: (UNLESS OTHERWISE SHOWN)
    FRONT = 20'
    REAR = 15'
    REAR (ACCESSORY) = 10'
    STREET SIDE = 12.50' (2.5 OVERHANG + 10' P.U.E)
    SIDE = 7.5'
12. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000"
13. THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION AND ACKNOWLEDGMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2 AND FOR LOT DIMENSIONS SEE SHEET 3, 4, 5 AND 6.
14. TRACTS A2, B3, F2, G, H1, I1, J1, K, AND L SHOWN ON THIS PLAT ARE DRAINAGE, UTILITIES, ACCESS AND OPEN SPACE/STORMWATER TRACTS. IF AND TO THE EXTENT HEREAFTER SPECIFICALLY AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS, THE TRACTS MAY BE USED FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF RECREATIONAL AND PARK FACILITIES, SIGNS, ENTRY FEATURES, WALLS, FENCES, BERMS, LANDSCAPING, LIGHTING, IRRIGATION AND DRAINAGE IMPROVEMENTS, POTABLE WATER DISTRIBUTION SYSTEM WASTEWATER COLLECTIONS FACILITIES SYSTEM, RE-USE WATER DISTRIBUTION SYSTEM, SIDEWALKS, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS.
15. WATER AND SEWER SERVICE ARE BEING PROVIDED BY THE CITY OF ALACHUA.
16. THE LIFT STATION TRACT SERVING BRAIRWOOD PHASES 2 AND 3 IS RECORDED BY SPECIAL WARRANTY DEED IN OFFICIAL RECORDS BOOK 4830, PAGE 1485 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
17. THE EXISTING LIFT STATION TRACT AND PROPOSED AREA TO BE DEEDED ARE NOT A PART OF THE PLAT.

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

EXAMINED ON: _____

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

NOTE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MORTGAGE'S APPROVAL

LONG CREEK INVESTMENTS, LLC, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4791, PAGE 591, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATE: _____ MORTGAGEE: LONG CREEK INVESTMENTS, LLC

WINTNESS: _____ BY: _____

WINTNESS: _____ TITLE: _____

LB #6723

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16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12001C0110D ALACHUA COUNTY, FLORIDA. DATED JUNE 16, 2006, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.

ACKNOWLEDGEMENT AND ACCEPTANCE OF HOA

THE BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC, HEREBY ACKNOWLEDGES AND ACCEPTS THE MAINTENANCE AND OTHER RESPONSIBILITIES CONTEMPLATED, DESCRIBED AND SHOWN ON THIS PLAT OF BRIARWOOD PHASES 2 AND 3 AND AS FURTHER SET FORTH IN OFFICIAL RECORDS BOOK 4830, PAGE 1495 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DATE: _____ SIGNATURE: _____

WINTNESS: _____ BY: _____

WINTNESS: _____ TITLE: _____

MORTGAGE'S APPROVAL

GOLDEN POND FARMS, INC., HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4791, PAGE 597, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATE: _____ MORTGAGEE: GOLDEN POND FARMS, INC.

WINTNESS: _____ BY: _____

WINTNESS: _____ TITLE: _____

PLAT BOOK_____ PAGE_____

BRIARWOOD PHASES 2 AND 3
D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS: THAT TROON CREEK, LLC. A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "BRIARWOOD PHASES 2 AND 3", BEING IN THE CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA , HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS: ALL STREETS AND RIGHTS-OF-WAY, STORMWATER DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN AND IDENTIFIED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND THE CITY OF ALACHUA, FOR THE PUBLIC PURPOSES DESCRIBED AND REFLECTED ON THIS PLAT.

TRACT RW-1 IS HEREBY DEDICATED PUBLICLY FOR RIGHTS-OF-WAY TO BE CONVEYED IN FEE SIMPLE AND MAINTAINED BY "CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA."

ALL STREETS AND RIGHTS OF WAY IDENTIFIED AS TRACT RW-1 ARE ACCEPTED AND TO BE MAINTAINED BY THE CITY OF ALACHUA. TRACTS "A2, B3, F2, G, H1, I1, J1, K, AND L" ARE TO BE CONVEYED IN FEE SIMPLE BY DEED, SUBJECT TO THE NON-EXCLUSIVE STORMWATER DRAINAGE AND PUBLIC UTILITY EASEMENTS TH THE CITY OF ALACHUA SHOWN ON AND IDENTIFIED ON THIS PLAT AND FURTHER BE MAINTAINED AS LANDSCAPE, RECREATION, INGRESS, EGRESS, MAINTENANCE, DRAINAGE, AND UTILITY EASEMENTS BY THE "BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC" ESTABLISHED FOR THIS COMMUNITY.

WITNESS: DEVELOPER AND OWNER:

_____ TROON CREEK, LLC., A FLORIDA
WITNESS SIGNATURE LIMITED LIABLITY COMPANY

_____
PRINTED NAME BY: _____

_____ CRAIG J. ROUHIER, MANAGER
WITNESS SIGNATURE DEVELOPER'S ADDRESS:
643 EGRET PLACE DRIVE
_____ WINTER GARDEN, FL 34787
PRINTED NAME

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING OWNER'S CERTIFICATION AND DEDICATION WAS ACKNOWLEDGED BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2022 BY CRAIG J. ROUHIER, AS MANAGER OF TROON CREEK, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, HE IS PERSONALLY KNOWN TO ME.

_____ _____
NOTARY PUBLIC PRINTED NAME

CERTIFICATE OF APPROVAL BY THE CITY COMMISION OF THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FORGOING PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART, 1 FLORIDA STATUTES AND THIS PLAT COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS OF SAID PART 1 PLATTING CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTING OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNATURE: _____

PRINTED NAME: _____

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS ____, DAY OF _____, A.D. 2022

_____
CLERK OF COURT

BY:_____ DATE:_____

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "BRIARWOOD PHASES 2 AND 3" IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE OF THE DESCRIBED LANDS, UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 PLATTING OF THE FLORIDA STATUTES.

SIGNATURE_____ DATE: _____
JAMES L. RICKMAN (LICENSE NO. 5633)
ALLEN AND COMPANY
16 E. PLANT ST.
WINTER GARDEN, FL 34787

PLAT BOOK_____ PAGE_____

SHEET 2 OF 6

BRIARWOOD PHASES 2 AND 3

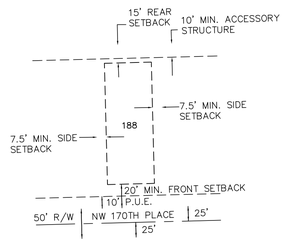
A PORTION OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°33'42"W	46.00'
L2	S88°32'42"W	19.01'
L3	N88°31'21"E	50.00'

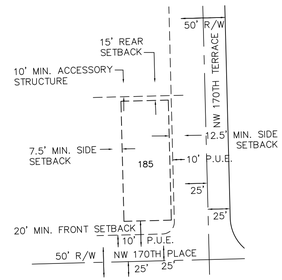
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C39	20.00'	S46°26'48"E	28.29'	90°01'00"	31.42'
C41	20.00'	N43°32'53"E	28.28'	89°58'23"	31.41'

TYPICAL EASEMENTS AND SETBACKS



NOTE: ACCESSORY STRUCTURES SHALL ADHERE TO ALL SETBACKS

TYPICAL EASEMENTS AND SETBACKS
TYPICAL CORNER LOT

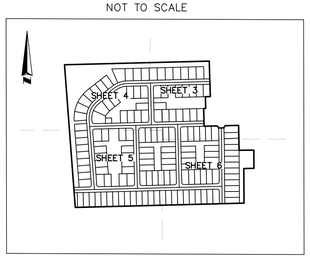


NOTE: ACCESSORY STRUCTURES SHALL ADHERE TO ALL SETBACKS

LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
N.T.	NON-TANGENT
P.B.	PLAT BOOK
PG.	PAGE(S)
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
CH	CHORD DISTANCE
CB	CHORD BEARING
℄	CENTERLINE
7,500	SQUARE FOOTAGE OF LOT
■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
◉	A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723 PERMANENT CONTROL POINT (P.C.P.)
⌜	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

KEY MAP
NOT TO SCALE



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NOTE:

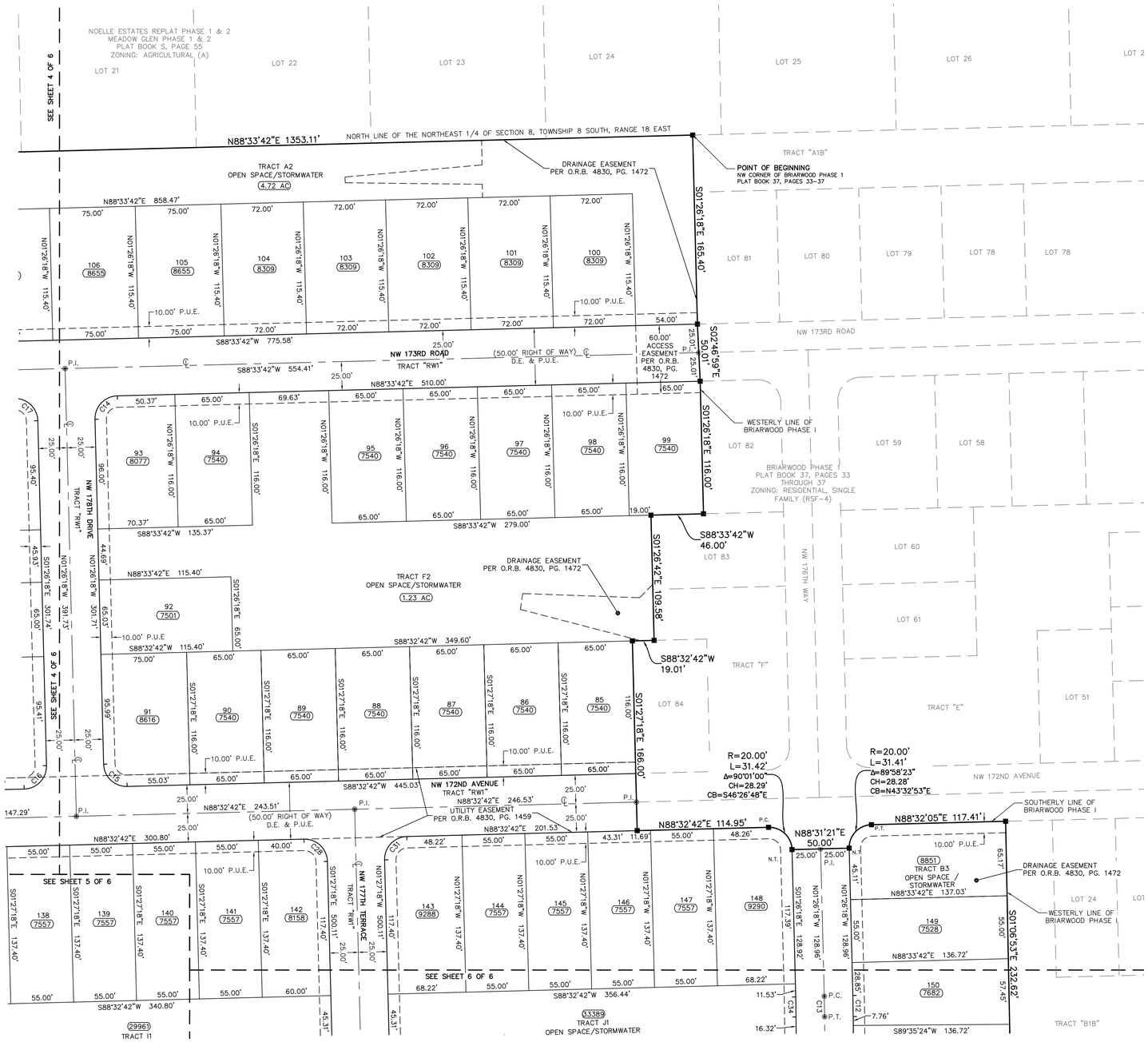
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PLAT BOOK_____ PAGE_____

SHEET 3 OF 6

BRIARWOOD PHASES 2 AND 3

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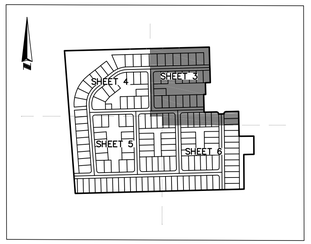
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C12	1025.00'	S00°55'27"E	18.40'	1°01'42"	18.40'
C13	1000.00'	N00°55'27"W	17.95'	1°01'42"	17.95'
C14	20.00'	S43°33'42"W	28.28'	90°00'00"	31.42'
C15	20.00'	S46°26'48"E	28.29'	90°01'00"	31.42'
C16	20.00'	N43°33'12"E	28.28'	89°59'00"	31.41'
C17	20.00'	N46°26'18"W	28.28'	90°00'00"	31.42'
C28	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C31	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C34	975.00'	N00°55'27"W	17.50'	1°01'42"	17.50'

1" = 50'
GRAPHIC SCALE
0 25 50 100

LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
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BUILDING SETBACKS:
SEE TYPICAL EASEMENT AND SETBACKS ON SHEET 2

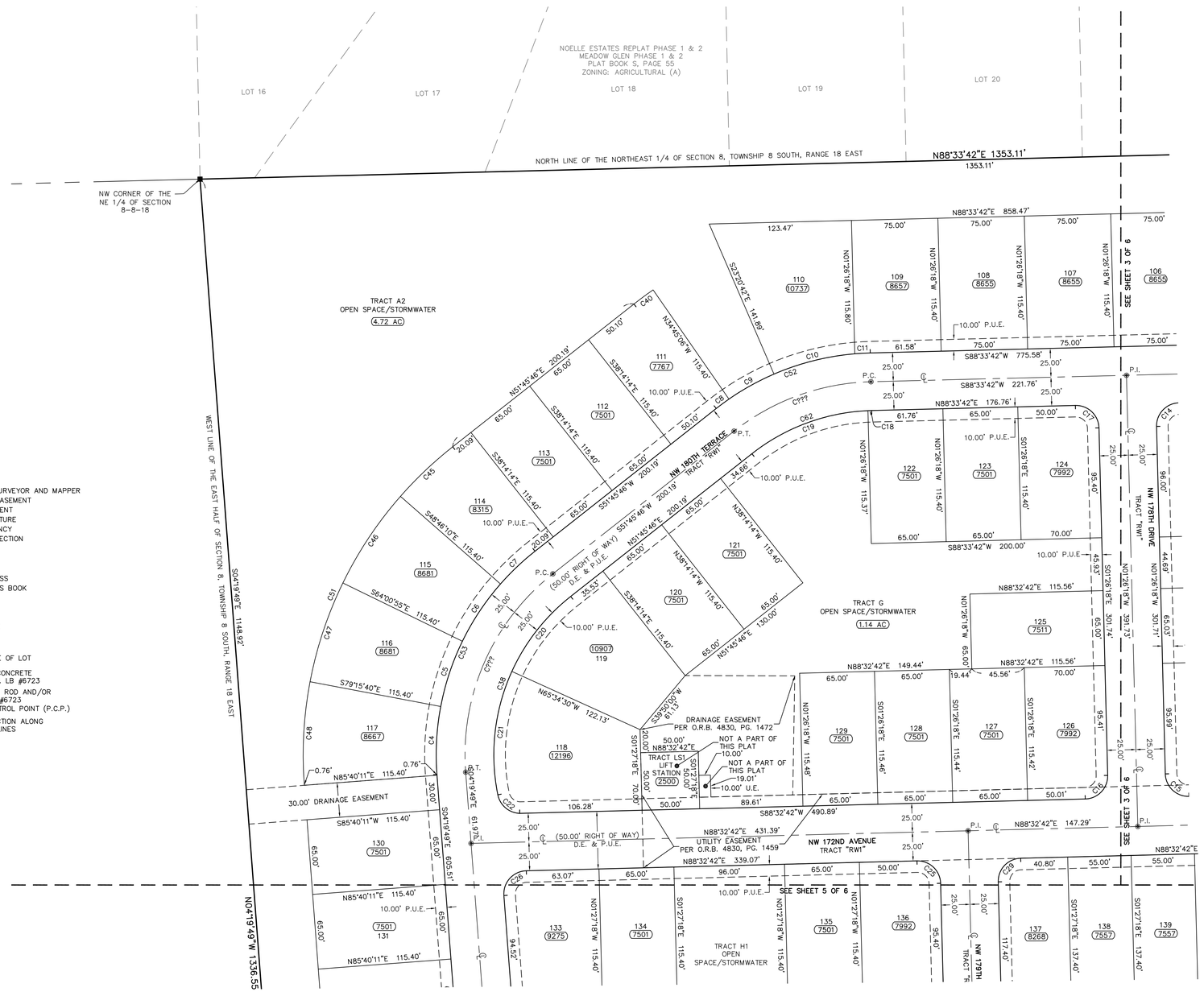
NOTE:
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PLAT BOOK_____ PAGE_____

SHEET 4 OF 6

BRIARWOOD PHASES 2 AND 3

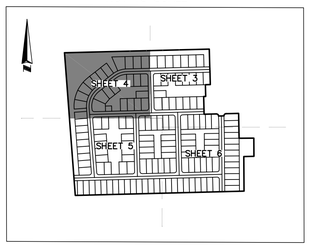
A PORTION OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



1" = 50'
GRAPHIC SCALE
0 25 50 100

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C4	225.00'	N03°12'15"E	59.01'	15°04'09"	59.18'
C5	225.00'	N18°21'42"E	59.69'	15°14'45"	59.87'
C6	225.00'	N33°36'27"E	59.69'	15°14'45"	59.87'
C7	225.00'	N46°29'48"E	41.30'	10°31'56"	41.36'
C8	225.00'	N53°30'20"E	13.69'	3°29'08"	13.69'
C9	225.00'	N60°57'06"E	44.72'	11°24'24"	44.79'
C10	225.00'	N75°53'56"E	72.29'	18°29'16"	72.60'
C11	225.00'	N86°51'08"E	13.42'	3°25'08"	13.43'
C14	20.00'	S43°33'42"W	28.28'	90°00'00"	31.42'
C15	20.00'	S46°26'48"E	28.29'	90°01'00"	31.42'
C16	20.00'	N43°33'12"E	28.28'	89°59'00"	31.41'
C17	20.00'	N46°26'18"W	28.28'	90°00'00"	31.42'
C18	175.00'	S88°01'50"W	3.24'	1°03'44"	3.24'
C19	175.00'	S69°37'52"W	107.39'	35°44'12"	109.15'
C20	175.00'	S38°05'38"W	82.71'	27°20'16"	83.50'
C21	175.00'	S06°29'01"W	107.82'	35°52'59"	109.60'
C22	20.08'	S49°40'32"E	24.80'	76°16'08"	26.73'
C25	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C26	20.00'	S42°06'27"W	28.98'	92°52'31"	32.42'
C29	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C38	175.00'	N20°09'09"E	183.45'	63°13'15"	193.10'
C40	340.40'	S53°30'20"W	20.70'	3°29'08"	20.71'
C45	340.40'	S46°29'48"W	62.49'	10°31'56"	62.57'
C46	340.40'	S33°36'27"W	90.31'	15°14'45"	90.58'
C47	340.40'	S18°21'42"W	90.31'	15°14'45"	90.58'
C48	340.40'	S03°12'15"W	89.27'	15°04'09"	89.53'
C51	340.40'	S23°42'59"W	320.10'	56°05'35"	333.25'
C52	225.00'	S70°09'44"W	142.04'	36°47'56"	144.51'
C53	225.00'	S23°42'59"W	211.58'	56°05'35"	220.28'
C62	175.00'	N70°09'44"E	110.47'	36°47'56"	112.40'

KEY MAP
NOT TO SCALE



LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
N.T.	NON-TANGENT
P.B.	PLAT BOOK
PG.	PAGE(S)
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
CH	CHORD DISTANCE
CB	CHORD BEARING
℄	CENTERLINE
7,500	SQUARE FOOTAGE OF LOT
■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
◉	A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723 PERMANENT CONTROL POINT (P.C.P.)
⌐	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

LB #6723

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SHEET INDEX
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BUILDING SETBACKS:
SEE TYPICAL EASEMENT AND SETBACKS ON SHEET 2

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PLAT BOOK_____ PAGE_____

SHEET 5 OF 6

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



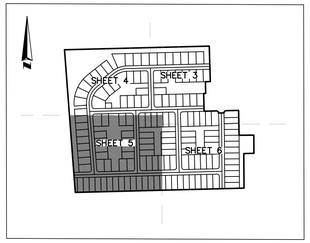
1" = 50'
GRAPHIC SCALE
0 25 50 100

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C3	20.00'	N42°06'27"E	28.98'	92°52'31"	32.42'
C23	20.00'	S47°53'33"E	27.57'	87°07'29"	30.41'
C24	20.00'	N43°32'42"E	28.28'	90°00'00"	31.42'
C25	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C26	20.00'	S42°06'27"W	28.98'	92°52'31"	32.42'
C29	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C30	20.00'	S46°27'18"E	28.28'	90°00'00"	31.42'

LEGEND:

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(7,500)	SQUARE FOOTAGE OF LOT
■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
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	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

KEY MAP
NOT TO SCALE



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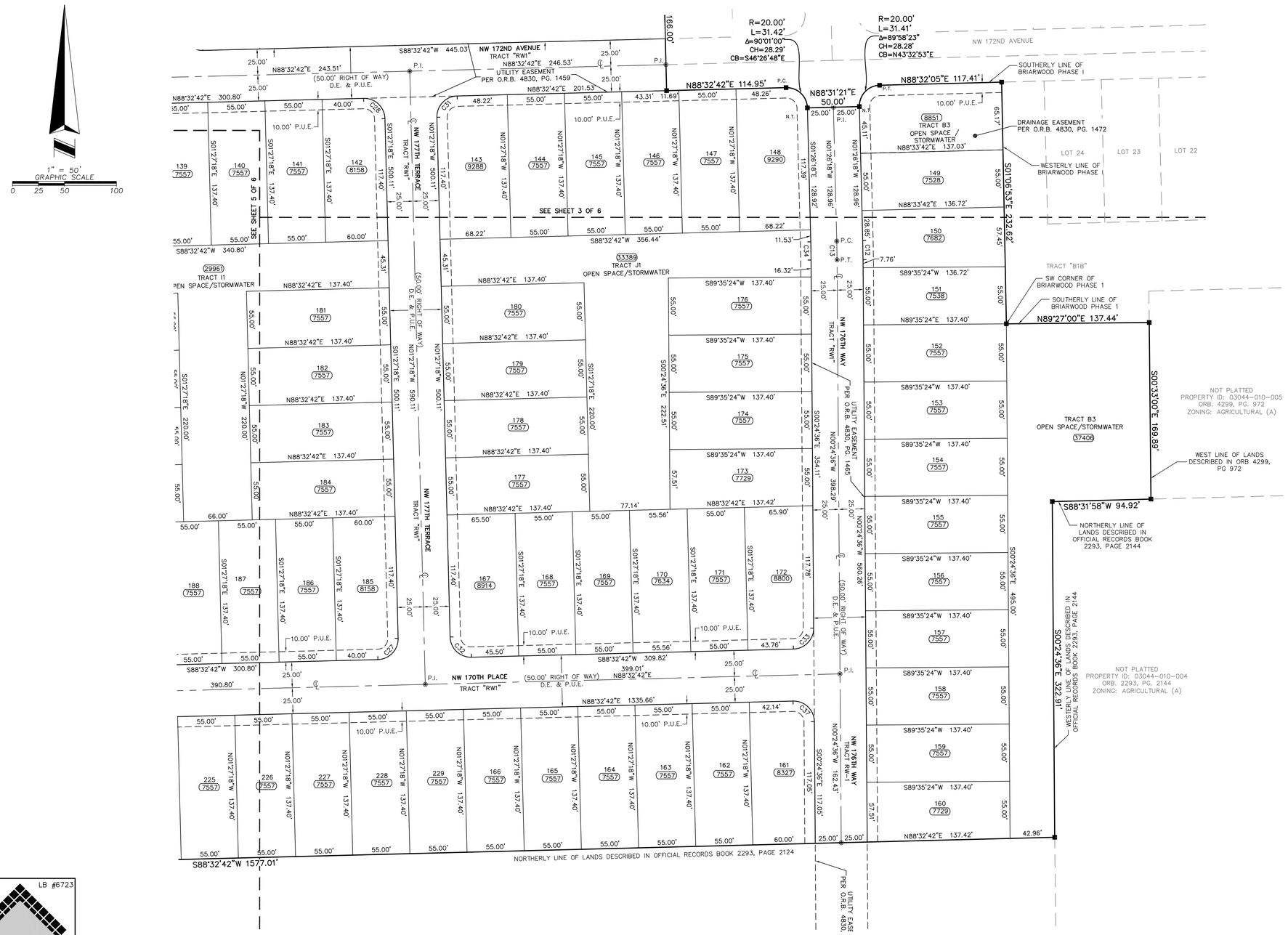
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PLAT BOOK_____ PAGE_____

SHEET 6 OF 6

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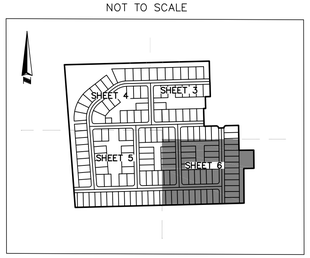


LEGEND:

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CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C12	1025.00'	S00°55'27"E	18.40'	1°01'42"	18.40'
C13	1000.00'	N00°55'27"W	17.95'	1°01'42"	17.95'
C27	20.00'	N43°32'42"E	28.28'	90°00'00"	31.42'
C28	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C31	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C32	20.00'	S46°27'18"E	28.28'	90°00'00"	31.42'
C33	20.00'	N44°04'03"E	28.03'	88°57'18"	31.05'
C34	975.00'	N00°55'27"W	17.50'	1°01'42"	17.50'
C37	20.00'	N45°55'57"W	28.54'	91°02'42"	31.78'

KEY MAP
NOT TO SCALE



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LAW OFFICE OF
CARL L. JOHNSON
4421 NW 39th Avenue Bldg. 1, Suite 2
GAINESVILLE, FLORIDA 32606

CARL L. JOHNSON
Real Property Law

Telephone
(352) 377-7444
Fax (352) 377-7410

September 12, 2022

City of Alachua
PO Box 9
Alachua, FL 32616

Re: Briarwood, Phases 2 and 3

TITLE OPINION

Dear Sirs:

This is to certify that I have examined the public records of Alachua County, Florida, covering a period of time from the earliest public records up to and including September 2, 2022, as to the property described on the attached Exhibit A.

From such examination, it appears that the merchantable fee simple title to the above-described property is vested in TROON CREEK LLC, a Florida limited liability company, subject, however, to the following items:

1. **Liens, encumbrances, adverse claims or other matters, if any, first appearing in the public records or attaching subsequent to September 2, 2022.**

2. **All assessments and taxes for the year 2022 and all subsequent years.**

3. **Rights and interests of any parties in possession of the property, whose claims do not appear of record.**

4. **Any encroachments, easements, measurements, variation, in area or content, party walls, or other facts, which a correct survey of the premises would show.**

5. **Any action by any municipal or governmental agency thereto or hereafter taken for the purpose of regulating the use, occupancy, or zoning of the property or any building or structure thereon.**

6. **Any easement, or claims of easements, not shown by the public records.**

7. **Easement from Golden Pond Farms, Inc. to the City of Alachua as recorded in Official Record Book 4830, Page 1459 of the Public Records of Alachua County, Florida.**

8. **Easement from Golden Pond Farms, Inc. to the City of Alachua as recorded in Official Record Book 4830, Page 1465 of the Public Records of Alachua County, Florida.**

9. **Easement from Golden Pond Farms, Inc. to the City of Alachua as recorded in Official Record Book 4830, Page 1472 of the Public Records of Alachua County, Florida.**

10. **Lift Station parcel deeded to the City of Alachua in Official Record Book 4830, Page 1485.**

Sincerely,

Carl L. Johnson

CLJ/cj

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

Exhibit A

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHWEST CORNER OF BRIARWOOD PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 33 THROUGH 37, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID BRIARWOOD PHASE 1 RUN THE FOLLOWING COURSES: SOUTH 01°26'18" EAST, FOR A DISTANCE OF 165.40 FEET; THENCE RUN SOUTH 02°46'59" EAST, FOR A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 01°26'18" EAST, FOR A DISTANCE OF 116.00 FEET; THENCE RUN SOUTH 88°33'42" WEST, FOR A DISTANCE OF 48.00 FEET; THENCE RUN SOUTH 01°26'42" EAST, FOR A DISTANCE OF 109.58 FEET; THENCE RUN SOUTH 88°32'42" WEST, FOR A DISTANCE OF 19.01 FEET; THENCE RUN SOUTH 01°27'18" EAST, FOR A DISTANCE OF 166.00 FEET; THENCE RUN NORTH 88°32'42" EAST, FOR A DISTANCE OF 114.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°01'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A CHORD BEARING OF SOUTH 46°26'48" EAST AND A CHORD DISTANCE OF 28.29 FEET TO A NON-TANGENT POINT; THENCE RUN NORTH 88°31'21" EAST, FOR A DISTANCE OF 50.00 FEET TO A NON TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON TANGENT CURVE HAVING A CENTRAL ANGLE OF 89°58'23", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD BEARING OF NORTH 43°32'53" EAST AND A CHORD DISTANCE OF 28.28 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°32'05" EAST, FOR A DISTANCE OF 117.41 FEET; THENCE RUN SOUTH 01°06'53" EAST, FOR A DISTANCE OF 232.62 FEET TO THE SOUTHWEST CORNER OF SAID BRIARWOOD PHASE 1; THENCE RUN NORTH 89°27'00" EAST ALONG THE SOUTHERLY LINE OF SAID BRIARWOOD PHASE 1, FOR A DISTANCE OF 137.44 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4299, PAGE 972 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°33'00" EAST ALONG SAID WEST LINE, FOR A DISTANCE OF 169.89 FEET TO A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2144 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°31'58" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 94.92 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE RUN SOUTH 00°24'36" EAST ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 322.91 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDS; THENCE RUN SOUTH 88°32'42" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 1577.01 FEET TO THE WEST LINE OF THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 04°19'49" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 1336.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 88°33'42" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 1353.11 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED LAND CONTAINS 45.16 ACRES, MORE OR LESS.

SUBDIVIDERS AGREEMENT FOR BRIARWOOD PHASE 2 AND PHASE 3

This SUBDIVIDERS AGREEMENT for Briarwood Phase 2 and Phase 3 (the "Agreement") is made this _____ day of _____, 2022.

BETWEEN

DEVELOPER: Troon Creek, LLC,
a Florida Limited Liability Company ("Developer")
Whose address is:
643 Egret Place Drive
Winter Garden, FL 34787

AND

CITY: CITY OF ALACHUA, a municipality in Alachua County, FL ("City")

RECITALS:

WHEREAS, the DEVELOPER is developing a residential subdivision in the City known as Briarwood Phase 2 and Phase 3 (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land") and further described in the Plat for Briarwood Phase 2 and Phase 3 as set forth in Plat Book _____ page _____ of the Public Records of Alachua County (the "Plat"), a copy of which is attached hereto as Exhibit "B";

WHEREAS, the Property or Land which is described in the Plat for the Project is owned by Troon Creek, LLC, a Florida Limited Liability Company, whose mailing address is: 405 Cinnamon Oak Court, Lake Mary, FL 32746;

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City hereby agree to and specify the following:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the public and private improvements [including, but not limited to, roadways, streetlights, water facilities, wastewater facilities, electric system facilities, right of ways, easements, stormwater conveyance systems, and drainage facilities as reflected on the Plat which will be recorded for the Project (the "Improvements")], for the Project according to the specifications for MAJOR SUBDIVISIONS as set forth in the City's LDRs and in accordance with the design documents, including, but not limited to the Construction Plans prepared by the Developer's design engineer (the "Plans"), which were filed with the City by the Developer, and have been reviewed and approved by the City in accordance with the LDRs. Developer agrees to proceed with the construction of the Improvements for the Project, with the exception of the sidewalks depicted on the Construction Plans which sidewalks abut or are immediately adjacent to a residential house lots depicted on the Plat (herein referred as "House Sidewalk" or "House Sidewalks" which are further addressed in paragraph 15 below), in a diligent manner, and Developer shall complete these Improvements on or before September 28, 2023. Developer will be accessing the Project through the Briarwood Phase 1 Subdivision. Developer shall be responsible for any damages caused in or to the Briarwood Phase 1 Subdivision by any of the construction vehicles or equipment utilized on or in conjunction with the construction in the Project. In the event the City's Public Services Director, in his sole discretion, determines such damages have been sustained, he shall provide the Developer written notice of the damages with a time frame in which the Developer shall cure the damages. The failure of the Developer to timely cure the damages shall be a default under this Agreement and the City shall be able to make a claim for payment for the correction of damages under the Common Law Performance Bond referenced in paragraph 9 below.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required public Improvements to the City, however, the parties agree that the public Improvements shall not be accepted by the City until the public Improvements have been completed, approved by the City, a one-year warranty period as described below has concluded, and the City Commission of the City of Alachua (the "Commission") officially accepts the Improvements. Acceptance of the House Sidewalks shall be as set forth in paragraph 15 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and Plat for the Project, City's LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording:** The Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, immediately after its approval by the Commission. The Developer shall record the Plat and provide the City with a certified copy of the recorded Plat within one (1) business day of the recording of the Plat. The City shall record this Agreement within five (5) business days of receiving the certified copy of the recorded Plat. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices:** With the exception of the construction of the House Sidewalks, and in order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer further warrants and agrees, as follows:

    a. Upon the approval of this Agreement and prior to the recordation of the Plat for the Project, Developer shall provide the City with a Common Law Performance Bond ("Bond") in a form acceptable to the City in the amount of $5,703,808.01 (120% of the $4,753,173.34 estimated construction costs as set forth in the Certification in attached Exhibit "D") as the surety instrument and guarantee of the satisfactory construction of all of the Improvements required for the Project in accordance with this Agreement. This Bond shall remain in full force and effect unit the terms of this Agreement have been fulfilled.
    b. Upon Developer's timely and satisfactory completion of the Improvements and the City's approval (but not acceptance) of these Improvements, and the Developer providing an acceptable maintenance surety instrument to the City in the amount of 10 percent of the certified value of the complete Improvements (approximately

$475,371.33 as set forth in the Certification in attached Exhibit "D"), the City will return the original $5,703,808.01 Common Law Performance Bond to the Developer, less any reductions requested by the City for the completion of any Improvements.

10. **Inspections:** Upon the City's approval of the Plans, the Plat, and the Developer's compliance with the terms of this Agreement, including surety instruments, the Developer may commence construction of the Improvements. Construction shall be completed on or before September 28, 2023 (with the exception of House Sidewalks – see paragraph 15 below). During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua, shall perform Construction Inspection Services (CIS) and shall prepare and provide to the City inspection reports at the following benchmarks:

    a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
    b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
    c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.
    d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
    e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
    f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

    The Project's Engineer of Record or the Professional Engineer performing CIS shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Common Law Surety Bond for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CIS conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CIS providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide a list specifying all defects, deficiencies, and necessary repairs to the Developer within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CIS that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the Project's Engineer of Record or the Professional Engineer performing the CIS shall submit a certified cost of construction for the completed Improvements. The Developer shall then provide a Common Law Performance Bond in the amount of 10% of the certified cost of construction as the one-year maintenance surety to the City as set forth in Paragraphs 9.b. above.

11. **No Final Inspections or Occupancy**: In the event the Developer conveys any interest, legal or equitable, to any property in the Project, notice hereby given to the Developer that the City shall not conduct a final inspection on any house nor will the City provide permanent City utility services to any house in the Project until the Improvements required in this Agreement have been completed and approved in accordance with this Agreement. The Developer is responsible for the repair of any Improvements damaged as a result of the construction of any single-family homes. Developer agrees that there is no reasonable business backed expectation that any purchasers of lots or houses will be able to occupy or inhabit houses in the Project until this approval of the Improvements has occurred.

12. **Warranty Period:** The Developer warrants all Improvements for the Project for a period of one year from the City's approval, other than routine maintenance. Should the City, in the City's sole discretion, deem repairs are needed to the Improvements, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of written notice. In the event the Project's Engineer of Record determines that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined in the sole discretion of the City's Public Services Director. The Developer shall be responsible for making all repairs so long as notice is sent or delivered to the Developer within the one-year warranty period. The warranty period shall be automatically extended until the completion of all requested repairs. If the Developer does not complete the repairs within thirty days from the notice, it shall constitute a breach of this Agreement.

13. **Inspections Following Warranty Period:** After the warranty period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the plans and applicable regulations and are functional and in good working order. The installation of the public Improvements shall in no case bind the City to accept the public Improvements for public maintenance or operation until the Public Services

Director has approved that the Improvements to be constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable requirements and regulations and the Commission has accepted the public Improvements. Within 60 days of the Public Services Director's approval, the Commission will formally accept maintenance of the public Improvements and release the Maintenance Common Law Performance Bond. The maintenance of the stormwater management system shall be the responsibility of the Developer and its successors.

14. **Maintenance of Landscape Improvements within City Rights-of-Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Construction Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Construction Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor homeowner's association shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns. If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the Bond.

15. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, deadlines and surety devices for the House Sidewalks shall be as follows:

    a. Construction Deadline: The developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans and attached Exhibit E. The construction of all of the House Sidewalks shall be completed on or before September 28, 2028. If Developer has not completed all of the House Sidewalks by September 28, 2028, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond describing in paragraph b. below, for completing as many of the remaining sidewalks as possible with this money. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.
    b. Surety Devices: In order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer shall provide the City with a Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $245,875.08 ($204,895.90 x 120% of the certified estimated cost of completion in attached Exhibit E). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer shall provide the

City with a Maintenance House Sidewalk Common Law Performance Bond in the amount of $20,489.59 ($204,895.90 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer in writing of any deficiencies, in the City's sole discretion. The Developer shall have 30 days to cure these deficiencies. If the Developer does not cure these deficiencies within 30 days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Maintenance Common Law Performance Bond to pay for the remedial work. Once the remedial work is complete, the House Sidewalks will be submitted to the Commission for acceptance. After the Commission's acceptance of the House Sidewalks, the House Sidewalks Maintenance Common Law Performance Bond will be released and returned to the Developer.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the Commission has officially accepted the House Sidewalks.

16. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

17. **No Inordinate Burden on Land:** The Developer further agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Land or vested right to specific use of the Land described in Exhibit "A" and set forth in the Plat to be recorded for the Project, attached hereto as Exhibit "B".

18. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

19. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

20. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the

job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

21. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

22. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address in Paragraph 25 below.

23. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Land.

24. **Default by Developer:** Should Developer fail to complete the Improvements in accordance with this Agreement, the City shall be entitled to make immediate demand on any Common Law Performance Bond provided by Developer hereunder, and also be entitled to any other remedies allowed by law. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

25. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City: City of Alachua
Attn: City Manager / LDR Administrator

Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL, 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer/Owners: *Via USPS or* *Hand Delivery:*	Troon Creek, LLC 643 Egret Place Dr. Winter Garden, FL 34787

26. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

27. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

28. **Not Assignable Without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the Commission.

29. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

30. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

31. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the Commission.

32. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

33. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

34. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

35. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

36. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

37. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

38. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

39. **No Future Representations**: The City's approval of this Subdividers Agreement for Briarwood Phase 2 and Phase 3 does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of Briarwood.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year first above written.

Attest: CITY OF ALACHUA

_____ By:_____
William M. DaRoza, City Manager/Clerk Gib Coerper, Mayor

Approved as to form:

_____
Marian B. Rush, City Attorney

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING SUBDIVIDERS AGREEMENT FOR BRIARWOOD PHASE 2 AND PHASE 3 was acknowledged before me this _____ day of _____ 2022, by GIB COERPER, who is personally known to me or who produced _____ as identification.

_____
Notary Public, State of Florida at large
Commission No.:
Expiration: [SEAL]

[Signatures Continue on next page]

Witnesses:

(sign) _____

(print) Nicole Distefano

DEVELOPERS/OWNERS

Troon Creek, LLC,
a Florida Limited Liability Company
By: _____

Craig J. Rouhier, Jr., Manager

STATE OF FLORIDA
COUNTY OF Orange

THE FOREGOING SUBDIVIDERS AGREEMENT FOR BRIARWOOD PHASE 2 AND PHASE 3 was acknowledged before me this 2 day of Sept 2022, by Craig J. Rouhier, Jr. who is personally known to me or who produced Drivers License as identification.

_____

Notary Public, State of Florida at large
Commission No.: GG 944349
Expiration: 2/1/2024 [SEAL]

Notary Public State of Florida
Nathan S. Flashman
My Commission GG 944349
Expires 02/01/2024

Exhibit A – Legal Description to
Briarwood Phase 2 and Phase 3
Subdividers Agreement

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHWEST CORNER OF BRIARWOOD PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 33 THROUGH 37, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID BRIARWOOD PHASE 1 RUN THE FOLLOWING COURSES: SOUTH 01°26'18" EAST, FOR A DISTANCE OF 165.40 FEET; THENCE RUN SOUTH 02°46'59" EAST, FOR A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 01°26'18" EAST, FOR A DISTANCE OF 116.00 FEET; THENCE RUN SOUTH 88°33'42" WEST, FOR A DISTANCE OF 46.00 FEET; THENCE RUN SOUTH 01°26'42" EAST, FOR A DISTANCE OF 109.58 FEET; THENCE RUN SOUTH 88°32'42" WEST, FOR A DISTANCE OF 19.01 FEET; THENCE RUN SOUTH 01°27'18" EAST, FOR A DISTANCE OF 166.00 FEET; THENCE RUN NORTH 88°32'42" EAST, FOR A DISTANCE OF 114.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°01'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A CHORD BEARING OF SOUTH 46°26'48" EAST AND A CHORD DISTANCE OF 28.29 FEET TO A NON-TANGENT POINT; THENCE RUN NORTH 88°31'21" EAST, FOR A DISTANCE OF 50.00 FEET TO A NON TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON TANGENT CURVE HAVING A CENTRAL ANGLE OF 89°58'23", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD BEARING OF NORTH 43°32'53" EAST AND A CHORD DISTANCE OF 28.28 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°32'05" EAST, FOR A DISTANCE OF 117.41 FEET; THENCE RUN SOUTH 01°06'53" EAST, FOR A DISTANCE OF 232.62 FEET TO THE SOUTHWEST CORNER OF SAID BRIARWOOD PHASE 1; THENCE RUN NORTH 89°27'00" EAST ALONG THE SOUTHERLY LINE OF SAID BRIARWOOD PHASE 1, FOR A DISTANCE OF 137.44 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4299, PAGE 972 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°33'00" EAST ALONG SAID WEST LINE, FOR A DISTANCE OF 169.89 FEET TO A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2144 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°31'58" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 94.92 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE RUN SOUTH 00°24'36" EAST ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 322.91 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDS; THENCE RUN SOUTH 88°32'42" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 1577.01 FEET TO THE WEST LINE OF THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 04°19'49" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 1336.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 88°33'42" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 1353.11 FEET TO THE POINT OF BEGINNING,

THE ABOVE DESCRIBED LAND CONTAINS 45.16 ACRES, MORE OR LESS.

Exhibit B – Plat (not recorded to Briarwood Phase 2 and Phase 3 Subdividers Agreement

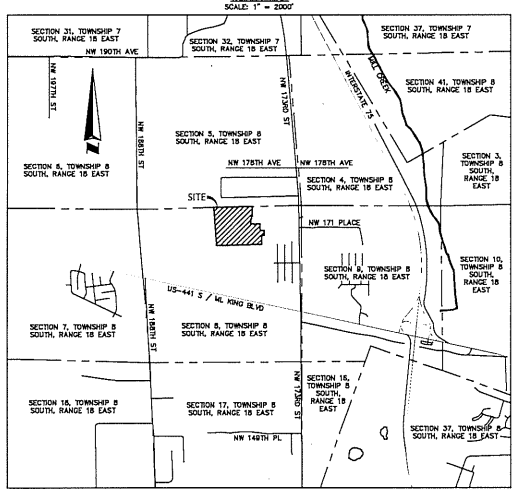
TO BE REPLACED W/ RECORDED PLAT

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

PLAT BOOK_____ PAGE_____

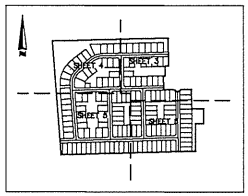
VICINITY MAP
SCALE: 1" = 2000'



LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
N.T.	NON-TANGENT
P.B.	PLAT BOOK
PG.	PAGE(S)
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
CH	CHORD DISTANCE
CB	CHORD BEARING
℄	CENTERLINE
7,500	SQUARE FOOTAGE OF LOT
■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
●	A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723 PERMANENT CONTROL POINT (P.C.P.)
	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

KEY MAP
NOT TO SCALE



SHEET INDEX
SHEET 1 – DEDICATION AND ACKNOWLEDGMENTS
SHEET 2 – LEGAL DESCRIPTION AND BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 – LOT DIMENSIONS

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BRIARWOOD PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 33 THROUGH 37, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID BRIARWOOD PHASE 1 RUN THE FOLLOWING COURSES: SOUTH 01°28'18" EAST, FOR A DISTANCE OF 183.40 FEET; THENCE RUN SOUTH 02°46'39" EAST, FOR A DISTANCE OF 30.01 FEET; THENCE RUN SOUTH 01°28'18" EAST, FOR A DISTANCE OF 118.00 FEET; THENCE RUN SOUTH 88°33'42" WEST, FOR A DISTANCE OF 46.00 FEET; THENCE RUN SOUTH 01°28'42" EAST, FOR A DISTANCE OF 109.39 FEET; THENCE RUN SOUTH 88°32'42" WEST, FOR A DISTANCE OF 19.01 FEET; THENCE RUN SOUTH 01°27'18" EAST, FOR A DISTANCE OF 188.00 FEET; THENCE RUN NORTH 88°32'42" EAST, FOR A DISTANCE OF 114.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°01'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A CHORD BEARING OF SOUTH 49°28'48" EAST AND A CHORD DISTANCE OF 28.29 FEET TO A NON-TANGENT POINT; THENCE RUN NORTH 88°31'31" EAST, FOR A DISTANCE OF 50.00 FEET TO A NON TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON TANGENT CURVE HAVING A CENTRAL ANGLE OF 89°58'23", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD BEARING OF NORTH 43°32'33" EAST AND A CHORD DISTANCE OF 28.28 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°32'05" EAST, FOR A DISTANCE OF 117.41 FEET; THENCE RUN SOUTH 01°08'55" EAST, FOR A DISTANCE OF 232.82 FEET TO THE SOUTHWEST CORNER OF SAID BRIARWOOD PHASE 1; THENCE RUN NORTH 89°27'00" EAST ALONG THE SOUTHERLY LINE OF SAID BRIARWOOD PHASE 1, FOR A DISTANCE OF 137.44 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4299, PAGE 972 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°33'00" EAST ALONG SAID WEST LINE, FOR A DISTANCE OF 189.89 FEET TO A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2144 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°31'58" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 94.92 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE RUN SOUTH 00°24'36" EAST ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 322.91 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDS; THENCE RUN SOUTH 88°32'42" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 1577.01 FEET TO THE WEST LINE OF THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 04°19'48" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 1338.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 88°33'42" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 1353.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 45.18 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING A BEARING OF NORTH 88°33'42" EAST, FOR ANGULAR DESIGNATION ONLY.
2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.)
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN ADDITION, A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY SERVICE PROVIDER, INCLUDING, BUT NOT LIMITED TO A COMMUNITY DEVELOPMENT DISTRICT, THAT IS EXTENDING UTILITY SERVICES, INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, GAS, TELEPHONE AND CABLE, POTABLE AND RECLAIMED WATER, AND SANITARY SEWER TO, OR FOR THE BENEFIT OF THE LANDS SHOWN HEREON.
4. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLAN COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM A FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION WORK AND REFERENCED TO THE NORTH LINE OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.
5. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 6723 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE CURRENT ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
6. CURRENT ZONING IS RSF-4 (RESIDENTIAL SINGLE FAMILY).
7. THERE IS 10' WIDE PUBLIC UTILITY EASEMENT ("P.U.E.") ALONG THE FRONT OF EACH LOT AND EXCEPT AS OTHERWISE SHOWN ON THIS PLAT. EACH P.U.E. SHOWN OR NOTED ON THIS PLAT IS OR WILL BE SUBJECT TO THE DEVELOPER, OR ASSIGNS OF THE DEVELOPER, SEPARATELY GRANTING OFF-PLAT EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF UTILITY LINES, MAINS, PIPES, CONDUITS AND OTHER FACILITIES SOLELY AND EXCLUSIVE FOR (A) ANY CABLE SYSTEM OR CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE, INFORMATION SERVICE OR OTHER TELECOMMUNICATION SERVICE, MONITORING SERVICE, OR OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE THAT MAY BE PROVIDED FROM TIME TO TIME BY DIGITAL COMMUNICATION MEDIA, ITS SUCCESSORS OR ASSIGNS, (B) ANY WATER SERVICE, WASTEWATER SERVICE OR RE-USE WATER SERVICE, AND (C) ANY ELECTRIC SERVICE, GAS SERVICE OR OTHER UTILITY SERVICE PROVIDED BY ANY PUBLIC UTILITY COMPANY OR GOVERNMENTAL AGENCY THAT MAY BE AUTHORIZED FROM TIME TO TIME BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, TO INSTALL UTILITY SYSTEMS OR FACILITIES WITHIN ANY SUCH P.U.E NO "PLATTED UTILITY EASEMENTS" ARE GRANTED OR CREATED BY THIS PLAT.
8. THIS PLAT CONTAINS 145 LOTS, 10 TRACTS AND 1.15 MILES OF ROAD.
9. STREET STUBS AT THE AT THE WESTERN TERMINUS OF 120TH PLACE AND THE SOUTHERN TERMINUS OF NW 157TH WAY SHALL BE CONVERTED TO A TRAFFIC CIRCLE, SPEED TABLE, OR OTHER TRAFFIC CALMING DEVICE UPON EXTENSION OF THE STREET TO ADJACENT LANDS.
10. ALL DISTANCES SHOWN HEREON ARE GROUND.
11. BUILDING SETBACKS FOR ALL LOTS ARE AS FOLLOWS: (UNLESS OTHERWISE SHOWN)
    FRONT = 20'
    REAR = 15'
    REAR (ACCESSORY) = 10'
    STREET SIDE = 12.50' (2.5 OVERHANG + 10' P.U.E)
    SIDE = 7.5'
12. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:10,000'
13. THIS PLAT IS 8 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION AND ACKNOWLEDGMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2 AND FOR LOT DIMENSIONS SEE SHEET 3, 4, 5 AND 6.
14. TRACTS A2, B3, F2, G, H1, I1, J1, K, AND L SHOWN ON THIS PLAT ARE DRAINAGE, UTILITIES, ACCESS AND OPEN SPACE/STORMWATER TRACTS. IF AND TO THE EXTENT HEREAFTER SPECIFICALLY AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS, THE TRACTS MAY BE USED FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF RECREATIONAL AND PARK FACILITIES, SIGNS, ENTRY FEATURES, WALLS, FENCES, BERMS, LANDSCAPING, LIGHTING, IRRIGATION AND DRAINAGE IMPROVEMENTS, POTABLE WATER DISTRIBUTION SYSTEM WASTEWATER COLLECTIONS FACILITIES SYSTEM, RE-USE WATER DISTRIBUTION SYSTEM, SIDEWALKS, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS.
15. WATER AND SEWER SERVICE ARE BEING PROVIDED BY THE CITY OF ALACHUA.
16. THE LIFT STATION TRACT SERVING BRIARWOOD PHASES 2 AND 3 IS RECORDED BY SPECIAL WARRANTY DEED IN OFFICIAL RECORDS BOOK 4830, PAGE 1485 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
17. THE EXISTING LIFT STATION TRACT AND PROPOSED AREA TO BE DEEDED ARE NOT A PART OF THE PLAT.

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

EXAMINED ON:

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

NOTE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MORTGAGE'S APPROVAL

LONG CREEK INVESTMENTS, LLC, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4791, PAGE 591, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATE: _____ MORTGAGEE: LONG CREEK INVESTMENTS, LLC

WITNESS: _____ BY: _____

WITNESS: _____ TITLE: _____

ACKNOWLEDGEMENT AND ACCEPTANCE OF HOA

THE BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC, HEREBY ACKNOWLEDGES AND ACCEPTS THE MAINTENANCE AND OTHER RESPONSIBILITIES CONTEMPLATED, DESCRIBED AND SHOWN ON THIS PLAT OF BRIARWOOD PHASES 2 AND 3 AND AS FURTHER SET FORTH IN OFFICIAL RECORDS BOOK 4830, PAGE 1495 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DATE: _____ SIGNATURE: _____

WITNESS: _____ BY: _____

WITNESS: _____ TITLE: _____

MORTGAGE'S APPROVAL

GOLDEN POND FARMS, INC., HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4791, PAGE 597, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATE: _____ MORTGAGEE: GOLDEN POND FARMS, INC.

WITNESS: _____ BY: _____

WITNESS: _____ TITLE: _____

LB #6723

ALLEN & COMPANY

SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12001C0110D ALACHUA COUNTY, FLORIDA. DATED JUNE 16, 2006, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.

BRIARWOOD PHASES 2 AND 3
DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TROON CREEK, LLC. A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "BRIARWOOD PHASES 2 AND 3", BEING IN THE CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA , HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS: ALL STREETS AND RIGHTS-OF-WAY, STORMWATER DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN AND IDENTIFIED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND THE CITY OF ALACHUA, FOR THE PUBLIC PURPOSES DESCRIBED AND REFLECTED ON THIS PLAT.

TRACT RW-1 IS HEREBY DEDICATED PUBLICLY FOR RIGHTS-OF-WAY TO BE CONVEYED IN FEE SIMPLE AND MAINTAINED BY "CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA."

ALL STREETS AND RIGHTS OF WAY IDENTIFIED AS TRACT RW-1 ARE ACCEPTED AND TO BE MAINTAINED BY THE CITY OF ALACHUA. TRACTS "A2, B3, F2, G, H1, I1, J1, K, AND L" ARE TO BE CONVEYED IN FEE SIMPLE BY DEED, SUBJECT TO THE NON-EXCLUSIVE STORMWATER DRAINAGE AND PUBLIC UTILITY EASEMENTS TH THE CITY OF ALACHUA SHOWN ON AND IDENTIFIED ON THIS PLAT AND FURTHER BE MAINTAINED AS LANDSCAPE, RECREATION, INGRESS, EGRESS, MAINTENANCE, DRAINAGE, AND UTILITY EASEMENTS BY THE "BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC" ESTABLISHED FOR THIS COMMUNITY.

WITNESS: _____

WITNESS SIGNATURE _____

PRINTED NAME _____

WITNESS SIGNATURE _____

PRINTED NAME _____

DEVELOPER AND OWNER:

TROON CREEK, LLC., A FLORIDA LIMITED LIABILITY COMPANY

BY: _____

CRAIG J. ROUHIER, MANAGER
DEVELOPER'S ADDRESS:
643 EGRET PLACE DRIVE
WINTER GARDEN, FL 34787

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING OWNER'S CERTIFICATION AND DEDICATION WAS ACKNOWLEDGED BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2022 BY CRAIG J. ROUHIER, AS MANAGER OF TROON CREEK, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, HE IS PERSONALLY KNOWN TO ME.

_____ _____
NOTARY PUBLIC PRINTED NAME

CERTIFICATE OF APPROVAL BY THE CITY COMMISION
OF THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FORGOING PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1 FLORIDA STATUTES AND THIS PLAT COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS OF SAID PART 1 PLATTING CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTING OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNATURE: _____

PRINTED NAME: _____

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS ____, DAY OF _____, A.D. 2022

_____
CLERK OF COURT

BY: _____ DATE: _____

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "BRIARWOOD PHASES 2 AND 3" IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE OF THE DESCRIBED LANDS, UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 PLATTING OF THE FLORIDA STATUTES.

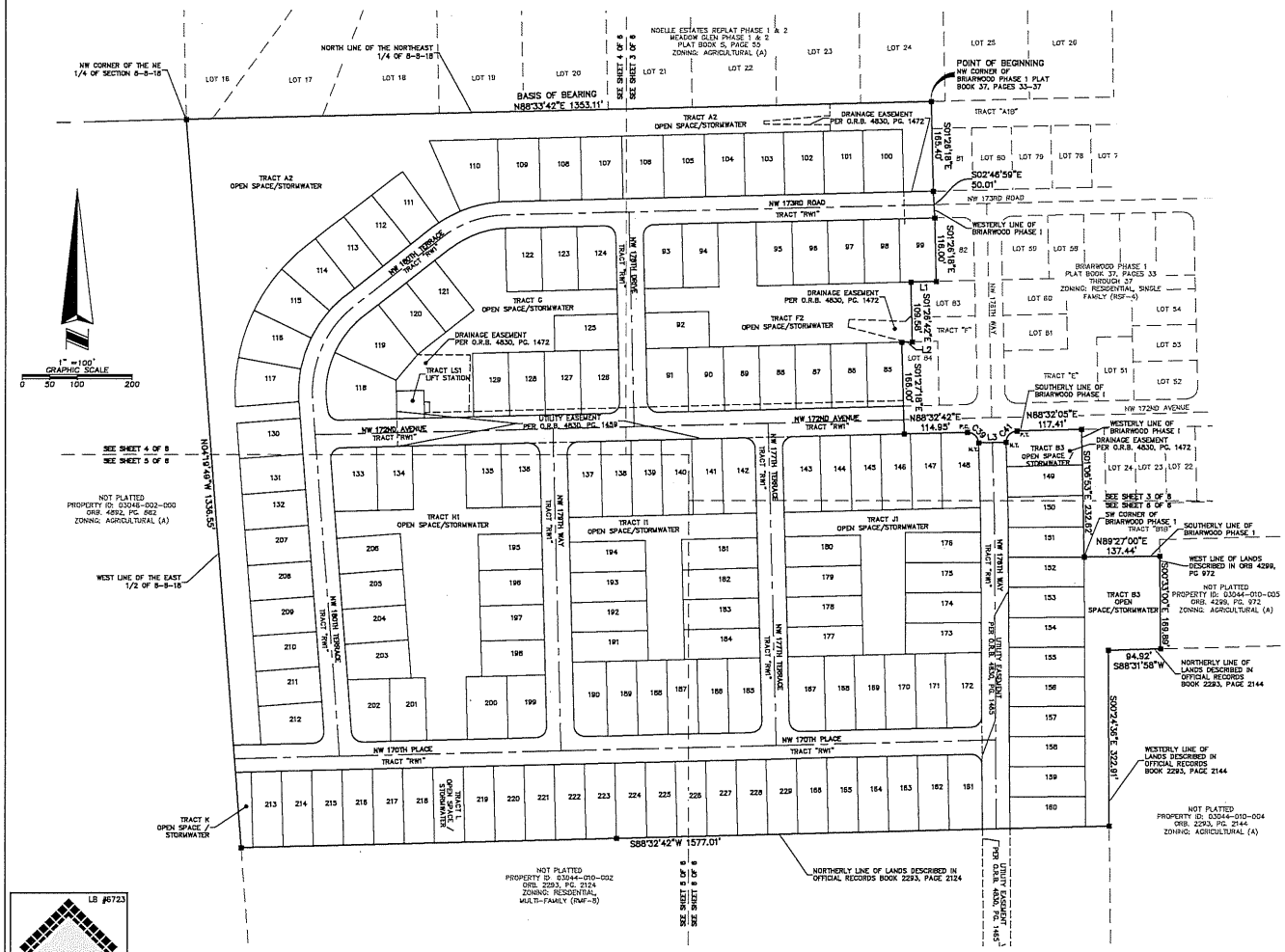
SIGNATURE_____ DATE: _____
JAMES L. RICKMAN (LICENSE NO. 5833)
ALLEN AND COMPANY
16 E. PLANT ST.
WINTER GARDEN, FL 34787

PLAT BOOK_____ PAGE_____

SHEET 2 OF 6

BRIARWOOD PHASES 2 AND 3

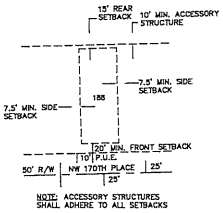
A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°33'42"W	46.00'
L2	S88°32'42"W	19.01'
L3	N88°31'21"E	50.00'

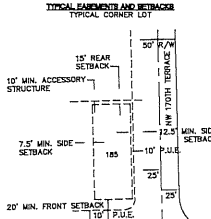
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C39	20.00'	S46°28'48"E	28.29'	90°01'00"	31.42'
C41	20.00'	N43°32'53"E	28.28'	89°58'23"	31.41'

TYPICAL EASEMENTS AND SETBACKS



NOTE: ACCESSORY STRUCTURES SHALL ADHERE TO ALL SETBACKS

TYPICAL EASEMENTS AND SETBACKS
TYPICAL CORNER LOT

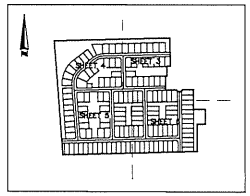


NOTE: ACCESSORY STRUCTURES SHALL ADHERE TO ALL SETBACKS

LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
N.T.	NON-TANGENT
P.B.	PLAT BOOK
PG.	PAGE(S)
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
CH	CHORD DISTANCE
CB	CHORD BEARING
℄	CENTERLINE
(7,500)	SQUARE FOOTAGE OF LOT
■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
●	A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723 PERMANENT CONTROL POINT (P.C.P.)
	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

KEY MAP
NOT TO SCALE



LB #6723
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www.allen-company.com
18 EAST PLANT STREET
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SHEET INDEX
SHEET 1 – DEDICATION AND ACKNOWLEDGMENTS
SHEET 2 – LEGAL DESCRIPTION AND BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 – LOT DIMENSIONS

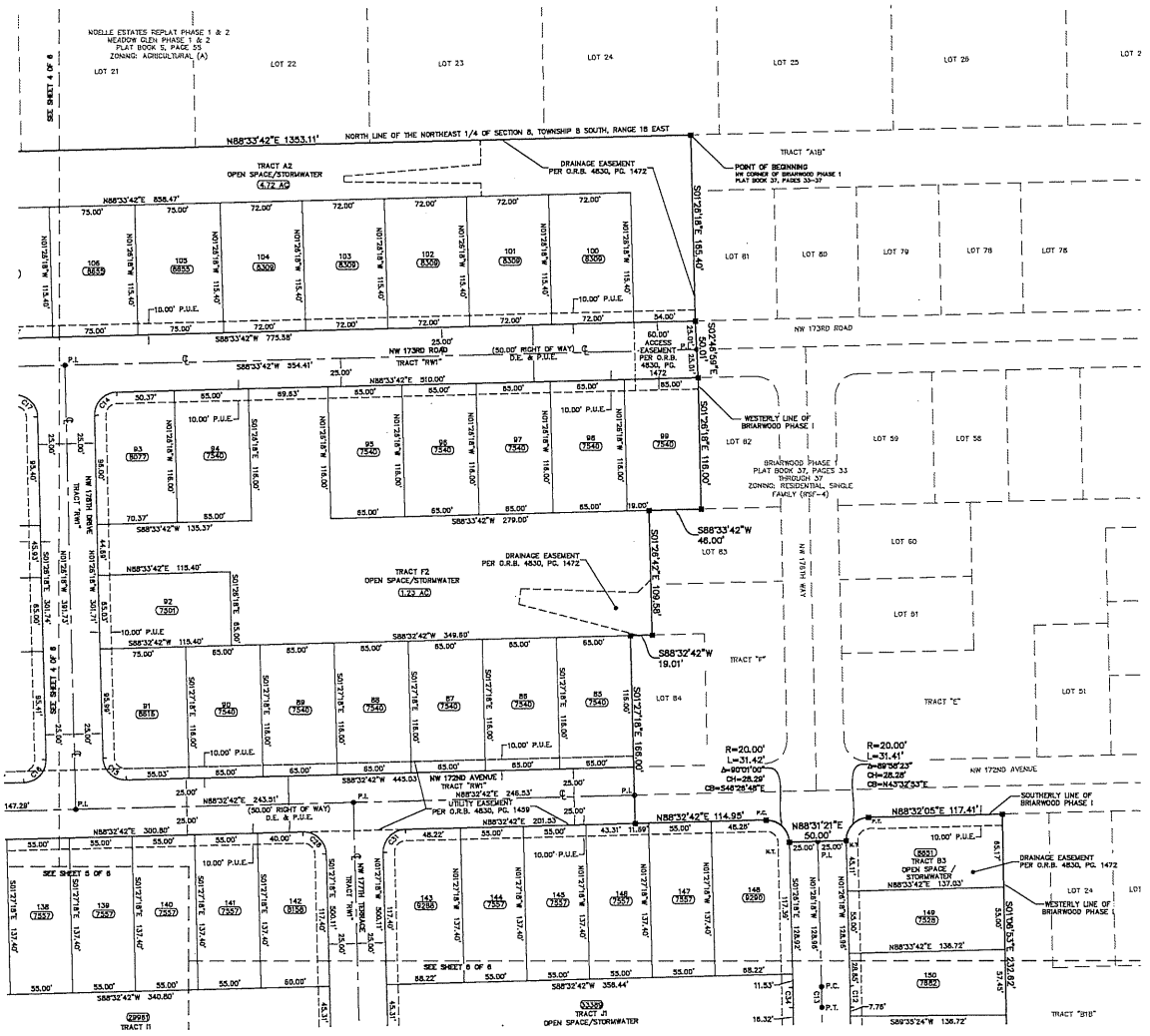
NOTE:
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PLAT BOOK_____ PAGE_____

SHEET 3 OF 6

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C12	1025.00'	S00°55'27"E	18.40'	1°01'42"	18.40'
C13	1000.00'	N00°55'27"W	17.95'	1°01'42"	17.95'
C14	20.00'	S43°33'42"W	28.28'	90°00'00"	31.42'
C15	20.00'	S46°28'48"E	28.29'	90°01'00"	31.42'
C16	20.00'	N43°33'12"E	28.28'	89°59'00"	31.41'
C17	20.00'	N46°28'18"W	28.28'	90°00'00"	31.42'
C28	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C31	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C34	975.00'	N00°55'27"W	17.50'	1°01'42"	17.50'

LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
N.T.	NON-TANGENT
P.B.	PLAT BOOK
PG.	PAGE(S)
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
CH	CHORD DISTANCE
CB	CHORD BEARING
℄	CENTERLINE
7,500	SQUARE FOOTAGE OF LOT
■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
●	A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723 PERMANENT CONTROL POINT (P.C.P.)
	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

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SHEET INDEX
SHEET 1 – DEDICATION AND ACKNOWLEDGMENTS
SHEET 2 – LEGAL DESCRIPTION AND BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 – LOT DIMENSIONS

BUILDING SETBACKS:
SEE TYPICAL EASEMENT AND SETBACKS ON SHEET 2

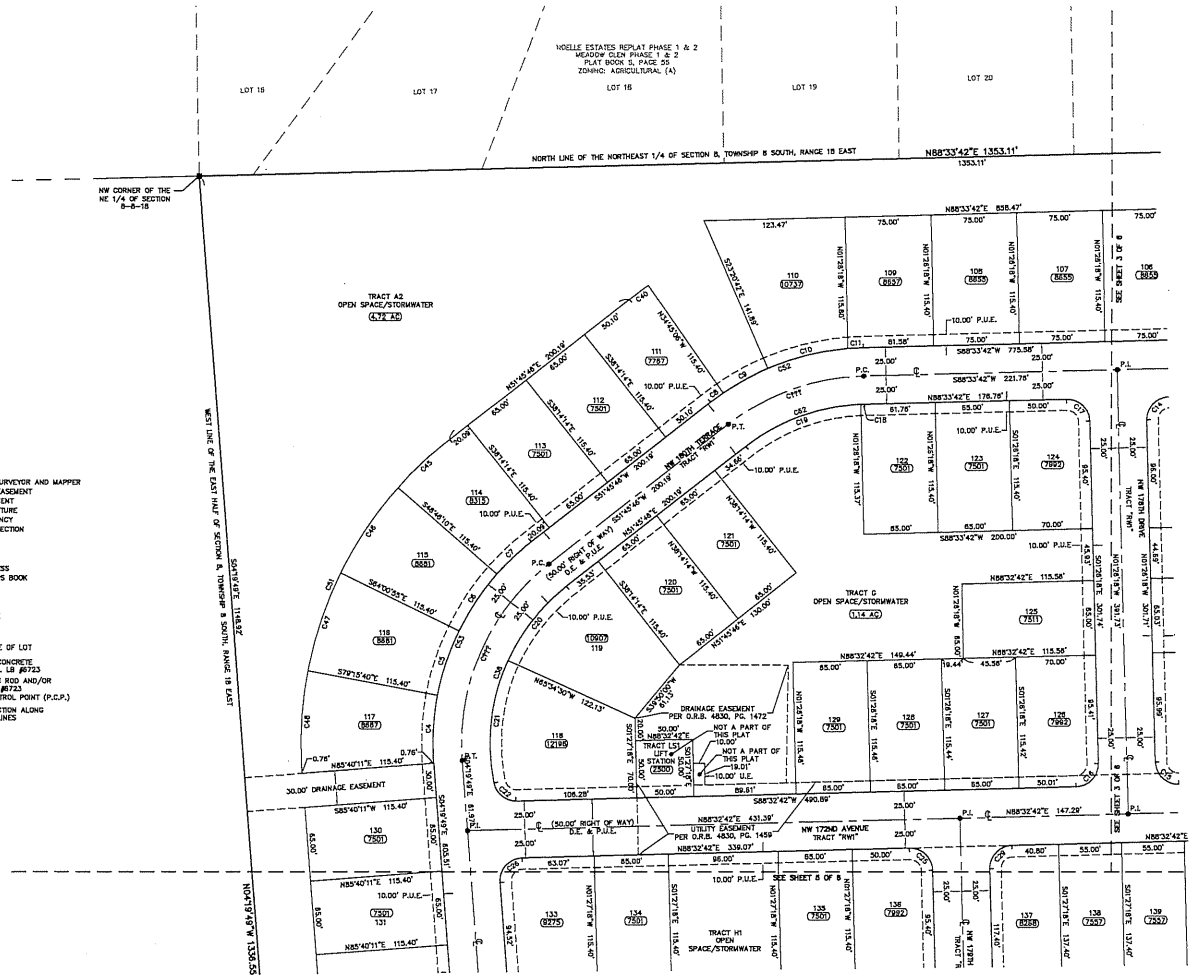
NOTE:
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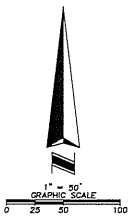
PLAT BOOK_____ PAGE_____

SHEET 4 OF 6

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA



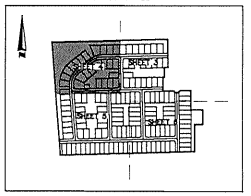


CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C4	225.00'	N03°12'15"E	59.01'	15°04'09"	59.18'
C5	225.00'	N18°21'42"E	59.69'	15°14'45"	59.87'
C6	225.00'	N33°36'27"E	59.69'	15°14'45"	59.87'
C7	225.00'	N46°29'48"E	41.30'	10°31'58"	41.36'
C8	225.00'	N53°30'20"E	13.69'	3°29'06"	13.69'
C9	225.00'	N80°57'06"E	44.72'	11°24'24"	44.79'
C10	225.00'	N75°53'38"E	72.29'	18°29'16"	72.60'
C11	225.00'	N86°51'06"E	13.42'	3°25'06"	13.43'
C14	20.00'	S43°33'42"W	28.28'	90°00'00"	31.42'
C15	20.00'	S46°26'18"E	28.28'	90°01'00"	31.42'
C16	20.00'	N43°33'12"E	28.28'	89°59'00"	31.41'
C17	20.00'	N46°26'18"W	28.28'	90°00'00"	31.42'
C18	175.00'	S88°01'50"W	3.24'	1°03'44"	3.24'
C19	175.00'	S89°37'52"W	107.39'	35°44'12"	109.15'
C20	175.00'	S38°05'38"W	82.71'	27°20'16"	83.50'
C21	175.00'	S06°29'01"W	107.82'	35°52'59"	109.60'
C22	20.00'	S49°40'32"E	24.80'	78°16'06"	25.73'
C23	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C28	20.00'	S42°06'27"W	28.98'	92°32'31"	32.42'
C29	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C38	175.00'	N20°09'09"E	183.45'	83°13'15"	193.10'
C40	340.40'	S33°30'20"W	20.70'	3°29'06"	20.71'
C45	340.40'	S46°29'48"W	62.49'	10°31'58"	62.57'
C46	340.40'	S33°36'27"W	90.31'	15°14'45"	90.58'
C47	340.40'	S18°21'42"W	90.31'	15°14'45"	90.58'
C48	340.40'	S03°12'15"W	89.27'	15°04'09"	89.53'
C51	340.40'	S23°42'59"W	329.10'	56°05'35"	333.25'
C52	225.00'	S70°09'44"W	142.04'	36°47'38"	144.51'
C53	225.00'	S23°42'59"W	211.58'	56°05'35"	220.28'
C82	175.00'	N70°09'44"E	110.47'	36°47'38"	112.40'

LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
N.T.	NON-TANGENT
P.B.	PLAT BOOK
PG.	PAGE(S)
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
CH	CHORD DISTANCE
CB	CHORD BEARING
℄	CENTERLINE
(7,500)	SQUARE FOOTAGE OF LOT
■	A SET 4" X 4" CONCRETE MONUMENT P.R.M. LB #6723
●	A SET 1/2" IRON ROD AND/OR NAIL & DISK LB #6723 PERMANENT CONTROL POINT (P.C.P.)
	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES

KEY MAP
NOT TO SCALE



LB #6723
ALLEN & COMPANY
SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
18 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

SHEET INDEX
SHEET 1 – DEDICATION AND ACKNOWLEDGMENTS
SHEET 2 – LEGAL DESCRIPTION AND BOUNDARY DETAIL
SHEETS 3, 4, 5, AND 6 – LOT DIMENSIONS

BUILDING SETBACKS:
SEE TYPICAL EASEMENT AND SETBACKS ON SHEET 2

NOTE:
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PLAT BOOK_____ PAGE_____

SHEET 5 OF 6

BRIARWOOD PHASES 2 AND 3

A PORTION OF LAND LYING IN SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA



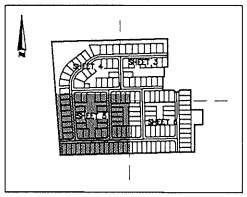
1" = 50'
GRAPHIC SCALE
0 25 50 100

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C3	20.00'	N42°08'27"E	28.98'	92°52'31"	32.42'
C23	20.00'	S47°53'33"E	27.57'	87°07'29"	30.41'
C24	20.00'	N43°32'42"E	28.28'	90°00'00"	31.42'
C25	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C26	20.00'	S42°08'27"W	28.98'	92°52'31"	32.42'
C29	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C30	20.00'	S46°27'18"E	28.28'	90°00'00"	31.42'

LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
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(7,500)	SQUARE FOOTAGE OF LOT
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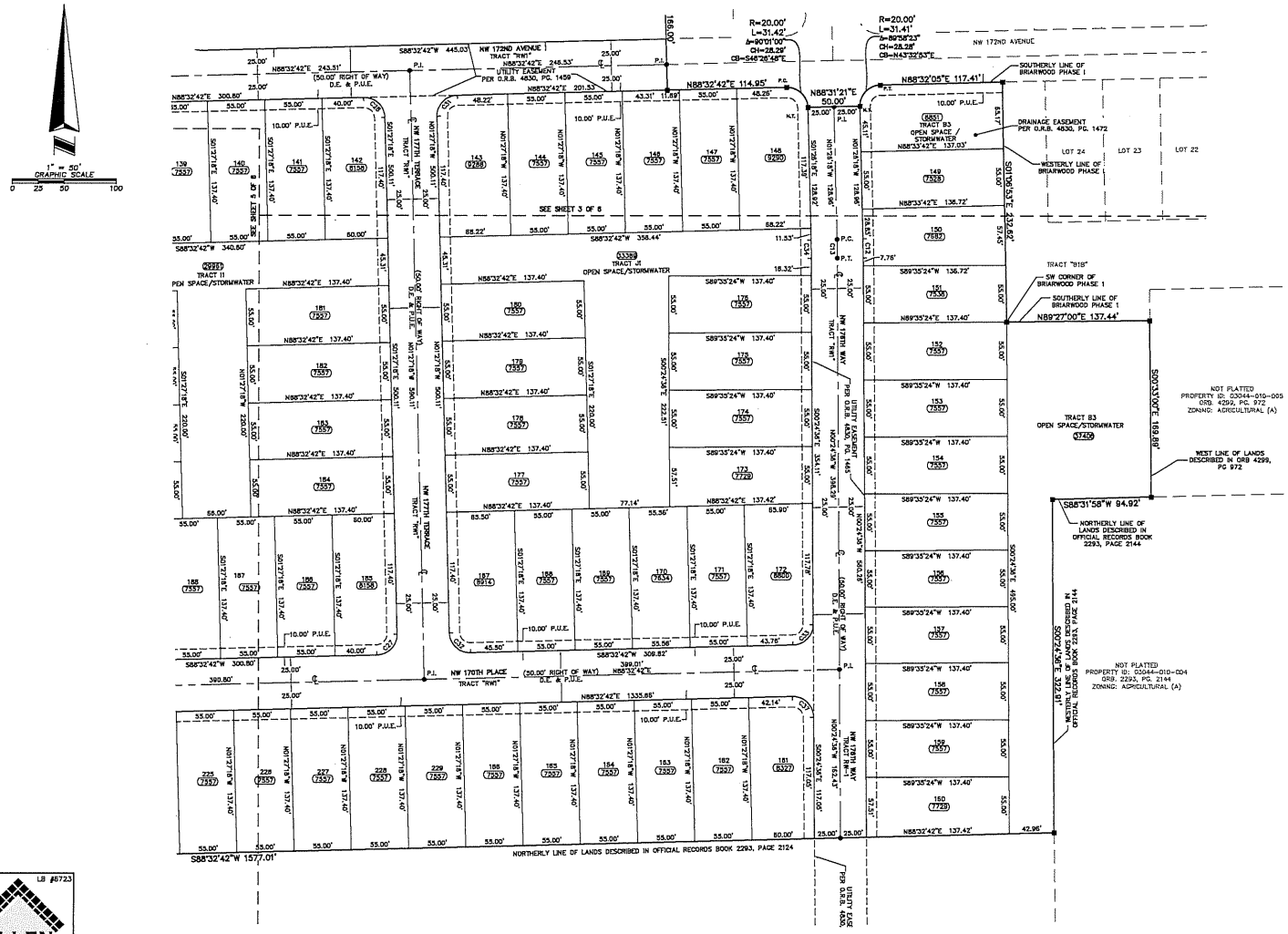
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PLAT BOOK_____ PAGE_____

SHEET 6 OF 6

BRIARWOOD PHASES 2 AND 3

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



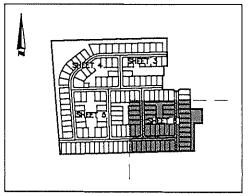
LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
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C12	1025.00'	S00°55'27"E	18.40'	1°01'42"	18.40'
C13	1000.00'	N00°55'27"W	17.95'	1°01'42"	17.95'
C27	20.00'	N43°32'42"E	28.28'	90°00'00"	31.42'
C28	20.00'	N46°27'18"W	28.28'	90°00'00"	31.42'
C31	20.00'	S43°32'42"W	28.28'	90°00'00"	31.42'
C32	20.00'	S46°27'18"E	28.28'	90°00'00"	31.42'
C33	20.00'	N44°04'03"E	28.03'	88°57'18"	31.05'
C34	975.00'	N00°55'27"W	17.50'	1°01'42"	17.50'
C37	20.00'	N45°55'57"W	28.54'	81°02'42"	31.78'

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CERTIFICATE OF CONCURRENCY COMPLIANCE FOR BRIARWOOD PHASE 2 AND PHASE 3

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Troon Creek, LLC, a Florida Limited Liability Company authorizes to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this ___ day of _____, 2022.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Briarwood Phase 2 and Phase 3 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Residential Single Family- 4 ("RSF-4");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 145 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 36,250 gallons per day (145 lots x 250 gallons per day) of wastewater capacity for the 145 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 39,785 gallons per day (145 lots x 275 gallons per day) of water capacity for the 145 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 145 units proposed in Briarwood Phase 2 and Phase 3 as defined by applicable development permits, including construction plans and subdividers agreement, on file with the City: 1,369 Average Annual Daily Trips ("AADT") and 144 Peak Hour Trips along CR 235- A (north of US Highway 441); 868 AADT and 91 Peak Hour Trips along US Highway 441(from I-75 to CR 235-A); 87 AADT and 9 Peak Hour Trips along US Highway 441 (from CR 235-A to NW 188th Street).

5. The City will reserve 1.81 acres (2.5 persons per household x 145 units x 5 acres per 1,000 persons) of recreation capacity for the 145 units proposed in Briarwood Phase 2 and Phase 3 as defined by applicable development permits, including but not limited to the construction plans and subdividers agreement, on file with the City.

6. The City will reserve 264.63 tons per year (0.73 tons per capita per year x 2.5 persons per household x 145 units) of solid waste capacity for the 145 units proposed in Briarwood Phase 2 and Phase 3 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve seventeen (17) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, nine (9) student stations in the Alachua SCSA for middle schools, and thirteen (13) student stations in the Alachua SCSA for high schools, for the 145 units proposed in Briarwood Phase 2 and Phase 3.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdividers Regulatory Agreement executed by the Developer/Owner and City for the Project dated the ___ day of _____, 2022. Failure to comply with the term of that Subdivider Regulatory Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this ____day of _____, 2022, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____By: _____
William M. DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR BRIARWOOD PHASE 2 AND PHASE 3 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2022, by GIB COERPER, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____
Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

DEVELOPER/OWNER

Troon Creek, LLC,
a Florida Limited Liability Company

Witnesses:

Nicole Distefano

By: _____
Craig J. Rouhier, Jr., Manager

STATE OF FLORIDA

COUNTY OF Orange

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR BRIARWOOD PHASE 2 AND PHASE 3 was acknowledged before me, **by means of** ☒ **physical presence or** ☐ **online notarization,** on this 2 day of Sept, 2022, by Craig J. Rouhier, Jr., who is (personally known to me) OR (who has produced Drivers License as identification).

Nathan S Flashman
Notary Public, State of Florida at Large
Commission No.: GG944349
Expiration: 2/1/2024 [SEAL]

Notary Public State of Florida
Nathan S. Flashman
My Commission GG 944349
Expires 02/01/2024

Exhibit 1 – Legal Description to
Exhibit C – Certificate of Concurrency
Compliance for Briarwood Phases 2 & 3

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHWEST CORNER OF BRIARWOOD PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 33 THROUGH 37, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID BRIARWOOD PHASE 1 RUN THE FOLLOWING COURSES: SOUTH 01°26'18" EAST, FOR A DISTANCE OF 165.40 FEET; THENCE RUN SOUTH 02°46'59" EAST, FOR A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 01°26'18" EAST, FOR A DISTANCE OF 116.00 FEET; THENCE RUN SOUTH 88°33'42" WEST, FOR A DISTANCE OF 46.00 FEET; THENCE RUN SOUTH 01°26'42" EAST, FOR A DISTANCE OF 109.58 FEET; THENCE RUN SOUTH 88°32'42" WEST, FOR A DISTANCE OF 19.01 FEET; THENCE RUN SOUTH 01°27'18" EAST, FOR A DISTANCE OF 166.00 FEET; THENCE RUN NORTH 88°32'42" EAST, FOR A DISTANCE OF 114.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°01'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A CHORD BEARING OF SOUTH 46°26'48" EAST AND A CHORD DISTANCE OF 28.29 FEET TO A NON-TANGENT POINT; THENCE RUN NORTH 88°31'21" EAST, FOR A DISTANCE OF 50.00 FEET TO A NON TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON TANGENT CURVE HAVING A CENTRAL ANGLE OF 89°58'23", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD BEARING OF NORTH 43°32'53" EAST AND A CHORD DISTANCE OF 28.28 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°32'05" EAST, FOR A DISTANCE OF 117.41 FEET; THENCE RUN SOUTH 01°06'53" EAST, FOR A DISTANCE OF 232.62 FEET TO THE SOUTHWEST CORNER OF SAID BRIARWOOD PHASE 1; THENCE RUN NORTH 89°27'00" EAST ALONG THE SOUTHERLY LINE OF SAID BRIARWOOD PHASE 1, FOR A DISTANCE OF 137.44 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4299, PAGE 972 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°33'00" EAST ALONG SAID WEST LINE, FOR A DISTANCE OF 169.89 FEET TO A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2144 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°31'58" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 94.92 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE RUN SOUTH 00°24'36" EAST ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 322.91 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDS; THENCE RUN SOUTH 88°32'42" WEST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 1577.01 FEET TO THE WEST LINE OF THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 04°19'49" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 1336.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 88°33'42" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 1353.11 FEET TO THE POINT OF BEGINNING,

THE ABOVE DESCRIBED LAND CONTAINS 45.16 ACRES, MORE OR LESS.

Exhibit D – Engineer's Estimated Costs/ Improvements to Briarwood Phase 2 and Phase 3 Subdividers Agreement

SPRUCE CREEK
Civil Engineering, Inc

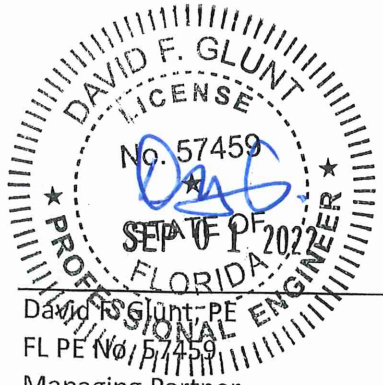
1982 State Road 44 ▪ Suite 360
New Smyrna Beach, FL 32168

Estimate of Probable Costs

Developer:
Craig Rouhier
Troon Development, LLC
643 Egret Place Drive
Winter Garden, FL 32787

Project Name: **Briarwood Subdivision Phases 2 & 3**
Date: **11-Aug-22**
Below is the engineer's estimate of probable costs for Phases 2 & 3 consisting of 145 single family lots.

Description of Work		Cost
Clearing, Erosion Control, grass and Earthwork	$	1,021,403.75
Concrete Work (Sidewalks, curbs, etc.)	$	315,472.25
Onsite Paving	$	751,702.55
Storm Structures, Pipe and Weirs	$	842,633.09
Sanitary Sewer System	$	659,082.60
Potable Water System	$	593,582.43
Landscape and hardscape	$	137,190.00
Total Estimated Cost	**$**	**4,321,066.67**
Total Cost + 10% Contingency	**$**	**4,753,173.34**



David F Glunt, PE
FL PE No. 57459
Managing Partner

Exhibit E – Engineer's Estimated Costs/
Sidewalks to Briarwood Phase 2 and Phase 3
Subdividers Agreement

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44 ▪ Suite 360
New Smyrna Beach, FL 32168

Estimate of Probable Costs

Developer:
Craig Rouhier
Troon Development, LLC
643 Egret Place Drive
Winter Garden, FL 32787

Project Name: **Briarwood Subdivision Phases 2 & 3**
Date: **28-Jul-22**
Below is the engineer's estimate of probable costs for Phases 2 & 3 sidewalks on single family lots.

Description	Unit	Quantity	Price/Unit	Total
5' Sidewalk (Lots)	LF	5,999	$31.05	$186,269

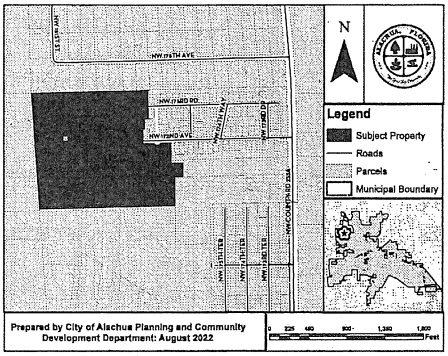
DAVID F. GLUNT LICENSE No. 57459 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEP 01 2022

David F. Glunt, PE
FL PE No. 57459
Managing Partner

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION 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 September 26, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Tivia Bryan, of Allen & Company, Inc., applicant and agent, for Troon Creek LLC, property owner, for consideration of the Final Plat for Briarwood Phase 2 and Phase 3. The final plat proposes to subdivide the ±45.16 acre subject property into a total of 145 lots with associated common areas and road right-of-way. The subject property is located south of Meadowglen and west of CR235A and Briarwood Phase 1. Consisting of Tax Parcel Number 03044-010-003. Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single-Family-4 (RSF-4).



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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 15, 2022)

ADVERTISE IN
ALACHUA COUNTY TODAY

City of ALACHUA

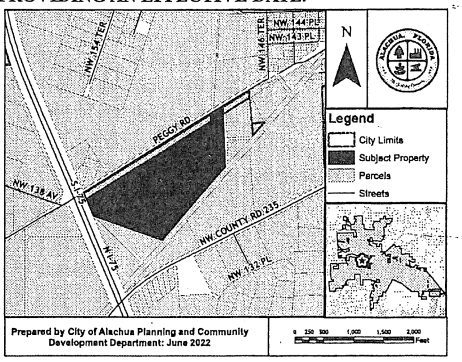
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 26, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-18

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±51.7 ACRES FROM AGRICULTURE AND RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 15, 2022)

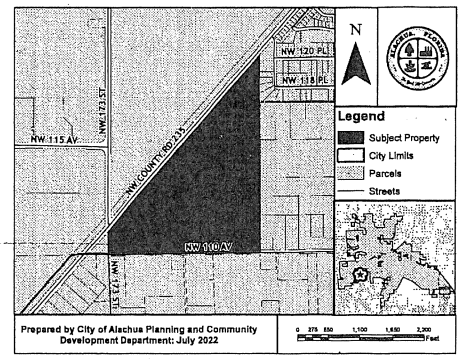
48 hours prior to the public hearing.

(Published: Alachua County Today - September 15, 2022)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION 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 September 26, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Travis Hastay, P.E., of CHW, Inc., agent for Waco of Alabama, Inc., applicant and property owner, for consideration of the Preliminary Plat and Final PD Plan for the Fletcher Trace PD-R, which proposes the subdivision of a ±118.2 acre property into a total of 472 lots, with associated common areas and right-of-way. The subject property is located to the east of CR 235, north of 110th Ave, and south and west of the Pilot Forest subdivision. Parcel Number 03980-002-001; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



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 1501 at least 48 hours prior to the public hearing.

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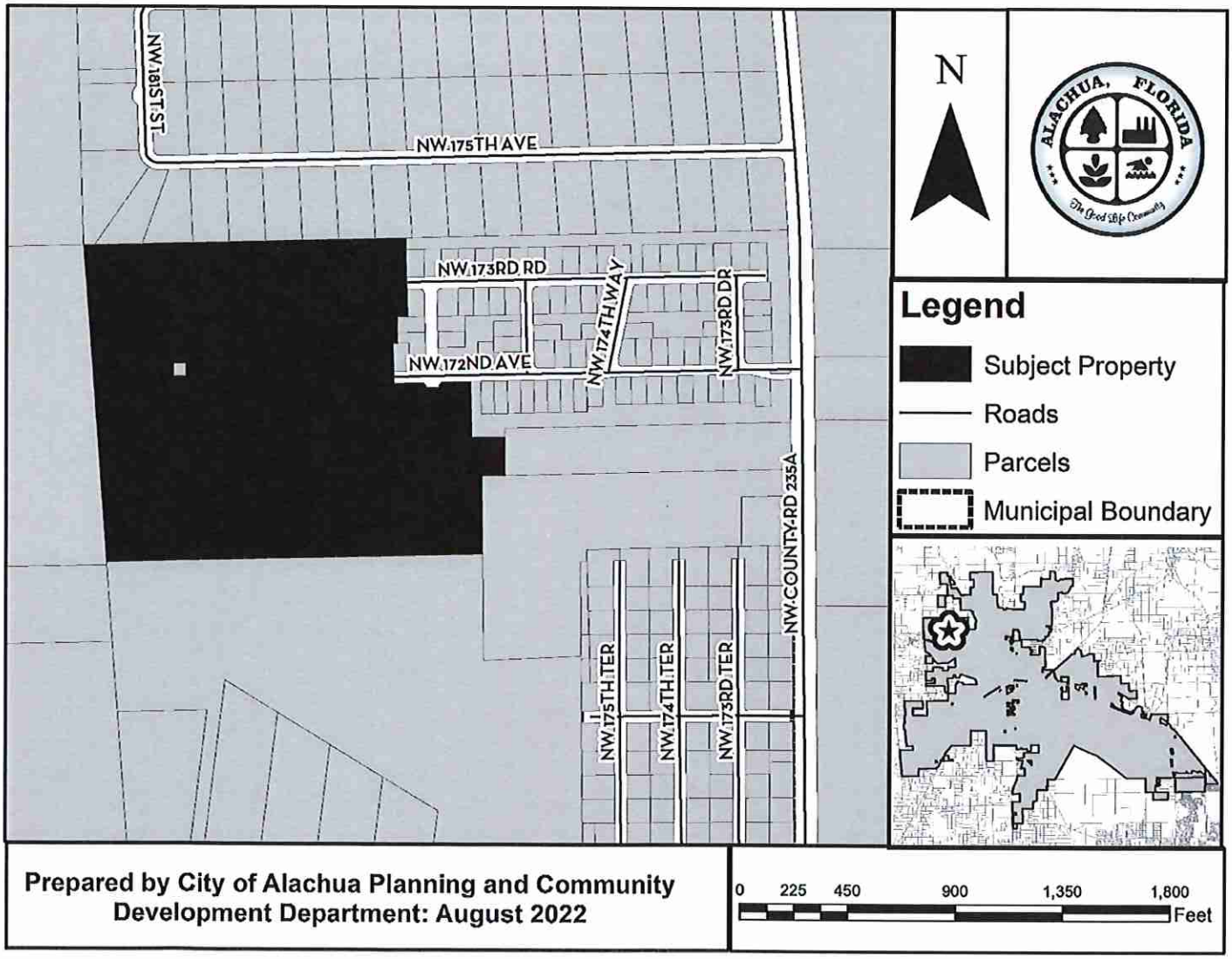
City of ALACHUA
the good life community

Mailed 9/12/22 KC

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION 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 September 26, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by Tivia Bryan, of Allen & Company, Inc., applicant and agent, for Troon Creek LLC, property owner, for consideration of the Final Plat for Briarwood Phase 2 and Phase 3. The final plat proposes to subdivide the ±45.16 acre subject property into a total of 145 lots with associated common areas and road right-of-way. The subject property is located south of Meadowglen and west of CR235A and Briarwood Phase 1. Consisting of Tax Parcel Number 03044-010-003. Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single-Family-4 (RSF-4).



P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

City of
ALACHUA
the good life community

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 1501 at least 48 hours prior to the public hearing.

David Kerwin
17625 NW 175TH AVE
ALACHUA FL 32615

Ben Boukari
17665 NW 175TH AVE
ALACHUA FL 32615

Leigh Osborne
17709 NW 175TH AVE
ALACHUA FL 32615

Peter Willems
17749 NW 175TH AVE
ALACHUA FL 32615

James Enfinger
17793 NW 175TH AVE
ALACHUA FL 32615

Shawn & Wendy Chatfield
9685 NW 24TH LN #202
GAINESVILLE FL 32609

Jessie Morris
17875 NW 175TH AVE
ALACHUA FL 32615

Nathaniel Roberts
17917 NW 175TH AVE
ALACHUA FL 32615

Susan and Brian Hontz
17957 NW 175TH AVE
ALACHUA FL 32615

Corey Pelletier
17991 NW 175TH AVE
ALACHUA FL 32615

Harry Kunkel
14416 NW 148TH PL
ALACHUA FL 32616

Carla Lofthouse
17502 NW 181ST ST
ALACHUA FL 32615

Richard & Shayna Davis
17598 NW 181ST ST
ALACHUA FL 32615

William Menadier
17579 NW 181ST ST
ALACHUA FL 32615

Edward Exley
17958 NW 175TH AVE
ALACHUA FL 32615

David Lowney
17918 NW 175TH AVE
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Gerald Murphy
17876 NW 175TH AVE
Alachua, FL 32615

Gerian Fort
17818 NW 175TH AVE
ALACHUA FL 32615

Pagan Rios
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ALACHUA FL 32615

Jennifer Blalock
17750 NW 175TH AVE
ALACHUA FL 32615

Devlyn Gray
17710 NW 175TH AVE
ALACHUA FL 32615

Ariel Machin
17666 NW 175TH AVE
ALACHUA FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
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Gainesville, FL 32611

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
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Gainesville, FL 32601

Bonnie Flynn
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Alachua, FL 32615

Hugh and Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Dena Courtney
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High Springs, FL 32655

Lisia Jenkins
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Alachua, FL 32616

Shasta Schoellhorn
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Alachua, FL 32615

Lillie Belle Jeffords
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Milledgeville, GA 31061

Florida Timber Co.
PO BOX 357133
Gainesville, FL 32635

Martha Monaghan
608 PARHAM RD NW
Milledgeville, GA 31061

Toyo Smyder
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High Springs, FL32655

SMYDER GEORGE E JR
PO BOX 842
Alachua, FL 32653

Troon Creek LLC
643 Egret Place Drive
Winter Garden, FL 32615

Patel Kantaben Chhanalal
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ALACHUA, FL 32615

GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

D R HORTON INC
12602 TELECOM DRIVE
TAMPA, FL 33637

Mark and Tonya Mcfarland
17793 NW 175TH AVE
ALACHUA, FL 32615

Bacchus Zuljaleel & Bibi Sheneza
17991 NW 175TH AVE
ALACHUA, FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I Craig Rohrer, POSTED THE LAND USE
(Name)
SIGN ON 9-12-22 FOR THE Briarwood Phase 2 and 3, Final Plat
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Three (3)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 9/26/2022
SUBJECT: Preliminary Plat and Final PD Plan– Fletcher Trace: A request by Travis Hastay , P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the Waco of Alabama, Inc., property owner, for consideration of the Preliminary Plat and Final PD Plan of Fletcher Trace, which proposes the subdivision of a ±118.2 acre subject property into a total of 472 lots, with associated common areas and right-of-way, generally located east of CR 235, south of Pilot Forest, and north of NW 110th Avenue; Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03980-002-001 (Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the City Commission approve the preliminary plat of Fletcher Trace subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the Staff Report upon making the following motion:
Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, the recommendation of the Planning and Zoning Board, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Preliminary Plat of Fletcher Trace, subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the Staff Report.

Summary

This application is a request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of the preliminary plat and Final PD Plan for Fletcher Trace, which proposes the subdivision of a ±118.20 acre subject property into a total of 472 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in up to thirteen phases.

The subject property consists of portions Tax Parcel Number 03980-002-001, and is generally located south and east of CR 235, south of Pilot Forest Subdivision, and north of NW 110th Avenue.
The proposed Fletcher Trace subdivision will consist of lots ranging size from ±2,200 square feet to ±13,489 square feet, with the majority of lots being ±5,500 square feet.

The preliminary plat proposed 128 single-family attached units located in interior of the subject property, as permitted by the approved Planned Development Ordinance. The remainder of the lots (344) will be single family detached units. The preliminary plat proposes common areas internal to the development and along the northern property boundary and the southwest corner. Stormwater for the proposed development will be conveyed to and treated within five (5) stormwater management facilities located in these common areas. A pedestrian pathway will connect the internal sidewalk system to the public right-of-way of CR 235. A 50' buffer is shown between the proposed lots and the eastern property line.

Two (2) vehicular access points will be provided to CR 235. There are no connections to NW 110th Avenue. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The Planned Development – Residential zoning designation for the subject property was approved by the City Commission on April 25, 2022 through Ordinance 22-10. This preliminary plat is a Final PD Plan per Section 2.4.3 (E) of the City's Land Development Regulations and Condition 9 of the approved PD Ordinance.

At the September 13, 2022 Planning and Zoning Board hearing, the Board voted 3-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Preliminary Plat- Fletcher Trace
- Application and Supporting Materials - Part 1
- Application and Supporting Materials - Part 2
- Public Notice Materials for the 09/13/22 PZB Hearing
- Public Notice Materials for the 09/26/22 City Commission Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: September 13, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the preliminary plat and Final PD Plan of Fletcher Trace, which proposes the subdivision of a ±118.20 acre subject property into a total of 472 lots with associated common areas and road right-of-way
APPLICANT/AGENT:	Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	Waco Properties, Inc.
PARCEL ID NUMBER:	03980-002-001
FLUM DESIGNATION:	Moderate Density Residential (0-4 units per acre)
ZONING:	PD-R (Planned Development – Residential)
OVERLAY:	N/A
ACREAGE:	±118.20
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Fletcher Trace to the City Commission with a recommendation to approve subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Fletcher Trace to the City Commission, with a recommendation to approve, subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the Staff Report.*

SUMMARY & BACKGROUND

This application is a request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of the preliminary plat and Final PD Plan for Fletcher Trace, which proposes the subdivision of a ±118.20 acre subject property into a total of 472 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in up to thirteen phases.

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SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Industrial	IG
East	Residential	Rural/ Agriculture (Alachua County) and Moderate Density Residential	A (Alachua County)/ RSF-1
West	Industrial	Industrial	IG
South	Residential	Rural/Agriculture (Alachua County)	A (Alachua County)

Map 1. Vicinity Map

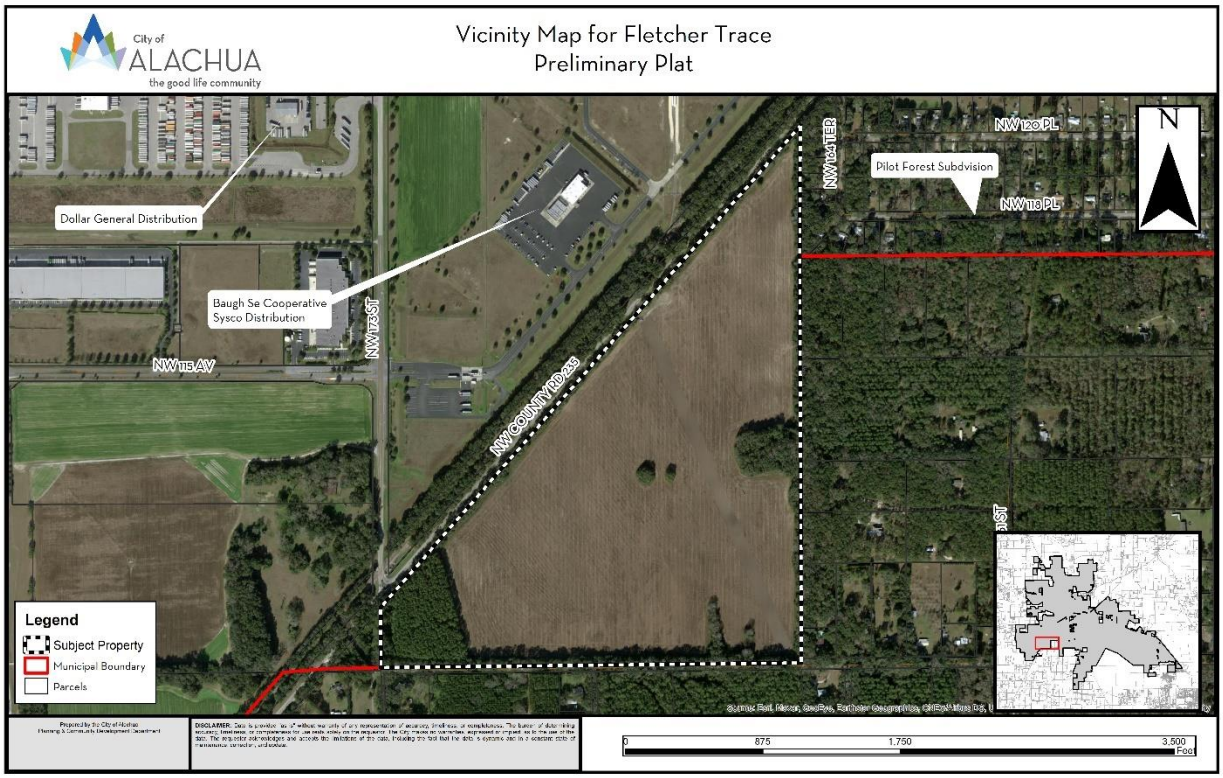
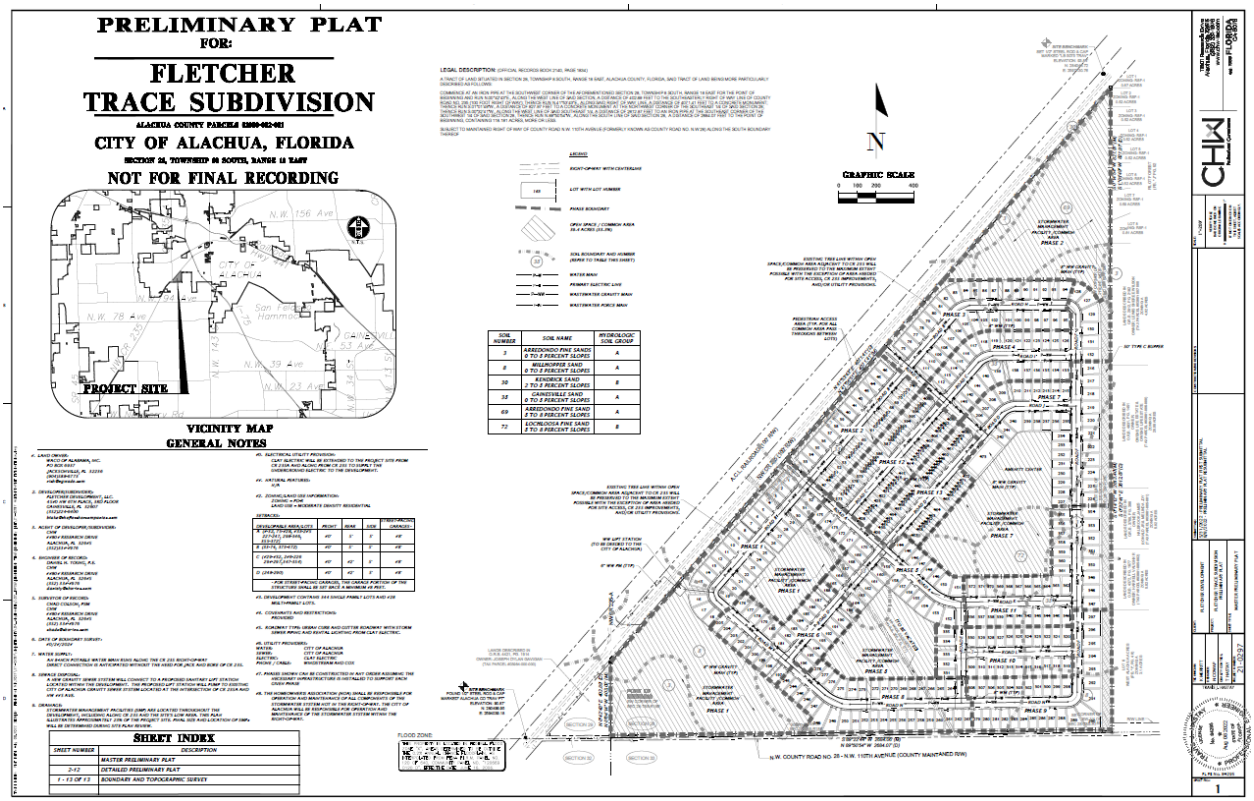


Illustration 1. Overall Site Plan for Fletcher Trace Subdivision



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on June 23, 2022 at the offices of CHW, Inc. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by three (3) persons. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The 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.

The property currently has a Future Land Use Map Designation of Moderate Density Residential, which permits up to 4 units per acre. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> *Policy 1.2.a:* Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. **Residential Planned Developments;**
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: The proposed preliminary plat is a Final PD Plan for the Fletcher Trace PD, which is a permitted use within the Moderate Density Future Land Use Designation.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments.

> **Objective 2.1:** Planned Development (PD) Standards
>
> In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to

encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes a preliminary plat in accordance with the approved PD Master Plan and PD Ordnance and Agreement. The preliminary plat has been reviewed for compliance with these documents.

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

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

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

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where

necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for cultivation of crops. There are no known listed species, wetlands, special flood hazard areas, or other significant natural features. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations. GIS Data from Alachua County indicates that a karst feature may be present on the site. A condition has been included as part of this preliminary plat/ Final PD Plan that addresses the potential karst feature.

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

Analysis of Consistency with Objective 5.2: The proposed preliminary plat/ Final PD plan has been reviewed for its impacts to all public facilities monitored for concurrency, including parks and education facilities. A complete analysis of these impacts can be found in the "Public Facilities Impact" section of this Report.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the

Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to

provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

Analysis of Consistency with Policy 1.4.b: An existing sidewalk is located within 2,640 of the proposed property. A sidewalk has been provided along portions of the frontage of CR 235 in order to provide access to the sidewalk system internal to the project. If a sidewalk were constructed immediately along the frontage it would likely result in significant loss of the existing tree canopy, which would conflict with other stated policies of the Comprehensive Plan (e.g, Policy 1.2.l of the Conservation and Open Space Element). Appropriate easements for sidewalks located on common area outside of public right-of-way will be provided prior to or at time of platting of any impacted phase for Fletcher Trace.

Community Facilities Element

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

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report.

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

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species

and their habitat, and prevent extinction of or reduction in populations of listed species.

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

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

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

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

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

Objective 1.10: Wetlands

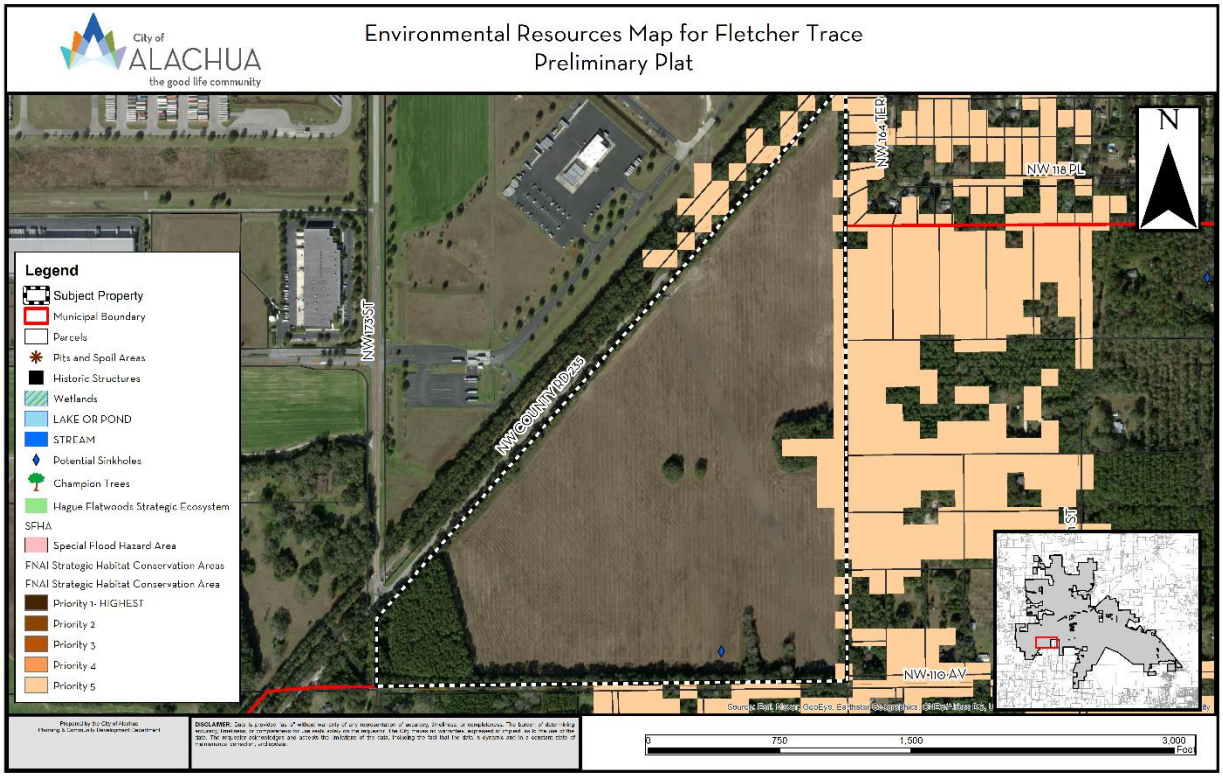
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Analysis of Consistency with Objective 1.10:

There are no known wetlands on the subject property. If wetlands are discovered, applicable Goals, Objectives, and Policies of the City's Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 2. Environmental Features



Wetlands

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

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. There are no identifiable wetlands on the subject property, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern, other than those described below. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: As required by the PD Ordinance, a listed species survey was provided with the preliminary plat/ Final PD application as part of an ecological survey report completed by Flatwoods Consulting Group. One listed species, the gopher tortoise, was identified. A condition has been included as part of this preliminary plat that a 100% gopher tortoise survey will be required for each Final Plat and evidence of coordination with the Florida Fish and Wildlife Conservation Commission must be provided.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. “Group A” soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. “Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

There are six (6) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	32.8
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	10.8
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	0.2
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not limited	46.5
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	6.8
Lochloosa fine sand, 5 to 8 percent slopes	B	Somewhat poorly drained	Not limited	3.0

Evaluation: The soil types located within the subject property do not pose any significant limitations for dwellings without basements.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: No portion of the subject property appears to be located within a special flood hazard area, therefore, no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. GIS Data from Alachua County indicates that a karst feature may be present on the site. As

a condition of the Planned Development, additional geotechnical information was provided.

Evaluation: Additional geotechnical analysis has been provided by the applicant in accordance with the conditions of the approved PD ordinance. An additional condition has been included with this preliminary plat that will require additional analysis of stormwater in this area.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

Evaluation: The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventor, therefore, no issues related to historic structures or markers.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SECTION 2.4.10(G)(2)(e), PRELIMINARY PLAT STANDARDS

Section 2.4.10(G)(2)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G) (2) (e.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

2.4.10(G)(2)(e) Subdivision preliminary plat standards. A subdivision preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including

standards related to block length, lot arrangement, dimensions and design, and street arrangement.

SECTION 2.4.3(E)(1), FINAL PD PLAN

The subject property is zoned Planned Development – Residential (PD-R.) Section 2.4.3(E)(1) states that the Final PD Plan for a Planned Development shall be either a site plan or major subdivision preliminary plat, whichever is appropriate.

For the Fletcher Trace PD-R, the proposed development requires major subdivision preliminary plat review/approval, therefore, the applicable type of review for the Final PD Plan of the Fletcher Trace PD-R is a preliminary plat.

This application has been reviewed for compliance with the standards of Section 2.4.3(E)(1). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.3(E)(1) is provided below.

Final PD plan.

(1) *Submittal of PD final plan.* Within one year of the approval of a PD zone district classification, PD Master Plan, and PD agreement, the applicant shall submit a PD final plan for any part or section of the plan for development shown in the PD Master Plan. If the PD final plan is not submitted within one year, the PD zone district classification, PD Master Plan, and PD agreement shall expire and be void, and the land shall revert back to its original zone district classification. The PD final plan shall implement the PD Master Plan. For the purposes of these LDRs, the PD final plan shall mean either site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section) approval, whichever is appropriate.

Evaluation & Findings: The subject property's PD-R zone district classification, PD Master Plan, and PD Agreement were approved on April 25, 2022 by the adoption of Ordinance 22-10. The applicant has submitted the appropriate application type to implement the type of development proposed.

(2) *Standards*. In addition to complying with the relevant standards for site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section), whichever is appropriate, the PD final plan shall also conform to the PD Master Plan and the PD agreement.

Evaluation & Findings: The preliminary plat has been reviewed for conformance with the PD Master Plan and the PD Agreement, and is found to conform to all applicable provisions of the PD Master Plan and PD Agreement.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the net change in impacts generated by the proposed FLUM Designation – 472 dwelling units.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
11	CR 235 (from NW 143rd Place to South City Limit)	2/U	Major Collector	COMM	D
14	CR2054 West (from SR235 to West City Limit)	2/U	Major Collector	COMM	D
17	CR235A South (from US 441 to CR235)	2/U	Major Collector	COMM	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*
2 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].*
3 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity*

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed Rezoning	Residential [1]	4,493 (2,246/2,246)	363 (94/269)	481 (307/174)
Potential Trips		4,493 (2,246/2,246)	363 (94/269)	481 (307/174)

1 ITE Trip Generation (ITE 210). AADT: 9.52 trips per unit = 472 x 9.52 = 4,493 (50% enter/50% exit). PM 1.02 trips per unit = 472 x 1.02 = 418. (64% enter/36% exit). AM: .77 trips per unit = 472 x .77=363 (26% enter/74% exit).

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	11 CR 235 (from NW 143rd Place to South City Limit) [1]	14 CR2054 West (from SR235 to West City Limit)[1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	15,120	15,120	15,120
Existing Traffic[3]	6,180	4,161	5,302
Reserved Trips[4]	1,427	35	112
Available Capacity[4]	7,513	10,924	9,706
Potential Impact Generated by Proposed Preliminary Plat[5]	4,493	1,123	2,247
Residual Capacity after Proposed Preliminary Plat[6]	**3,020**	**9,801**	**7,459**
PM Peak Hour Traffic Analysis	11 CR 235 (from NW 143rd Place to South City Limit) [1]	14 CR2054 West (from SR235 to West City Limit)[1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	1,359	1,359	1,359
Existing Traffic[3]	587	395	504
Reserved Trips[4]	153	0	12
Available Capacity[4]	619	964	843
Potential Impact Generated by Proposed Preliminary Plat [5]	481	120	241
Residual Capacity after Proposed Preliminary Plat[6]	**138**	**844**	**602**

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

3 Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
4 Source: City of Alachua July 2022 Development Monitoring Report.
5 Source: Applicant Submitted Concurrency Analysis Report.
The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown no segment monitored for concurrency is shown to fall below the required minimum level of service. Concurrency and impacts to the City's transportation network will be reevaluated at construction plans and final plat stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,309,417
Reserved Capacity*	263,556
Potential Potable Water Demand from Proposed Preliminary Plat **	127,440
Residual Capacity	**599,587**
Percentage of Permitted Design Capacity Utilized	**73.93%**
Sources: ** City of Alachua July 2022 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 472 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 127,440 gallons per day at build out. This analysis is based on the practicable development potential of 472 residential dwellings that would be permitted by the proposed Preliminary Plat. Concurrency and impacts to the City's utility systems will be reevaluated at the construction plans and final plat stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	758,000
Reserved Capacity*	240,342
Projected Potential Wastewater Demand from Proposed Preliminary Plat **	118,000
Residual Capacity	**524,899**
Percentage of Permitted Design Capacity Utilized	**74.42%**
Sources: ** City of Alachua July 2022 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 472 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 118,000 gallons per day. This analysis is based on the practicable development potential of 472 residential dwellings that would be permitted by the proposed preliminary plat. Concurrency and impacts to the City's utility systems will be reevaluated at the construction plans and final plat stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	5.48
Potential Demand Generated by Development[3]	6.14
Residual Recreational Capacity After Impacts	**70.08**

Sources:
1 *City of Alachua July 2022 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Elements. Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 472 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.85 acres
Acreage Required to Serve Demand Generated by Development[2]	1.23 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	13.08 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**37.56 %**

1 *Source: City of Alachua July 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (6.14 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 6.14 recreational acres, and for passive park space by 1.23 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed preliminary plat will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	43,024	7,851.88
Reserved Capacity[2]	17,933.28	3,272.82
Projected Solid Waste Demand from Application[3]	4,909	895.9
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2021; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per year)*
2 *City of Alachua July 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 472 dwellings)*
4 *New River Solid Waste Facility, April 2022*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 895.9 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

A determination will be required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 145 total student stations (70 for elementary, 33 for middle, and 42 for high school). The School Board of Alachua County provided a determination on February 28, 2022 that the school capacity would remain sufficient at build out of this project.

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

WACO PROPERTIES, INC.
(FLETCHER TRACE)
PRELIMINARY PLAT
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide a 100% gopher tortoise survey for the subject property, which shall include a list of all local, state, and federal permits required for relocation of any gopher tortoises on site. This survey must be submitted with any application for a final plat. Surveys shall be valid for a period of 3 years from original date of survey.

2. The applicant agrees it shall utilize the standard measures for protection for the Eastern Indigo Snake as outlined on Page 8 of the June 16, 2022 Ecological Survey Report completed by Flatwoods Consulting Group.

3. During the Construction Plan approval process associated with Phases 8, 9, and 10 as shown on the Fletcher Trace Preliminary Plat, a geotechnical engineer is to review any geological features identified in the geotechnical report (dated July 1st, 2022) and provide recommendations on whether or not remedial actions are required.

4. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site work.
5. The applicant agrees that Conditions 1 – 4 as stated above do not inordinately burden the land and shall run with the land and be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 5 as stated herein.

EXHIBIT "B"

TO

WACO PROPERTIES, INC.
(FLETCHER TRACE)
PRELIMINARY PLAT
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 24, 2022

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for the Fletcher Trace Preliminary Plat

Dear Mr Hastay:

On August 24, 2022 the City of Alachua received your updated application for the above referenced project.

Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete and collated** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD (or a download link emailed to the project planner) *no later 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 13, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, August 29, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Monday, August 29, 2022.*** . These signs will be ready for pick up from City Hall after 12 PM on Thursday, August 25, 2022.

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 12, 2022). 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, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 15, 2022

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Fletcher Trace Preliminary Plat

Dear Mr. Hastay:

On July 11, 2022, the City of Alachua received your completed application submitted on behalf of the Waco of Alabama, Inc. for the Preliminary Plat of Fletcher Trace. The Preliminary Plat proposes to subdivide a ±118.20 acre subject property into a total of 349 single family detached units and 128 single family attached lots with associated common areas and road right-of-way.

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.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, August 8, 2022**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **September 13, 2022 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1. *Compliance with PD Master Plan, PD Ordinance and PD Agreement*
   e. Development Parameter 15 of the approved PD Ordinance requires a landscape and buffering plan to be included as part of the Preliminary Plat. Please provide landscape and buffering plan.
   NEW COMMENT- Add note for open space/ common area along CR235 property line that tree line will be preserved except for site access or provision of utilities.

   f. Development Parameter 19 of the approved PD Ordinance requires detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas. Please provide.
   NEW COMMENT- See condition below related to sinkhole remediation.

3. *Land Rights/ Compliance and Risk Management (C & RM) Comments*
   b. Please coordinate with Alachua County and COA C&RM Department resolution of the "no man's land" gap between the Alachua County ROW survey of the north maintenance boundary of CR No. 28 (NW 110th Avenue) and the south boundary of the Preliminary Plat.

NEW COMMENT- Response does not adequately address disposition of the "no man's land". Please coordinate with City of Alachua Compliance and Risk Management and provide response.

5. *Article 7, Subdivision Standards*
   a. Section 7.2.5(C)(2) requires local streets to be laid out to utilize traffic calming techniques. Road N is approximately 1,250 feet and Road F is approximately 2,100 with no traffic calming incorporated into the proposed design of either road. Consider the provision of 4-way intersections and/or speed tables and/or small roundabouts to provide traffic calming measures along Roads B and D.
   NEW COMMENT- Revise note on preliminary plat that exact location to be determined at time of Construction Plan review, not Final Plat.

   b. In accordance with Section 7.3.2(A) a sidewalk must be provided along CR 235 frontage.
   NEW COMMENT- Referenced justification memo not found in application materials. Please submit.

7. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all forthcoming comments provided by the Public Services Department, as applicable.
   b. The applicant must address the comments provided by Christopher Potts, P.E., of JBPro, Inc., as provided in a forthcoming letter.

8. *New Comments*
   a. Lots Number 47-50, 350-353, 354 – 357, and 358-361 appear to be multiple units on a single lot. This use would be classified as a townhome under Article 10 of the City's Land Development Regulations and was not contemplated under the approved PD Master Plan, which included provision for single family attached units. Single family attached units are on separately platted lots. Please revise preliminary plat and include setbacks for these lots that complies with approved PD Master Plan.
   b. Note 12 of Preliminary Plat shows setbacks as established by the PD Master Plan, but does not display the Development Areas on the Preliminary Plat. These setbacks should be displayed by lot numbers.
   c. Note 13 indicates that there will be 344 single family lots and 144 multiple family lots. The number of units totals to 488, but the maximum number of lots is 472. Please revise. Additionally, please see Note 8.a. above.
   d. As a condition of preliminary plat approval, Staff is proposing the following:
      i. A sinkhole remediation plan shall be required at time of Construction Plan submittal that will include, at a minimum:
         1. Building Foundation Design and Construction Methods for mitigating sinkhole formation and damage
         2. Site development (including roadway construction and utility installation), site preparation, and earthwork construction techniques for mitigating sinkhole formation
         3. Treatment of roof runoff from buildings
         4. Remedial actions if sinkhole is encountered on site during development

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Mike DaRoza, City Manager
G.B. Wilson, J.D., Compliance and Risk Management Director
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 29, 2022

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Fletcher Trace Preliminary Plat

Dear Mr. Hastay:

On June 27, 2022, the City of Alachua received your completed application submitted on behalf of the Waco of Alabama, Inc. for the Preliminary Plat of Fletcher Trace. The Preliminary Plat proposes to subdivide a ±118.20 acre subject property into a total of 349 single family detached units and 128 single family attached lots with associated common areas and road right-of-way.

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 is scheduled for **9:30 AM** on **Thursday, June 30, 2022** 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 **Monday, July 11, 2022**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **August 9, 2022 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1. *Compliance with PD Master Plan, PD Ordinance and PD Agreement*
   a. Per Development Parameter 1 of the approved PD Ordinance, the maximum number of attached single family units permitted within Development Area B is 106. The proposed preliminary plat appears to propose 123 single family attached units. Please revise.
   b. Development Parameter 3 of the approved PD Ordinance requires that the applicant submit a listed species and habitat survey as part of the preliminary plat. Please provide survey prepared in accordance with the requirements of this Parameter.
   c. Development Parameter 14 sets forth requirements for pedestrian access through the proposed blocks. Please indicate by notation or through display on the preliminary plat how this parameter will be addressed.
   d. Development Parameter 14 requires pedestrian connections through blocks longer than 600 feet. Lots 50 47 through 50, 350 through 353, 357 through 354 and 358 through 361 are longer than 600', but do not appear to provide pedestrian easement or common area.
   e. Development Parameter 15 of the approved PD Ordinance requires a landscape and buffering plan to be included as part of the Preliminary Plat. Please provide landscape and buffering plan.

f. Development Parameter 19 of the approved PD Ordinance requires detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas. Please provide.

2. *Phasing*
   a. Please indicate how the stormwater pond for Phase 2 will be accessed as it does not appear to be contiguous with the roadway and lots proposed to be included with Phase 2.
3. *Land Rights/ Compliance and Risk Management (C & RM) Comments*
   a. Please indicate how existing easement through property is being addressed.
   b. Please coordinate with Alachua County and COA C&RM Department resolution of the "no man's land" gap between the Alachua County ROW survey of the north maintenance boundary of CR No. 28 (NW 110th Avenue) and the south boundary of the Preliminary Plat.
4. *Article 6, Development Standards*
   a. Tree mitigation may be required. Any required tree mitigation shall be reviewed as part of the Construction Plan review phase.
5. *Article 7, Subdivision Standards*
   a. Section 7.2.5(C)(2) requires local streets to be laid out to utilize traffic calming techniques. Road N is approximately 1,250 feet and Road F is approximately 2,100 with no traffic calming incorporated into the proposed design of either road. Consider the provision of 4-way intersections and/or speed tables and/or small roundabouts to provide traffic calming measures along Roads B and D.
   b. In accordance with Section 7.3.2(A) a sidewalk must be provided along CR 235 frontage.
   c. The applicant shall be required to demonstrate compliance with Section 7.3.9, *Fire Protection Improvements*, at the time of Construction Plan review.
6. *Concurrency Impact Analysis*
   a. Page 2 of concurrency memo lists 100% of project projected trips impacting Segment 11, however, these projected trips do not match the trips listed on Page 1 of the concurrency memo. Please reconcile.
   b. Segment 14 should also be included in analysis if the project trips on this segment will be greater than 756 daily trips or 67 PM peak trips.
   c. Table 3 of concurrency memo appears to provide incorrect calculation of potable water demand. Please revise.
   d. Page 5 of concurrency memo references Savannah Station, please clarify and revise.
7. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated June 27, 2022.
   b. The applicant must address the comments provided by Christopher Potts, P.E., of JBPro, Inc., as provided in a letter dated June 22, 2022.
8. *Miscellaneous*
   a. The street cross section detail provided on Sheet 2 is illegible, please revise.
   b. Please identify purpose of areas between Lots 39 and 40; and Lots 7 and 8.
   c. Under Note 12 on Sheet 1 of Preliminary Plat, please included note under setbacks regarding garage setbacks.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP

Principal Planner

Attachment: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated June 27, 2022
Engineering Review Comments from Christopher Potts, P.E., of JBrown Professional Group, Inc.., provided in a letter dated June 22, 2022

c: Mike DaRoza, City Manager
G.B. Wilson, J.D.,
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

TR
6/27/2022
3

DATE: **June 27, 2022**

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

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

RE: **Fletcher Trace Subdivision Preliminary Plat**

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

NO.	COMMENTS
1.	**Comments on May 31st Submittal** **Sheet 1** Under General Notes (9?), please add the following (or equivalent): "THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY." FYI: Please make sure to include this note in the Final Plat. Please **resubmit** this sheet.
2.	**Comments on May 31st Submittal**

NO.	COMMENTS
	Sheets 1, 8 As per "TO BE DEEDED TO THE CITY OF ALACHUA", the design intent is that the WW LIFT STATION will be owned and operated by the City of Alachua. Please discuss (meeting preferred) with the City to go over design issues related to the WW Lift Station. A condition to Approval of Sheets 1 & 8 is that such discussions take place, including its location. **Conditional Approval**
	END OF COMMENTS

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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

June 22, 2022

Mr. Adam Hall, AICP
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Fletcher Trace Subdivision

Dear Mr. Hall:
As you requested, we have reviewed the submittal drawings and other materials provided to us for the above referenced project. Our review generated the following comments and recommendations that are outlined below.

Master Preliminary Plat

1. Please add all items which appear on the plan to the legend. This includes but is not limited to Proposed Water Meter, Electrical, Force Main, and Wastewater.
2. City of Alachua code requires name, address, telephone number and email address of the property owner, agent and developer. Please provide full contact information for the land owner and agent to the general notes.

Detailed Preliminary Plat

1. Please show and label 10' PUE on every sheet.
2. City of Alachua code requires surface drainage and direction of flow and method of detention/retention. Please provide general flow arrows in order to identify high and low points of roadway profile.
3. What is reasoning for the amenity center to be given a lot number? Generally, public areas of a preliminary plat would not be shown as lots.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

Zimbra **ad_hall@cityofalachua.org**

RE: Project Assistance Team (PAT): Request for Review - Fletcher Trace Preliminary Plat

From : Silver Ware <sware@alachuacounty.us> Thu, Jun 09, 2022 07:07 AM

Subject : RE: Project Assistance Team (PAT): Request for Review - Fletcher Trace Preliminary Plat 7 attachments

To : Adam Hall <ad_hall@cityofalachua.org>

Good morning

ACFR has no comment at this time.

Thanks Chip

Silver Ware
Plans Examiner
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office)

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

From: Adam Hall <ad_hall@cityofalachua.org>
Sent: Tuesday, June 7, 2022 10:32 AM
To: Grafton Wilson <gwilson@cityofalachua.org>; Harry Dillard <hdillard@cityofalachua.org>; John Adler <jadler@alachuacounty.us>; Justin Tabor <jtabor@cityofalachua.org>; Kathy Winburn <kwinburn@cityofalachua.org>; Mike DaRoza <mi_daroza@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Silver Ware <sware@alachuacounty.us>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Timothy Hunt <ti_hunt@cityofalachua.org>
Subject: Project Assistance Team (PAT): Request for Review - Fletcher Trace Preliminary Plat

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

PAT Members,

The Planning Department has received a proposed preliminary plat, Fletcher Trace, which proposes 349 single family detached homes and 128 attached homes on an approximate 118 acre subject property (Parcel 03890-002-001)

Project Review Schedule
Initial Application Submittal: June 6, 2022
Application Deemed Complete: June 7, 2022
PAT Comments Deadline: Thursday, June 23, 2022 @ 5 PM
Staff PAT: Monday, June 27, 2022 @ 3 PM
Applicant PAT: TBD

Please review the application and provide any comments in writing no later than **5 PM on Thursday, June 23, 2022.**

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

Application materials can be accessed at the links below:
Preliminary Plat Application

If you have any questions about this application, please let me know.

--
Adam Hall, AICP | Principal Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | 386-418-6100 ext. 1603

CAUTION: This email originated from outside the City.

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BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

Mission Statement: We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

*Facilities Department ** 3700 NE 53rd Avenue ** Gainesville, Florida 32609 ** 352-955-7400*

February 28, 2022

RE: ACPS – Savannah Station Phase III

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 118.2 acres identified as Parcel 03980-002-001 This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*.. The proposed amendment will entitle 472 single family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction, maintenance, and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities and policies and its student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 42 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 28 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this

project is projected to generate 57 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate a satisfactory and long term solutions, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions please contact Suzanne Wynn, Director of Community Planning @ 352-955-7400 x 1445

Sincerely,

FOR Supt.

Carlee Simon, Ph.D.
Superintendent
Encl.
cc: ACPS Director of Community Planning

School Board of Alachua County
School Capacity vs. Enrollment
9/07/2021

Municipality	Schools	Grade Level	Acres	9/07/2021 Total FISH Capacity	9/07/2021 Instructional Relocatable S/Stations	9/5/2017 Perm FISH Capacity	Adjusted Permanent Capacity	Enrollment School Yr. 2021-22 9/07/2021	Actual Available Capacity	Actual Utilization Percentage	Utilization including Portables
City of Alachua	Alachua	3 - 5	24	525		525	525	306	219	58%	58%
County	Archer	PK - 5	15	565	76	489	489	492	-3	101%	87%
County	Chiles	PK - 5	19	727		727	727	716	11	98%	98%
CoG	Duval (DELA)	PK - 1	16	408		408	408	0	408	0%	0%
CoG	CB Parker	K - 5	21	741	252	489	489	517	-28	106%	70%
CoG	Foster	K - 5	19	521	54	467	467	451	16	97%	87%
CoG	Glen Springs	K - 5	18	535	72	463	463	391	72	84%	73%
County	Hidden Oak	PK - 5	21	798	54	744	744	759	-15	102%	95%
County	Idylwild (January 2022)	PK - 5	15	662	0	662	662	649	13	98%	98%
City of Alachua	Irby	PK - 2	19	536		536	536	381	155	71%	71%
County	Lake Forest	PK - 5	19	598		598	598	339	259	57%	57%
CoG	Littlewood	PK - 5	15	696	108	588	588	655	-67	111%	94%
County	Meadowbrook	PK - 5	19	855	97	758	758	807	-49	106%	94%
CoG	Metcalfe	PK - 5	17	591		591	591	241	350	41%	41%
Newberry	Newberry	PK - 4	10	723	252	471	471	643	-172	137%	89%
CoG	Norton	PK - 5	15	705	36	669	669	565	104	84%	80%
CoG	Rawlings	PK - 5	37	427		427	427	398	29	93%	93%
Hawthorne	Shell	PK - 5	10	420	54	366	366	379	-13	104%	90%
CoG	Talbot	PK - 5	15	780	54	726	726	644	82	89%	83%
County	"New" Terwilliger	PK - 5	18	962		962	962	515	447	54%	54%
CoG	"Vacant" Terwilliger	PK - 5	17	575		575	575	0	575	0%	0%
County	Wiles	PK - 5	32	897	172	725	725	846	-121	117%	94%
CoG	Williams	K - 5	14	590		590	590	468	122	79%	79%
	Elementary Total			**14,837**	**1,281**	**13,556**	**13,556**	**11,162**	**2,394**	**82%**	**75%**
CoG	Bishop (90%)	6 - 8	20	1,075		1,075	1,075	704	371	65%	65%
County	Fort Clarke (90%)	6 - 8	27	911	40	871	871	947	-76	109%	104%
County	Kanapaha (90%)	6 - 8	37	1,245	79	1,166	1,166	1,114	52	96%	89%
CoG	Lincoln (90%)	6 - 8	43	1,053		1,053	1,053	757	296	72%	72%
City of Alachua	Mebane (90%)	6 - 8	39	788		788	788	336	452	43%	43%
CoG	Westwood (90%)	6 - 8	20	1,230	0	1,230	1,230	861	369	70%	70%
	Middle Total			**6,302**	**119**	**6,183**	**6,183**	**4,719**	**1,464**	**76%**	**75%**
County	Buchholz (95%)	9 - 12	40	2,029	23	2,006	2,006	2,505	-499	125%	123%
County	Eastside (95%)	9 - 12	40	1,952	0	1,952	1,952	1,183	769	61%	61%
CoG	Gainesville (95%)	9 - 12	34	1,926		1,926	1,926	1,851	75	96%	96%
CoG	Loften (80%)	9 - 12	159	528	20	508	508	264	244	52%	50%
Newberry	Newberry (80%)	9 - 12	24	671		671	671	687	-16	102%	102%
City of Alachua	Santa Fe (90%)	9 - 12	72	1,291		1,291	1,291	1,134	157	88%	88%
	High Total			**8,397**	**43**	**8,354**	**8,354**	**7,624**	**730**	**91%**	**91%**
Hawthorne	Hawthorne (90%)	6 - 12		664		664	664	479	185	72%	72%
High Springs	High Springs Comm. (90%)	PK - 8	17	982		982	982	961	21	98%	98%
Newberry	Oak View (90%)	5 - 8	38	944	198	748	748	951	-205	127%	101%
	Combination Total			**2,590**	**198**	**2,392**	**2,392**	**2,391**	**1**	**100%**	**92%**
	District Schools Total			**32,126**	**1,641**	**30,485**	**30,485**	**25,896**	**4,589**	**85%**	**81%**
CoG	AQ Jones	6 - 12	40	181		181	181	49	132	27%	27%
CoG	Sidney Lanier	K - 12	40	369		369	369	170	199	46%	46%
	Centers Total			**550**	**0**	**550**	**550**	**219**	**331**	**40%**	40%
	District Total (w/ Centers)			**32,676**	**1,641**	**31,035**	**31,035**	**26,115**	**4,920**	**84%**	80%

Hawthorne Capacity = 664 (178 Middle, 486 High) 2021-22 Enrollment (214 Middle, 265 High)
High Springs Capacity = 982 (564 Elem, 418 Middle) 2021-22 Enrollment (616 Elem, 345 Middle)
Oak View Capacity = 746 (97 Elem, 649 Middle) 2021-22 Enrollment (134 Elem, 817 Middle)
AQ Jones Capacity = 181 (90 Middle, 91 High) 2021-22 Enrollment (21 Middle, 28 High)

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 14, 2022

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Fletcher Trace
Preliminary Plat Application

Dear Mr. Hastay:

On June 6, 2022, the City of Alachua received your application submitted on behalf of the Waco Properties, Inc. for the Preliminary Plat of Fletcher Trace. The Preliminary Plat proposes to subdivide a ±14.82 acre subject property into a total of 349 single family detached units and 128 single family attached lots with associated common areas and road right-of-way.

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, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Thursday, June 23, 2022**. All materials (except for mailing labels) may be submitted by email to the project planner.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Planning Assistance Team (PAT) Meeting.

Please address the following:

1. **Planned Development Ordinance (22-10) Condition Number 3, Listed Species and Habitat Survey**
    a. Listed Species and Habitat Survey must be submitted as part of any Final PD Plan (Preliminary Plat)
2. **Preliminary Plat Application Response A.5:**
    a. Application states that the preliminary plat proposes 349 single family homes and 128 multifamily units, which totals to 477 dwelling units. Please note that the maximum number of units per the Moderate Density Land Use and the approved PD Plan is 472.

3. **Preliminary Plat Application Attachment #2, Concurrency Impact Analysis:** Submitted traffic impact analysis includes analysis of CR2054 East, but not CR2054 West. Please verify.

4. **Preliminary Plat Application Attachment #4, Mailing Labels:** Submit two (2) sets of mailing labels for those persons/organizations registered with the City to receive public notice. The provided labels appear to use an older mailing list. Please contact Planning Department staff for latest public notification mailing list.

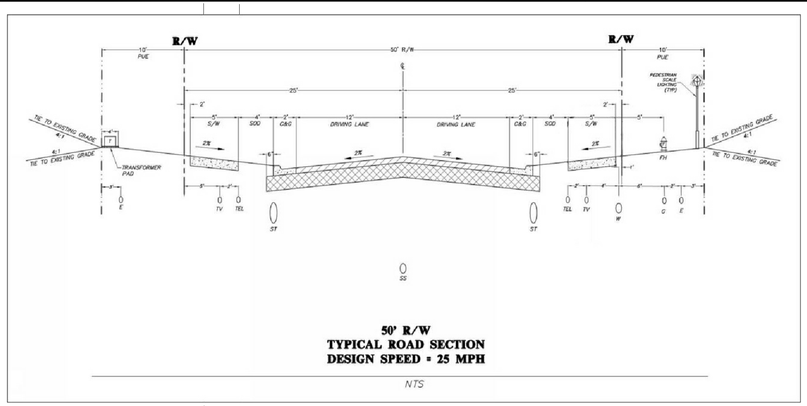
5. **Preliminary Plat Application Attachment #15, Neighborhood Workshop Materials:** Please include Neighborhood Workshop Materials.

If you have any questions, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

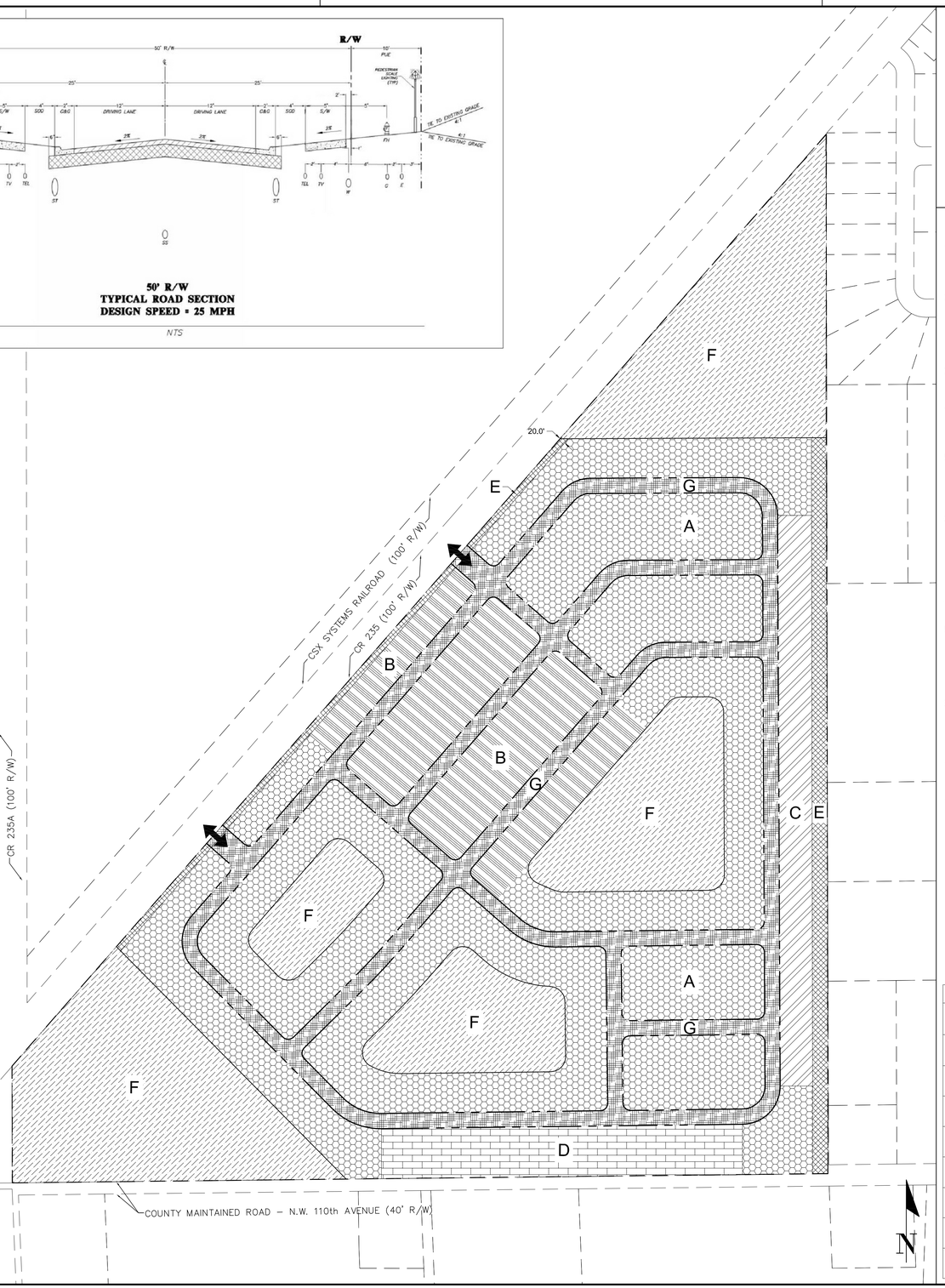
Adam Hall, AICP
Principal Planner

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



50' R/W
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH

NTS



FLETCHER TRACE

(FKA SAVANNAH STATION, PHASE 3)

PLANNED DEVELOPMENT

MASTER PLAN

GENERAL NOTES

1. **LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN ANY LAND USE AREA: RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. AN AMENITY CENTER MAY BE PERMITTED IN DEVELOPABLE AREAS A OR B ONLY. SINGLE-FAMILY DETACHED RESIDENTIAL MAY BE ALLOWED WITHIN DEVELOPABLE AREAS A -C, ATTACHED DWELLINGS WITH UP TO EIGHT FAMILIES PER BUILDING MAY BE ALLOWED WITHIN DEVELOPABLE AREA B ONLY.
2. **PHASING.** THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE. THE AMENITY CENTER WILL BE PERMITTED AT THE SAME TIME AS RESIDENTIAL DEVELOPMENT OR AFTER, BUT NOT BEFORE. IF ATTACHED SINGLE-FAMILY UNITS ARE PERMITTED PER SITE PLAN, AN INFRASTRUCTURE PLAN WILL BE REQUIRED FOR UTILITY SERVICE AND RIGHT-OF-WAY ACCESS TO SERVE DEVELOPMENT.
3. **LOT SETBACK AND SEPARATIONS.** HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPABLE AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
4. **OPEN SPACE.** OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRs AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
5. **CIRCULATION.** THE CIRCULATION CONFIGURATION IS IDENTIFIED AS LAND USE AREA F AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR §3.6.3 (A)(5)(b)(iii). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. **LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. **ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE.
8. **BLOCK FACES.** BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 20'-WIDE EASEMENT FOR A PEDESTRIAN WAY THROUGH THE BLOCK, CONSISTENT WITH LDR §7.2.3(B)(2) AND §3.6.3(A)(5)(b)(iii) TO ENHANCE PEDESTRIAN CIRCULATION. IN NO CASE SHALL A BLOCK FACE EXCEED 1,000' IN LENGTH. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. **ARCHITECTURAL STANDARDS.** ARCHITECTURAL VARIABILITY STANDARDS AS SET OUT IN SECTION 4.3.1 (A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN PHASE 3. DESIGN FEATURES AS REQUIRED BY USE-SPECIFIC STANDARDS IN SECTION 4.3.1 (A)(3)(D) ARE APPLICABLE TO SINGLE FAMILY ATTACHED, TOWNHOME OR TWO TO FOUR FAMILY DWELLINGS WITHIN PHASE 3.
10. **ROADWAY STANDARDS.** REGARDLESS OF OWNERSHIP OR MAINTENANCE OF STREETS, ALL SIDEWALKS AND CROSSWALKS WILL MEET FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
11. **ACCESS EASEMENTS.** DEVELOPABLE AREA B UNITS MAY REQUIRE DRIVEWAYS TO PARTIALLY BE LOCATED ON ADJACENT LOTS, IF SIDE LOTS LINES ARE OTHER THAN 90-DEGREES TO THE RIGHT-OF-WAY. IN THIS CASE, LOTS WILL HAVE ACCESS EASEMENTS OVER THE PORTION OF DRIVEWAY LOCATED ON AN ADJACENT LOT.
12. **ENVIRONMENTAL ASSESSMENT.** AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN/ PRELIMINARY PLAT/ SITE PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL BE REQUIRED THAT STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT SITE	118.2	100%
A	DEVELOPABLE AREA 'A'	42.3	36%
B	DEVELOPABLE AREA 'B'	11.4	10%
C	DEVELOPABLE AREA 'C'	4.7	4%
D	DEVELOPABLE AREA 'D'	4.5	4%
E	BUFFER	5.5	5%
F	COMMON AREA	33.9	29%
G	RIGHTS-OF-WAY	15.9	13%

DEVELOPMENT STANDARDS

	A	B	C	D	TOTAL
DENSITY, MAX. (UNITS/ACRE)[1]	6.56	9	6	6	4
DENSITY, MAX. (UNITS)[1]	311	106	28	27	472
LOT AREA, MIN. (SF)	4,000	1,800	6,000	4,000	-
LOT WIDTH, MIN. (FT)	40	18	60	40	-
SETBACKS:					
FRONT, MIN. (FT)[2]	10	10	10	10	-
REAR, MIN. (FT)	5	5	12	12	-
SIDE, MIN. (FT)[3]	5	5	5	5	-
ACCESSORY SETBACKS:					
REAR, MIN. (FT)	2.5	0	2.5	2.5	-
SIDE, MIN. (FT)	2.5	0	2.5	2.5	-
AMENITY CENTER SETBACKS[4]:					
FRONT, MIN. (FT)	20	20	-	-	-
REAR, MIN. (FT)	10	10	-	-	-
SIDE, MIN. (FT)	10	10	-	-	-
BUILDING STANDARDS:					
BUILDING HEIGHT, MAX. (FT)	45	45	45	45	-
LOT COVERAGE, MAX. (% of lot)	60	75	60	60	-
NUMBER OF PHASES	-	-	-	-	1
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2	2	2	2	-

1. MAXIMUM DENSITY FOR THE OVERALL SITE IS 4 DWELLING UNITS PER ACRE, 472 TOTAL UNITS. DWELLING UNIT-ALLOCATIONS MAY SHIFT FROM ONE DEVELOPABLE AREA TO ANOTHER, AS LONG AS THE MAXIMUM NUMBER OF UNITS IS NOT EXCEEDED.
2. FOR STREET-FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 18 FEET.
3. THE SIDE SETBACK MAY BE REDUCED TO 0' ON ONE SIDE OF THE LOT AS LONG AS A MINIMUM SEPARATION CONSISTENT WITH FLORIDA BUILDING CODE IS MAINTAINED.
4. THE AMENITY CENTER MAY BE LOCATED IN DEVELOPABLE AREA A OR B ONLY.

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SCALE: 1" = 200'

VERIFY SCALE
BAR MEASURES 1"
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

SUBMITTALS:
INITIAL – PD REZONING, AUGUST 31, 2021
RESUBMITTAL – PD REZONING, FEBRUARY 32, 2022
RESUBMITTAL – PD REZONING, FEBRUARY 15, 2022
RESUBMITTAL – PD REZONING, APRIL 11, 2022
FINAL FOR COPY – PD REZONING, APRIL 11, 2022

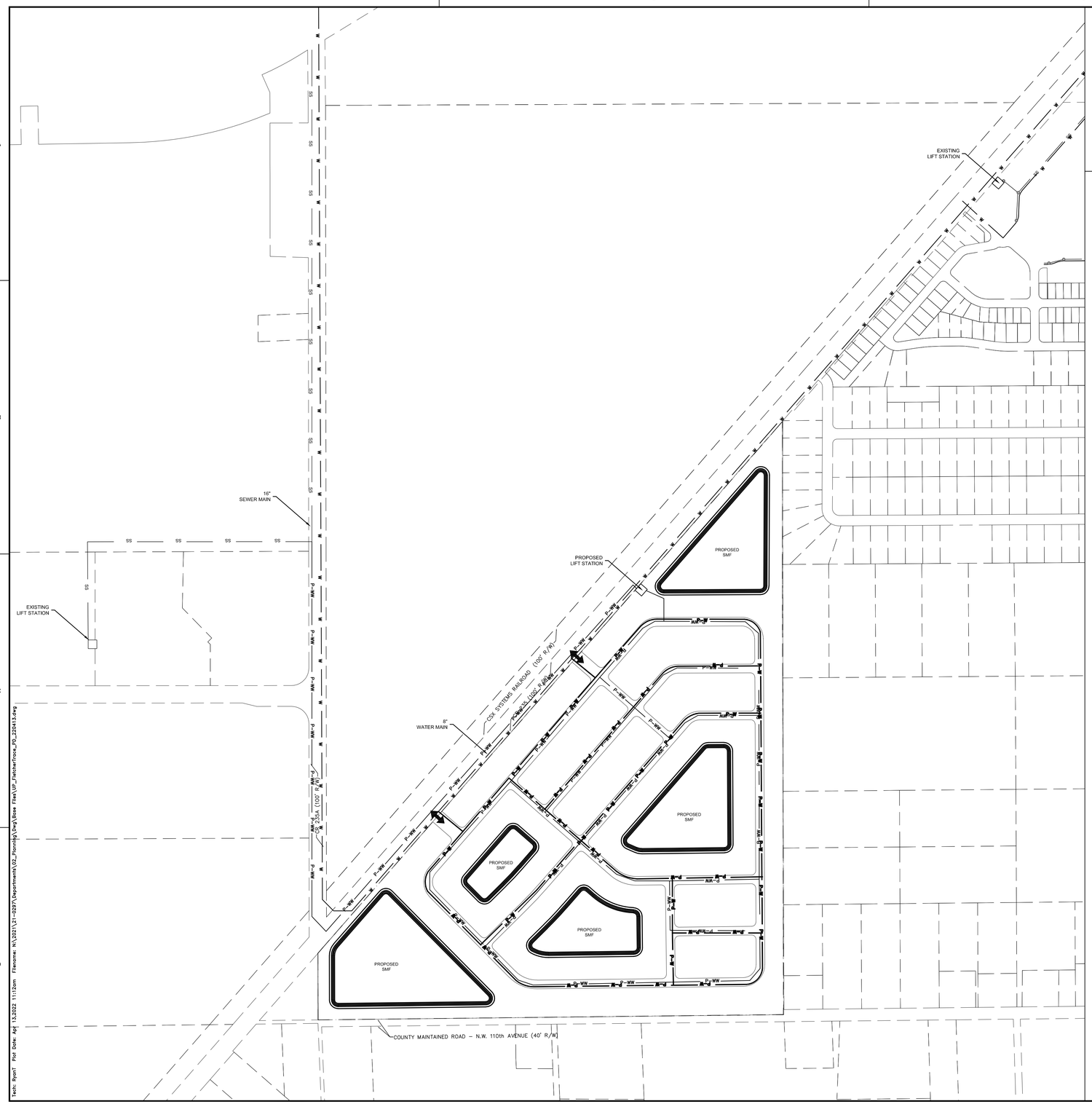
CONSTRUCTION/BID REVISIONS:

CLIENT: FLETCHER TRACE (FKA SAVANNAH STATION, PHASE 3)
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD MASTER PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
PROJECT MANAGER: T. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 1 of 3

Tech: Ryan Plot Date: Apr 13, 2022 11:13am Filename: N:\2021\21-0297\Department\02_Planning\Dwg\Base Files\2sht_FletcherTrace_PD_22x34.5.dwg



FLETCHER TRACE

(FKA SAVANNAH STATION, PHASE 3)

PLANNED DEVELOPMENT

UTILITY PLAN

GENERAL NOTES

1. **POTABLE WATER.** POTABLE WATER. AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
2. **SANITARY SEWER.** THE PROJECT PROPOSES TO TIE INTO THE EXISTING 16-INCH SEWER MAIN LOCATED ON NW 173RD STREET APPROXIMATELY 1,200 FEET NORTH OF THE CR 235 AND NW 173RD STREET INTERSECTION. THE PROJECT WILL INSTALL A FORCEMAIN FROM THE ONSITE LIFT STATION TO THIS 16-INCH SEWER MAIN. A DIRECTIONAL BORE UNDER CR 235 AND THE EXISTING CRX (RAILROAD) RIGHT OF WAY IS EXPECTED.
3. **STORMWATER MANAGEMENT FACILITIES.** STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
4. **PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. THE FOLLOWING IMPACT CALCULATIONS HAVE BEEN PREPARED TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.

NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS.

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SCALE: 1" = 300'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

SUBMITTALS:
CONSTRUCTION/BID REVISIONS:

SUBMITTAL – PD REZONING, AUGUST 31, 2021
RESUBMITTAL – PD REZONING, FEBRUARY 15, 2022
FINAL FOR Council – PD REZONING, APRIL 13, 2022

CLIENT: FLETCHER TRACE (FKA SAVANNAH STATION, PHASE 3)
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD UTILITY PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: B. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 2 of 3

Tech: Ryan Plot Date: Apr 13,2022 11:12am Filename: N:\2021\21-0297\Department\02_Planning\Dwg\Base Files\UP_FletcherTrace_PD_220413.dwg

FLETCHER TRACE

(FKA SAVANNAH STATION, PHASE 3)

PLANNED DEVELOPMENT

EXISTING CONDITIONS PLAN



GENERAL NOTES

1. NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.

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SCALE: 1" = 200'

VERIFY SCALE
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0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
- PD REZONING, AUGUST 31, 2021
- FINAL FOR CC#2 - PD REZONING, APRIL 13, 2022

CLIENT: FLETCHER TRACE (FKA SAVANNAH STATION, PHASE 3)

PROJECT: PLANNED DEVELOPMENT

SHEET TITLE: PD EXISTING CONDITIONS PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 3 of 3

PRELIMINARY PLAT
FOR:

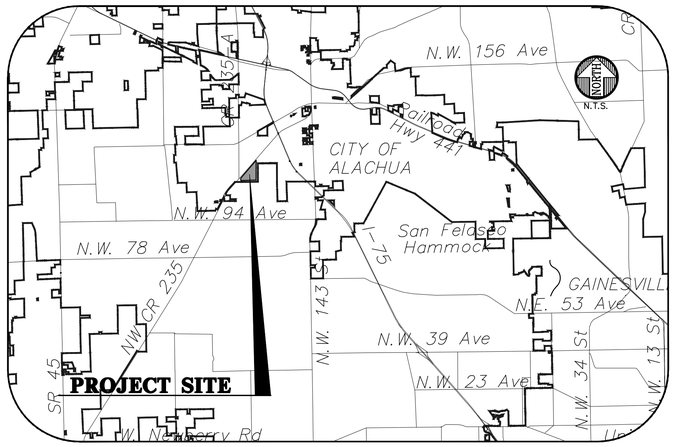
FLETCHER TRACE SUBDIVISION

ALACHUA COUNTY PARCELS 03980-002-001

CITY OF ALACHUA, FLORIDA

SECTION 28, TOWNSHIP 08 SOUTH, RANGE 18 EAST

NOT FOR FINAL RECORDING



VICINITY MAP

GENERAL NOTES

1. *LAND OWNER:*
   WACO OF ALABAMA, INC.
   PO BOX 6937
   JACKSONVILLE, FL 32236
   (904)588-6773
   rich@ngwade.com

2. *DEVELOPER(SUBDIVIDER):*
   FLETCHER DEVELOPMENT, LLC.
   4510 NW 6TH PLACE, 3RD FLOOR
   GAINESVILLE, FL 32607
   (352)224-6400
   blake@thefletchercompanies.com

3. *AGENT OF DEVELOPER/SUBDIVIDER:*
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352)331-1976

4. *ENGINEER OF RECORD:*
   DANIEL H. YOUNG, P.E.
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   daniely@chw-inc.com

5. *SURVEYOR OF RECORD:*
   CHAD COLSON, PSM
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   chadc@chw-inc.com

6. *DATE OF BOUNDARY SURVEY:*
   10/21/2021

7. *WATER SUPPLY:*
   AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY
   DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.

8. *SEWAGE DISPOSAL:*
   A NEW GRAVITY SEWER SYSTEM WILL CONNECT TO A PROPOSED SANITARY LIFT STATION LOCATED WITHIN THE DEVELOPMENT. THE PROPOSED LIFT STATION WILL PUMP TO EXISTING CITY OF ALACHUA GRAVITY SEWER SYSTEM LOCATED AT THE INTERSECTION OF CR 235A AND NW 115 AVE.

9. *DRAINAGE:*
   STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235 AND THE SITE'S LOW AREA. THIS PLAN ILLUSTRATES APPROXIMATELY 23% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.

10. *ELECTRICAL UTILITY PROVISION:*
    CLAY ELECTRIC WILL BE EXTENDED TO THE PROJECT SITE FROM CR 235A AND ALONG FROM CR 235 TO SUPPLY THE UNDERGROUND ELECTRIC TO THE DEVELOPMENT.

11. *NATURAL FEATURES:*
    N/A

12. *ZONING/LAND USE INFORMATION:*
    ZONING = PD-R
    LAND USE = MODERATE DENSITY RESIDENTIAL

SETBACKS:

DEVELOPABLE AREA/LOTS	*FRONT*	*REAR*	*SIDE*	*STREET-FACING GARAGES**
A (1-32, 75-128, 133-215 227-247, 298-346, 355-372)	*10'*	*5'*	*5'*	*18'*
B (33-74, 373-472)	*10'*	*5'*	*5'*	*18'*
C (129-132, 216-226 291-297,347-354)	*10'*	*12'*	*5'*	*18'*
D (248-290)	*10'*	*12'*	*5'*	*18'*

** FOR STREET-FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 18 FEET.*

13. *DEVELOPMENT CONTAINS 344 SINGLE FAMILY LOTS AND 128 MULTI-FAMILY LOTS.*

14. *COVENANTS AND RESTRICTIONS:*
    PROVIDED

15. *ROADWAY TYPE: URBAN CURB AND GUTTER ROADWAY WITH STORM SEWER PIPING AND RENTAL LIGHTING FROM CLAY ELECTRIC.*

16. *UTILITY PROVIDERS:*
    WATER: CITY OF ALACHUA
    SEWER: CITY OF ALACHUA
    ELECTRIC: CLAY ELECTRIC
    PHONE / CABLE: WINDSTREAM AND COX

17. *PHASES SHOWN CAN BE CONSTRUCTED IN ANY ORDER ASSUMING THE NECESSARY INFRASTRUCTURE IS INSTALLED TO SUPPORT EACH GIVEN PHASE*

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

SHEET INDEX

SHEET NUMBER	*DESCRIPTION*
	MASTER PRELIMINARY PLAT
2-12	*DETAILED PRELIMINARY PLAT*
1 - 13 OF 13	*BOUNDARY AND TOPOGRAPHIC SURVEY*

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 2140, PAGE 1834)

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

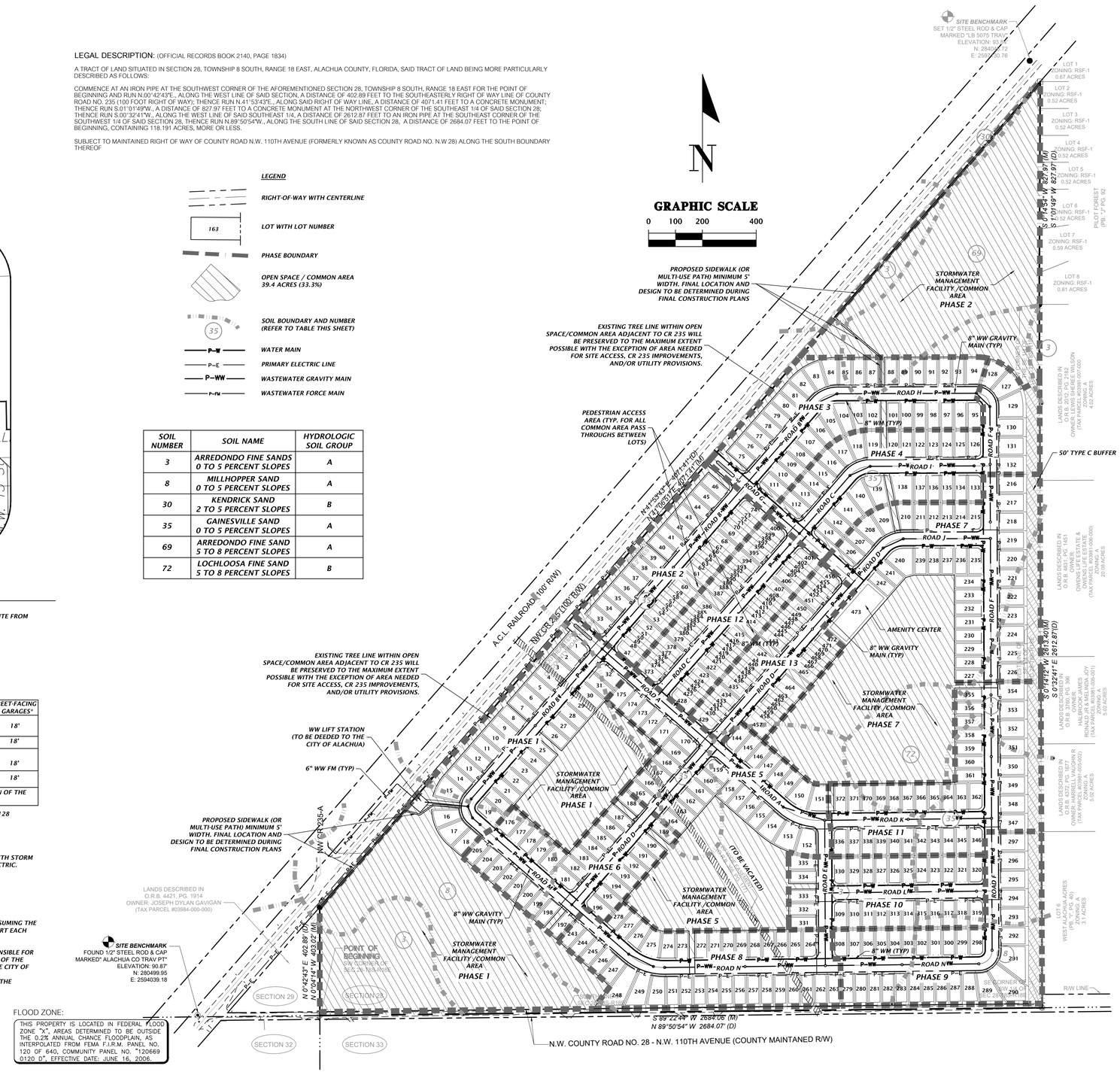
COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°47'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28, THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES, MORE OR LESS.

SUBJECT TO MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD NO. N.W 28) ALONG THE SOUTH BOUNDARY THEREOF

LEGEND

- *RIGHT-OF-WAY WITH CENTERLINE*
- *LOT WITH LOT NUMBER* (163)
- *PHASE BOUNDARY*
- *OPEN SPACE / COMMON AREA 39.4 ACRES (33.3%)*
- *SOIL BOUNDARY AND NUMBER (REFER TO TABLE THIS SHEET)* (35)
- P–W *WATER MAIN*
- P–E *PRIMARY ELECTRIC LINE*
- P–WW *WASTEWATER GRAVITY MAIN*
- P–FM *WASTEWATER FORCE MAIN*

SOIL NUMBER	*SOIL NAME*	*HYDROLOGIC SOIL GROUP*
3	*ARREDONDO FINE SANDS 0 TO 5 PERCENT SLOPES*	*A*
8	*MILLHOPPER SAND 0 TO 5 PERCENT SLOPES*	*A*
30	*KENDRICK SAND 2 TO 5 PERCENT SLOPES*	*B*
35	*GAINESVILLE SAND 0 TO 5 PERCENT SLOPES*	*A*
69	*ARREDONDO FINE SAND 5 TO 8 PERCENT SLOPES*	*A*
72	*LOCHLOOSA FINE SAND 5 TO 8 PERCENT SLOPES*	*B*



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SCALE: 1"=200'

VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
PRELIMINARY PLAT FIRST SUBMITTAL 5/31/2022 - PRELIMINARY PLAT RESUBMITTAL 8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: MASTER PRELIMINARY PLAT

TECHNICAL: K MERRITT, BRODIE, M. CONNOLLY

QUALITY CONTROL: T. HASTAY

PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY

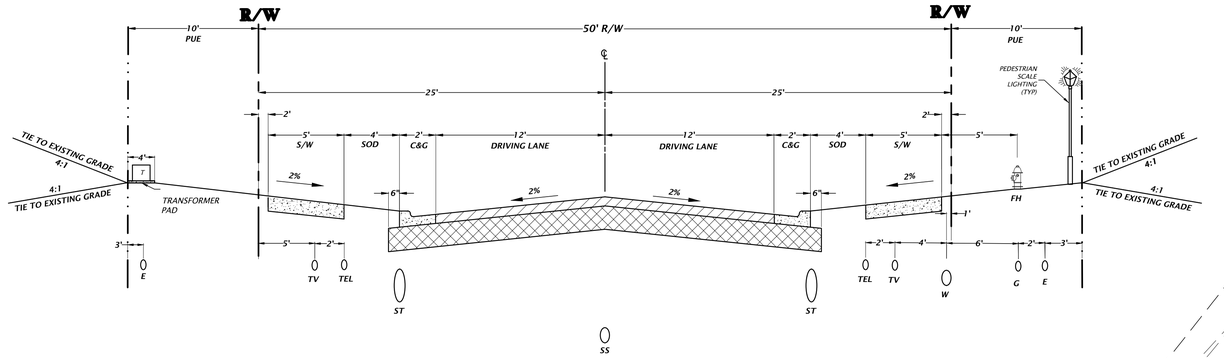
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 84295

Aug 25 2022

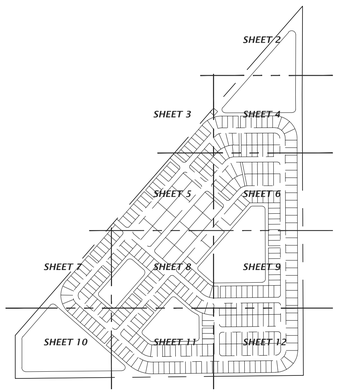
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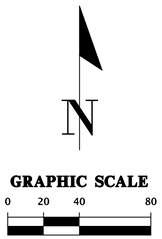
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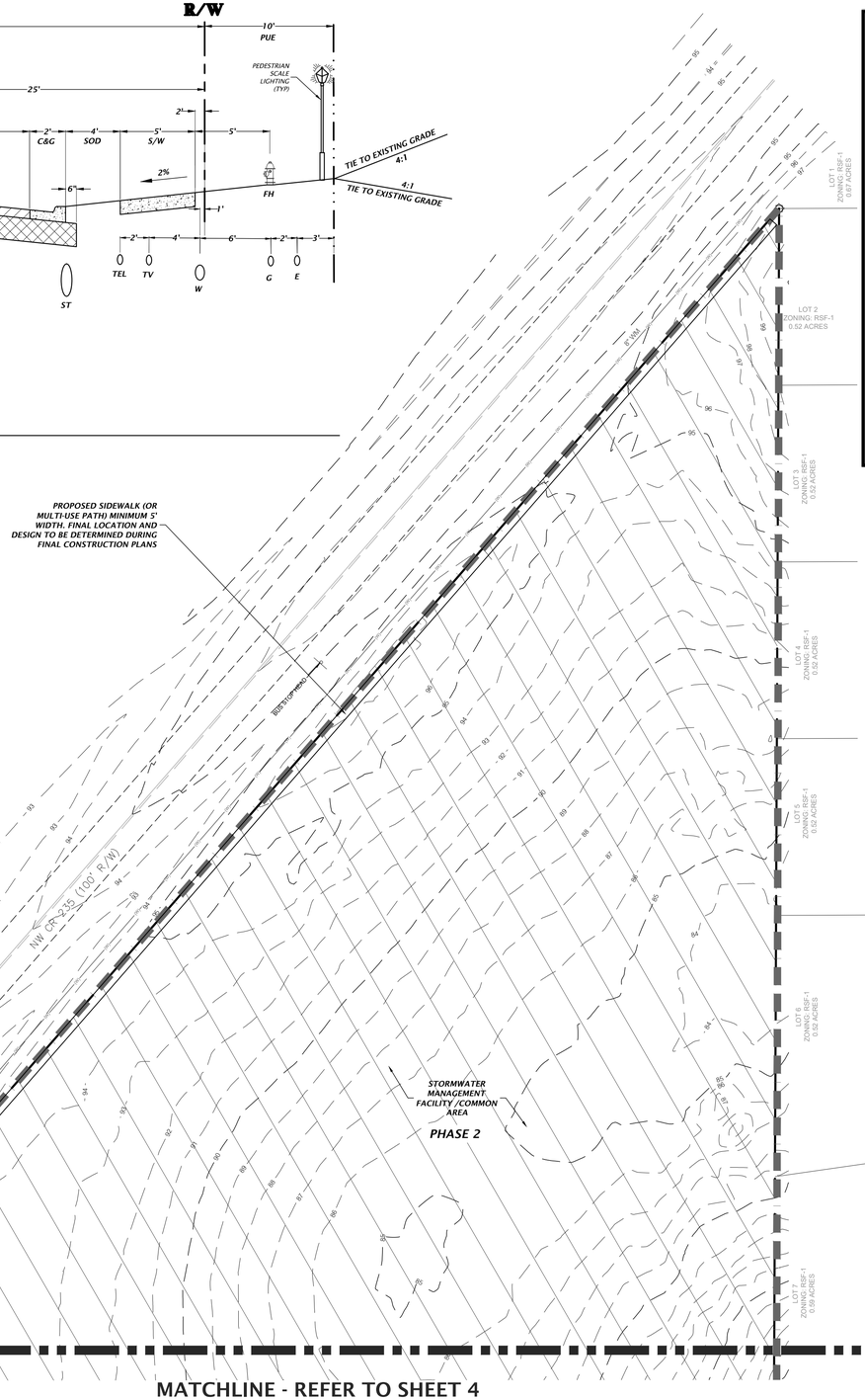
50' R/W
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH

NTS



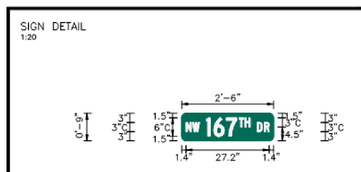


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MATCHLINE - REFER TO SHEET 4

SIGN DETAIL
1:20



SIGN NUMBER	6-3in No. Centered (e
WIDTH x HGHT.	2'-6" x 0'-9"
BORDER WIDTH	0"
CORNER RADIUS	0"
MOUNTING	Ground
BACKGROUND	TYPE: Reflective
	COLOR: Green
LEGEND/BORDER	TYPE: Reflective
	COLOR: White/Green

SYMBOL	ROT	X	Y	WID	HT

Panel Style: Street Name 6-3in no border.ssi
Dimensions are in inches.tenths

Letter locations are panel edge to lower left corner

LETTER POSITIONS (X)

																	LENGTH	SERIES/SIZE
N	W																	C 2000
1.4	3.5																4.4	3
D	R																	C 2000
24.7	26.9																4	3
I	6	7	T	H														C 2000
8.1	10.5	14.6	18.7	20.7													14.3	6.3

NOTE: ROAD SIGN ABOVE SHOWN FOR ILLUSTRATION PURPOSES. ACTUAL SIGNS TO BE DESIGNED ONCE ROADWAY NAMES HAVE BEEN ASSIGNED BY E911.

TYPICAL ROADWAY SIGN DETAIL

NTS



STOP SIGN R1-1
30" X 30"

TRAFFIC SIGN DETAIL

NTS

PILOT FOREST
(PB. "J" PG. 92

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SCALE: 1"=40'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

SUBMITTALS:
- PRELIMINARY PLAT FIRST SUBMITTAL 5/31/2022
- PRELIMINARY PLAT RESUBMITTAL 8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT
PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT
SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K MERRITT
DESIGNER: N CONKLIN
QUALITY CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
LICENSE NUMBER 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 25 2022
FL PE No. 84295

SHEET NO.: 2

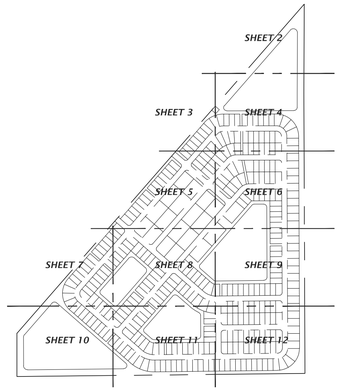
CONSTRUCTION/BID REVISIONS:

Path: K:\chw Plot Date: Aug 25,2022 1:15pm Filename: W:\2021\21-0297\Department\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg

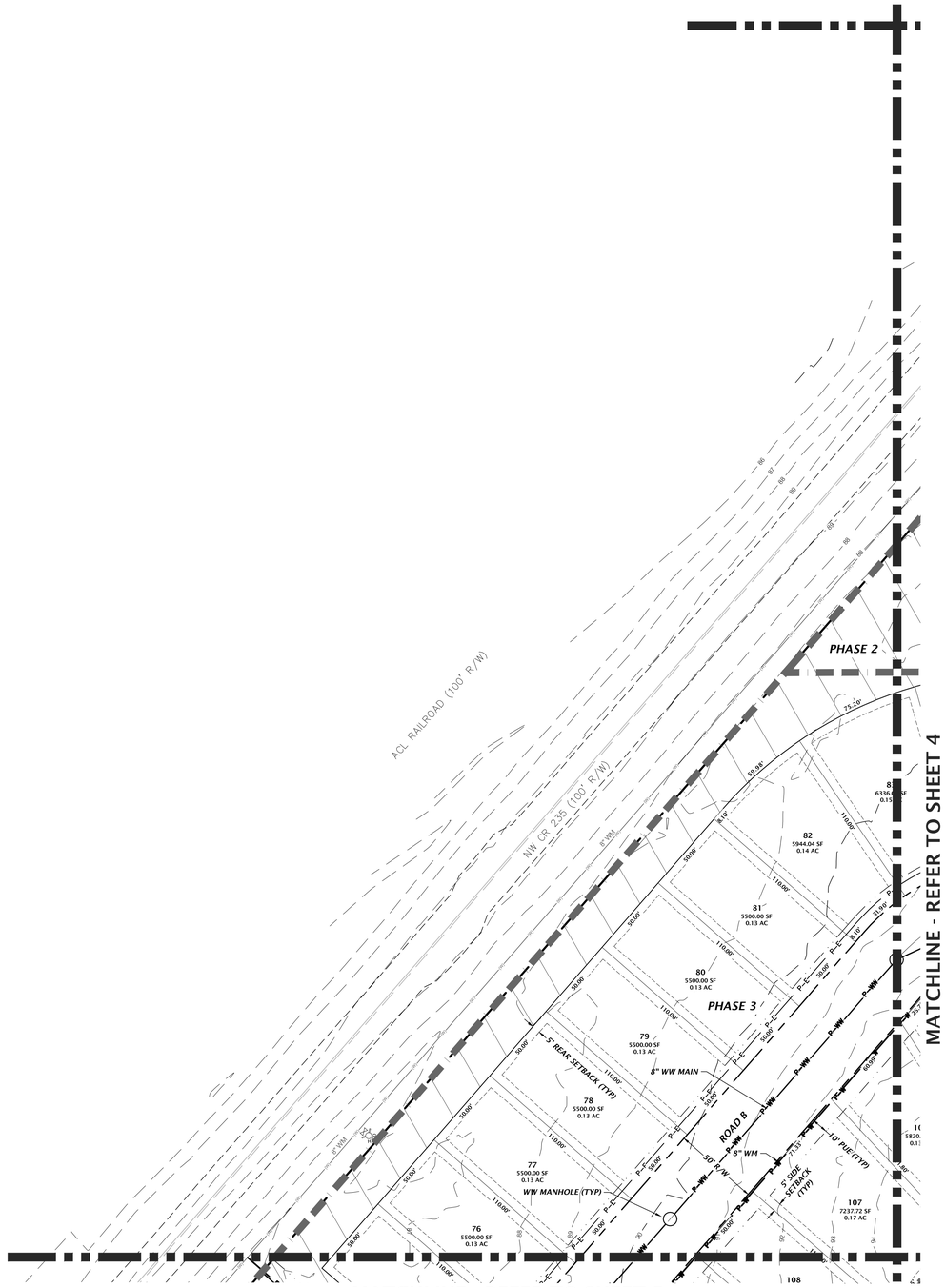


GRAPHIC SCALE

0 20 40 80



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SCALE: 1"=40'

VERIFY SCALE
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IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
8/5/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION
PRELIMINARY PLAT

SHEET TITLE: **DETAILED PRELIMINARY PLAT**

TECHNICIAN: K MERRITT
DESIGNER: K MERRITT
QA/QC: T HASTAY
PROJECT MANAGER: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY

TRAVIS J. HASTAY LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 25 2022

FL PE No. 84295

SHEET NO.: 3

Tech: kurtm Plot Date: Aug 25,2022 1:15pm Filename: N:\2021\21-0297\Department\04_Engineering\02_Civil\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg

MATCHLINE - REFER TO SHEET 2

MATCHLINE - REFER TO SHEET 3

MATCHLINE - REFER TO SHEET 6

ACL RAILROAD (100' R/W)

NW CR 235 (100' R/W)

8" WM

PROPOSED SIDEWALK (OR MULTI-USE PATH) MINIMUM 5' WIDTH. FINAL LOCATION AND DESIGN TO BE DETERMINED DURING FINAL CONSTRUCTION PLANS

STORMWATER MANAGEMENT FACILITY /COMMON AREA

PHASE 2

ROAD H

8" WW MAIN

WW MANHOLE (TYP)

8" WM

PHASE 3

PHASE 4

10' PUE (TYP)

5' SIDE SETBACK (TYP)

5' REAR SETBACK

20'

50' R/W

12' REAR SETBACK

50' BUFFER

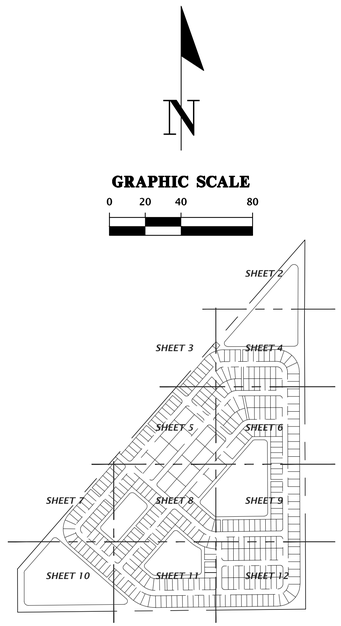
ROAD F

LOT 1
ZONING: RSF-1
0.69 ACRES

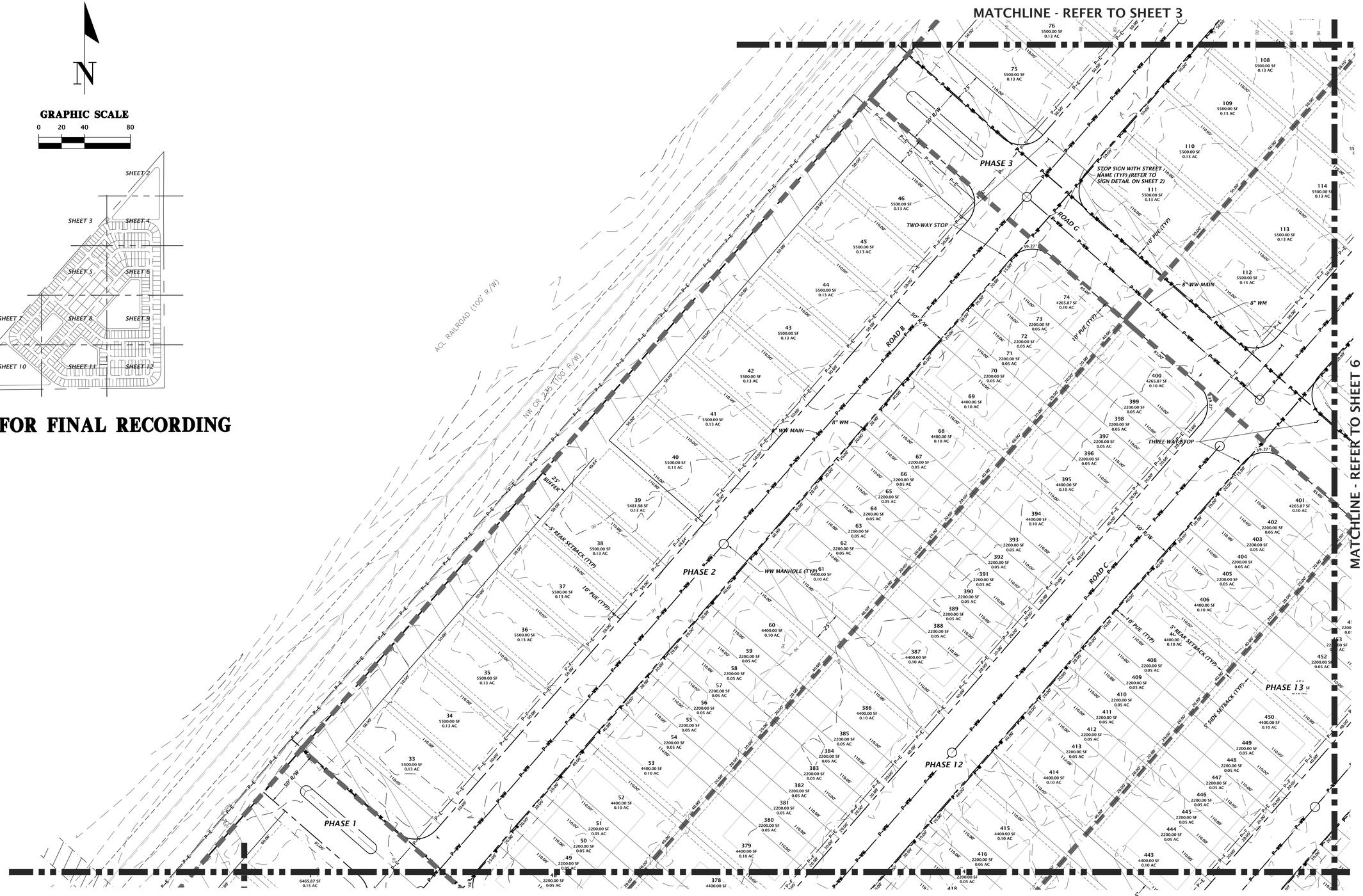
LOT 2
ZONING: RSF-1
0.81 ACRES

LANDS DESCRIBED IN
DEED BOOK 4972, PAGE 1672
OWNER: LEWIS SHEREE WILSON
(TAX PARCEL #: 14591-000-000)
ZONING: A
4.02 ACRES

| | | |



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SCALE: 1"=40'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
7/13/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICAL: K MERRITT
DRAFTER: T BOOCHER
QUALITY CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

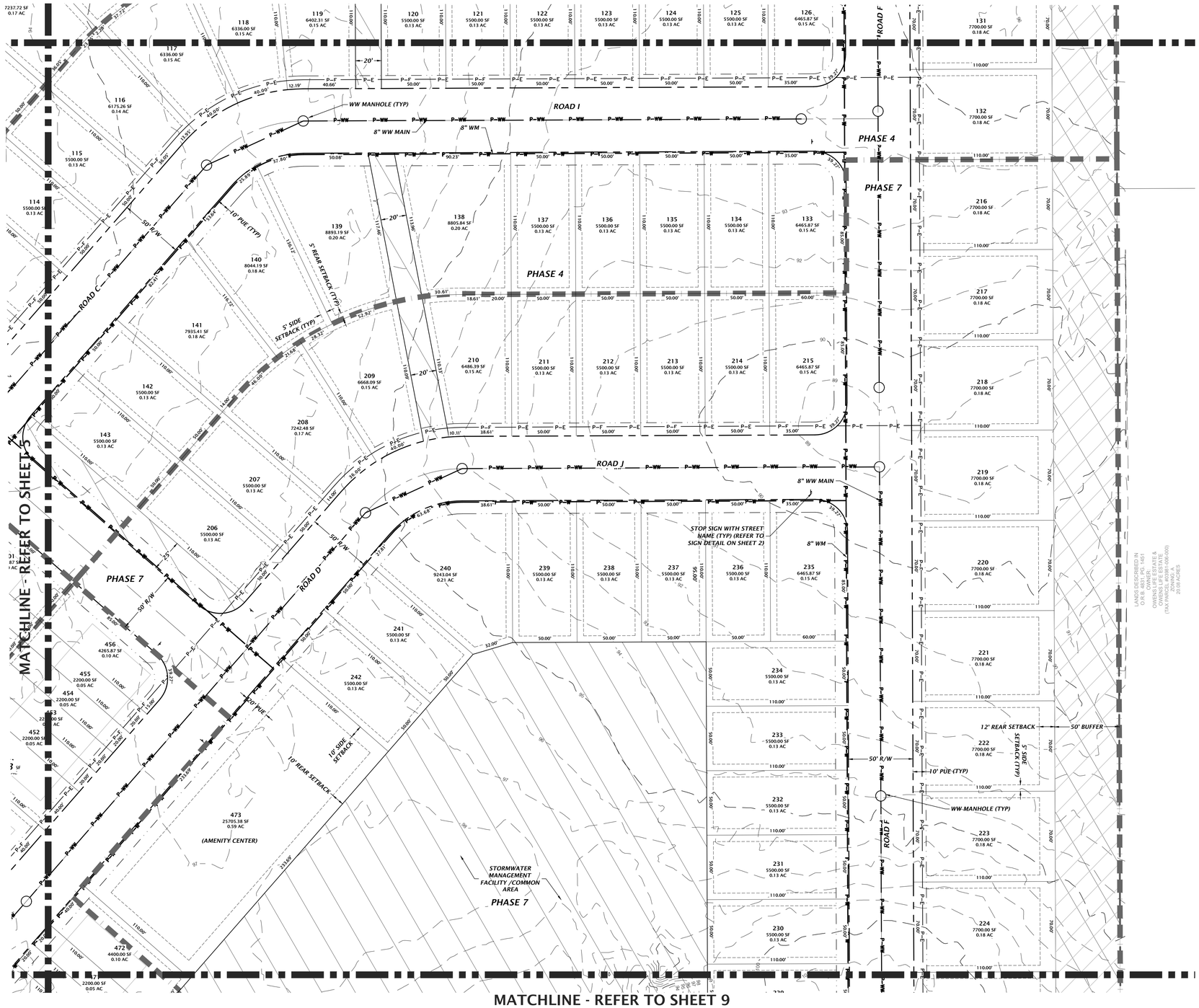
TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 25 2022
FL PE No. 84295

SHEET NO.: 5

CONSTRUCTION/BID REVISIONS:

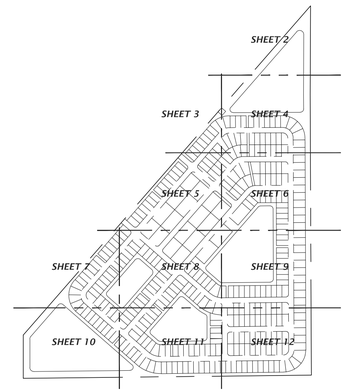
Xref: Xurlm Plot Date: Aug 25,2022 1:15pm Filename: M:\2021\21-0297\Department\Civil_Engineering\02_DWG\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg

MATCHLINE - REFER TO SHEET 4



GRAPHIC SCALE

0 20 40 80



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SCALE: 1"=40'

VERIFY SCALE
BAR BELOW IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
6/30/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICAL: K MERRITT
DESIGNER: T HASTAY
QUALITY CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
LICENSE
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Aug 25 2022
FL PE No. 84295

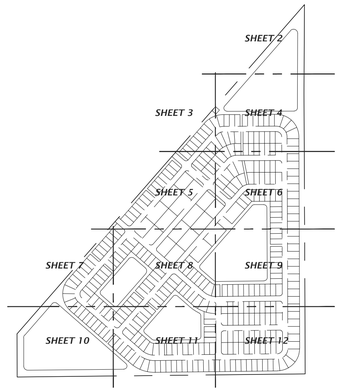
SHEET NO.: 6

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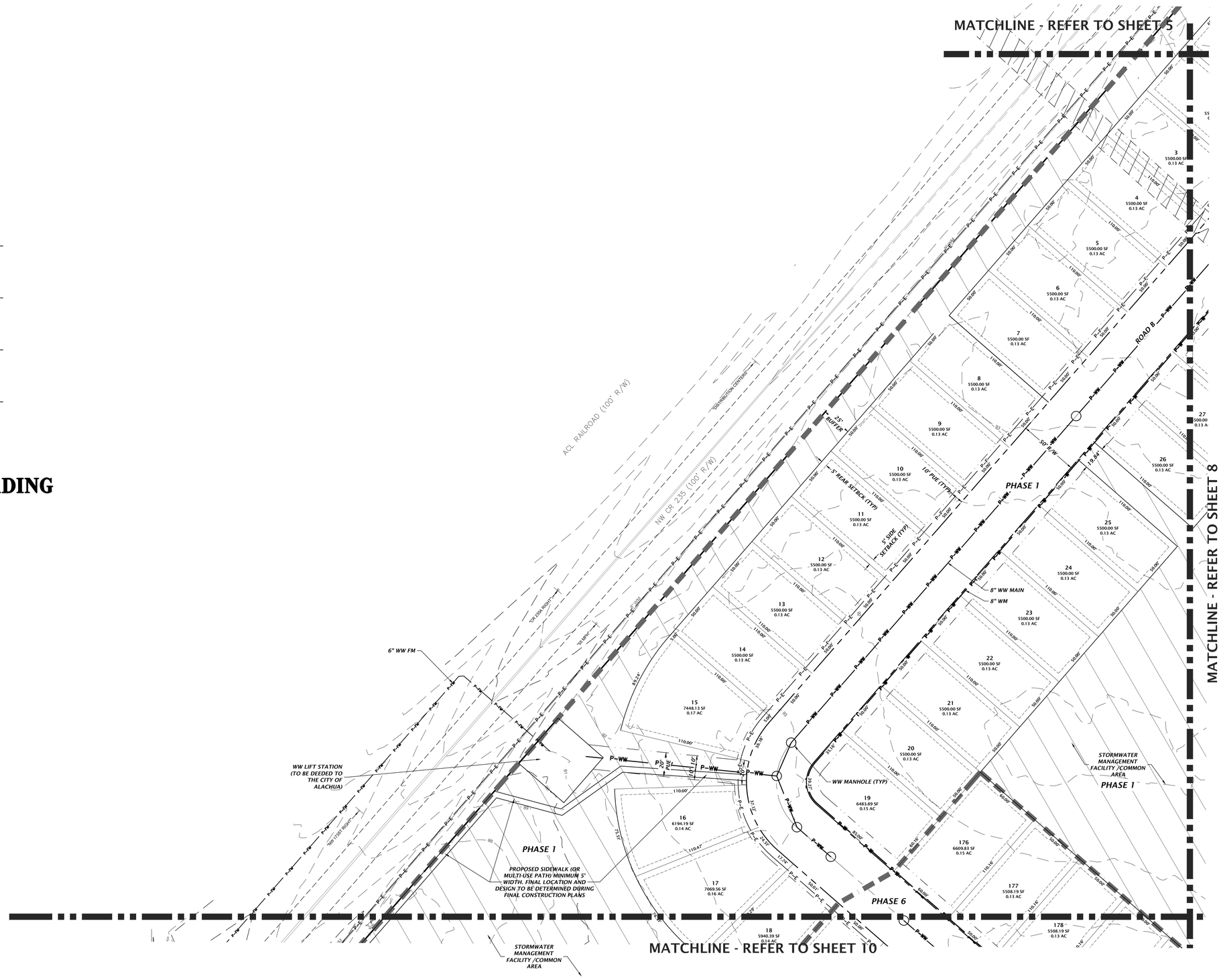
N

GRAPHIC SCALE

0 20 40 80



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SCALE: 1"=40'

VERIFY SCALE
IF BAR MEASURES
EQUAL ONE INCH ON
FULL SIZE PLOT
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
PRELIMINARY PLAT FIRST SUBMITTAL 5/31/2022
PRELIMINARY PLAT RESUBMITTAL 8/25/2022

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K MERRITT
DESIGNER: K MERRITT
QA/QC CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY

LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 25 2022

FL PE No. 84295

SHEET NO.: 7

Tech: kurtm Plot Date: Aug 25,2022 11:16pm Filename: N:\2021\21-0297\Department\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrelPlat FletcherTrace.dwg

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GRAPHIC SCALE
0 20 40 80

SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10
SHEET 11
SHEET 12

NOT FOR FINAL RECORDING

MATCHLINE - REFER TO SHEET 5

MATCHLINE - REFER TO SHEET 9

MATCHLINE - REFER TO SHEET 7

MATCHLINE - REFER TO SHEET 11

ROAD A
ROAD B
ROAD C
ROAD D
50' R/W
TWO-WAY STOP
FOUR-WAY STOP
STOP SIGN WITH STREET NAME (TYP) (REFER TO SIGN DETAIL ON SHEET 2)
8" WW MAIN
8" WM
WW MANHOLE (TYP)
10' PUE (TYP)
5' REAR SETBACK (TYP)
5' SIDE SETBACK (TYP)
PHASE 1
PHASE 5
PHASE 6
PHASE 7
PHASE 12
PHASE 13
STORMWATER MANAGEMENT FACILITY /COMMON AREA

SCALE: 1"=40'
VERIFY SCALE BAR IS CORRECT ON PLOTTED DRAWINGS. IF NOT ONE INCH ON PLOTTED DRAWINGS, SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
7/28/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT
PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT
SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K MERRITT
DESIGNER: K MERRITT
QA/QC CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 25 2022
FL PE No. 84295

SHEET NO.: 8

Tech: kurtm Plot Date: Aug 25,2022 1:15pm Filename: N:\2021\21-0297\Department\04_Engineering\02_Design\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg

MATCHLINE - REFER TO SHEET 6

MATCHLINE - REFER TO SHEET 8

MATCHLINE - REFER TO SHEET 12

PHASE 13

PHASE 7

PHASE 11

PHASE 5

PHASE 10

PHASE 9

ROAD F

ROAD K

ROAD E

STORMWATER MANAGEMENT FACILITY /COMMON AREA

POSSIBLE LOCATION FOR TRAFFIC CALMING DEVICE. FINAL LOCATION TO BE DETERMINED DURING CONSTRUCTION PLAN REVIEW PROCESS.

STOP SIGN WITH STREET NAME (TYP) (REFER TO SIGN DETAIL ON SHEET 2)

8" WM

8" WW MAIN

WW MANHOLE (TYP)

50' R/W

5' SIDE SETBACK (TYP)

10' PUE (TYP)

12' REAR SETBACK

50' BUFFER

LANDS DESCRIBED IN O.R.B. 3760, PG. 396 OWNER: HALBROOK JAMES DONALD JR. & MARSHA JOY (TAX PARCEL #03881-005-001) ZONING: A FLU: RURAL

LANDS DESCRIBED IN O.R.B. 4372, PG. 1677 OWNER: ARREDONDO FARMER (TAX PARCEL #03881-005-002) ZONING: A FLU: RURAL

GRAPHIC SCALE
0 20 40 80

SHEET 2
SHEET 3 SHEET 4
SHEET 5 SHEET 6
SHEET 7 SHEET 8 SHEET 9
SHEET 10 SHEET 11 SHEET 12

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SCALE: 1"=40'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
8/3/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

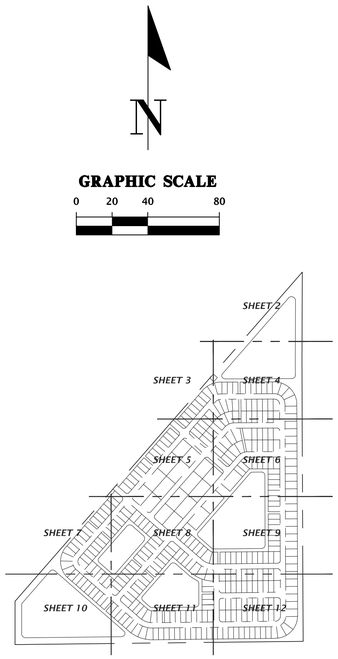
SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K. MERRITT
DESIGNER: N. CLOTFELTER
QUALITY CONTROL: T. HASTAY
PROJECT NUMBER: 21-0297

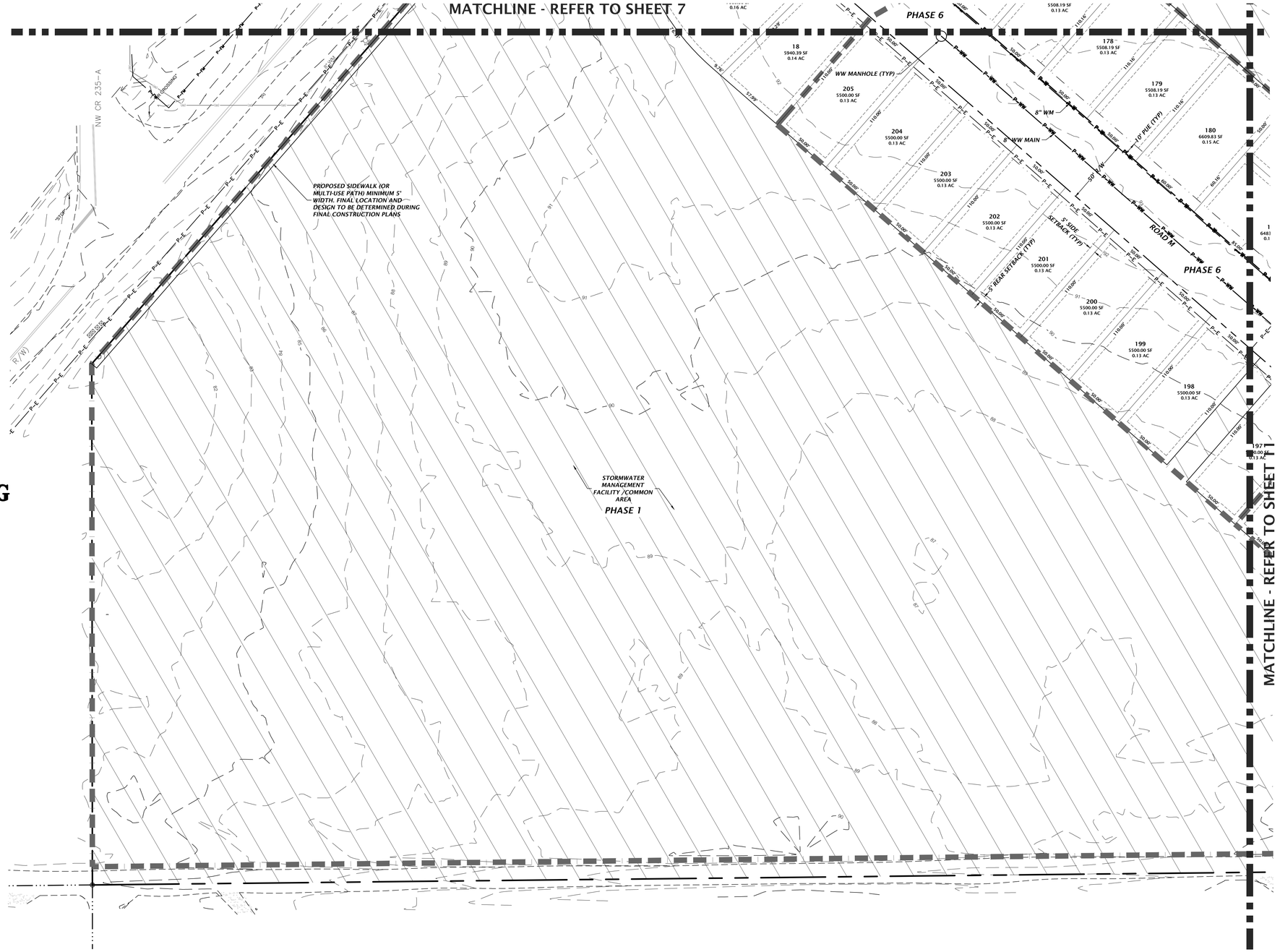
TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 25 2022
FL PE No. 84295

SHEET NO.: 9

Tech: kurtin Plot Date: Aug 25,2022 11:16pm Filename: M:\2021\21-0297\Departments\04_Engineering\03_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg



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SCALE: 1"=40'

VERIFY SCALE
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IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
- PRELIMINARY PLAT FIRST SUBMITTAL 3/31/2022
- PRELIMINARY PLAT RESUBMITTAL 5/31/2022
- PRELIMINARY PLAT RESUBMITTAL 8/25/2022

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

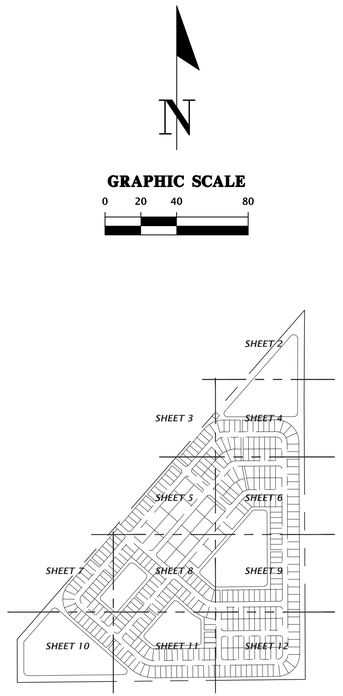
SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K MERRITT
DESIGNER: N. CLAPP
QA/QC CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

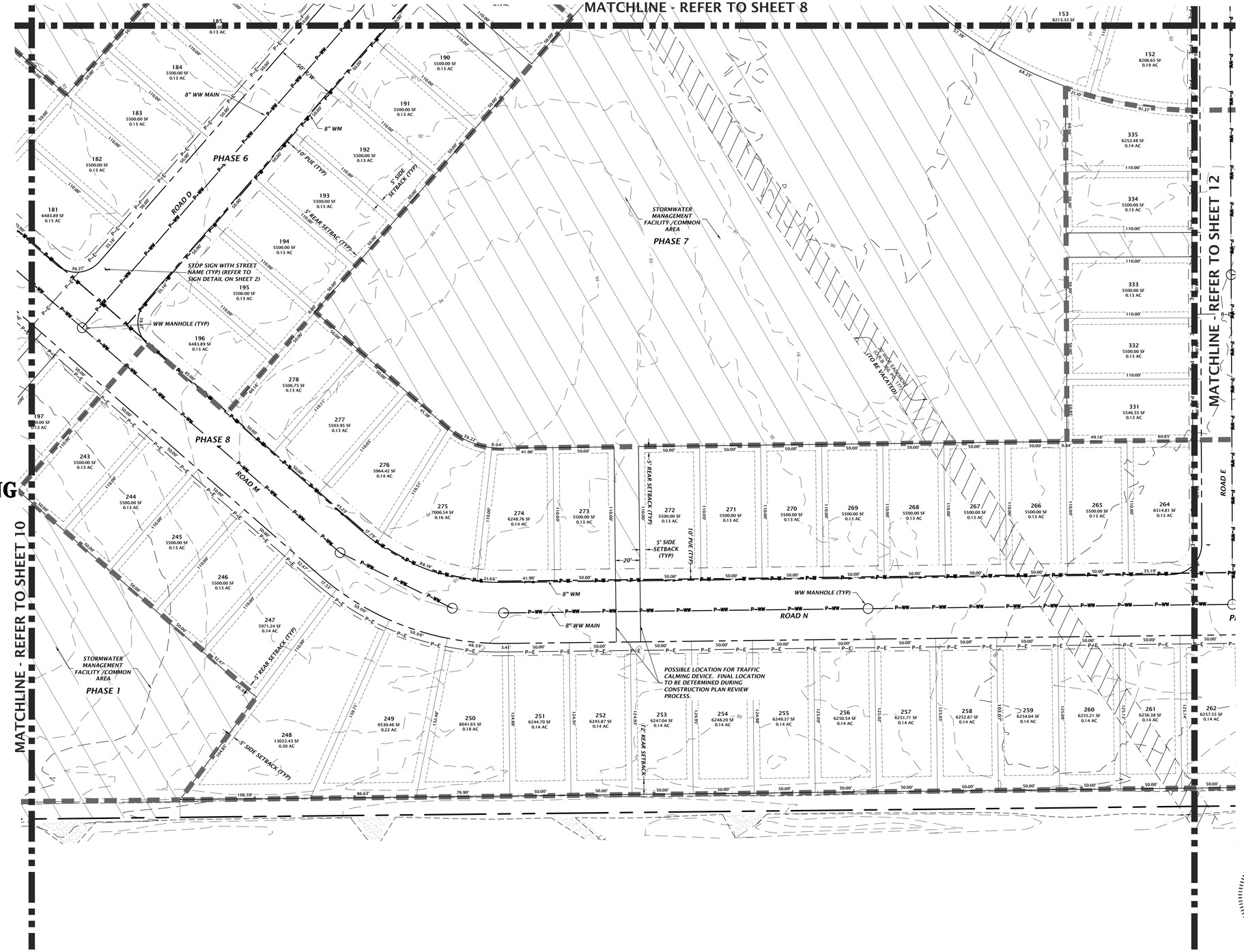
TRAVIS J. HASTAY
LICENSE
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Aug 25 2022
FL PE No. 84295

SHEET NO.: 10

Tech: kurtm Plot Date: Aug 25,2022 11:16pm Filename: N:\2021\21-0297\Departments\04_Engineering\02_DWGS\Production Files\Preliminary Plat\21-0297 DetailedPrePlat TraceTrace.dwg



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SCALE: 1"=40'

VERIFY SCALE
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IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
8/5/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K MERRITT
DESIGNER: M COVINGTON
QUALITY CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY

TRAVIS J. HASTAY LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Aug 25 2022
FL PE No. 84295

SHEET NO.: 11

Yetch: kurtm Plot Date: Aug 25,2022 1:16pm Filename: M:\2021\21-0297\Department\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg

MATCHLINE - REFER TO SHEET 9

MATCHLINE - REFER TO SHEET 11

MATCHLINE - REFER TO SHEET 10

PHASE 11

PHASE 10

PHASE 9

PHASE 8

ROAD L

ROAD F

ROAD N

50' R/W

5' REAR SETBACK (TYP)

10' PUE (TYP)

5' SIDE SETBACK (TYP)

10' REAR SETBACK (TYP)

12' REAR SETBACK

50' BUFFER

WW MANHOLE (TYP)

8" WM

8" WW MAIN

STOP SIGN WITH STREET NAME (TYP) (REFER TO SIGN DETAIL ON SHEET 2)

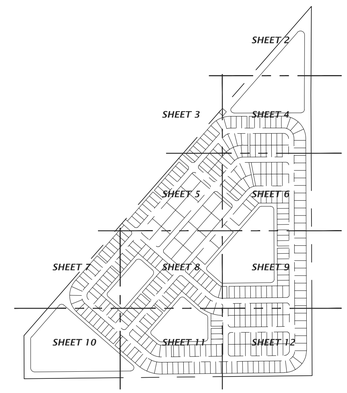
LOT 6
WEST ALACHUA ACRES
PB-E, PG-54, ALA CO
ZONING A
3.1 ACRES

336 6375.36 SF 0.15 AC	337 5500.16 SF 0.13 AC	338 5500.16 SF 0.13 AC	339 5500.16 SF 0.13 AC	340 5500.16 SF 0.13 AC	341 5500.16 SF 0.13 AC	342 5500.16 SF 0.13 AC	343 5500.16 SF 0.13 AC	344 5500.16 SF 0.13 AC	345 5500.16 SF 0.13 AC	346 6556.74 SF 0.15 AC		
330 6370.55 SF 0.15 AC	329 5500.16 SF 0.13 AC	328 5500.16 SF 0.13 AC	327 5500.16 SF 0.13 AC	326 5500.16 SF 0.13 AC	325 5500.16 SF 0.13 AC	324 5500.16 SF 0.13 AC	323 5500.16 SF 0.13 AC	322 5500.16 SF 0.13 AC	321 5500.16 SF 0.13 AC	320 6561.55 SF 0.15 AC		
309 6375.36 SF 0.15 AC	310 5500.16 SF 0.13 AC	311 5500.16 SF 0.13 AC	312 5500.16 SF 0.13 AC	313 5500.16 SF 0.13 AC	314 5500.16 SF 0.13 AC	315 5500.16 SF 0.13 AC	316 5500.16 SF 0.13 AC	317 5500.16 SF 0.13 AC	318 5500.16 SF 0.13 AC	319 6556.74 SF 0.15 AC		
64 1.81 SF 5 AC	308 6370.55 SF 0.15 AC	307 5500.16 SF 0.13 AC	306 5500.16 SF 0.13 AC	305 5500.16 SF 0.13 AC	304 5500.16 SF 0.13 AC	303 5500.16 SF 0.13 AC	302 5500.16 SF 0.13 AC	301 5500.16 SF 0.13 AC	300 5500.16 SF 0.13 AC	299 5500.16 SF 0.13 AC	298 6561.55 SF 0.15 AC	
262 6257.55 SF 0.14 AC	263 6258.71 SF 0.14 AC	279 6259.88 SF 0.14 AC	280 6261.05 SF 0.14 AC	281 6262.22 SF 0.14 AC	282 6263.38 SF 0.14 AC	283 6264.55 SF 0.14 AC	284 6265.72 SF 0.14 AC	285 6266.89 SF 0.14 AC	286 6268.05 SF 0.14 AC	287 6269.22 SF 0.14 AC	288 7149.08 SF 0.16 AC	289 9226.30 SF 0.21 AC

297 7700.00 SF 0.18 AC	296 7700.00 SF 0.18 AC	295 7700.00 SF 0.18 AC	294 7700.00 SF 0.18 AC
293 7700.00 SF 0.18 AC	292 7700.00 SF 0.18 AC	291 12565.24 SF 0.29 AC	290 13489.93 SF 0.31 AC

N

GRAPHIC SCALE
0 20 40 80



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SCALE: 1"=40'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
7/28/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K. MERRITT
DESIGNER: NICK CAMPAP
QUALITY CONTROL: T. HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
LICENSE No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Aug 25 2022
FL PE No. 84295

SHEET NO.: 12

Tech: kurfm Plot Date: Aug 25,2022 1:17pm Filename: N:\2021\21-0297\Department\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 2140, PAGE 1834)

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28, THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES, MORE OR LESS.

SUBJECT TO MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD NO. N.W 28) ALONG THE SOUTH BOUNDARY THEREOF

SURVEYORS NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK, NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
7. THE 20' EASEMENT SHOWN HEREON IS AN APPROXIMATE LOCATION. THE LOCATION IS BASED ON A SURVEY DONE BY ACLS THAT THIS OFFICE HAS ON FILE. PROJECT NUMBER 97-362, DATED 9-25-1997.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
9. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
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11. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* LAYER IN THE SUPPLIED DIGITAL FILE.
12. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
13. 6. ONLY TREES 3" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
14. THIS SURVEY CONSISTS OF THIRTEEN (13) SHEETS IN TOTAL. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY AND ADJOINING INFORMATION. SEE SHEETS TWO (2) THROUGH THIRTEEN (13) FOR DETAILED TOPOGRAPHIC INFORMATION.

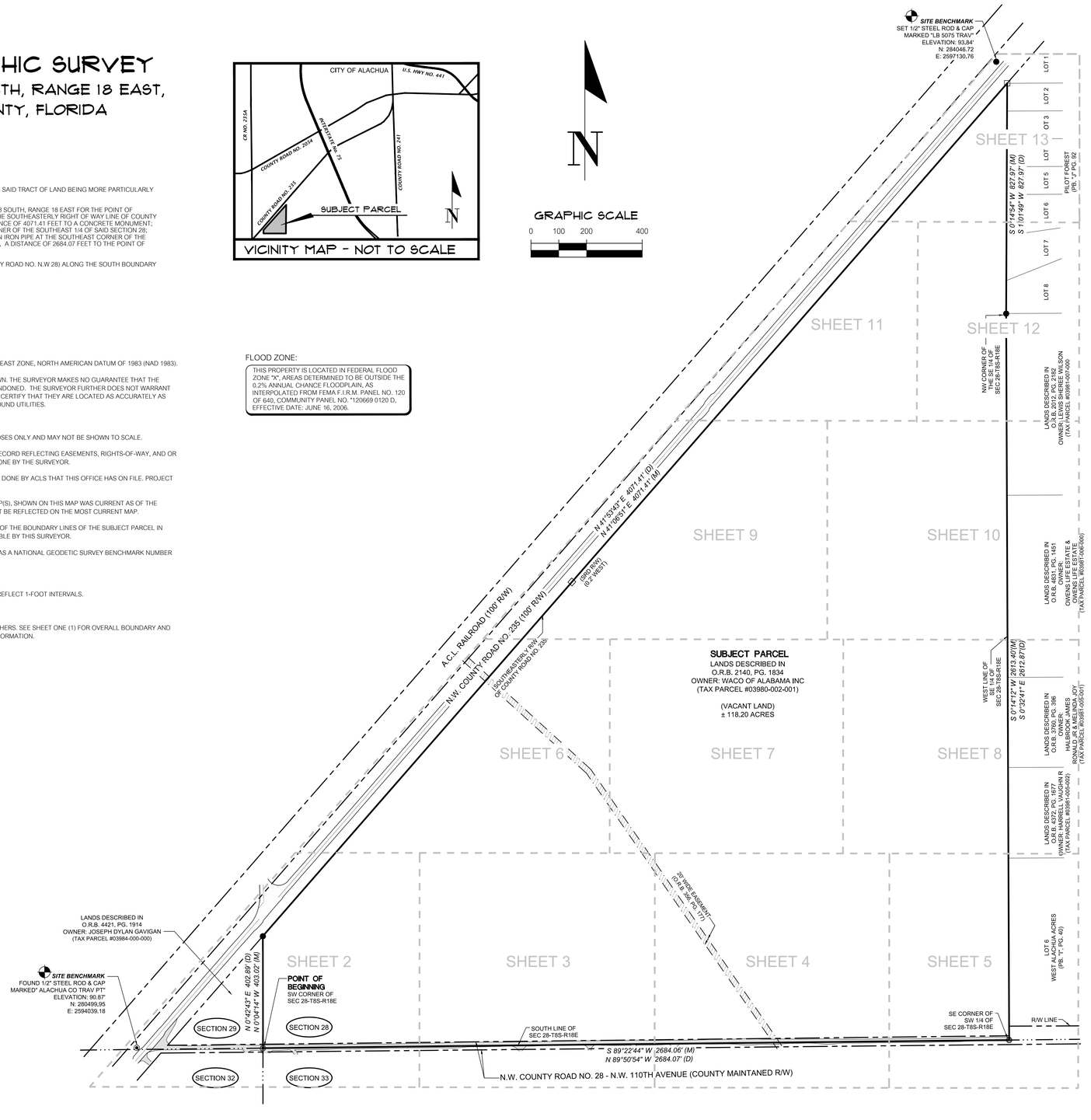
VICINITY MAP - NOT TO SCALE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

LEGEND:

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SCALE: 1" = 200'

VERIFY SCALE
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IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:
FLETCHER DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEY DATE: 10-21-2021
REVISION DATE: N/A
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF: NG
CHECKED BY: CAC
FIELD BOOK & PG: 617 / 75

This map prepared by:
CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142

Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED (OR) DIGITAL SIGNITURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
1 OF 13

Tech: chcbs Plot Date: Mar 10,2022 5:40pm Filename: N:\2021\21-0297\Department\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

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GRAPHIC SCALE
0 20 40 80

MATCHLINE - SEE SHEET 6
MATCHLINE - SEE SHEET 3

Tech: shade Plot Date: Mar 10,2022 5:45pm Filename: N:\2021\21-0297\Departments\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

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0 1"

CERTIFIED TO:

SURVEY DATE: 10-21-2021
REVISION DATE: N/A
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF: NG
DRAWN BY: CAC
FIELD BOOK & PG: 617 / 75

SEE SHEET ONE (1) OF THIRTEEN (13)

This map prepared by:
CHAD A. COLSON
SEE SHEET ONE (1) OF THIRTEEN (13)
Professional Surveyor & Mapper Fla. License No. 7142

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2 OF 13

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

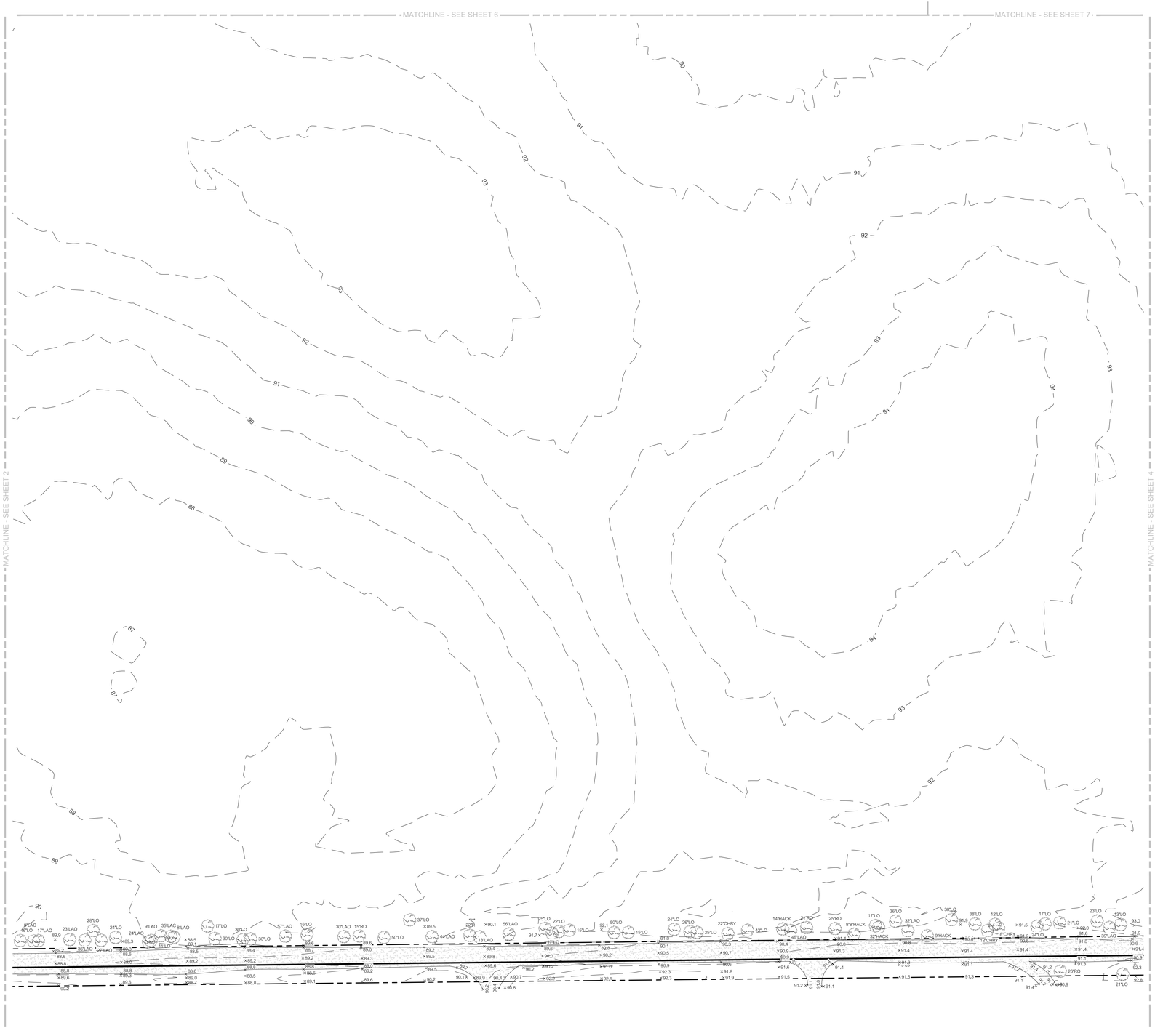
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SEE SHEET ONE (1) OF THIRTEEN (13)

CERTIFIED TO:

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REVISION DATE: N/A
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TECHNICIAN: NAD
CREW CHIEF: AG
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CHAD A. COLSON

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Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:

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Tech: chcbs Plot Date: Mar 10,2022 5:40pm Filename: N:\2021\21-0297\Department\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

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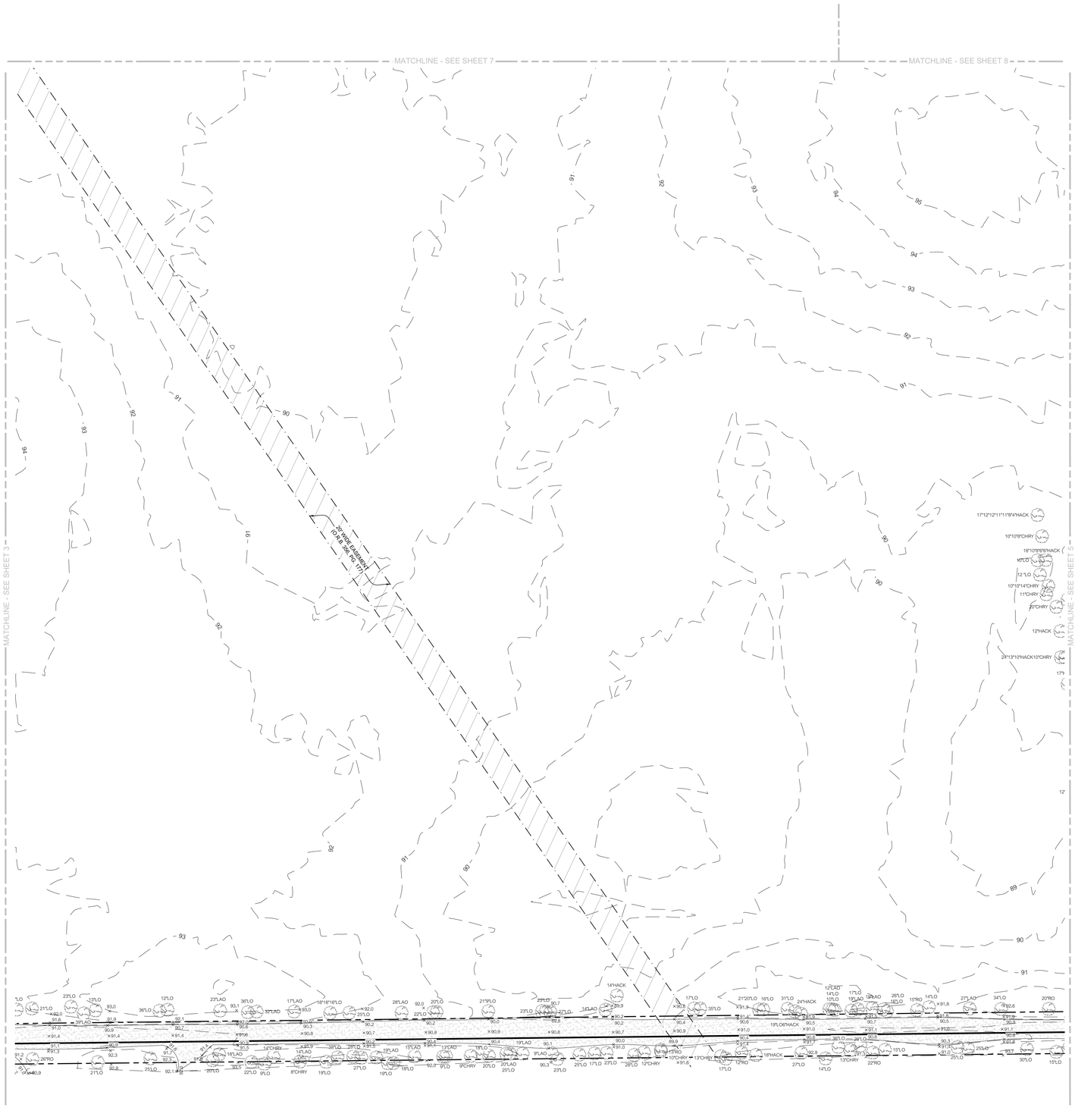
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- = TELEPHONE PEDESTAL
- = WOODEN POWER POLE
- = WATER VALVE
- = FIBER OPTIC LINE MARKER
- = MAILBOX
- = WOODEN POWER POLE
- = BENCHMARK
- 85, = CONTOUR LINE

X 85.5 = SPOT ELEVATION (PERVIOUS)
X 85.45 = SPOT ELEVATION (IMPERVIOUS)

- = ASPHALT SURFACE
- = DIRT / LIMEROCK SURFACE

GRAPHIC SCALE
0 20 40 80



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est. 1988 FLORIDA CA-5075

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SCALE: 1" = 40'

VERIFY SCALE
BAR IS ONE INCH ON
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IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.
0 1"

CERTIFIED TO:

SURVEY DATE: 10-21-2021
REVISION DATE: N/A
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF: NQ
DRAWN BY: CAC
CHECKED BY: CAC
FIELD BOOK & PG: 617 / 75

CHAD A. COLSON
SEE SHEET ONE (1) OF THIRTEEN (13)
Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:

Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND RAISED SEAL OR
DIGITAL SIGNATURE OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.:
4 OF 13

Tech: chada Plot Date: Mar 10,2022 5:40pm Filename: N:\2021\21-0297\Department\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

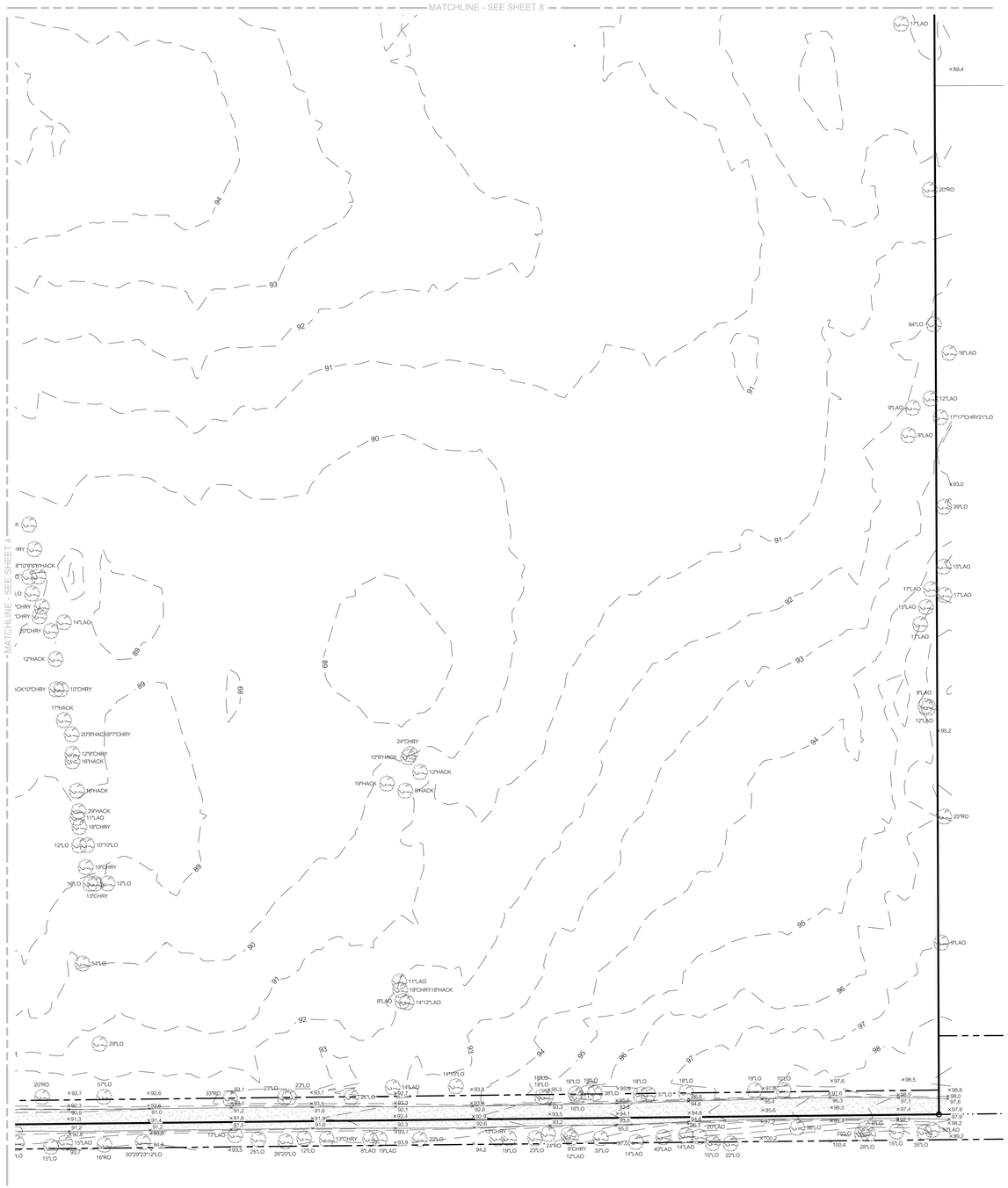
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N

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CERTIFIED TO:

SEE SHEET ONE (1) OF THIRTEEN (13)

SURVEY DATE:	10-21-2021
REVISION DATE:	N/A
PROJECT NO:	21-0297
TECH/DRAWN:	NAD
CREW CHIEF:	DS
CHECKED BY:	CAC
FIELD BOOK & PG:	617 / 75

CHAD A. COLSON

SEE SHEET ONE (1) OF THIRTEEN (13)

Professional Surveyor & Mapper Fla. License No. 7142

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SHEET NO.:
5 OF 13

Tech: chads Plot Date: Mar 10,2022 5:33pm Filename: N:\2021\21-0297\Department\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

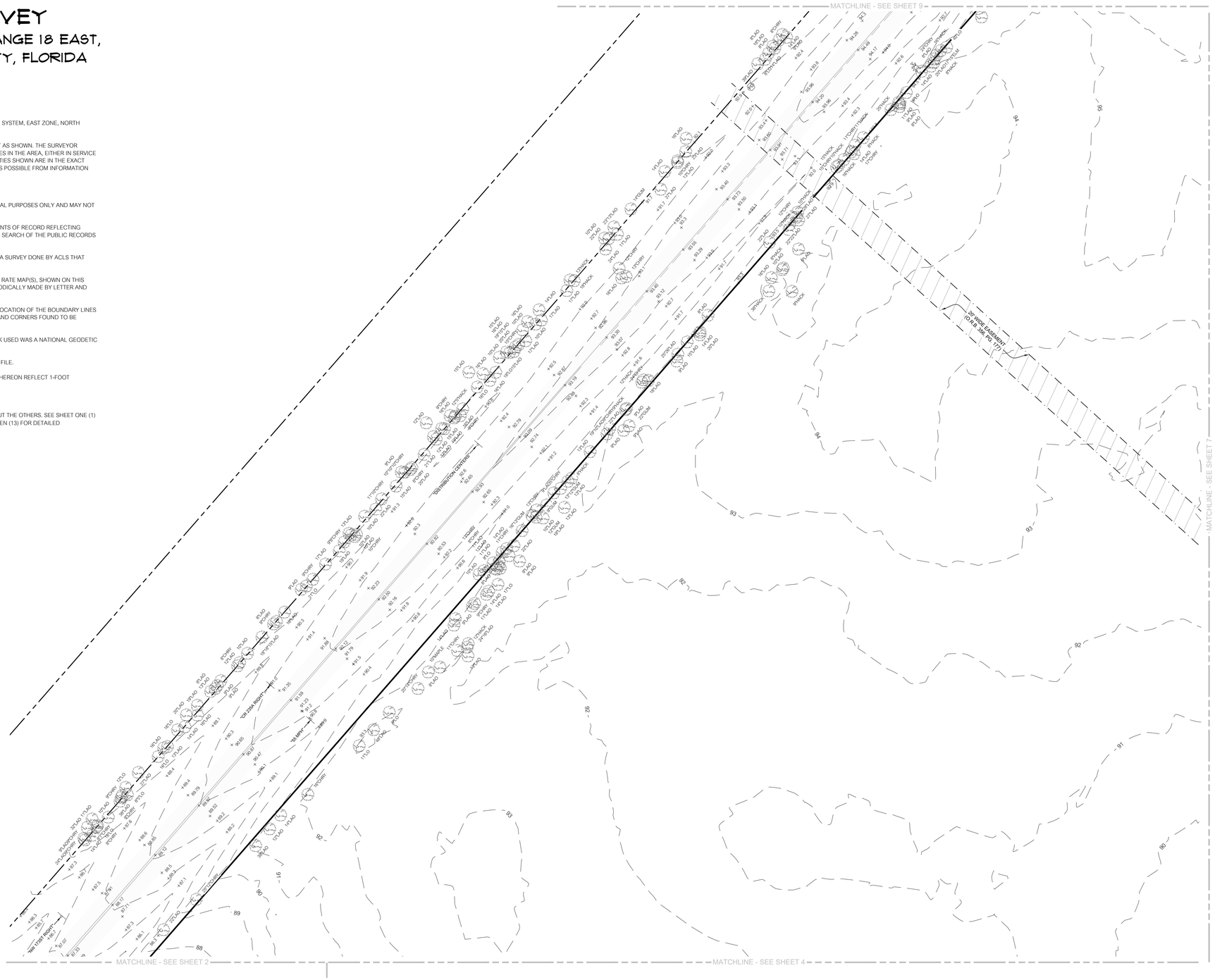
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GRAPHIC SCALE
0 20 40 80



BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

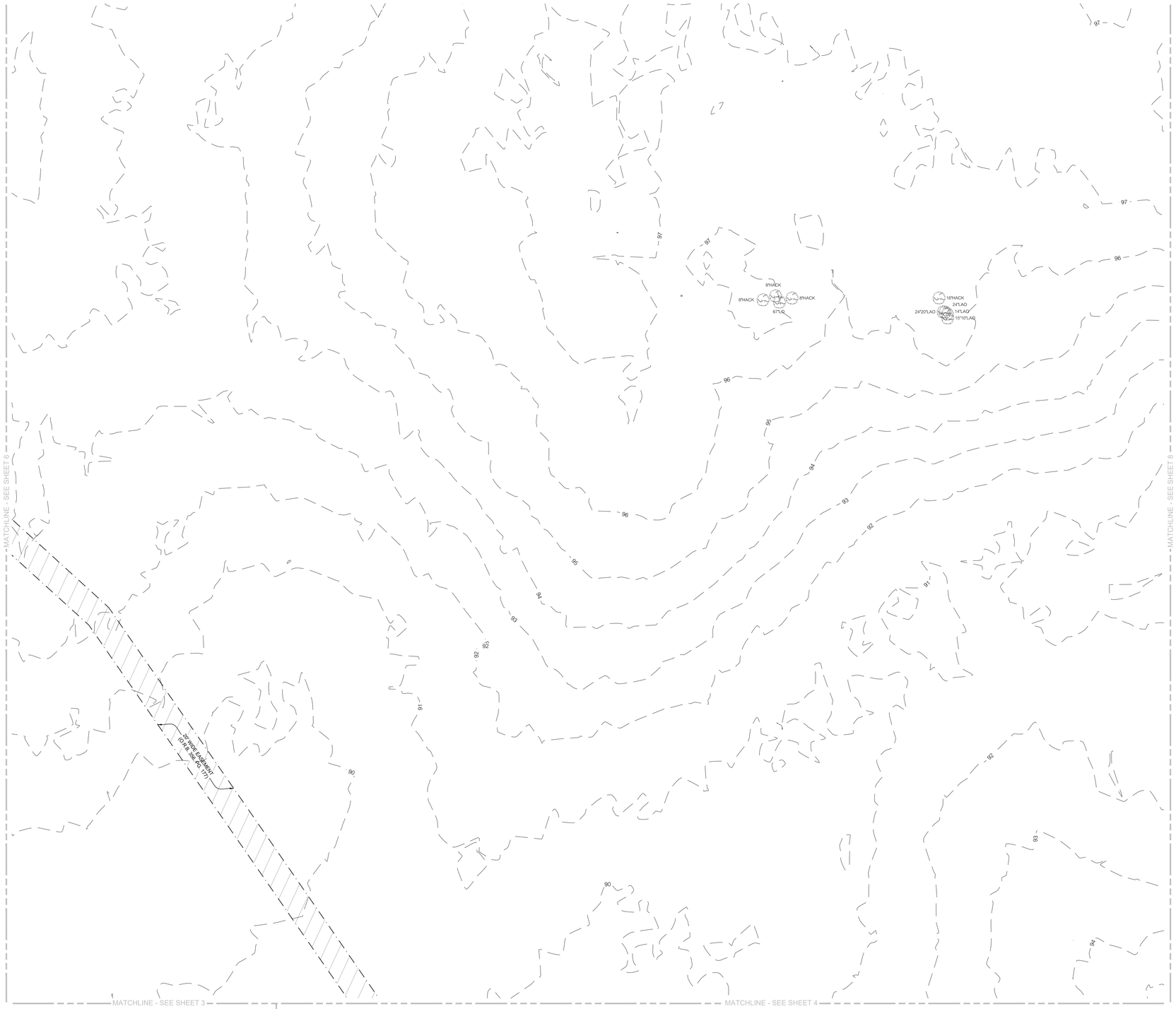
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N

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SEE SHEET ONE (1) OF THIRTEEN (13)

CERTIFIED TO:

SURVEY DATE: 10-21-2021
REVISION DATE: N/A
PROJECT NO. 21-0297

TECHNICIAN: NAD
CREW CHIEF: CAC
DRAWN BY: CAC
CHECKED BY: CAC
FIELD BOOK & PG: 617 / 75

This map prepared by:

CHAD A. COLSON

SEE SHEET ONE (1) OF THIRTEEN (13)

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SHEET NO.: 7 OF 13

Tech: chads Plot Date: Mar 10,2022 5:39pm Filename: H:\2021\21-0297\Department\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

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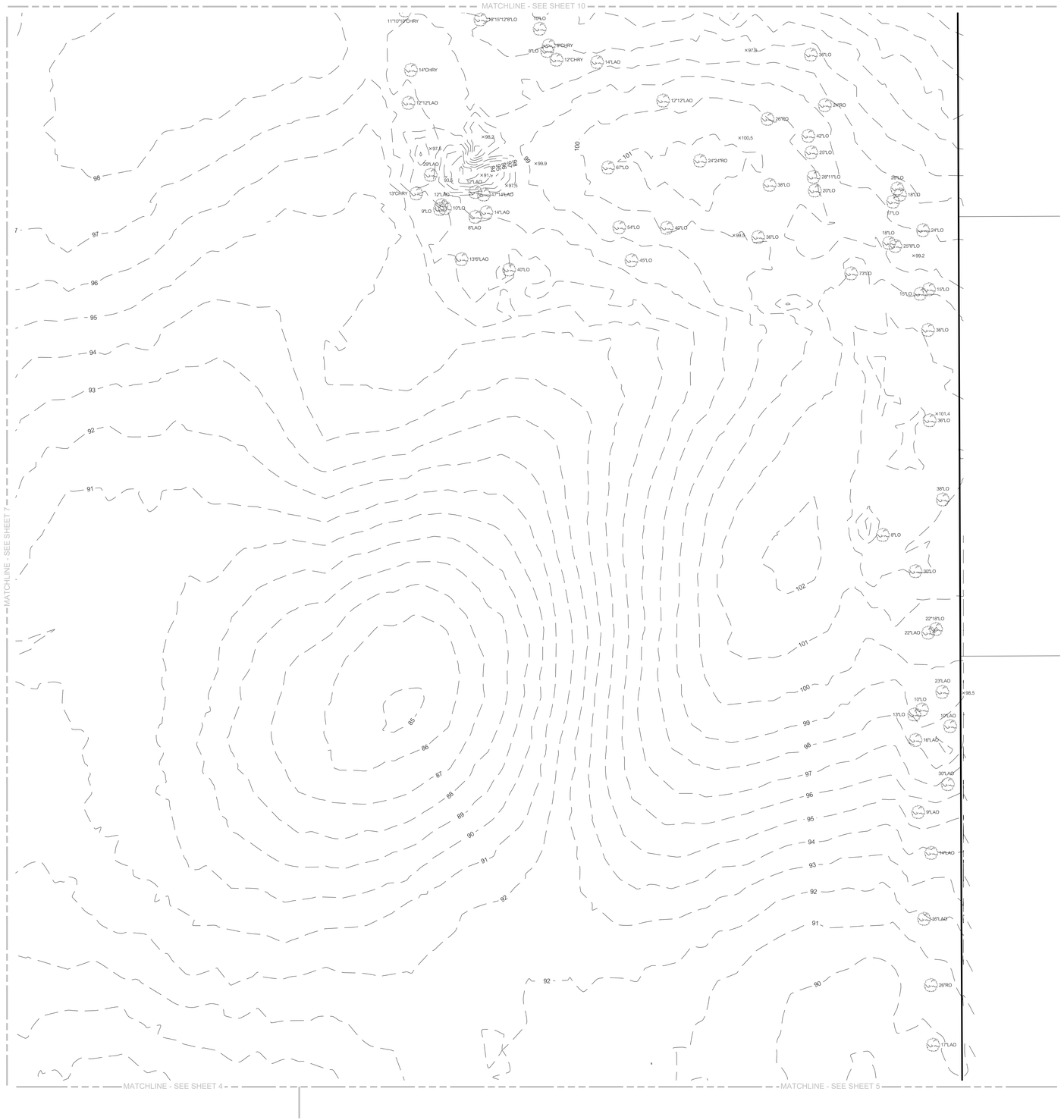
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SIGNATURE AND/OR ELECTRONIC
DIGITAL SIGNATURE OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.:
8 OF 13

Tech: chcds Plot Date: Mar 10,2022 5:38pm Filename: N:\2021\21-0297\Department\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

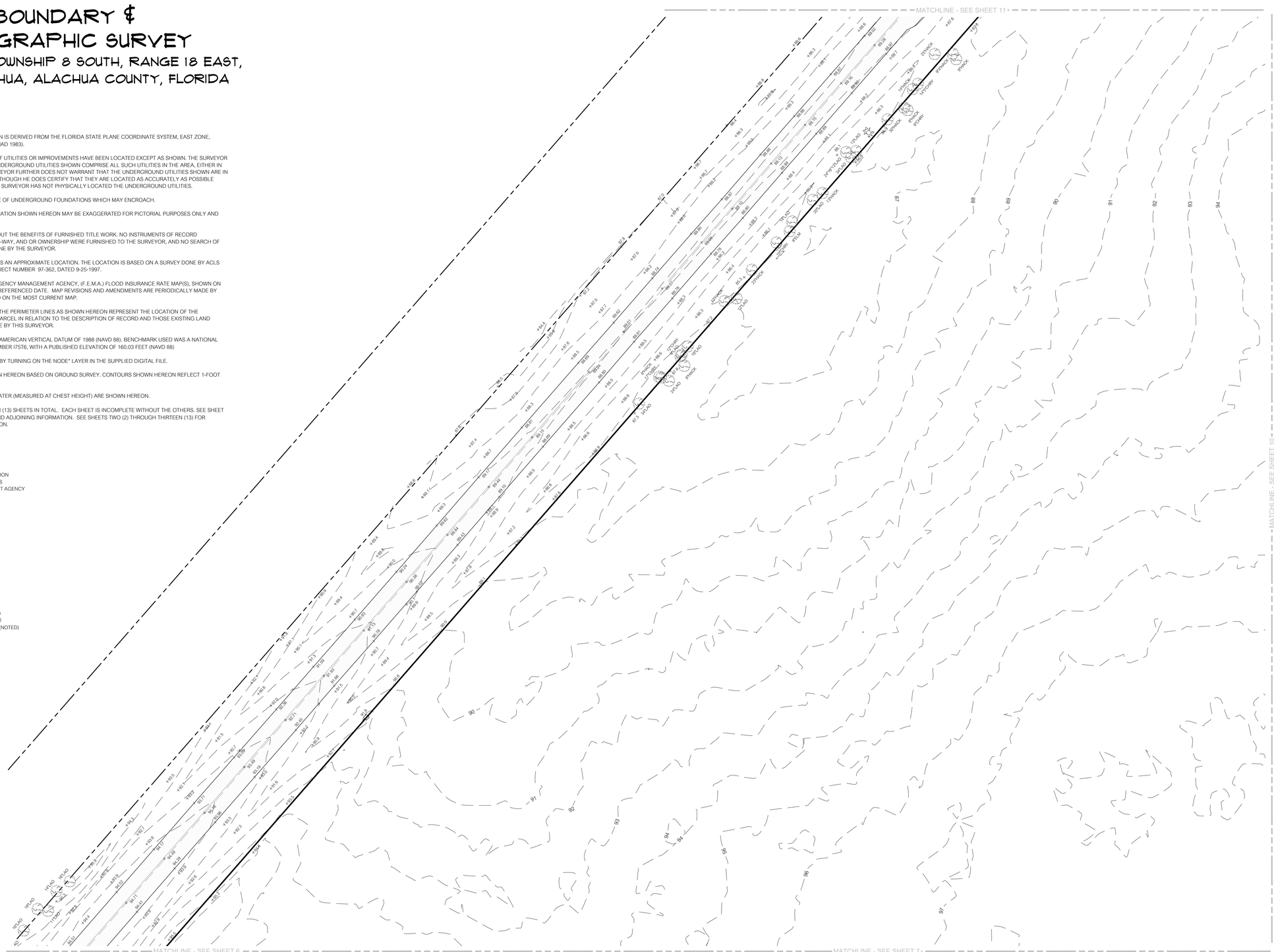
SURVEYORS NOTES:

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4. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
7. THE 20' EASEMENT SHOWN HEREON IS AN APPROXIMATE LOCATION. THE LOCATION IS BASED ON A SURVEY DONE BY ACLS THAT THIS OFFICE HAS ON FILE. PROJECT NUMBER 97-362, DATED 9-25-1997.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
9. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
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- = BENCHMARK
- 85 = CONTOUR LINE
- X 85.5 = SPOT ELEVATION (PERVIOUS)
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Tech: chads Plot Date: Mar 10,2022 5:39pm Filename: M:\2021\21-0297\Departments\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

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VERIFY SCALE
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IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.
0 1"

CERTIFIED TO:

SEE SHEET ONE (1) OF THIRTEEN (13)

SURVEY DATE: 10-21-2021
REVISION DATE: N/A
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF: JNG
DRAWN BY: CAC
FIELD BOOK & PG: 617 / 75

This map prepared by:

CHAD A. COLSON

SEE SHEET ONE (1) OF THIRTEEN (13)

Professional Surveyor & Mapper Fla. License No. 7142

Certificate of Authorization No. LB. 5075
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SHEET NO.:
9 OF 13

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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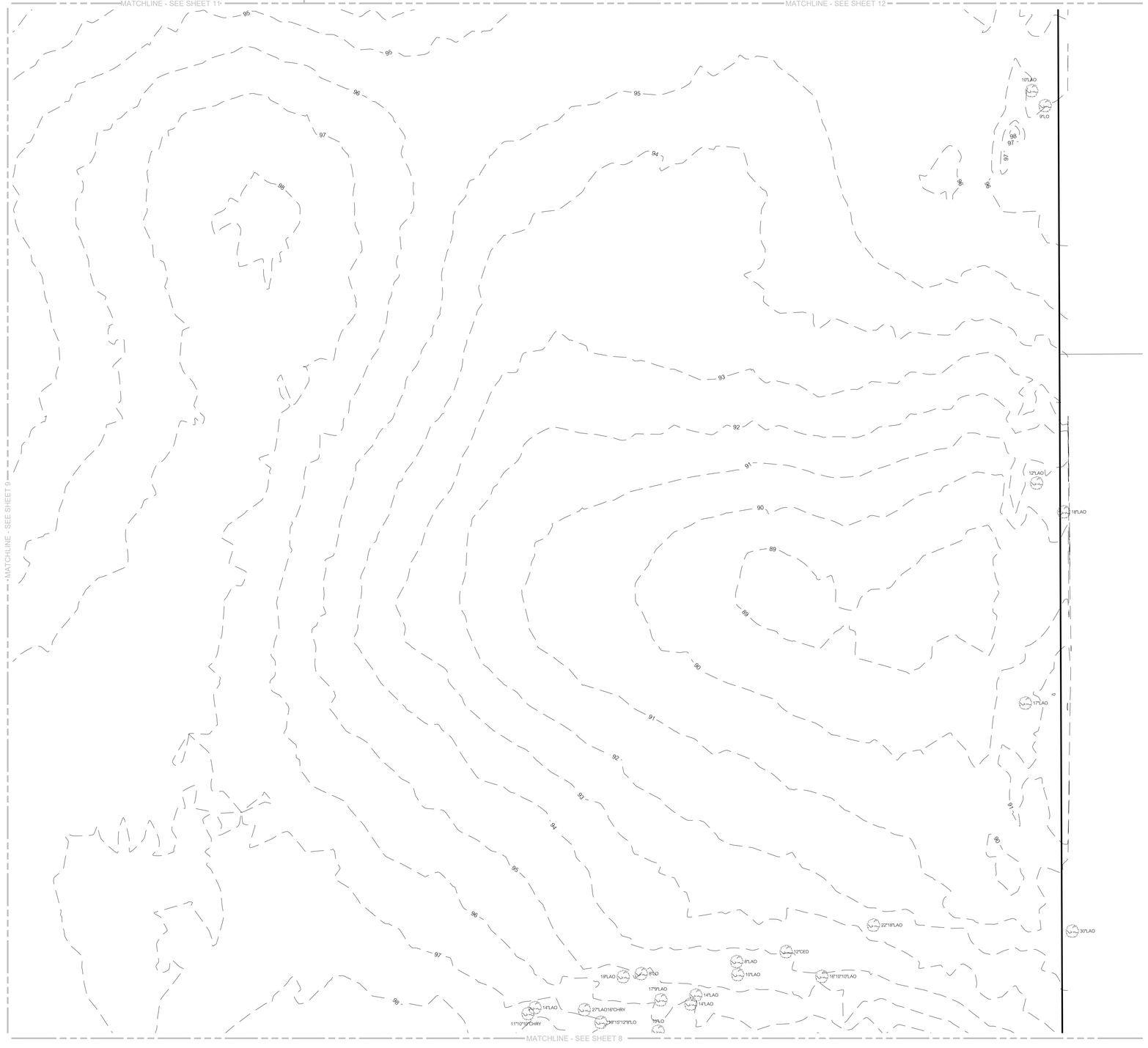
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N

GRAPHIC SCALE
0 20 40 80



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SCALES ACCORDINGLY.
0 1"

SEE SHEET ONE (1) OF THIRTEEN (13)

CERTIFIED TO:

SURVEY DATE: 10-21-2021
REVISION DATE: N/A
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF: NQ
DRAWN BY: CAC
CHECKED BY: CAC
FIELD BOOK & PG: 617 / 75

CHAD A. COLSON
SEE SHEET ONE (1) OF THIRTEEN (13)
Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:

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SHEET NO.:
10 OF 13

Tech: chadc Plot Date: Mar 10,2022 5:38pm Filename: N:\2021\21-0297\Department\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

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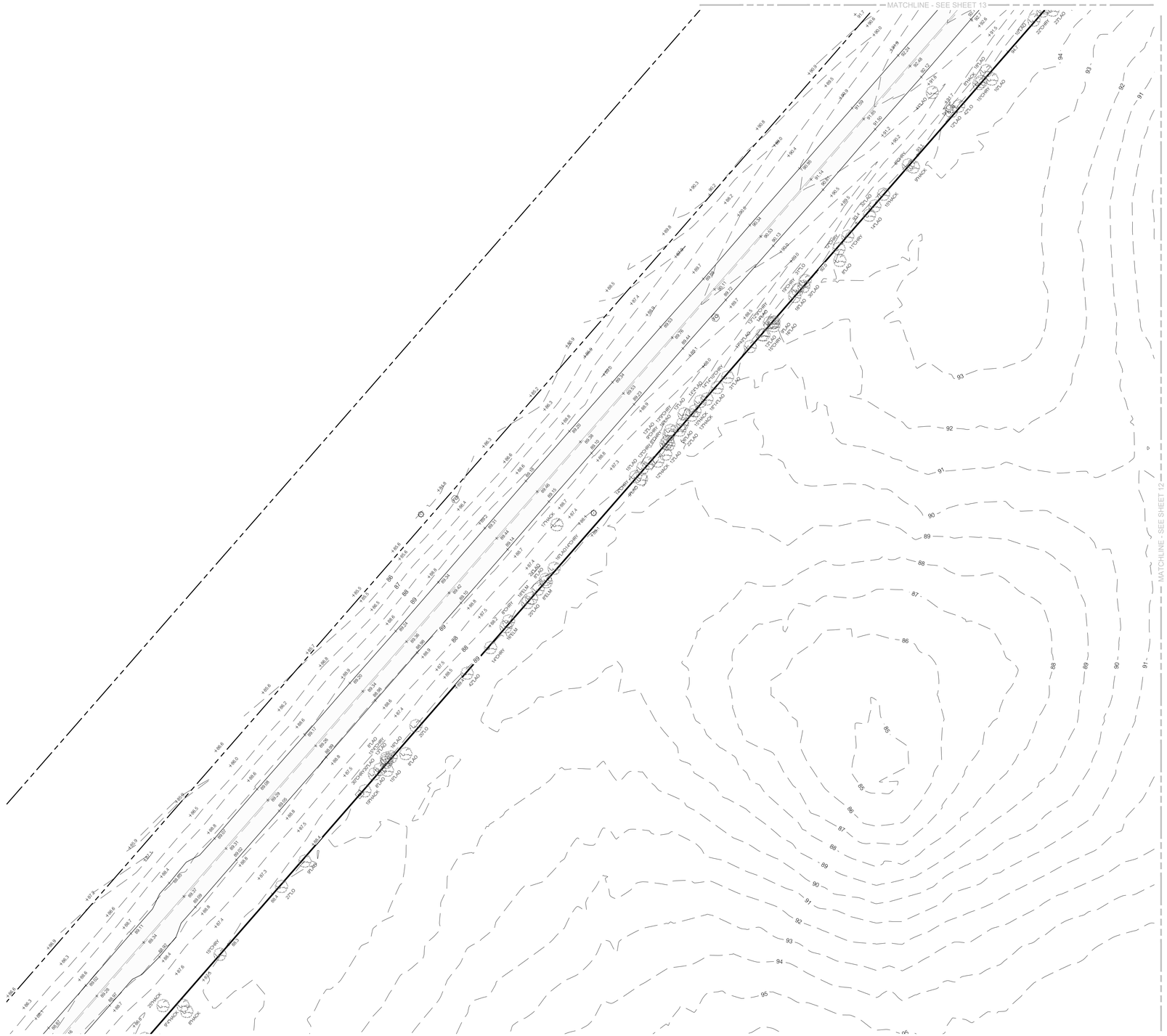
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0 20 40 80



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0 1" 2"

SEE SHEET ONE (1) OF THIRTEEN (13)

CERTIFIED TO:

SURVEY DATE: 10-21-2021
REVISION DATE: N/A
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF: JDC
RECORD BY: CAC
FIELD BOOK & PG: 617 / 75

This map prepared by:
CHAD A. COLSON
SEE SHEET ONE (1) OF THIRTEEN (13)
Professional Surveyor & Mapper Fla. License No. 7142

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SHEET NO.:
11 OF 13

Tech: chads Plot Date: Mar 10,2022 5:35pm Filename: N:\2021\21-0297\Departments\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

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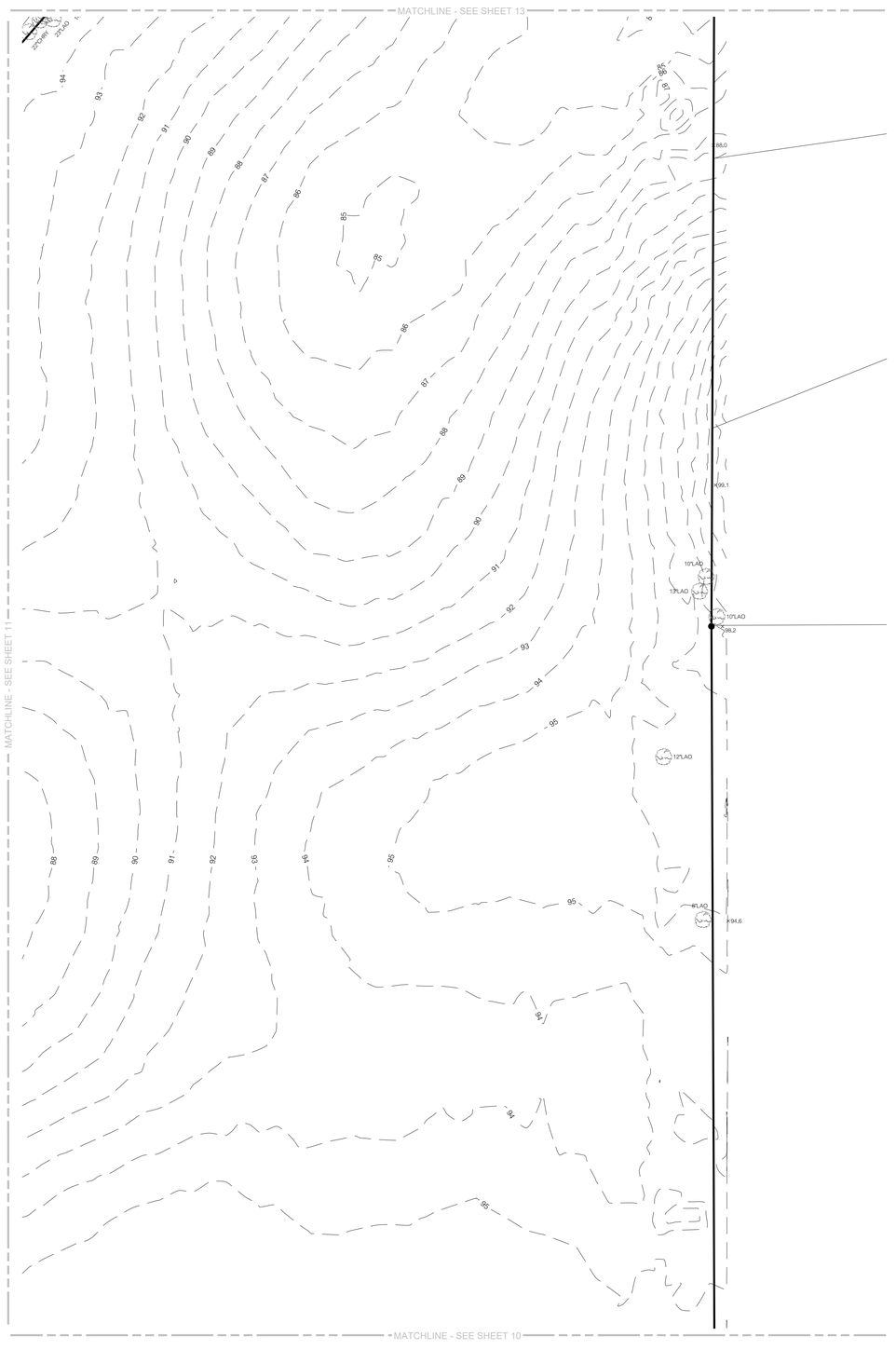
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Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OF FLORIDA
DIGITAL SIGNITURE OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.:
12 OF 13

BOUNDARY & TOPOGRAPHIC SURVEY

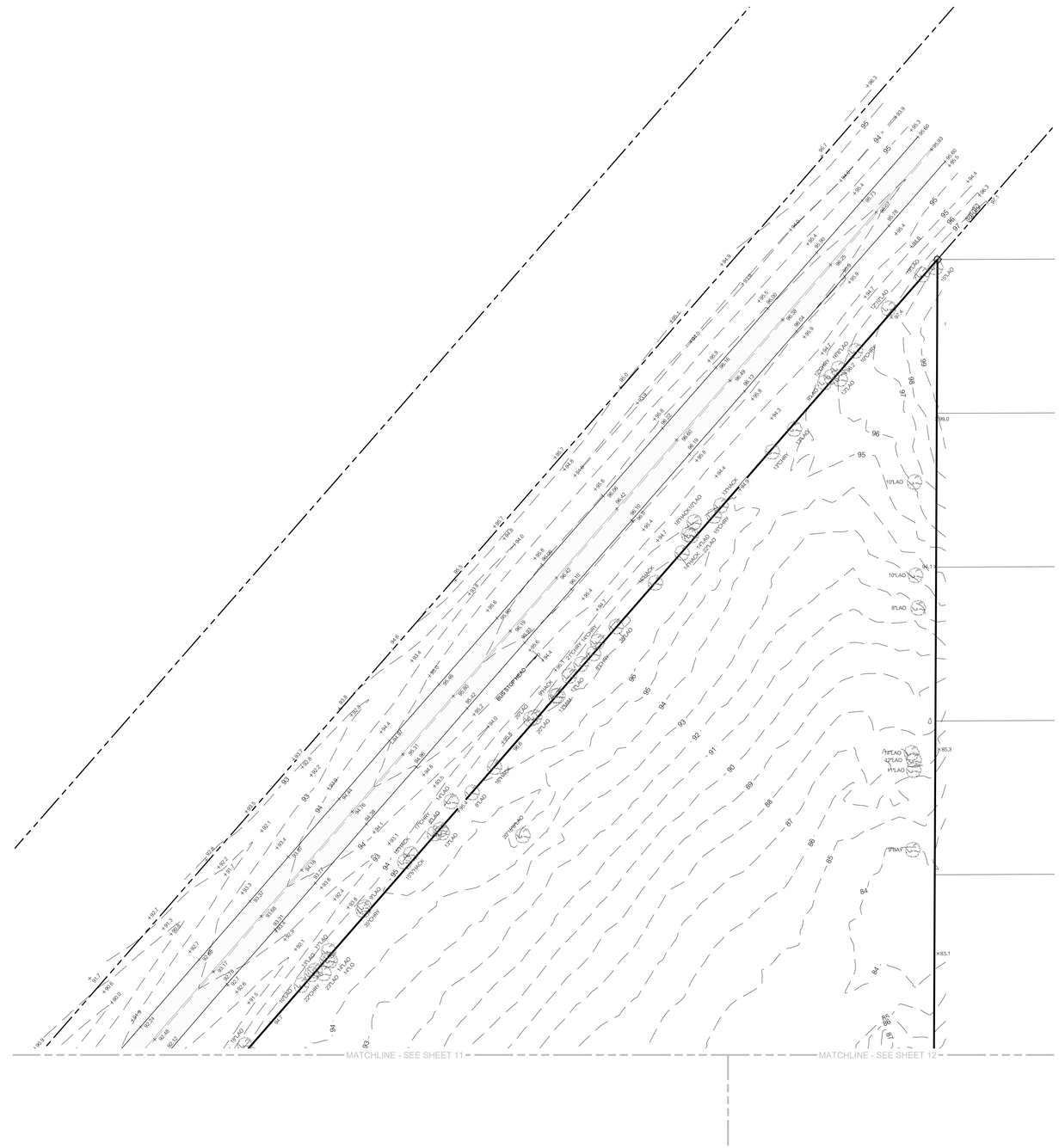
IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

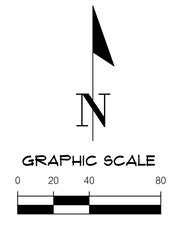
SURVEYORS NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
7. THE 20' EASEMENT SHOWN HEREON IS AN APPROXIMATE LOCATION. THE LOCATION IS BASED ON A SURVEY DONE BY ACLS THAT THIS OFFICE HAS ON FILE. PROJECT NUMBER 97-362, DATED 9-25-1997.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
9. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
10. VERTICAL DATUM BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88)
11. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* LAYER IN THE SUPPLIED DIGITAL FILE.
12. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
13. ONLY TREES 8" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
14. THIS SURVEY CONSISTS OF THIRTEEN (13) SHEETS IN TOTAL. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY AND ADJOINING INFORMATION. SEE SHEETS TWO (2) THROUGH THIRTEEN (13) FOR DETAILED TOPOGRAPHIC INFORMATION.

LEGEND:

(D) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
ID. = IDENTIFICATION
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
LO = LIVE OAK
LAO = LAUREL OAK
RO = RED OAK
MAPLE = MAPLE TREE
ELM = ELM TREE
CHRY = CHERRY TREE
HACK = HACKBERRY TREE
WO = WATER OAK TREE
BAY = BAY LEAF TREE
GUM = GUM TREE
MIM = MIMOSA TREE
= SET 5/8" STEEL ROD & CAP (LB 5075)
= FOUND 5/8" STEEL ROD & CAP (NOTED)
= FOUND 4"X4" CONCRETE MONUMENT (NOTED)
= FOUND 1/2" IRON PIPE (NO ID.)
= FOUND 1/2" IRON ROD (NO ID.)
= CABLE TELEVISION BOX
= ELECTRIC BOX
= FIRE HYDRANT
= GUY ANCHOR
= SIGN
= TREE (SIZE AND TYPE AS NOTED)
= TELEPHONE PEDESTAL
= WOODEN POWER POLE
= WATER VALVE
= FIBER OPTIC LINE MARKER
= MAILBOX
= WOODEN POWER POLE
= BENCHMARK
85 = CONTOUR LINE
X 85.5 = SPOT ELEVATION (PERVIOUS)
X 85.45 = SPOT ELEVATION (IMPERVIOUS)
= ASPHALT SURFACE
= DIRT / LIMEROCK SURFACE





11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1" = 40'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.
0 1"

CERTIFIED TO:

SEE SHEET ONE (1) OF THIRTEEN (13)

SURVEY DATE: 10-21-2021
REVISION DATE: N/A
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF: JDC
RECORDED BY: CAC
FIELD BOOK & PG: 617 / 75

CHAD A. COLSON

SEE SHEET ONE (1) OF THIRTEEN (13)

Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
13 OF 13

Tech: chads Plot Date: Mar 10,2022 5:37pm Filename: N:\2021\21-0297\Department\01_Survey\DWG\21-0297 BOUNDARY TOPO (NAD).dwg

City of ALACHUA
THE GOOD LIFE COMMUNITY

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

Major Subdivision – Preliminary Plat Application

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

A. PROJECT

1. Project Name: Fletcher Trace
2. Pre-Application Conference Date: 06/06/2022
3. Neighborhood Meeting Date: 06/23/2022
4. Phase/Unit Number (if applicable): _____
5. Number of proposed lots/dwelling units: 344 single family homes & 128 multifamily units
6. Housing Type (i.e., attached/detached units): Detached (single family) and attached (multifamily)
7. Address of Subject Property: _____
8. Parcel ID Number(s): 03980-002-001
9. Existing Use of Property: Vacant
10. Future Land Use Map Designation: Moderate Density Residential
11. Zoning Designation: PD-R
12. Acreage: ±118 ac

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Travis Hastay Title: Senior Project Manager
   Company (if applicable): CHW
   Mailing address: 11801 Research Dr
   City: Alachua State: Florida ZIP: 32615
   Telephone: 352-331-1976 FAX: _____ e-mail: travish@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Waco Properties, Inc.
   Mailing Address: 569 S. Edgewood Avenue
   City: Jacksonville State: FL ZIP: 32205

   ** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☒ Yes ☐ No
   If yes, list names of all parties involved: The Fletcher Family Companies
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ☐ Yes ☐ No

D. ATTACHMENTS

1. Plans, to include the following information and be prepared in accordance with the following criteria:
   a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
   b. Graphic scale, not to exceed one (1) inch equal to 200 feet and one (1) inch equal to 50 feet for detailed plan sheets.
   c. Proposed name of subdivision.
   d. Name, address, telephone number, and email address of the property owner, agent (if applicable), and developer.
   e. Name, address, telephone number, email address, and registration numbers of surveyor of record and professional engineer of record.
   f. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   g. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties, section lines and quarter section lines. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet.
   h. Legal description of the property to be subdivided.
   i. Zoning of all adjacent property.
   j. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
   k. Preliminary layout of subdivision including, at a minimum, the location of streets, easements, lot lines with approximate dimensions, building setbacks for all lots, and land to be reserved or dedicated for public or common uses.
   l. Lot numbers. Additional phases of existing subdivisions shall continue numbering from previous phases.
   m. Proposed method of water supply, sanitary sewer disposal, and electric service.
   n. Natural features, including streams; lakes; wetlands; water courses; and required buffers from such features dimensioned on the preliminary plat; wooded areas; and land designated as a special flood hazard area on FEMA FIRM panels.
   o. Surface drainage and direction of flow and method of detention and retention.
   p. Inscription stating "NOT FOR FINAL RECORDING".

2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

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

4. Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

5. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations;
   ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and a copy of the mailing labels or list of those who received written notice; and,
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

6. If the development will include single family or multifamily residential uses, City of Alachua Public School Student Generation Form.

7. Legal description with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

8. Proof of ownership (i.e., copy of deed).

9. Proof of payment of taxes.

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

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

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearings on the application.

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

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

_____ _____

Signature of Applicant Signature of Co-applicant

_____ _____

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this

day of _____, 20_____, by _____ who executed the same

and has _____ produced _____ as identification or ☐ is personally known to me.

_____

Signature of Notary

Print Name: _____

Notary Public, State of Florida

My Commission Expires: _____

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 11305 NW 173RD ST, ALACHUA, FL 32615

Parcel ID Number(s): 03980-002-001

Acreage: ±118.2 ac.

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Richard Exline Title: _____

Company (if applicable): Waco of Alabama, Inc.

Mailing Address: 569 S. Edgewood Avenue

City: Jacksonville State: FL ZIP: 32205

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: _____ Title: _____

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 326015

Telephone: 352-331-1976 FAX: 352-331-2476 e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, and Florida Department of Environmental Protection

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

Signature of Applicant

Signature of Co-applicant

Richard Exline

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLorida County of Duval

The foregoing application is acknowledged before me this 31st day of August, 2021, by Richard Exline

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

NOTARY SEAL

KARINA GARRETT
Notary Public, State of Florida
My Comm. Expires 10/22/2022
Commission No. GG270090

Signature of Notary Public, State of Florida

Alachua County, Board of County Commissioners
Department of Growth Management
10 SW 2nd Ave, Gainesville, FL 32601
Tel. 352.374.5249, Fax. 352.338.3224
http://growth-management.alachuacounty.us

Submit Application to
Development Services Division

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # **APPLICATION DATE**

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family	Multi Family	Exempt (See exemptions on page 2)
Number of Units	Number of Units	

Level of Review	Preliminary	Final	Revised Preliminary	Revised Final

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.
http://growth-management.alachuacounty.us/gis_services/map_gallery/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary **Middle** **High**

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	**units X 0.14**	**Elementary School Multiplier**	**Student Stations**
MIDDLE	**units X 0.06**	**Middle School Multiplier**	**Student Stations**
HIGH	**units X 0.08**	**High School Multiplier**	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	**units X 0.09**	**Elementary School Multiplier**	**Student Stations**
MIDDLE	**units X 0.03**	**Middle School Multiplier**	**Student Stations**
HIGH	**units X 0.03**	**High School Multiplier**	**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

Existing legal lots eligible for a building permit

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

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

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

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

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address:

Phone:

Email:

CERTIFICATION

PROJECT NAME : **PROJECT #:**

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

Approved based upon the following findings (see 2018-2019 Capacity Tables)

Elementary SCSA Capacity Required

Capacity Available Available Capacity
Capacity Available in 3 yrs Available Capacity
Capacity Available in Adjacent SCSA Available Capacity

Middle SCSA Capacity Required

Capacity Available Available Capacity
Capacity Available in 3 yrs Available Capacity
Capacity Available in Adjacent SCSA Available Capacity

High SCSA

Capacity Available Available Capacity
Capacity Available in 3 yrs Available Capacity
Capacity Available in Adjacent SCSA Available Capacity

Denial for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director of Community Planning
Alachua County Public Schools
352.955.7400 x 1445

Date:

Alachua County Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

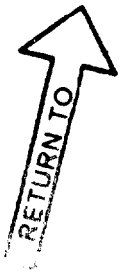
15.00
2275.00

Prepared By:
Andrew M. Smulian, Esq.
Akerman, Senterfitt & Eidson, P.A.
One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1704

Folio No(s). 03982-000-000

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 11/18/1997 10:01
Document ID 1499768
Book/Page 2140/ 1834

DTAX 2,275.00



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ___ day of November, 1997, by International Business Machines Corporation, a New York corporation, hereinafter called the Grantor, to Waco, Inc., qualified to do business in Florida as Waco of Alabama, Inc., an Alabama corporation, having an address at 569 S. Edgewood Avenue, Jacksonville, FL 32205, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain parcels of land situated in Alachua County, Florida, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

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

SUBJECT TO:

1. Taxes for the year 1998 and subsequent years not yet due and payable.

2. Easements, restrictions, reservations, limitations and conditions of record, if any, provided this shall not operate to reimpose same.

3. All applicable zoning ordinances, other land use laws and regulations, and all applicable regulations and restrictions imposed by governmental authorities.

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Print Name: Robin J. Schmidt

Print Name: Angela Manos

INTERNATIONAL BUSINESS MACHINES CORPORATION, a New York corporation

By: _____
Name:
Title:
New Orchard Road
Armonk, NY 10504

J. Robb Mayo
Director of US Real Estate
Operations and Investments

STATE OF NEW YORK)
)SS:
COUNTY OF Westchester)

The foregoing instrument was acknowledged before me this 10 day of November, 1997, by * of International Business Machines Corporation, a New York corporation, on behalf of the corporation. He/~~she~~ is personally known to me.

F. Maureen Duffy
Name:
Notary Public
State of New York
My Commission Expires:

F. MAUREEN DUFFY
Notary Public, State of New York
No. 02DU4915342
Qualified in Westchester County
Commission Expires November 30, 199__

* J. Robb Mayo
Director of US Real Estate
Operations and Investments

ALACHUA COUNTY LAND SURVEYORS, INC.

Professional Surveying and Mapping

2512 N.E. 1st Blvd. * Suite 200 * Gainesville, Fl. 32609
Phone (352) 376-1180 * Fax (352) 375-0600

Stacy A. Hall, P.S.M.

OCTOBER 30, 1997
118.191 ACRE TRACT

OVERALL TRACT "D"

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES MORE OR LESS.

SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110th AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28) ALONG THE SOUTH BOUNDARY THEREOF.

Map



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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/20/2021, 5:24:53 AM

Version 2.3.141

COMPREHENSIVE PLAN CONSISTENCY

Fletcher Trace

21-0297

To:	Kathy Winburn, AICP, Planning and Zoning Director
From:	Ryan Thompson, AICP, Sr. Project Manager
Date:	May 31, 2022
Re:	Fletcher Trace

This memorandum identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains 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**.

FUTURE LAND USE ELEMENT

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments (PD-R);
8. Supporting community services, such as schools, houses of worship, parks, and community centers

This application seeks to rezone the project site from A to PD-R—consistent with the list of uses permitted within the site's existing Moderate Density Residential FLU designation. Overall density shall not exceed four (4) dwelling units per acre.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD's for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

As shown in the adopted PD Master Plan, all onsite dwelling units shall be single-family homes, both detached and attached—consistent with Policy 2.1.a.1. of the City of Alachua Comprehensive Plan, other Savannah Station phases, and nearby single-family developments.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

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No non-residential activities are being proposed within the site at this time. However, if nonresidential onsite uses are desired in the future, a Rezoning will be required to include all current and proposed uses for project area.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

The PD-R will far exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. Onsite activities for residents will include passive trails, outdoor workout facilities, and/or community gathering spaces.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

The site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and streetlighting systems. Block lengths that exceed the maximum 600', as per LDR §7.2.3(B)(2), shall include an easement for a pedestrian way, as described in LDR §7.2.3(B)(4). In no case shall a block face exceed 1,000' in length.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Fletcher Trace is the logical expansion of existing City of Alachua potable water and sanitary sewer infrastructure currently serving area residential and non-residential uses.

To avoid constructing roadway infrastructure that is not necessary to enhance roadway capacity, easements for pedestrian ways are proposed on blocks that exceed 600' in length. The pedestrian ways will ensure a walkable neighborhood while the reduced roadway infrastructure will conserve materials, financial resources, and pervious surface area.

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

As demonstrated on the adopted PD Master Plan, Land Use Area E is a 50'-wide buffer along the east boundary, adjacent to legal non-conforming residential lots in unincorporated Alachua County.

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

As illustrated in the adopted PD Master Plan, the proposed development far exceeds the required 10% minimum. Onsite open spaces shall be comprised of common area, stormwater management facilities, landscaping.

Objective 4.1: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

The project site is located within a growing area of the City. Approval of this application will encourage urban infill development on adjacent properties with access to City of Alachua public facilities and services. The proposed residential development is consistent with the existing residential development pattern located along the CR 235 corridor and helps reduce development pressures in the urban fringe and in more rural areas of the City not served by public facilities and services.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Section 4 and 5 of this report demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

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

There are no onsite wetlands or flood areas that would make this project site unable to support the proposed plan.

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

There are two (2) small locations on site with steep slopes (5-8%) that are utilized for stormwater management facilities.

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

There are currently six (6) types of soils located onsite:

- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Arredondo Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 – 8% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 5 – 8% Slopes (Hydro group: B)**
- **Millhopper Sand, 0 – 5% Slopes (Hydro Group: A)**

According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations

and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

There are no FEMA flood zone areas located on the project site.

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

The subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

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

No listed species are known onsite.

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

The impacts this site will have on available facilities and services will not cause facilities and/or services to operate below the adopted level of service.

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

This project will not cause City of Alachua facilities to operate below the adopted level of service.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be issued during development plan review.

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

There are currently six (6) types of soils located onsite:

- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Arredondo Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 – 8% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 5 – 8% Slopes (Hydro group: B)**
- **Millhopper Sand, 0 – 5% Slopes (Hydro Group: A)**

According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Site design addresses these soil composition limitations with properly-designed drainage and stormwater management facilities.

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

The subject property does not contain onsite wetland features. A professional environmental scientist has reviewed the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

CONCURRENCY ANALYSIS

Fletcher Trace

21-0297

To:	Kathy Winburn, AICP, Planning and Zoning Director
From:	Ryan Thompson, AICP, Sr. Project Manager
Date:	~~May 31, 2022~~ REVISED June 29, 2022
Re:	Fletcher Trace

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua May 2022 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

This concurrency analysis is based on *the proposed maximum* development potential to transportation and public facility infrastructure. Existing permitted density for the project site are as follows:

- Proposed Maximum Permitted Density ('PD-R' Zoning district):
  - ±118.2 ac * 4 du/ac = 472 du

Roadways / Transportation

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

Table 1: Projected Trip Generation

Land Use[1] (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	472	9.52	4,493	0.77	363	1.02	481

1. *Source: ITE Trip Generation 10th Edition*

Conclusion: Approval of this application increases the subject property's maximum development potential and thus, result in a potential net increase of daily vehicle trips generated by the site. However, approval of this application *will not* negatively impact the adopted LOS for adjacent and nearby roadways.

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Tables 2a, 2b, and 2c calculate projected impacts on adjacent roadways based on the site's maximum development potential.

Table 2a: Projected Impacts on Roadways, CR 235

Traffic System Category	AADT	PM
	CR 235	
	From NW 143rd Place to South City Limit	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	6,180	587
Reserved Trips[1]	1,018	110
Available Capacity	7,922	622
Projected Trip Generation[2]	4,493	481
Available Capacity w/ Application approval	**3,429**	**141**

1. *Source: City of Alachua May 2022 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%**.*

Table 2b: Projected Impacts on Roadways, CR 2054 East

Traffic System Category	AADT	PM
	CR 2054 East	
	From SR 235 to US 441	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	2,788	265
Reserved Trips[1]	2,115	128
Available Capacity	10,217	966
Projected Trip Generation[2]	1,123	120
Available Capacity w/ Application Approval	**9,094**	**846**

1. *Source: City of Alachua May 2022 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **25%**.*

Table 2c: Projected Impacts on Roadways, CR 235A South

Traffic System Category	AADT	PM
	CR 235A South	
	From US 441 to CR 235	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,302	504
Reserved Trips[1]	112	12
Available Capacity	9,706	843
Projected Trip Generation[2]	2,247	241
Available Capacity w/ Application Approval	**7,459**	**602**

1. *Source: City of Alachua May 2022 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%**.*

Conclusion: Maximum development is estimated to generate more than 1,000 external average daily trips (ADT). LDR §2.4.14(H)(2)(b) identifies affected roadways as those on which the development's impacts are five percent (5%) or greater of the Maximum Service Volume (MSV) of the roadway and all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or the nearest major intersection.

The only affected roadways are CR 235, which the project site is directly fronting, CR 2054 East, which is estimated to receive 25% of the total projected AADT, and CR 235A South, which is estimated to receive 50% of the total projected AADT. This development will not contribute more than 5% to any

other roadway's maximum service volume within the City of Alachua. **Tables 2a through 2c** demonstrate that each affected roadway segment will continue to retain sufficient roadway capacity during both AADT and PM Peak. In fact, none of the affected roadway segments will experience a failing roadway LOS because of this application's approval.

Potable Water / Sanitary Sewer / Solid Waste

Potable water, sanitary sewer, and solid waste calculations are based on the site's maximum development potential, 472 dwelling units.

Table 3: Projected Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,309,417
Reserved Capacity[1]	203,857
Residual Capacity[1]	786,726
Percentage of Permitted Design Capacity Utilized[1]	65.79%
Projected Potable Water Demand from Proposed Project[2]	129,800
Residual Capacity after Proposed Project	**656,926**

1. *Source: City of Alachua May 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (472 du x 275 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for potable water.

Table 4: Projected Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	758,000
Reserved Capacity[1]	183,868
Residual Capacity[1]	558,132
Percentage of Permitted Design Capacity Utilized[1]	62.79%
Projected Sanitary Sewer Demand from Proposed Project[2]	118,000
Residual Capacity after Proposed Project	**440,132**

1. *Source: City of Alachua May 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (472 du x 250 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for sanitary sewer.

Table 5: Projected Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[1]	17,933.28	3,272.82
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**895.9**

1. *Source: City of Alachua May 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (472 du x 2.6 persons per du x .73 per capita)*

Conclusion: Solid waste facility capacity exists to adequately serve the intended residential development for the subject property. Thus, approval of this application will not negatively impact the City's adopted LOS for this system.

Public School and Recreation Impact

The City of Alachua requires all applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 6**.

Table 6: Projected Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	472	.12	70	.06	33	.09	42

1. *Source: City of Alachua School Concurrency Form*

Conclusion: Approval of this application *will not* negatively impact the Public School System.

Table 7a: Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	53.78
Reserved Capacity[1]	3.46
Available Recreation Acerage[1]	78.24
Proposed Recreational Impact[2]	6.136
Residual Recreational Capacity After Proposed Development	**72.104**

1. *Source: City of Alachua May 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 472 units x 2.6 person per du x (5 acres/1,000 persons)*

Table 7b: Improved Passive Park Space Analysis

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.45
Existing Improved Passive Park Space Provided[1]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[1]	**32.88%**
Proposed Recreational Impact[2]	1.23
Improved Passive Park Space Utilized After Proposed Development	**33.67%**

1. *Source: City of Alachua May 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 472 units x 2.6 person per du x (5 acres/1,000 persons) x 20%*

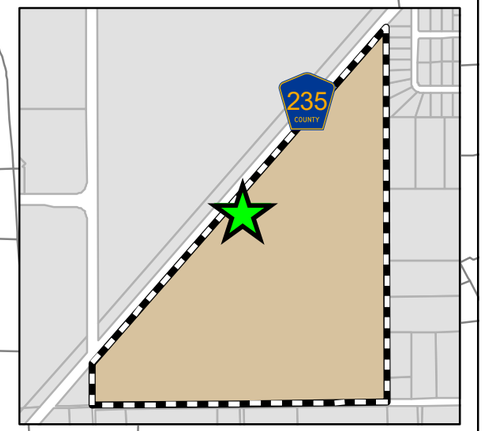
Conclusion: The City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, this subdivision will have recreational facilities onsite including, but not limited to, an amenity center and passive trails. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency

Legend

- CR 2054: From SR 235 to US 441
- CR 2054: From SR 235 to WCL
- CR 235: from NW 143rd Place to SCL
- CR 235A: From US 441 to CR 235
- CR 235A: From US 441 to NCL
- CR 241: from CR 235 to SCL
- I-75: From NCL to US 441
- I-75: From US 441 to SCL
- SR 235: From NW 140th Street to ECL
- SR 235: from NW 143rd Place to US 441
- SR 235: from NW SR 235 to NCL
- SR 235: from US 441 to NW 140th Street
- US 441: from CR 235A to NW 188th Street
- US 441: from CR 25A East Intersection to SR 235
- US 441: from I-75 to CR 235A
- US 441: from MPO Boundary to CR 25A
- US 441: from SR 235 To I-75



235 COUNTY
235A COUNTY
2054 COUNTY
241 COUNTY
75
441

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

0% 10% 10% 35% 5% 0% 0% 5% 25% 5% 25% 15% 20% 100% 50% 10%

2640'

Project Site

City of Alachua

CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection,

NORTH

4,500 2,250 0 4,500 9,000 13,500 Feet

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Latitude of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 8/29/2021

Professional Consultants

Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\Concurrency.mxd

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

Parcel Summary

Parcel ID	03980-002-001
Prop ID	15963
Location Address	11305 NW 173RD ST ALACHUA, FL 32615
Neighborhood/Area	ALACHUA INDUSTRIAL (233200.60)
Subdivision	
Brief Legal Description*	W1/2 LESS R/W SR 235 & SR 235 A & SCL R/W ALSO THAT PART OF E1/2 LYING W OF ACL RR & N 1628.57 FT OF NE1/4 LYING E OF R/R LESS 1 ACRE(LESS THAT PT OF THE FOLLOWING LYING IN SEC 28-8-18: COM SW COR SEC 21-8-18 E 50 FT POB N 378.09 FT N 59 DEG E 2418 FT S 3 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	28-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	80.710
Homestead	N

View Map

Owner Information

WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236-6937

	2021 Proposed Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$22,599	$24,531	$30,400	$30,400	$30,400
Agricultural (Market) Value	$1,452,780	$1,576,980	$1,984,320	$1,984,400	$1,984,400
Just (Market) Value	**$1,452,780**	**$1,576,980**	**$1,984,320**	**$1,984,400**	**$1,984,400**
Assessed Value	$22,599	$24,531	$30,400	$30,400	$30,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$22,599	$24,531	$30,400	$30,400	$30,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	80.71	3515727.6	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/10/1997	$325,000	SD	2140	1834	U - UNQUALIFIED	Vacant	INTERNATIONAL BUSINESS MACHINE	WACO OF ALABAMA INC	Link (Clerk)
11/10/1997	$652,000	MS	2140	1827	U - UNQUALIFIED	Vacant	INTERNATIONAL BUSINESS MACHINE	INTERNATIONAL BUSINESS MACHINE	Link (Clerk)

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

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
A8-09-1470	FIRE ALARM	Yes	No	9/17/2009	$30,000
AL07-11158	FIRE SPR. SYS.	Yes	No	9/5/2007	$118,500
AL06-10730	COMMERCIAL BUILDING	Yes	No	10/11/2006	$204,865

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

John Power | TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03980 002 001

Owner:
WACO OF ALABAMA INC

Situs:
UNASSIGNED LOCATION RE
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/06/2020** for **$522.75**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)
2012 Annual Bill	$0.00
Total Amount Due	**$0.00**

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

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July 6, 2022

Adam Hall
PO Box 9
Alachua, Florida 32616-0009

RE: Fletcher Trace

Dear Mr. Hall:

Please find attached the following items to address your comments from June 29, 2022:

- 4 copies of application package
- Digital copy of application materials

1. Compliance with PD Master Plan, PD Ordinance and PD Agreement
   a. Per Development Parameter 1 of the approved PD Ordinance, the maximum number of attached single family units permitted within Development Area B is 106. The proposed preliminary plat appears to propose 123 single family attached units. Please revise.
   - **The PD Master Plan includes Footnote #1 of the Development Standards table that states the following:**

     1. MAXIMUM DENSITY FOR THE OVERALL SITE IS 4 DWELLING UNITS PER ACRE, 472 TOTAL UNITS. DWELLING UNIT-ALLOCATIONS MAY SHIFT FROM ONE DEVELOPABLE AREA TO ANOTHER, AS LONG AS THE MAXIMUM NUMBER OF UNITS IS NOT EXCEEDED.

   b. Development Parameter 3 of the approved PD Ordinance requires that the applicant submit a listed species and habitat survey as part of the preliminary plat. Please provide survey prepared in accordance with the requirements of this Parameter.
   - **A listed species and habitat survey is included with this submittal. Please refer to the attached.**

   c. Development Parameter 14 sets forth requirements for pedestrian access through the proposed blocks. Please indicate by notation or through display on the preliminary plat how this parameter will be addressed.
   - **Common space areas, which include pedestrian access, area hatched. Please refer to revised preliminary plat, included with this submittal.**

   d. Development Parameter 14 requires pedestrian connections through blocks longer than 600 feet. Lots 50 47 through 50, 350 through 353, 357 through 354 and 358 through 361 are longer than 600', but do not appear to provide pedestrian easement or common area.
   - **Pedestrian access areas are provided and hatched as common area. A typical note was added to the master sheet to show where these occur.**

   e. Development Parameter 15 of the approved PD Ordinance requires a landscape and buffering plan to be included as part of the Preliminary Plat. Please provide landscape and buffering plan.
   - **The landscape and buffering information has been included on sheet 1. Please refer to revised preliminary plat, included with this submittal.**

f. Development Parameter 19 of the approved PD Ordinance requires detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas. Please provide.

- **A revised geotechnical report that addresses any potential karst features is included with this submittal. Please refer to the attached.**

2. Phasing
   a. Please indicate how the stormwater pond for Phase 2 will be accessed as it does not appear to be contiguous with the roadway and lots proposed to be included with Phase 2.
   - **The drainage system will be placed under a temporary easement until Phase 3 is constructed.**

3. Land Rights/ Compliance and Risk Management (C & RM) Comments
   a. Please indicate how existing easement through property is being addressed.
   - **We are currently coordinating with P.E.A. Consulting to vacate the easement.**

   b. Please coordinate with Alachua County and COA C&RM Department resolution of the "no man's land" gap between the Alachua County ROW survey of the north maintenance boundary of CR No. 28 (NW 110th Avenue) and the south boundary of the Preliminary Plat.
   - **Per coordination with Alachua County, a 15' setback from the southern property line will be provided so as not to impact the maintenance boundary. Additionally, the lots along this perimeter are an additional 15' deep providing further separation.**

4. Article 6, Development Standards
   a. Tree mitigation may be required. Any required tree mitigation shall be reviewed as part of the Construction Plan review phase.
   - **Acknowledged**

5. Article 7, Subdivision Standards
   a. Section 7.2.5(C)(2) requires local streets to be laid out to utilize traffic calming techniques. Road N is approximately 1,250 feet and Road F is approximately 2,100 with no traffic calming incorporated into the proposed design of either road. Consider the provision of 4-way intersections and/or speed tables and/or small roundabouts to provide traffic calming measures along Roads B and D.
   - **Plans have been revised to show where stop conditions occur to aid in traffic calming. Additionally, two areas were identified and labeled to receive additional traffic calming measures during the Final Plat review process (refer to sheet 9 and 11).**

   b. In accordance with Section 7.3.2(A) a sidewalk must be provided along CR 235 frontage.
   - **Per the justification memo included with this submittal, a sidewalk is not required and impractical. Please refer to justification memo.**

   c. The applicant shall be required to demonstrate compliance with Section 7.3.9, Fire Protection Improvements, at the time of Construction Plan review.
   - **Acknowledged.**

6. Concurrency Impact Analysis
   a. Page 2 of concurrency memo lists 100% of project projected trips impacting Segment 11, however, these projected trips do not match the trips listed on Page 1 of the concurrency memo. Please reconcile.
   - **Concurrency Impact Analysis memorandum, Page 2 has been revised to reflect the correct number of projected trips.**

   b. Segment 14 should also be included in analysis if the project trips on this segment will be greater than 756 daily trips or 67 PM peak trips.

- **The projected trips on this segment are 5% of the total and are not projected to generate more than 5% MSV on this segment. A distribution map was added to the Concurrency Impact Analysis memorandum for reference.**

c. Table 3 of concurrency memo appears to provide incorrect calculation of potable water demand. Please revise.
- **Concurrency Impact Analysis memorandum, Table 3 has been revised to reflect the correct potable water demand.**

d. Page 5 of concurrency memo references Savannah Station, please clarify and revise.
- **Concurrency Impact Analysis memorandum, Page 5 has been revised to reflect the correct project name, Fletcher Trace.**

7. Public Services / Fire Rescue / Engineering Review Comments
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated June 27, 2022.
   - **Responses to all comments from the Public Services Department are below.**

   b. The applicant must address the comments provided by Christopher Potts, P.E., of JBPro, Inc., as provided in a letter dated June 22, 2022.
   - **Responses to all comments from Christopher Potts, P.E. are below.**

8. Miscellaneous
   a. The street cross section detail provided on Sheet 2 is illegible, please revise.
   - **The cross section detail has been revised to be legible.**

   b. Please identify purpose of areas between Lots 39 and 40; and Lots 7 and 8.
   - **The areas in question have been removed. Please refer to the revised preliminary plat, included with this submittal.**

   c. Under Note 12 on Sheet 1 of Preliminary Plat, please included note under setbacks regarding garage setbacks.
   - **The garage setback note has been added as requested. Please refer to sheet 1.**

<u>Public Service Utilities</u>

9. Sheet 1
   Under general notes (9P), please add the following (or equivalent):
   "THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY."
   FYI: Please make sure to include this note in the Final Plat.
   Please resubmit this sheet.
   - **The requested note has been added to sheet1 as note 18. Please refer to the revised preliminary plat, included with this submittal.**

10. Sheets 1, 8
    As per "TO BE DEEDED TO THE CITY OF ALACHUA", the design intent is that the WW LIFT STATION will be owned and operated by the City of Alachua.
    Please discuss (meeting preferred) with the City to go over design issues related to the WW Lift Station.
    A condition to Approval of Sheets 1 & 8 is that such discussions take place, including its location.

Conditional Approval

- **Per further discussions with staff, the location of the lift station was evaluated further and a new location was determined to aid in the potential for future connections.**

JBrown Professional Group Inc.
Master Preliminary Plat

11. Please add all items which appear on the plan to the legend. This includes but is not limited to Proposed Water Meter, Electrical, Force Main, and Wastewater.
    - **The legend has been updated as requested.**

12. City of Alachua code requires name, address, telephone number and email address of the property owner, agent and developer. Please provide full contact information for the land owner and agent to the general notes.
    - **The contact information has been updated.**

Detailed Preliminary Plat

13. Please show and label 10' PUE on every sheet.
    - **The 10' PUE is shown in the typical road section on sheet 2. Please refer to sheet 2.**

14. City of Alachua code requires surface drainage and direction of flow and method of detention/retention. Please provide general flow arrows in order to identify high and low points of roadway profile.
    - **Please note that the high and low points of the roadway profile will be determined during final development plans. Retention/detention areas and drainage divides are shown.**

15. What is reasoning for the amenity center to be given a lot number? Generally, public areas of a preliminary plat would not be shown as lots.
    - **The amenity center has been given a lot number in order to aid in later development processes.**

ACFR

ACFR has no comment at this time.

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at travish@chw-inc.com

Sincerely,
CHW



Travis Hastay, P.E.
Project Manager

N:\2021\21-0297\Departments\04_Engineering\01_Regulatory Permitting\Municipalities\City\Submittals and Comments\Preliminary Plat\220629 Comments\LTR 220705 Fletcher Trace Preliminary Plat - Comment Responses.docx

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0297

To: Neighbors of the County Road 235 / County Road 235A Intersection

From: Ryan Thompson, AICP

Date: 13 August 2021

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03980-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

Date: August 30, 2021

Time: 6:00 p.m.

Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Ryan Thompson, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

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

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Mailing Labels

03980-002-000
BAUGH SOUTHEAST COOPERATIVE INC
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
JARMON RANDALL L
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HALBROOK JAMES RONALD JR & MELIN
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
OWENS LIFE ESTATE & OWENS LIFE ES
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
10945 NW COUNTY ROAD 235
ALACHUA, FL 32615

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

04008-003-000
BRANDON-TURNER & TURNER TRUSTEE
17011 NW 110TH AVE
ALACHUA, FL 32615

04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
FAIRCLOTH CHARLOTTE LEE
PO BOX 73
ALACHUA, FL 32616

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANCE
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16341 NW 110TH AVE
ALACHUA, FL 32615

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

PROPERTY OCCUPANT(S) 10945 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11926 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16419 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11126 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12004 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16513 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11305 NW 173RD ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12012 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16919 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11306 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12017 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17011 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11636 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12028 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17309 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11902 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16328 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17345 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11908 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16329 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17411 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11914 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16337 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11920 NW 164TH TER ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11923 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16414 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16415 NW 110TH AVE ALACHUA FLORIDA 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
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Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Newspaper Advertisement

PUBLIC NOTICE

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Time: 6:00 pm on August 30, 2021
Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Ryan Thompson, AICP
Address: 11801 Research Drive, Alachua, FL, 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

Surfside

Continued from Page 3A

complete further assessments.

It is indicative of how potentially pervasive structural issues might be with older complexes, particularly on the water, and underscores the need for a timely and thorough investigation into what caused the Champlain collapse and how other buildings might or might not face similar problems, officials said at Tuesday's meeting.

"We need to know how safe our community is," said Commissioner Nelly Velasquez. "We need to know how safe our Earth is beneath our feet, and we need to know that as soon as possible."

Burkett agreed.

Miami-Dade County Mayor Daniella Levine Cava "did a marvelous job, and has done and continues to do a marvelous job," Burkett said. "However, with respect to this very, very narrow issue, I think there is a loss of focus."

Leaning forward in his chair in a conference room at Surfside Town Hall recently, Burkett pulled no punches when he told The Palm Beach Post that he believes the glacial pace of the county to either pursue its own investigation or enable the town to complete theirs, could result in tragedy.

"The people that eventually make the decisions on whether to immediately proceed with an investigation as to why the building fell down are the ones that are ultimately going to be responsible if, God forbid, we end up with a catastrophe in our town again," Burkett said. "And that's not something I want to be anywhere near."

In a strongly-worded July 23 letter toLevine Cava, Burkett said as much, questioning why the county seems to be hindering the town's investigation.

"If we are denied the ability to access the site, a property within our own municipality, and we cannot do the investigations that our expert has prescribed because of the County's refusal to give us access, then the County must assume full and complete responsibility for any loss of life and any other damages that may result," Burkett wrote.

When asked why Kilsheimer has not been granted access to the debris, Cava's office referred The Post to Cava's July 29 reply to Burkett, in which Cava wrote that it is "essential that we get answers and accountability about exactly what happened," and that the "safety and well-being of every single resident of Miami-Dade" is her "top priority."

Cava in that reply also encouraged Surfside to continue inspecting Champlain Towers North, which is the "sister" building to the one that collapsed, as well as any other buildings within the town's jurisdiction.

She wrote that the county's process of hiring a forensic engineer to investigate the collapse was "well underway," and that it is "vital that the investigation move forward as speedily as possible while maintaining the integrity of the collapse site and all evidence."

As such, she concluded, "access to the site has been limited."

'They want this to go away as fast as possible'

But seven weeks after the collapse, the county still has not hired an engineer. And Kilsheimer still has not been granted access to the debris, Burkett pointed out. In fact, the county did not even put out an online post for the forensic engineer position until July 28 — five weeks after the collapse.

"At the present time, we have not extended a contract to a forensic engineer, we are still in the procurement process," a spokesperson from the department wrote in a recent statement to The Post.

Surfside commissioner and former prosecutor Eliana Salzhauer thinks she might know why.

"I don't think anybody wants to hear the truth, because the truth is going to cost them money," she said at Tuesday night's meeting. "They want this to go away as fast as possible."

The reason, Salzhauer said, is simple: The receiver wants to get as much money as possible for the families and the county wants the spotlight off a problem that could devalue properties.

"That value can be decimated if it turns out there is a sinkhole, if it turns out there is a structural problem — that that ground is now worthless," she said. "There are so many unknowns here and nobody really wants to know ... they're hoping everyone will not pay attention, they'll get their money, the thing will be sold and will pass on. We're trying to stop that speeding train."

Kilsheimer said the investigation currently being conducted by the Miami-Dade police, in conjunction with the state attorney, is a criminal, not structural, investigation, which is the reason police have given for not allowing Surfside access to the debris. And the federal investigation being conducted by NIST is focused on policy, not cause, he said.

"NIST is not going to determine why the building fell down," Kilsheimer said. "They are going to come up with what materials should be used in certain environments, change building codes, make suggestions — like a bureau of standards. They are not forensic collapse experts."

Kilsheimer stands ready, willing and able to proceed with an investigation into the cause of the Champlain collapse, he said, be it on behalf of Surfside or the county. Residents are scared, he said, and they want answers.

"And we, on almost a daily basis, get several phone calls from people that live in that area that want us to talk about if their building is safe, are they safe," Kilsheimer said.

The commission discussed at Tuesday's meeting that one reason for the cold shoulder from the county might be because Surfside potentially could be a defendant in a future lawsuit relating to the collapse, and the county might question Kilsheimer's allegiances.

Kilsheimer bristled at the notion, saying that, if released from his contract with Surfside and hired by the county, he will in no way conduct an investigation or render a report based on any form of bias, favoritism or protection for any person or entity.

"In my mind, they're concerned I am going to say something to cover Surfside's ass in some way shape or form, and that's not how we do things," Kilsheimer said. "I've never had anybody say that I wouldn't tell it the way it was no matter who I was working for, and I personally take this as an insult that they are questioning my honesty."

Burkett agreed, writing in his letter to Levine Cava that "the investigation we conduct and the preservation of any remaining evidence are not mutually exclusive," and that the town would "happily work" with the county to "do our investigation and carefully and thoughtfully as possible," while "freely sharing all raw data that we collect from our testing with any agency or interested party."

Levine Cava's office, however, said that it is not the county, but the court-appointed receiver for Champlain Towers South — an attorney out of Fort Lauderdale — who is prohibiting Kilsheimer access to the debris. Her office provided The Post a letter from the receiver dated July 29 saying as much.

That receiver, Michael Goldberg, did not respond to verbal and written requests from the Post to explain why or at who's directive he determined Kilsheimer should not have access to the collapse site or the stored debris, and if, or when he has any intention of granting that access.

Debris, deemed critical to collapse investigation, being destroyed

While Kilsheimer is being denied access to both the warehoused debris and the collapse site, he said that, against the judge's orders, he has heard NIST has been conducting "destructive testing" on evidence. That means, he said, that NIST could be destroying critical evidence that might reveal the cause of the collapse.

"NIST is not sharing with us what they are doing," Kilsheimer said. "They can be doing things ... that make it impossible for us to do what we need to do in the ground. Maybe they found the one spot that's really bad, but we'll never find that spot because they took it and won't tell us what they did."

At a hearing Wednesday morning in Miami, a judge handling the receivership warned Goldberg that no destruction or alteration of evidence will be permitted.

In response, Goldberg said that he spoke with NIST official Judith Mitrani-Reiser, who has been co-leading the team of scientists conducting a preliminary investigation into Surfside, and she stressed that NIST was doing its testing in the least invasive way possible.

Burkett said he is beyond frustrated that NIST is processing evidence without Kilsheimer, and that the county is not yet investigating the cause of the collapse at all.

He offered to release Kilsheimer from his contract with Surfside or assign that contract over to the county so an investigation can move forward expeditiously but said the county has not accepted that offer.

"We all just want to find out why the building fell," Burkett said. "We don't need Surfside to do the investigation; we just need an investigation to be done quickly."

Levine Cava's office told The Post that neither Burkett nor Kilsheimer offered Kilsheimer's services to the county, and that Kilsheimer failed to formally apply for the job when it was posted online.

But Burkett said Kilsheimer had already been conducting an investigation for five weeks at that point and "everyone" knew it.

"It's really hard for me to believe that anybody was confused about the fact that Surfside would be willing to make Mr. Kilsheimer available to do any work whatsoever related to determining the cause of the collapse, which would have included un-contracting his services with us and helping him to get on board with the county," Burkett said. "We still have lives at risk, and we need to get to the bottom of this."

The Miami Dade Police Department did not respond to a request to explain if Kilsheimer was ever considered for the county job and why or why not.



Allyn Kilsheimer, center, who has spent the past half-century examining debris from calamitous disasters, conducts a structural examination at Champlain Towers North in Surfside on July 9. Kilsheimer is examining the nearby sister tower of the collapsed Champlain Towers South condominium for clues to the causes of the deadly catastrophe.
MARK ABRAMSON/INVT



Searchers dig through the rubble June 29 at the base of Champlain Towers South in Surfside. The condo building partially collapsed June 24.
LANNIS WATERS/THE PALM BEACH POST



Two people comfort each other at the Surfside Wall of Hope & Memorial.
WENDY RHODES/THE PALM BEACH POST

'Rolling the dice on their lives'

Kilsheimer, a 64-year veteran of building collapse investigations, has investigated about 30 to 40 collapses, he said, including the Pentagon after 9/11, the Florida International University bridge collapse in 2018, the Oklahoma City bombing in 1995, and probes around the world, including in Kuwait, Saudi Arabia and Turkey.

He said that inspecting the south tower debris is critical to determining not only why the south tower fell, but if the "sister" building — Champlain Towers North — which has been subject to voluntary evacuation since shortly after the south tower fell, is safe for occupancy.

"The odds of that happening are very low, and I recognize that, but here's the question — can we take that chance?" Burkett said. "Who's willing to roll the dice on the lives of those people in that building? And if you are not focusing on that as your No. 1 concern, I would submit you are rolling the dice on their lives."

Champlain Towers North, located three lots north of the south tower, was built at the same time by the same developer and with similar plans, Burkett pointed out in his letter to Levine Cava, and probably used the same contractor and similar materials.

And until there is an official determination as to what caused the south tower to fall, there is an imminent concern for the safety of those in the surrounding areas.

"The safety of the residents living in the Champlain Towers North building and other oceanfront buildings must not be ignored, nor can action to protect them be delayed," Burkett wrote.

Kilsheimer agreed. While he initially said the north tower was safe, he says now that a deeper investigation of the south tower needs to be done to confirm that, and that not enough is known about the construction of either tower to ascertain any risks to north tower residents.

"On neither building is there any information about load tests, and they don't even give the length of the pilings," he said about records that would typically indicate the standards to which both towers were initially built. "They don't exist. The only records we have are the drawings this town has. Things like load tests, concrete breaks, they don't get filed with cities."

Kilsheimer based his earlier, rosier assessment of the north tower based on preliminary inspections, engineering analyses and "random" concrete samplings of that building.

But because it is virtually impossible to safely access the foundation in an occupied complex, he said, he cannot unequivocally guarantee a zero risk of structural failure.

"My level of concern is, there are things that I don't know," he said. "That's my concern — the things that I don't know."

Unfortunately, it seems, neither does anyone else.

NIST has said its investigation could take years. Cava's spokesperson would not give an estimate on how long the county's investigation might take once an engineer is hired, and Miami Dade police did not respond to a request for a time frame.

Kilsheimer said if given access to the debris, he could conclude his investigation within "months."

"I don't understand why, whoever is really trying to understand why this building fell down, can't go with the team we have or somebody equal to that team," he said. "They have a reason. Why? I don't know."

@WendyRhodesFL

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03890-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

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

Time: 6:00 pm on August 30, 2021
Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Ryan Thompson, AICP
Address: 11801 Research Drive, Alachua, FL, 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW

Meeting Presentation

Savannah Station- Phase 3

Rezoning Application

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
August 30, 2021

21-0297:Savannah Station

1

The purpose of the neighborhood meeting:

The City of Alachua requires Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

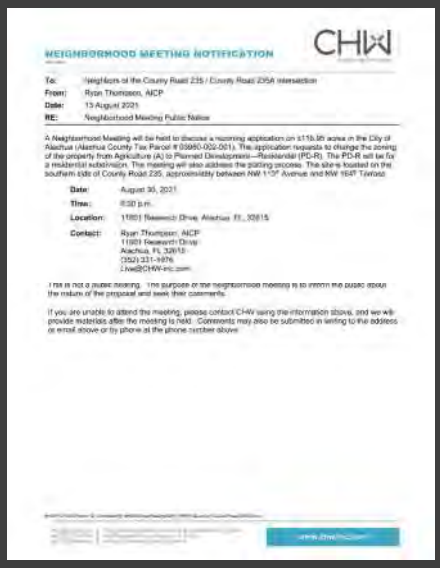
This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.



21-0297:Savannah Station

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

CHW

To: Neighbors of the County Road 235 / County Road 235A intersection
From: Ryan Thompson, AICP
Date: 13 August 2021
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03980-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

Date: August 30, 2021
Time: 6:00 p.m.
Location: 11801 Research Drive, Alachua, FL 32615
Contact: Ryan Thompson, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

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

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.



Surfside

CHW



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03980-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

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

Time: 6:00 pm on August 30, 2021
Location: 11801 Research Drive, Alachua, FL 32615

Contact: Ryan Thompson, AICP
Address: 11801 Research Drive, Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW

CHW

21-0297:Savannah Station

3

REQUEST:

Rezoning Application

- FROM Agriculture (A)
- TO Planned Development – Residential (PD-R)



21-0297:Savannah Station

4

INTENT:

Develop a single-family residential subdivision



5

REZONING ESTIMATED TIMELINE

June 23, 2021 — Pre-Application Meeting
City Planning staff

August 30, 2021 — Neighborhood Meeting

August 31, 2021 — Submit
Rezoning Application

Sept.- Oct. 2021 — Staff Review

Nov. 9, 2021 — Planning & Zoning Board
Public hearing

Dec. 2021-Jan. 2022 (tentative) — City Commission
Public hearings

CHW

6

PLAT
ESTIMATED TIMELINE

Pre-Application Meeting
City Planning staff

June 23, 2021

Preliminary Plat
Submittal

After Rezoning

Preliminary Plat
Public Hearings
(Planning & Zoning Board and City Commission)

4-6 months later

Final Plat and Construction Plans
Submittal
(for each phase)

After Prelim. Plat

Construction Plans
Administrative Approval

±2 months later

Final Plat
Public Hearing
(City Commission)

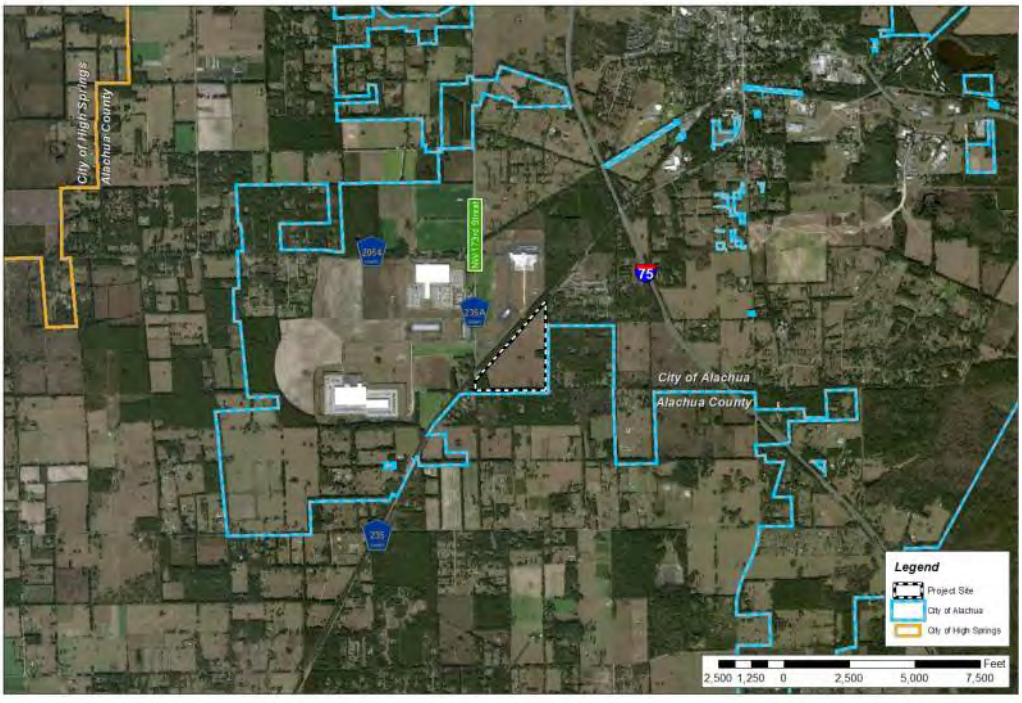
2-3 months later

21-0297:Savannah Station

CHW

7

Context Map



CHW

8

Aerial Map



9

Future Land Use Map

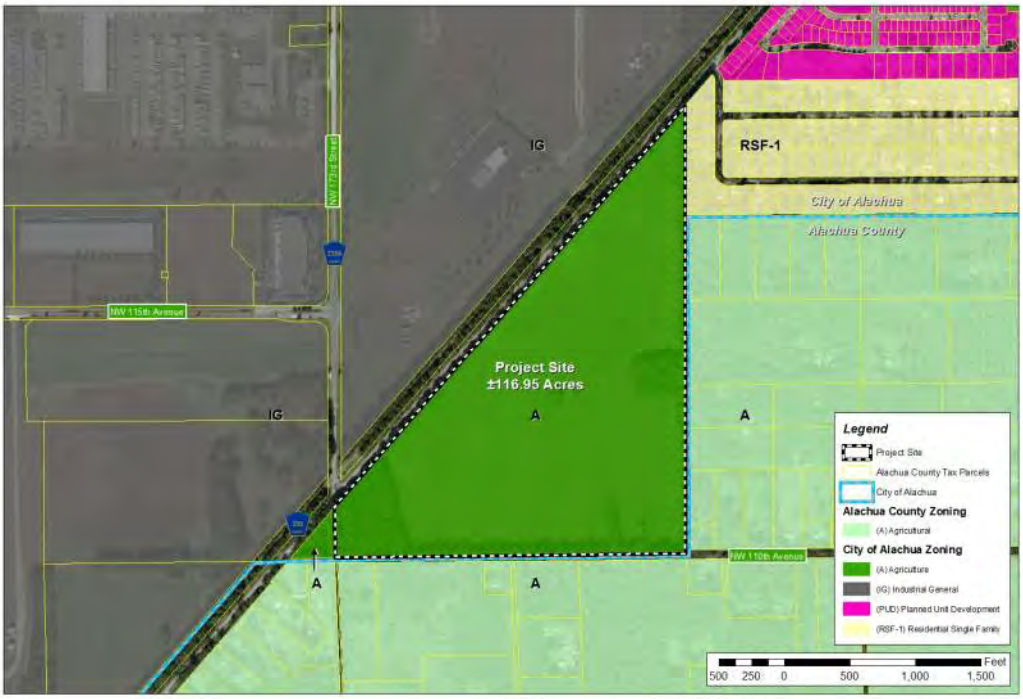
FLU:
Moderate Density Residential



10

Zoning Map

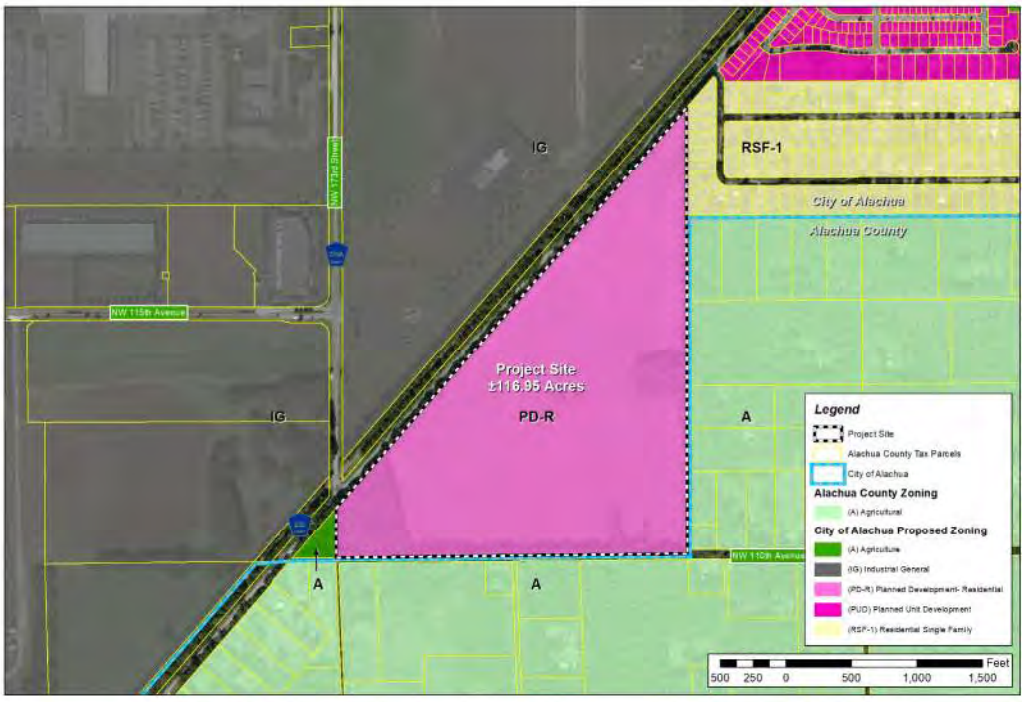
Zoning:
Agriculture (A)



11

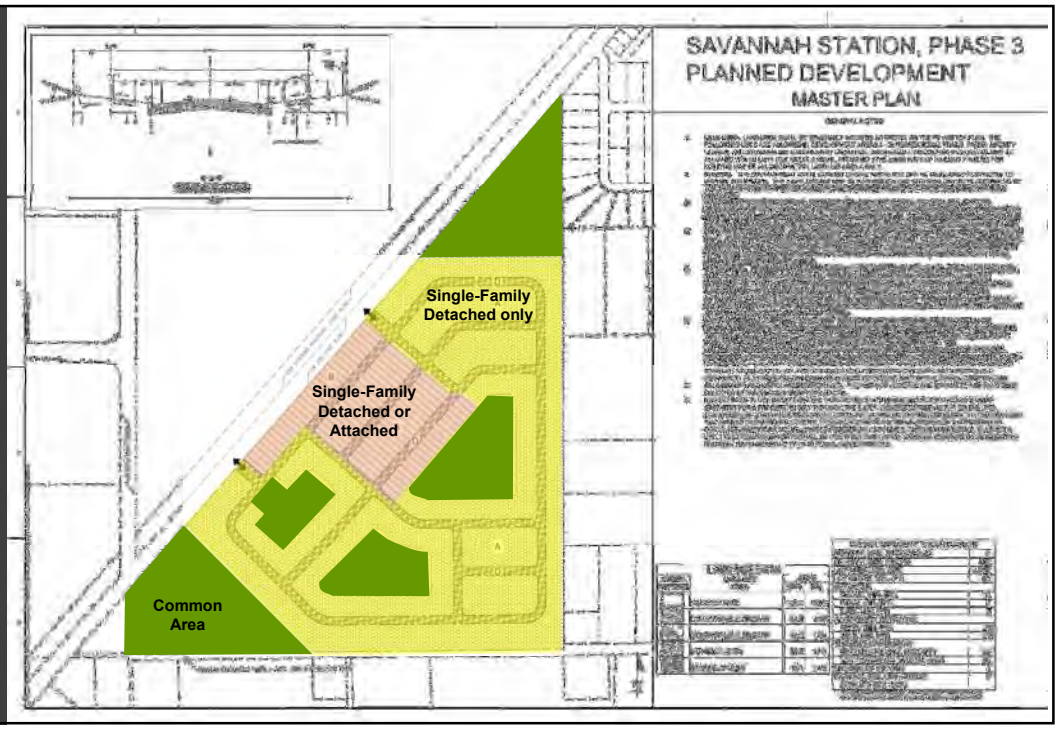
Proposed Zoning Map

Proposed Zoning:
Planned Development - Residential (PD-R)



12

PD Master Plan



13

Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: Live@chw-inc.com

Professional Consultants

14

Sign-in Sheet

SIGN-IN SHEET

Savannah Station Phase 3

21-0297

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: August 30, 2021 @ 6:00 PM

Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615

Re: Rezoning Application

	Print Name	Street Address	Signature
1	Jake Streit	16414 NW 110 Ave	
2	BRIEN & BRENDA VINCENT	16919 NW 110TH AVE	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Meeting Minutes

NEIGHBORHOOD MEETING MINUTES

Savannah Station Phase 3

21-0297

Event:	Neighborhood Meeting
Date/Time:	August 30, 2021 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Rezoning Application

CHW (Agent) Attendees: Ryan Thompson, AICP; Seth Wood; Olivia Lee; Michael Hutchinson
Public Attendees: 3

CHW, on behalf of Waco Properties, Inc., hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; the Rezoning and Plat review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a conceptual master plan for the Planned Development. Questions from public attendees are described below, with agent responses.

Question: What is the expected lot size?
Response: The typical lot is expected to be 5,000 sf and 50'-wide, the same as Savannah Station Phase 2. However, to allow a different housing product, the minimum lot size for the project is proposed to be 4,000 square feet, with a minimum lot width of 40 feet.

Question: Will the homes be detached or attached?
Response: Single-family detached homes will be the only residential unit form permitted on the majority of the project site. An area central to the project site, as depicted on the PD Master Plan, will allow for single-family detached and attached residential units. Whether or not single-family attached residential units are constructed in this area will be based on market conditions.

Question: Will there be rentals included in this project?
Response: That is beyond the scope of this rezoning application. No more than a typical neighborhood like existing Savannah Station is expected.

Question: What will happen to trees currently on the property?
Response: This will be determined during the platting process. All development will conform to City of Alachua tree protection and preservation guidelines. Trees in the NW 110th Avenue right-of-way will not be touched. However, trees located on the subject property may be removed for home sites or stormwater management facilities.

Question: Will the streets have streetlights?
Comment: New streets constructed as part of this subdivision will have streetlights that conform to all pertinent City of Alachua regulations. It will be similar to the new phases of Savannah Station.

Question: Will this have any impacts on NW 110th Avenue?
Response: No direct access is proposed on NW 110th Avenue. Therefore, no paving or other improvements are required/planned. All ingress/egress points to the development will be located on County Road 235 exclusively. An emergency access consisting of a locked gate may be requested along NW 110th Avenue.

Comment: I do not want emergency or pedestrian access along NW 110th Avenue.

Question: What is the anticipated timeline for this development to occur? And how will it be phased?
Response: We estimate the rezoning portion of this project to conclude early 2022. Then, we will move into the platting process (outlined in presentation), which may take another 12 months. Phasing will be 20 -50 lots at a time, depending on market conditions, and will start near one of the CR 235 access points.
The meeting was adjourned at approximately 6:35 p.m.

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Traffic Impact Analysis



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CHW
Professional Consultants

CONTENTS

1. Executive Summary 3

2. Study Intersections and Segments 4

2.1. Study Intersections 4

2.2. Study Roadway Segments 4

3. Trip Generation 6

4. Data Collection 7

5. Trip Distribution 10

6. Analysis 13

6.1. Intersection Analysis 13

6.2. Turn Lane Warrant Analysis 16

6.3. Roadway Segment Analysis 17

7. Conclusions and Recommendations 18

List of Figures

- Figure 1: Study Intersections
- Figure 2: Existing (Peak Season) Turning Movements
- Figure 3: Background Turning Movements
- Figure 4: Project Trip Turning Movements
- Figure 5: Build-out Turning Movements

List of Tables

- Table 1: Study Roadway Segments Determined
- Table 2: Fletcher Trace Trip Generation
- Table 3: AM Intersection Analysis Summary
- Table 4: PM Intersection Analysis Summary
- Table 5: Future Conditions (2029) Roadway Segment LOS Analysis

List of Appendices

- Appendix A: Concept Exhibit
- Appendix B: Methodology Letter
- Appendix C: Turning Movement Counts
- Appendix D: Reserved Trips
- Appendix E: Seasonal Adjustment Factor and Historical Growth Rates
- Appendix F: Background Tables
- Appendix G: Trip Distribution Calculations
- Appendix H: HCS Reports
- Appendix I: Turn Lane Warrant Analysis
- Appendix J: Roadway Segment Analysis

1. EXECUTIVE SUMMARY

CHW Professional Consultants, Inc. (CHW) has prepared the following Traffic Impact Analysis (TIA) for a development proposed on the south side of CR 235, just east of CR 235A, in the City of Alachua, Florida. The development is commonly referred to as Fletcher Trace. The concept plan for the proposed development is provided in **Appendix A**.

The purpose of this study is to identify the transportation impacts of the proposed project on the transportation network and if deficiencies are identified to recommend mitigation strategies to address the deficiencies. This TIA is required by Alachua County, and the City of Alachua. The study is being prepared for Fletcher Family Companies and is in conformance with the methodology letter submitted on May 26, 2022, see **Appendix B**.

The following developments are being proposed at this site, with an anticipated 2029 build-out:

- 344 Dwelling Units – Single-Family Detached Housing
- 128 Dwelling Units – Multifamily Housing (Low-Rise)

The following site access type and locations are being proposed:

- Full access at the CR 235/Proposed North Site Access intersection; and
- Full access at the CR 235/ Proposed South Site Access intersection;

2. STUDY INTERSECTIONS AND SEGMENTS

2.1. Study Intersections

CHW, in coordination with Alachua County, and the City of Alachua and identified the following intersections to be significantly impacted by the proposed development. The study area intersections are provided in **Figure 1**.

- NW 140th Street (CR 235)/CR 2054 (Peggy Road) intersection;
- CR 235A (NW 173rd Street)/CR 2054 (Peggy Road) intersection;
- CR 235/Proposed North Site Access intersection;
- CR 235/ Proposed South Site Access intersection;
- CR 235/CR 235A (NW 173rd Street) intersection; and
- CR 235/NW 78th Avenue (CR 232) intersection.

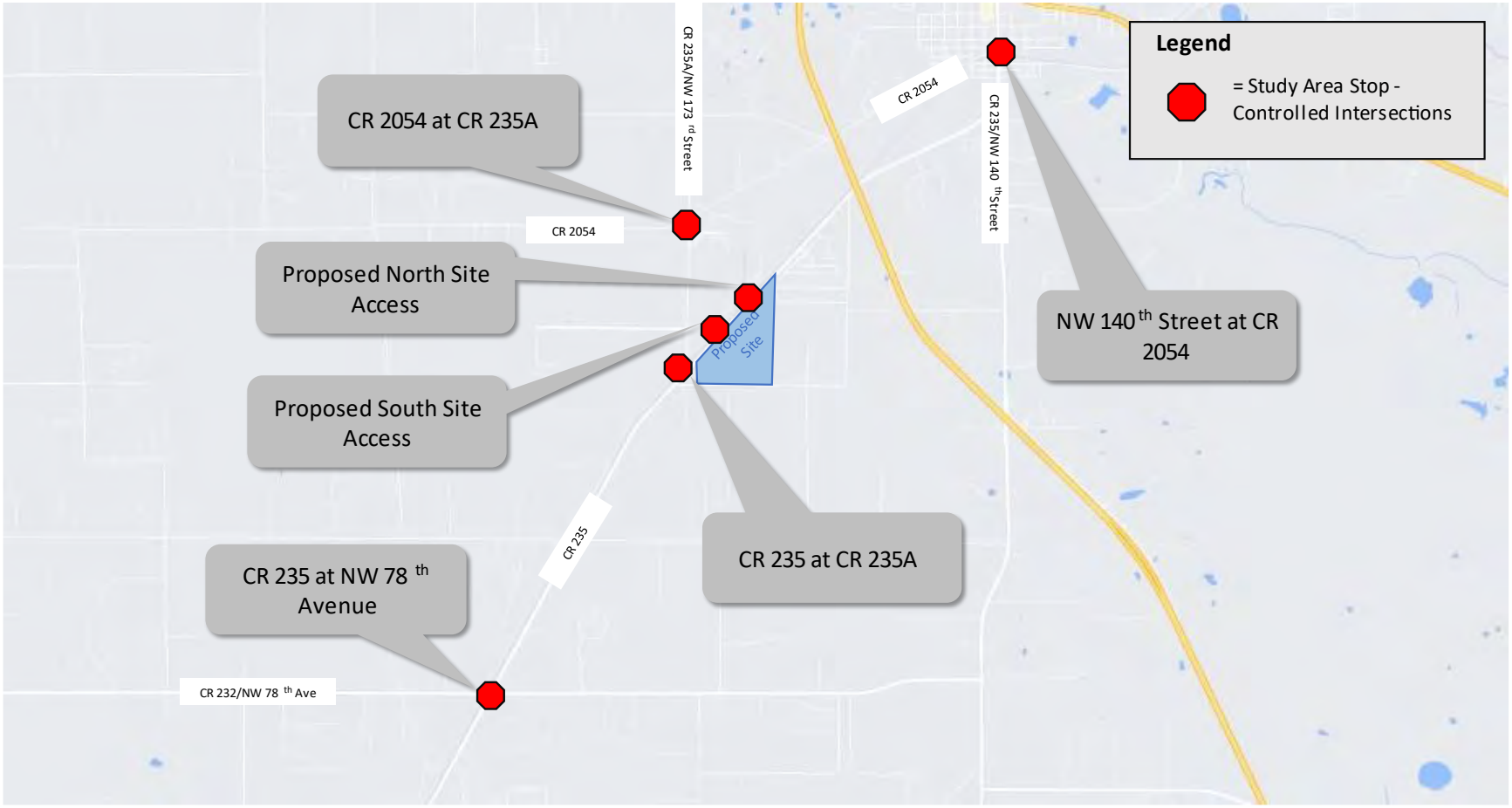
2.2. Study Roadway Segments

CR 235 and CR 235A are 2-lane collector roads adjacent to the project that were evaluated as part of this study. If the anticipated project trip exceed 5% of the maximum service volume (MSV), the roadway was further analyzed to determine whether the build-out condition exceeds the MSV. As demonstrated in **Table 1** CR 235 from NW 143rd Place to South City limit, exceeds 5% of the maximum service volume, so an this roadway segment is studied in Section 6.3.

Table 1: Study Roadway Segments Determination

ROAD NAME	FROM	TO	Comp. Plan MSV[1]	Net New Total Daily Project Trips[2]	Trip Dist %[3]	Net New Total Project Trips	% (Net New Total Projec Trips/MSV)	Include in Study Area (> 5%) - Y/N
CR 235	NW 143RD PLACE	SOUTH CITY LIMIT	15,120		67%	2,707	17.90%	Y
CR 235A	US 441	CR 235	15,120	4,040	9%	364	2.41%	N

Figure 1 | Study Intersections



3. TRIP GENERATION

The Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition was used to develop the trip generation for the site. The trip generation is provided in **Table 2**.

Table 2 | Fletcher Trace Trip Generation

Fletcher Trace Trip Generation									
Land Use	**ITE LU Code**	**Variable DU**	**Daily**	**AM Peak**			**PM Peak**		
				Total	**In**	**Out**	**Total**	**In**	**Out**
Phase 1									
Single-Family Detached Housing	210	344	3,144	229	60	169	317	200	117
Multifamily Housing (Low-Rise)	220	128	896	63	15	48	76	48	28
Total			*4,040*	*292*	*75*	*217*	*393*	*248*	*145*

4. DATA COLLECTION

Turning movement counts were collected during the AM and PM peak hours on April 19th, 2022, for the following intersections: NW 140th Street/CR 2054 intersection, CR 235A /CR 2054 intersection, CR 235/CR 235A intersection and CR 235 at CR 232/NW 78th Avenue. The raw count data is provided in **Appendix C**.

The count data was adjusted based on the seasonal adjustment factor. **Figure 2** provides the existing (peak season) turning movements at the study intersections.

Reserved trips provided by the City of Alachua were included to the background volumes where applicable, as provided in **Appendix D**.

The project has an anticipated full build-out in 2029. Growth rates were determined based on historical ADT where available to derive the 2029 background volumes. A minimum of 1.0% yearly growth rate was used for roadways with historical growth rates less than 1.0% and 2.0% for roadways with no historical growth rates. **Appendix E** provides the data used to determine the peak season and background traffic volumes. **Appendix F** provides the peak season and background turning movements at all study intersections in tabular form. **Figure 3** illustrates the background conditions for 2029 at all study intersections.

Figure 2 | Existing (Peak Season) Turning Movements

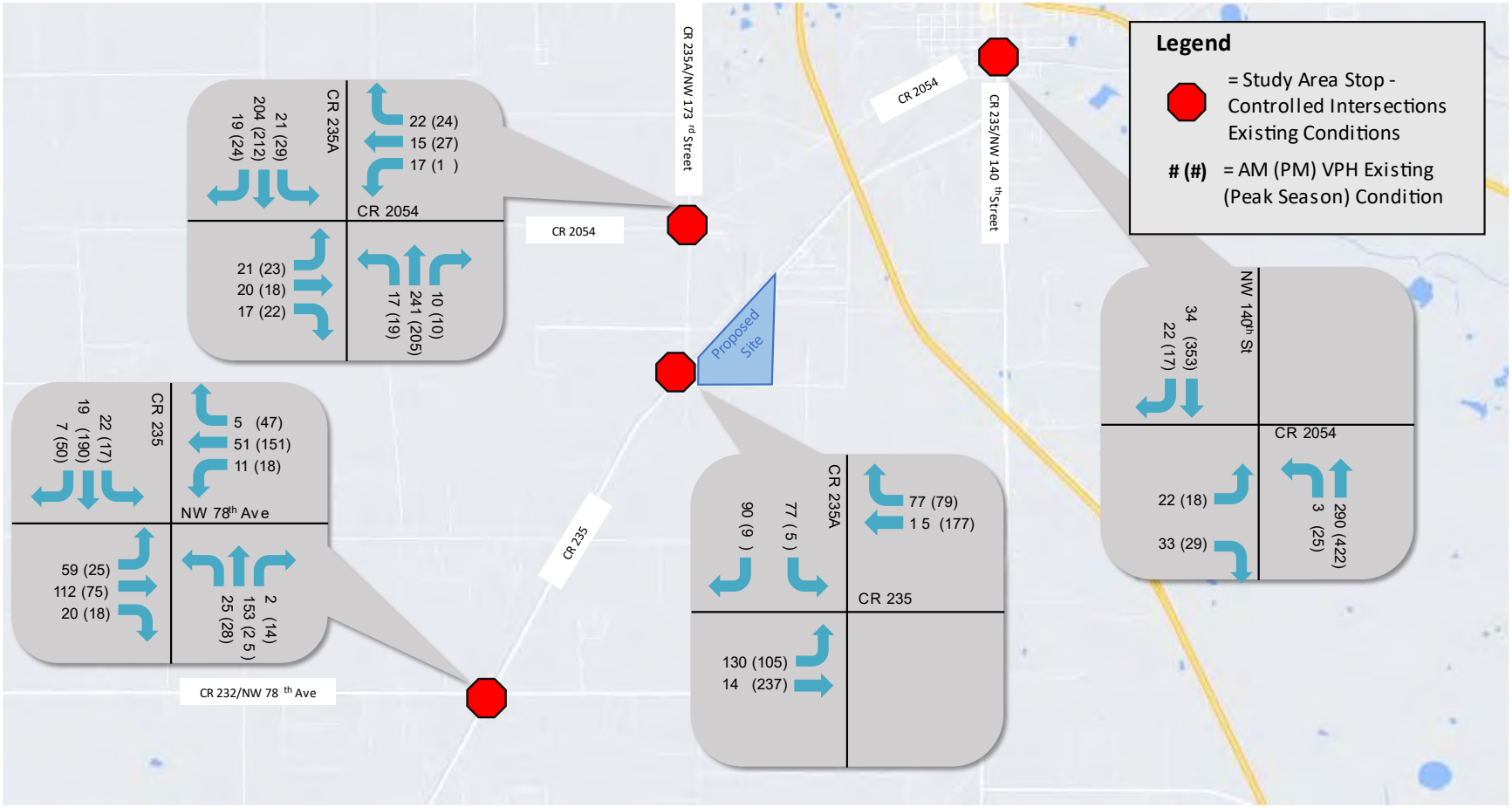
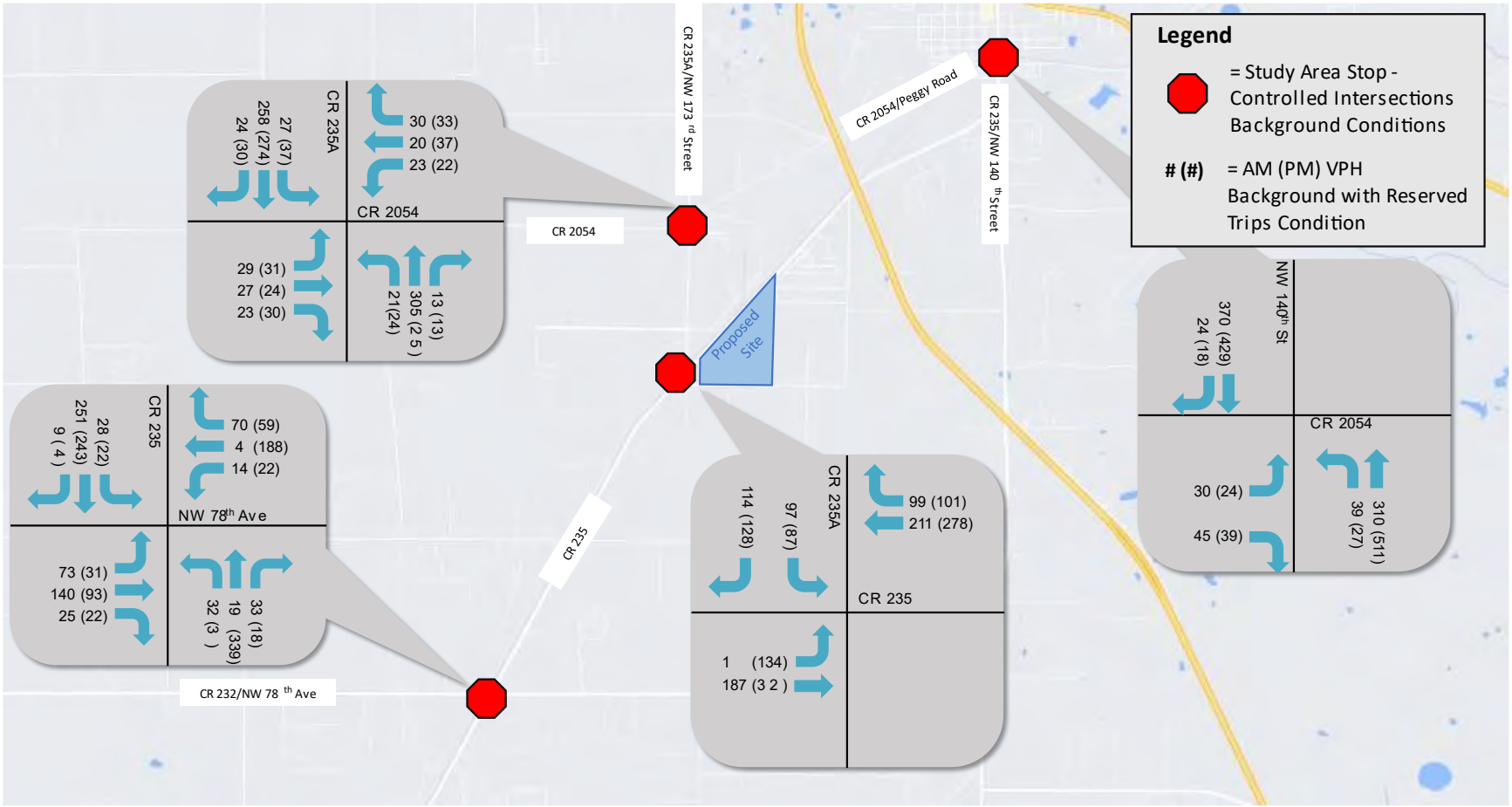


Figure 3 | Background Turning Movements



5. TRIP DISTRIBUTION

The project trip distribution for the Fletcher Trace build-out is expected to mimic the existing patterns of the Savannah Station Phase 1 project trips. A turning movement count was performed during the PM peak two hours of 4:00 to :00 PM at the intersection of CR 235 at NW 123rd Avenue, as provided in **Appendix G.** Based on the turning movement counts from Savannah Station Phase 1 the following project trip distribution that was utilized for this study:

- To/from north = 7%
- To/from south = 33%

The trip distribution at all other study area intersections was be based on the turning movement count data from the intersections. For example, at the intersection of CR 235 at CR 235A the project trips will either be to/from the north on CR 235A or to/from the west on CR 235. The trip distribution to/from the north was be calculated as follows, based on the total AM and PM count volumes, as provided in **Appendix G**:

(SBL + WBR) / (EBT + WBT + SBL + WBR)

The project trip distribution at the project's connections on CR 235 are based on the layout of the project site, as shown in **Appendix G**. Approximately 50% of the multi-family housing project trips are expected to use the CR 235/Proposed North site access connection and the remaining multi-family housing trips will use the CR 235/Proposed South site access connection. Approximately 40% of the single-family detached housing will use the CR 235/Proposed North site access connection and the remaining 60% will use the CR 235/Proposed South site access connection.

The project trips are shown in **Figure 4** and the combined background with reserved trips and project trips form the build-out condition illustrated in **Figure 5.**

Figure 4 | Project Trip Turning Movements

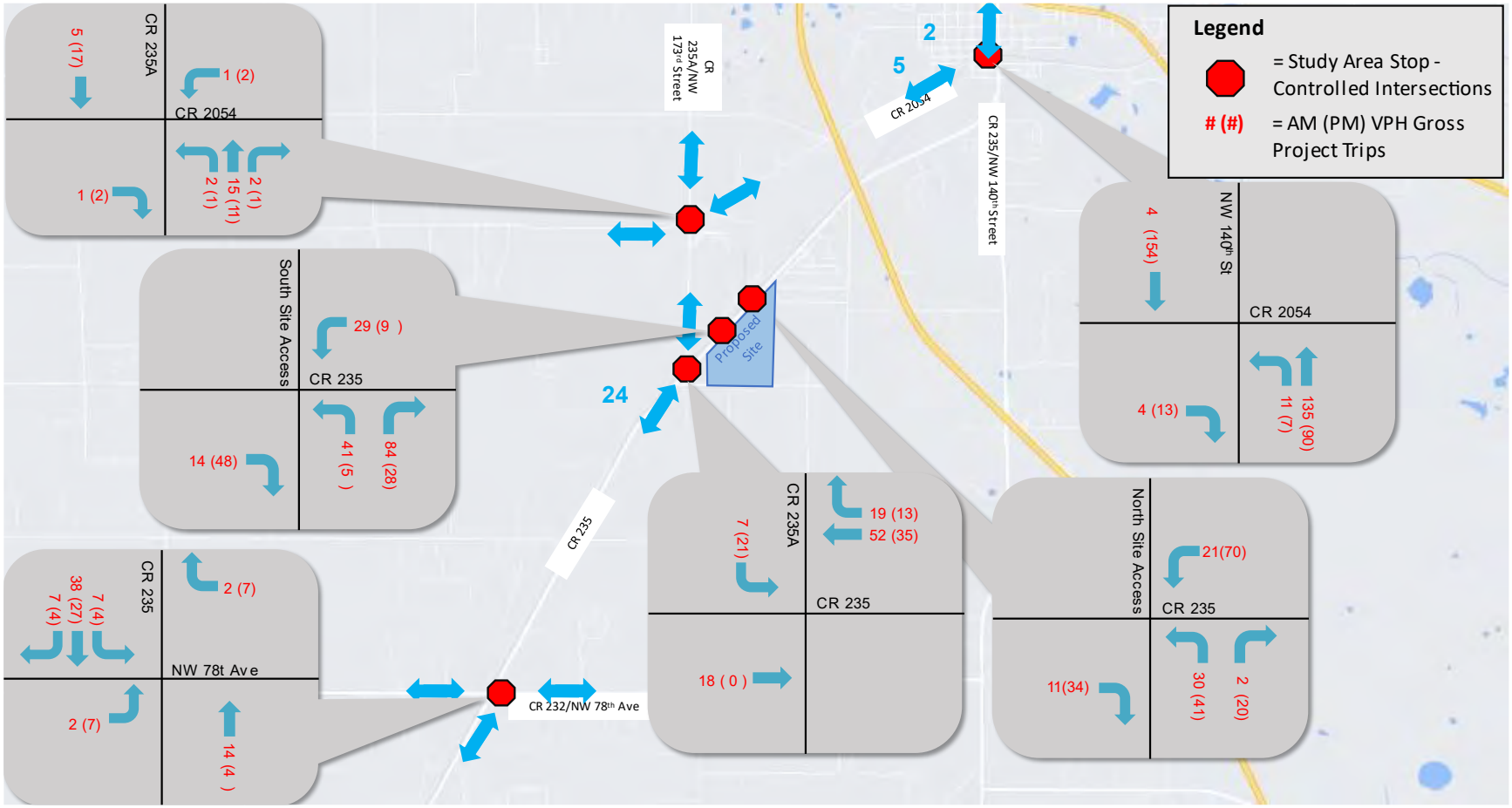
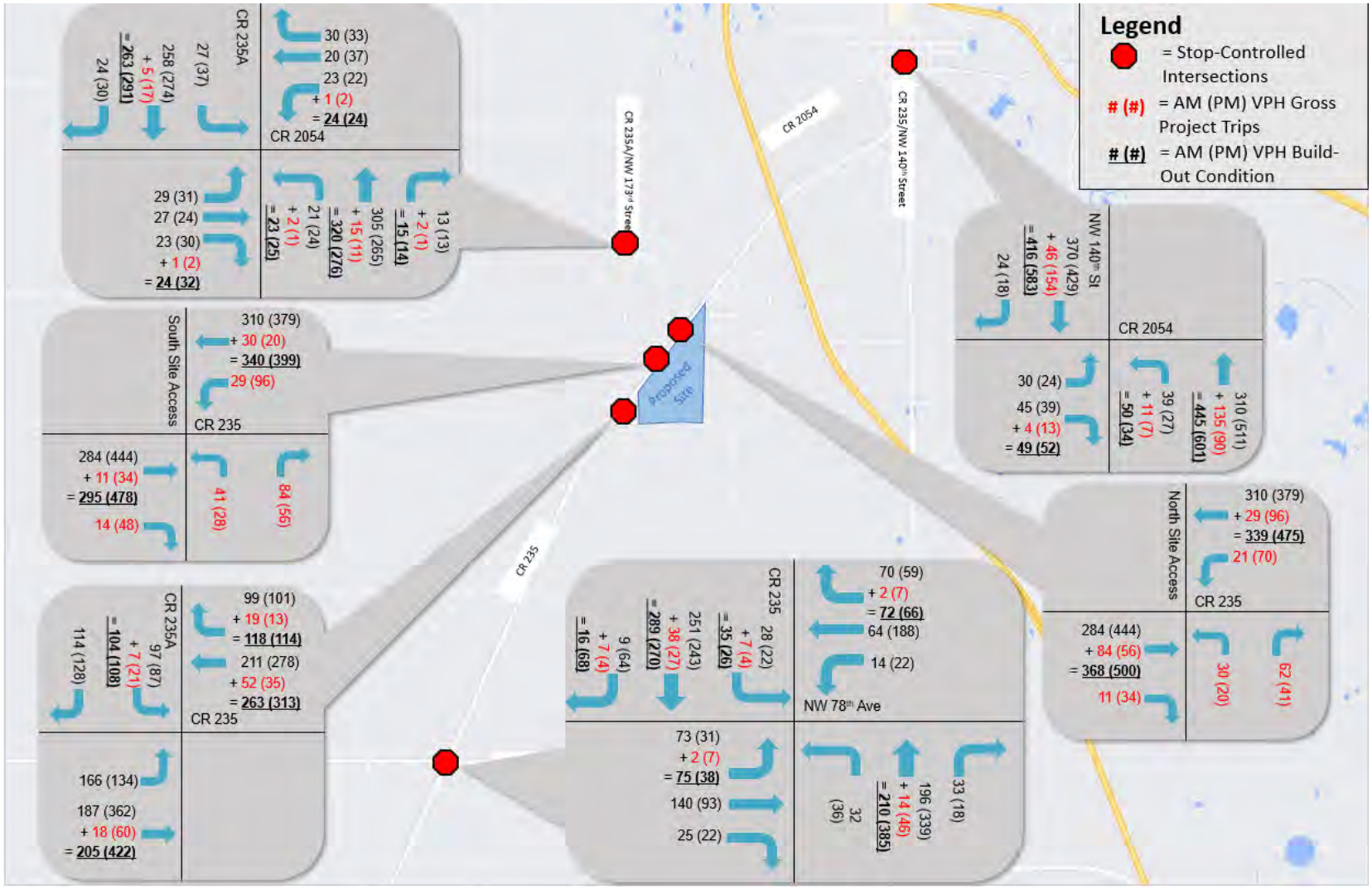


Figure 5 | Build-out Turning Movements



6. ANALYSIS

The analysis is divided into three parts: 1) analysis of intersections within the study area, 2) turn lane warrant analysis, and 3) roadway segment analysis.

6.1. Intersection Analysis

The analysis of the intersection within the study area covered three scenarios, as follows:

- Existing (Peak Season) Conditions;
- Background Conditions ; and
- Build-out Conditions.

All study intersections were analyzed during the AM and PM peak hours. The objectives of the analysis were to identify level of service or operational deficiencies and if necessary, model potential improvement to mitigate deficiencies. Resulting indicators for intersection operational performance include level of service (LOS), delay, volume to capacity (v/c) ratio, and the 95th percentile queue length.

For this analysis Highway Capacity Software 7 (HCS 7) was used to analyze stop sign controlled intersections.

The operational performance of the intersections is provided in **Table 3** and **Table 4**. The HCS reports are provided in **Appendix H**. Intersection deficiencies are highlighted in **Table 3** and **Table 4**. Deficiencies are v/c less than 1.0, 95th percentile queue lengths exceeding storage lengths, and LOS of F for the main street through movements and intersection totals.

Section 6.3 will demonstrate the left-turn lanes are recommended on CR 235 at the site access intersections. Additionally, a right-turn lane is recommended on CR 235 at the south site access and a right-turn taper is recommended at the north site access. These turn-lane improvements are included in the intersection analysis.

Table 3: AM Intersection Analysis Summary														
Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background (2029)				Build-out (2029)			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections														
NW 140th Street/ CR 2054	EBL/R	N/A	B	13.7	0.12	25	B	14.9	0.18	25	C	17.9	0.23	25
	NBL/T	N/A	A	8.4	0.03	25	A	8.5	0.04	25	A	8.7	0.05	25
	Int. Total			1.5				1.9				2.1		
CR 2054/CR 235A	EBL	200	C	15.4	0.06	25	C	20.0	0.12	25	C	20.9	0.12	25
	EBT	N/A	B	14.6	0.06	25	C	17.5	0.09	25	C	18.1	0.10	25
	EBR	40	A	9.6	0.02	25	B	10.1	0.03	25	B	10.1	0.04	25
	WBL/T/R	N/A	B	13.9	0.13	25	C	17.5	0.22	25	C	18.3	0.23	25
	NBL/T/R	N/A	A	7.9	0.01	0	A	8.1	0.02	25	A	8.1	0.02	25
	SBL/T/R	N/A	A	8.0	0.02	25	A	8.3	0.03	25	A	8.3	0.03	25
	Int. Total			3.1				3.9				3.9		
CR 235/Proposed North Site Access	WBL/T	430									A	8.5	0.02	25
	NBL/R	N/A									C	15.2	0.24	25
												1.9		
CR 235/Proposed South Site Access	WBL/T	430									A	8.2	0.03	25
	NBL/R	N/A									B	14.9	0.29	50
												2.6		
CR 235/CR 235A	EBL/T	N/A	A	8.2	0.11	25	A	8.5	0.15	25	A	8.8	0.16	25
	SBL/R	N/A	B	14.8	0.32	50	C	21.6	0.51	75	D	27.8	0.60	100
	Int. Total			5.4				7.1				8.1		
CR 235/NW 78th Avenue	EBL/T/R	N/A	C	21.6	0.50	75	E	48.0	0.80	175	F	73.7	0.92	225
	WBL/T/R	N/A	B	13.7	0.24	25	C	18.3	0.38	50	C	21.1	0.43	75
	NBL/T/R	N/A	A	7.8	0.02	25	A	8.0	0.03	25	A	8.1	0.03	25
	SBL/T/R	N/A	A	7.8	0.02	25	A	7.9	0.02	25	A	8.0	0.03	25
	Int. Total			8.4				15.8				21.5		

Yellow highlight = deficiency occurring without project traffic

Red highlight = deficiency occurs due to added project trips

*NR = Not Reported

Table 4: PM Intersection Analysis Summary

Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background (2029)				Build-out (2029)			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections														
NW 140th Street/ CR 2054	EBL/R	N/A	C	15.3	0.13	25	C	19.2	0.22	25	D	27.9	0.36	50
	NBL/T	N/A	A	8.3	0.03	25	A	8.6	0.03	25	A	9.3	0.04	25
	Int. Total			1.2				1.6				2.2		
CR 2054/CR 235A	EBL	200	C	15.4	0.06	25	C	20.6	0.12	25	C	21.7	0.13	25
	EBT	N/A	B	14.6	0.06	25	C	17.0	0.08	25	C	17.6	0.08	25
	EBR	40	A	9.6	0.02	25	B	10.2	0.04	25	B	10.3	0.05	25
	WBL/T/R	N/A	B	13.9	0.13	25	C	17.8	0.25	25	C	18.8	0.27	50
	NBL/T/R	N/A	A	7.9	0.01	0	A	8.2	0.02	25	A	8.3	0.02	25
	SBL/T/R	N/A	A	8.0	0.02	25	A	8.1	0.03	25	A	8.1	0.03	25
	Int. Total			3.5				4.4				4.5		
CR 235/Proposed North Site Access	WBL/T	430									A	9.2	0.08	25
	NBL/R	N/A									C	18.6	0.20	25
												1.6		
CR 235/Proposed South Site Access	WBL/T	430									A	9.3	0.11	25
	NBL/R	N/A									C	19.4	0.27	50
												2.3		
CR 235/CR 235A	EBL/T	N/A	A	8.1	0.09	25	A	8.7	0.13	25	A	8.9	0.14	25
	SBL/R	N/A	C	15.2	0.33	50	D	31.9	0.65	125	F	64.1	0.87	200
	Int. Total			4.6				7.8				13.9		
CR 235/NW 78th Avenue	EBL/T/R	N/A	C	25.0	0.42	50	F	132.8	1.01	200	F	556.3	1.97	375
	WBL/T/R	N/A	D	26.5	0.60	100	F	86.1	0.98	275	F	142.0	1.15	350
	WBL	N/A												
	WBR	N/A												
	NBL/T/R	N/A	A	7.9	0.02	25	A	8.1	0.03	25	A	8.2	0.03	25
	SBL/T/R	N/A	A	8.0	0.02	0	A	8.3	0.02	25	A	8.4	0.03	25
	Int. Total			10.2				38.0				101.5		

Yellow highlight = deficiency occurring without project traffic

Red highlight = deficiency occurs due to added project trips

*NR = Not Reported

As indicated in **Tables 3** and **Table 4** the following deficiency occurs with the addition of project trips.

The westbound movement at the intersection of CR 235 at NW 78th Avenue has volume exceeding capacity during the PM build-out. The volume of project trips forecasted to make a westbound right turn is low at only 7 vehicles per hour. During the PM background scenario, the westbound movement operates with a v/c near capacity at .98. Therefore, the background volumes and not the project trips are what cause the operational issues at this intersection. No improvements are recommended at this intersection.

6.2. Turn Lane Warrant Analysis

The Alachua County Land Development Code requires deceleration (right-turn) tapers for Class III and IV connections to a two-lane collector or arterial roadway with a design speed of 50 MPH or greater. A right turn lane is required if warranted. This site proposes a Class III connection onto CR 235 which has a design speed of 60 MPH, assuming a design speed 5 MPH over the posted speed of 55 MPH.

A right-turn lane warrant analysis, based on the guidelines of the "FDOT Access Management Guidebook", was used to determine whether a right-turn lane is warranted. The thresholds for warranting a right-turn lane range from 35 - 55 right-turns per hour, per the "FDOT Access Management Guidebook". As illustrated in build-out **Figure 4**, the maximum number of right turning vehicles at the CR 235/Proposed North Site Access intersection is 34 during the PM peak hour and at the CR 235/Proposed South Site Access intersection is 48 during the PM peak hour. Therefore, a northbound right-turn lane at the CR 235/Proposed North Site Access intersection is not warranted and not recommended to support this project however a northbound right turn taper is recommended based on the Alachua County Land Development Code requirements. A northbound right-turn lane at the CR 235/Proposed South Site Access intersection is warranted and recommended to support this project. The results are provided in **Appendix J**.

The Alachua County Unified Land Development Code requires a left-turn lane for developments with 50 or more total peak hour trips connecting to a collector or arterial road. As illustrated in build-out **Figure 4**, the maximum number of left turning vehicles at the CR 235/Proposed North Site Access intersection is 70 during the PM peak hour and at the CR 235/Proposed South Site Access intersection is 96 during the PM peak hour. Therefore, left-turn lanes are recommended at both the CR 235/Proposed North Site

Access intersection and CR 235/Proposed South Site Access intersection based on the Alachua County Land Development Code Requirements.

6.3. Roadway Segment Analysis

The study roadway segments for the future roadway segment conditions analysis were determined where the net new traffic from the proposed project is at least 5% of the maximum service volume (MSV) as provided in **Table 1**.

The future roadway segment conditions analysis was completed for roadway segments within the study area. Historic growth rates were applied to the 2022 AADT. Build-out project trips were added to the background trips and applied to each roadway segment. **Table 5** shows that none of the roadway segments in the study area had build-out volumes that exceeded the daily service volume. Therefore, no roadway segment improvements are recommended.

Table 5 | Future Conditions (2029) Roadway Segment LOS Analysis

ROAD NAME	FROM	TO	Comp. Plan MSV[1]	ADOPTED LOS STANDARD	Ex. Trips - 2022 AADT[1]	Back-ground Trips - 2029 AADT[2]	Reserved Trips-AADT[3]	Net New Total Project Trips	Build-out	Exceeds MSV/ Daily Service Volume - Y/N
CR 235	NW 143RD PLACE	SOUTH CITY LIMIT	15,120	D	6,180	7,815	1,018	2,707	11,540	N

(1) Taken from 2022 City of Alachua Annual Concurrency Status Report
(2) Calculated using Historical Growth Rate
(3) Reserved trips provided by the City of Alachua

7. CONCLUSIONS AND RECOMMENDATIONS

The following transportation improvements are recommended to support the project traffic at this site:

- Install a westbound left-turn lane on CR 235 at the south site access.
- Install a westbound left-turn lane on CR 235 at the north site access.
- Install a full-length eastbound right-turn lane on CR 235 at the south site access.
- Install an eastbound right-turn taper on CR 235 at the north site access.

Appendix B
Methodology Letter

May 26, 2022

Mr. Thomas Strom, PE
Transportation Engineering Manager
Alachua County Public Works
5620 NW 120th Lane
Gainesville, FL 32653

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Re: Fletcher Trace, City of Alachua, FL

Dear Thomas and Justin,

CHW is preparing a Traffic Impact Analysis (TIA) Methodology for the proposed Fletcher Trace development consisting of a single-family detached housing and multifamily housing (low-rise) located northeast of the intersection of CR 235 and NW 173rd Street in the City of Alachua, Florida. The project proposes a two access points from CR 235 to the project site, as illustrated in the concept plan provided in **Attachment A**.

Please review the methodology and either provide comment for the purposes of modification/ clarification or provide acceptance.

Study Area

The study area will consist of the following intersections:

- CR 235/NW 140th Street at CR 2054;
- CR 235A and CR 2054;
- CR 235 at Proposed North Site Access;
- CR 235 at Proposed South Site Access;
- CR 235 and CR 235A/NW 173rd Street; and
- CR 235 at CR 232/NW 78th Avenue.

Land Use and Trip Generation

The trip generation for the site will be based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. The estimated trip generation is provided below. The TIA will estimate the trip generation based on the number of dwelling units.

Fletcher Trace Trip Generation									
Land Use	ITE LU Code	Variable DU	Daily	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	344	3,144	229	60	169	317	200	117
Multifamily Housing (Low-Rise)	220	128	896	63	15	48	76	48	28
Total			*4,040*	*292*	*75*	*217*	*393*	*248*	*145*

Data Collection

Turning movement counts during the AM and PM peak two hours, during a single day, will be utilized for analysis. Counts will be collected on a Tuesday, Wednesday, or Thursday. The counts will include pedestrians, bicycles, and trucks, in addition to passenger vehicles.

Turning movement counts will be performed at the following intersection:

- CR 235/NW 140th Street at CR 2054;
- CR 235A and CR 2054;
- CR 235 and CR 235A/NW 173rd Street; and
- CR 235 at CR 232/NW 78th Avenue.

The count data will be adjusted based on the seasonal adjustment factor and by the growth rate to forecast the estimated background traffic of the project build-out year 2029. The growth rate will be determined based on historical ADT where available.

Trip Distribution

The project trip distribution for the Fletcher Trace build-out is expected to mimic the existing patterns of the Savannah Station Phase 1 project trips. A turning movement count was performed during the PM peak two hours of 4:00 to 6:00 PM at the intersection of CR 235 at NW 123rd Avenue, as provided in **Attachment B**. Based on the turning movement count the Savannah Station Phase 1 project trip distribution that will be utilized for the Fletcher Trace TIS is provided below:

- To/from north = 67%
- To/from south = 33%

The trip distribution at all other study area intersections will be based on the turning movement count data from the intersections. For example, at the intersection of CR 235 at CR 235A the project trips will either be to/from the north on CR 235A or to/from the west on CR 235. The trip distribution to/from the north will be calculated as follows, based on the total AM and PM count volumes:

(SBL + WBR) / (EBT + WBT + SBL + WBR)

Analysis

The intersection analysis will be performed at the intersections provided in the study area during the AM and PM peak hours, under the following scenarios:

- Existing (peak season) conditions
- Background conditions
- Build-out conditions
- Build-out with improvements, if applicable

The intersection operation analysis will review the delay, LOS, V/C, and 95th percentile queue length of each intersection movement as well as the intersection as a whole. The non-signalized intersections will be analyzed using HCS 7. The reports will be provided in the appendices.

Left and right turn lane warrant analyses will be performed at the site access intersections. If turn lanes are warranted the turn lane lengths will be calculated.

A roadway segment level of service analysis will be provided for CR 235 and CR 235A in accordance with City of Alachua requirements.

Any needed roadway modifications based on this analysis will be identified and modeled to demonstrate that the improvement mitigates the deficiency.

Report

A draft report, including, as a minimum, the following will be submitted for review and comment.

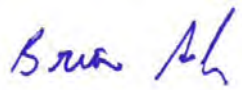
- Study Area Map
- Existing Conditions
- Trip Generation
- Data Collection
- Trip Distribution
- Analysis
  - AM and PM Intersection LOS, Delay, V/C and 95th Percentile Queue Length Analysis
  - Left and Right Turn Lane Warrants
  - Roadway Segment Analysis
- Conclusion and Recommendations
- Appendices with Supporting Documentation

Following any revisions, based upon staff comments, we will prepare a final signed and sealed report.

Please provide acceptance if you concur with this methodology.

Thank you for your review and consideration.

Sincerely,
CHW



Brian Snyder, P.E.
Project Manager

N:\2021\21-0297\Departments\04_Engineering\04_Traffic\Report\Methodology\220411 Fletcher Trace Methodology.docx

Attachment A
Site Layout

PRELIMINARY PLAT
FOR:

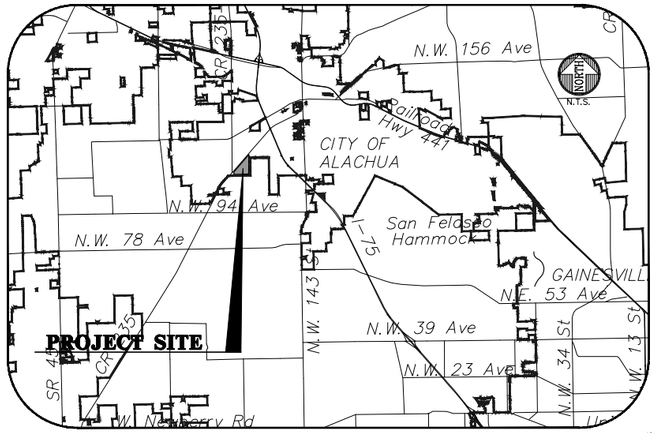
FLETCHER TRACE

ALACHUA COUNTY PARCELS 03905-002-000 AND 03980-002-001

CITY OF ALACHUA, FLORIDA

SECTIONS 21 AND 28, TOWNSHIP 08 SOUTH, RANGE 18 EAST

NOT FOR FINAL RECORDING



VICINITY MAP

GENERAL NOTES

1. *LAND OWNER:*
   WACO PROPERTIES, INC.
   569 SOUTH EDGEWOOD AVENUE
   JACKSONVILLE, FL - 32205
2. *DEVELOPER(SUBDIVIDER):*
   FLETCHER DEVELOPMENT, LLC.
   4510 NW 6TH PLACE, 3RD FLOOR
   GAINESVILLE, FL - 32607
3. *AGENT OF DEVELOPER/SUBDIVIDER:*
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL - 32615
   (352)331-1976
4. *ENGINEER OF RECORD:*
   DANIEL H. YOUNG, P.E.
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   DANIELY@CHW-INC.COM
5. *SURVEYOR OF RECORD:*
   AARON H. HICKMAN, PSM
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   AARONH@CHW-INC.COM
6. *DATE OF BOUNDARY SURVEY:*
   9/28/2018
7. *WATER SUPPLY:*
   AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY, AND A 6-INCH POTABLE WATER MAIN RUNS ALONG NW 157TH STREET. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
8. *SEWAGE DISPOSAL:*
   A NEW GRAVITY SEWER SYSTEM WILL CONNECT TO THE EXISTING SANITARY LIFT STATION LOCATED ON THE DEVELOPMENT SIDE OF CR 235.
9. *DRAINAGE:*
   STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
10. *ELECTRICAL UTILITY PROVISION:*
    A CITY OF ALACHUA TRANSFORMER IS LOCATED ON THE NORTHEAST CORNER OF THE NEW ENTRANCE OFF CR 235 AND WILL SUPPLY UNDERGROUND ELECTRIC TO THE DEVELOPMENT.
11. *NATURAL FEATURES:*
    N/A
12. *ZONING/LAND USE INFORMATION:*
    ZONING = PUD
    LAND USE = MODERATE DENSITY RESIDENTIAL

SETBACKS:

13. *COVENANTS AND RESTRICTIONS:*
    PROVIDED
14. *ROADWAY TYPE: URBAN CURB AND GUTTER ROADWAY WITH STORM SEWER PIPING AND RENTAL LIGHTING FROM CITY OF ALACHUA.*
15. *UTILITY PROVIDERS:*
    WATER: CITY OF ALACHUA
    SEWER: CITY OF ALACHUA
    ELECTRIC: CITY OF ALACHUA
    PHONE / CABLE: WINDSTREAM AND COX

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	*MASTER PRELIMINARY PLAT*
2-6	*DETAILED PRELIMINARY PLAT*
LS-1	*PRELIMINARY PLAT - LANDSCAPE PLAN*
1 - 6 OF 6	*BOUNDARY AND TOPOGRAPHIC SURVEY*

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 2140, PAGE 1834)

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

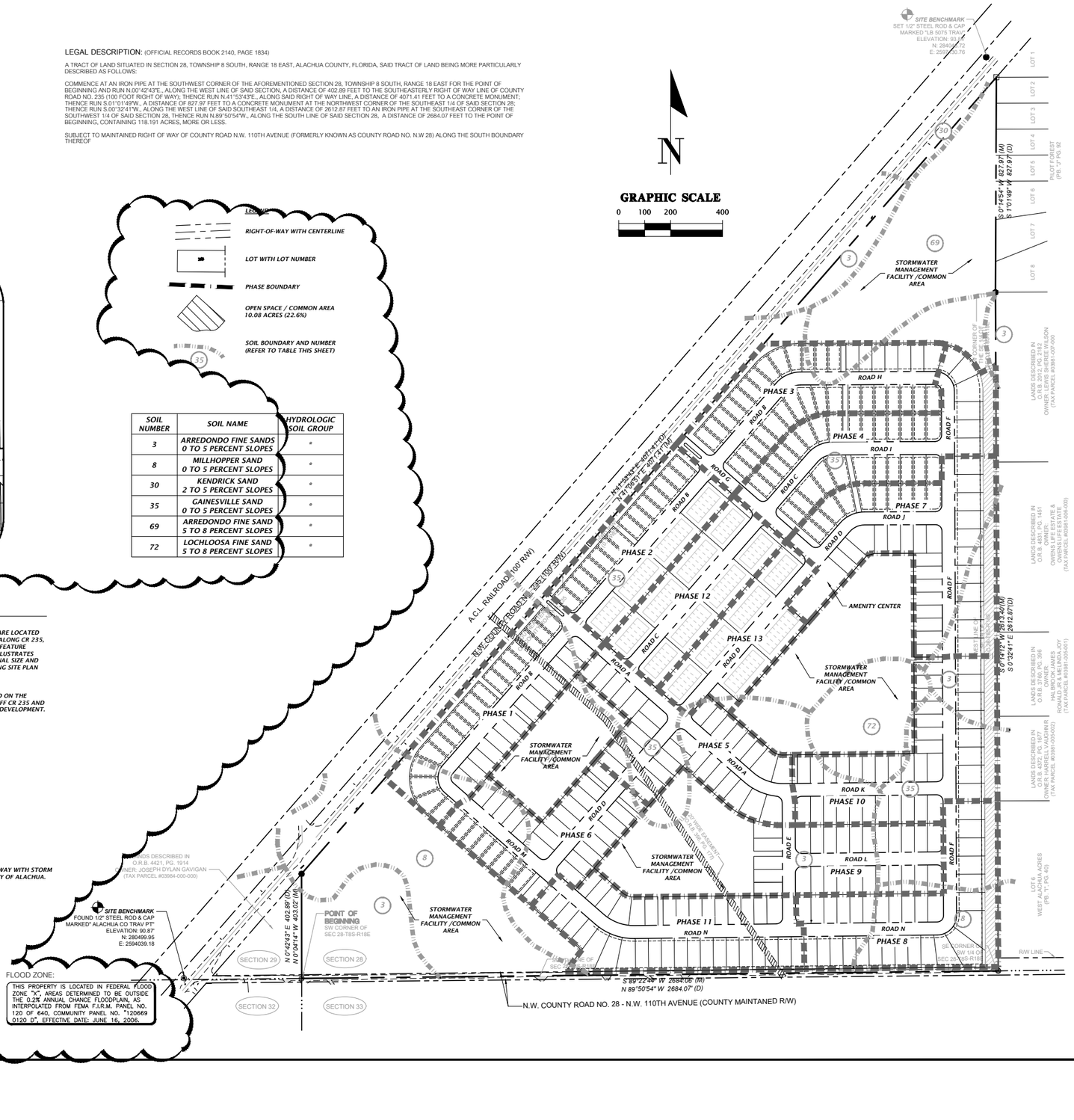
COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT-OF-WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28, THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES, MORE OR LESS.

SUBJECT TO MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD NO. N.W 28) ALONG THE SOUTH BOUNDARY THEREOF

LEGEND

- *RIGHT-OF-WAY WITH CENTERLINE*
- *LOT WITH LOT NUMBER*
- *PHASE BOUNDARY*
- *OPEN SPACE / COMMON AREA 10.08 ACRES (22.6%)*
- *SOIL BOUNDARY AND NUMBER (REFER TO TABLE THIS SHEET)*

SOIL NUMBER	SOIL NAME	HYDROLOGIC SOIL GROUP
3	*ARREDONDO FINE SANDS 0 TO 5 PERCENT SLOPES*	*
8	*MILLHOPPER SAND 0 TO 5 PERCENT SLOPES*	*
30	*KENDRICK SAND 2 TO 5 PERCENT SLOPES*	*
35	*GAINESVILLE SAND 0 TO 5 PERCENT SLOPES*	*
69	*ARREDONDO FINE SAND 5 TO 8 PERCENT SLOPES*	*
72	*LOCHLOOSA FINE SAND 5 TO 8 PERCENT SLOPES*	*



FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D", EFFECTIVE DATE: JUNE 16, 2006.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
WWW.CHW-INC.COM
CHW
Professional Consultants
cert. no. 1988 FLORIDA CA-8078

SCALE: 1"=200'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY

CONSTRUCTION REVISIONS

SUBMITTALS

CLIENT: FLETCHER DEVELOPMENT
PROJECT: FLETCHER TRACE PRELIMINARY PLAT
SHEET TITLE: MASTER PRELIMINARY PLAT

DESIGNED: K MERRITT
DRAWN: N COVAP
QUALITY CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: 1

Task: kurtin Plot Date: May 23,2022 2:50pm Filename: K:\2021\21-0297\Departments\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 MasterPrePlat FletcherTrace.dwg

Attachment B
Turning Movement Count
CR 235 at NW 123rd Avenue

CR 235 at NW 123rd Avenue
2/3/2021

Trucks

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	0	5	0	0	7	0	0	0	0
04:15 PM	0	11	0	0	4	0	0	0	0
04:30 PM	2	4	0	0	2	0	0	0	0
04:45 PM	0	6	0	0	2	0	0	0	0
05:00 PM	0	1	0	0	6	0	1	0	0
05:15 PM	0	3	0	0	4	0	0	0	0
05:30 PM	0	1	0	0	3	0	0	0	0
05:45 PM	0	3	0	0	0	0	0	0	0
Peak Hour									
5:00-5:45	0	8	0	0	13	0	1	0	0

Cars

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	47	0	1	18	0	2	1	0
04:15 PM	4	30	0	3	24	0	5	0	0
04:30 PM	7	31	0	2	18	0	6	2	0
04:45 PM	5	39	0	1	18	0	2	1	0
05:00 PM	8	66	0	1	28	0	4	2	0
05:15 PM	9	71	0	4	27	0	2	2	0
05:30 PM	5	56	0	0	19	0	3	2	0
05:45 PM	5	66	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45	27	259	0	6	101	0	11	7	0

Combined

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	52	0	1	25	0	2	1	0
04:15 PM	4	41	0	3	28	0	5	0	0
04:30 PM	9	35	0	2	20	0	6	2	0
04:45 PM	5	45	0	1	20	0	2	1	0
05:00 PM	8	67	0	1	34	0	5	2	0
05:15 PM	9	74	0	4	31	0	2	2	0
05:30 PM	5	57	0	0	22	0	3	2	0
05:45 PM	5	69	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45 PM	27	267	0	6	114	0	12	7	0
Truck %	3%			11%			5%		
Peak Hour Factor	0.89			0.86			0.68		
Int. Total	0.89								

	CR 235 SBL	NW 123rd WBR	Total	
to/from North	27	12	39	67%

	CR 235 NBR	NW 123rd WBL	Total	
to/from South	6	7	13	33%

*** The Truck % in and out of Savannah Station Phase 1 is 2% which is applied to the trips in and out of Savannah Station during the full build-out analysis.**

Appendix C
Turning Movement Counts

NW 78th Avenue
(CR 232) at CR 235

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	2	31	2	35	0	6	16	22	6	33	3	42	10	19	3	32	131
07:15 AM	3	49	1	53	2	5	12	19	4	41	2	47	11	25	2	38	157
07:30 AM	7	57	2	66	0	8	16	24	5	45	5	55	19	36	4	59	204
07:45 AM	4	48	3	55	2	12	13	27	8	39	5	52	13	27	6	46	180
Total	16	185	8	209	4	31	57	92	23	158	15	196	53	107	15	175	672
08:00 AM	5	51	2	58	5	17	17	39	7	33	8	48	18	27	4	49	194
08:15 AM	6	42	0	48	4	15	11	30	5	38	8	51	10	23	6	39	168
08:30 AM	5	36	4	45	4	16	16	36	5	28	8	41	7	25	2	34	156
08:45 AM	4	31	4	39	2	13	13	28	6	24	8	38	7	25	3	35	140
Total	20	160	10	190	15	61	57	133	23	123	32	178	42	100	15	157	658
04:00 PM	3	41	13	57	4	36	6	46	6	52	4	62	8	16	4	28	193
04:15 PM	7	41	12	60	3	31	9	43	6	66	3	75	4	13	6	23	201
04:30 PM	4	52	16	72	2	34	5	41	8	59	4	71	7	17	2	26	210
04:45 PM	2	43	13	58	6	42	11	59	4	55	2	61	5	23	6	34	212
Total	16	177	54	247	15	143	31	189	24	232	13	269	24	69	18	111	816
05:00 PM	7	48	8	63	4	34	17	55	7	88	5	100	5	22	4	31	249
05:15 PM	4	49	13	66	6	43	14	63	9	66	3	78	8	14	6	28	235
05:30 PM	8	41	9	58	5	35	15	55	9	46	2	57	4	13	5	22	192
05:45 PM	4	36	10	50	3	26	5	34	9	49	1	59	4	16	7	27	170
Total	23	174	40	237	18	138	51	207	34	249	11	294	21	65	22	108	846
Grand Total	75	696	112	883	52	373	196	621	104	762	71	937	140	341	70	551	2992
Apprch %	8.5	78.8	12.7		8.4	60.1	31.6		11.1	81.3	7.6		25.4	61.9	12.7		
Total %	2.5	23.3	3.7	29.5	1.7	12.5	6.6	20.8	3.5	25.5	2.4	31.3	4.7	11.4	2.3	18.4	
Automobiles	70	604	106	780	49	366	189	604	103	682	66	851	123	310	57	490	2725
% Automobiles	93.3	86.8	94.6	88.3	94.2	98.1	96.4	97.3	99	89.5	93	90.8	87.9	90.9	81.4	88.9	91.1
Commercial	5	92	6	103	3	7	7	17	1	80	5	86	17	31	13	61	267
% Commercial	6.7	13.2	5.4	11.7	5.8	1.9	3.6	2.7	1	10.5	7	9.2	12.1	9.1	18.6	11.1	8.9

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 2

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	7	57	2	66	0	8	16	24	5	45	5	55	19	36	4	59	204
07:45 AM	4	48	3	55	2	12	13	27	8	39	5	52	13	27	6	46	180
08:00 AM	5	51	2	58	5	17	17	39	7	33	8	48	18	27	4	49	194
08:15 AM	6	42	0	48	4	15	11	30	5	38	8	51	10	23	6	39	168
Total Volume	22	198	7	227	11	52	57	120	25	155	26	206	60	113	20	193	746
% App. Total	9.7	87.2	3.1		9.2	43.3	47.5		12.1	75.2	12.6		31.1	58.5	10.4		
PHF	.786	.868	.583	.860	.550	.765	.838	.769	.781	.861	.813	.936	.789	.785	.833	.818	.914
Automobiles	19	173	6	198	11	49	56	116	25	136	24	185	53	102	19	174	673
% Automobiles	86.4	87.4	85.7	87.2	100	94.2	98.2	96.7	100	87.7	92.3	89.8	88.3	90.3	95.0	90.2	90.2
Commercial	3	25	1	29	0	3	1	4	0	19	2	21	7	11	1	19	73
% Commercial	13.6	12.6	14.3	12.8	0	5.8	1.8	3.3	0	12.3	7.7	10.2	11.7	9.7	5.0	9.8	9.8

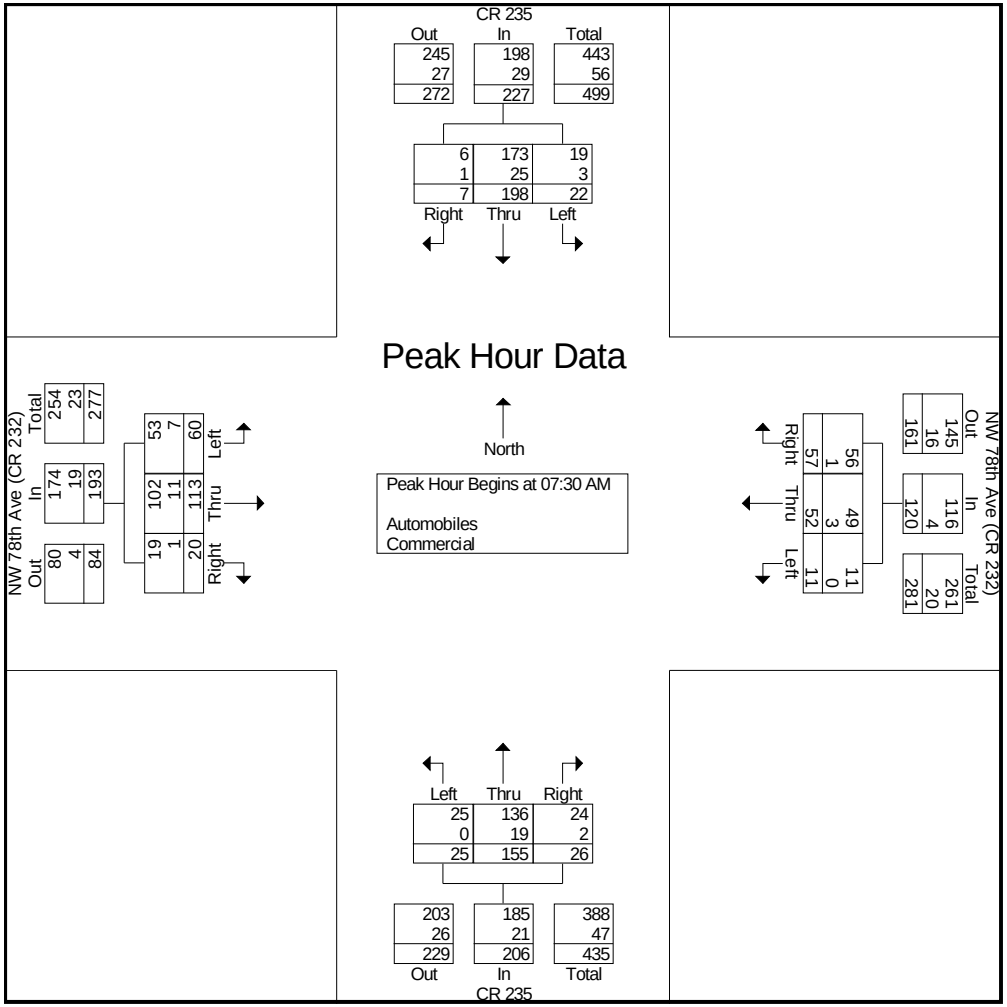
DE TRAFFIC

detraffic.com

NW 78th Ave (CR 232) at CR 235

Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

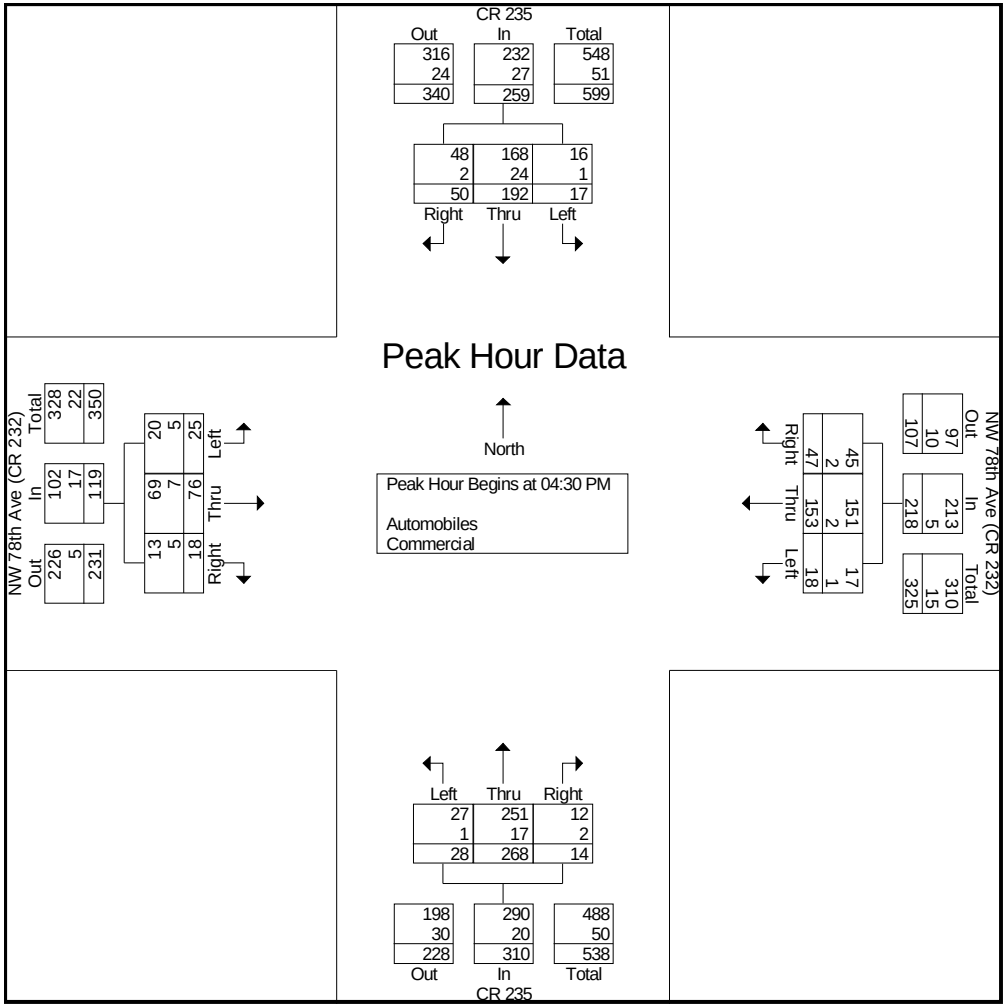
File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 4

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	4	52	16	72	2	34	5	41	8	59	4	71	7	17	2	26	210
04:45 PM	2	43	13	58	6	42	11	59	4	55	2	61	5	23	6	34	212
05:00 PM	7	48	8	63	4	34	17	55	7	88	5	100	5	22	4	31	249
05:15 PM	4	49	13	66	6	43	14	63	9	66	3	78	8	14	6	28	235
Total Volume	17	192	50	259	18	153	47	218	28	268	14	310	25	76	18	119	906
% App. Total	6.6	74.1	19.3		8.3	70.2	21.6		9	86.5	4.5		21	63.9	15.1		
PHF	.607	.923	.781	.899	.750	.890	.691	.865	.778	.761	.700	.775	.781	.826	.750	.875	.910
Automobiles	16	168	48	232	17	151	45	213	27	251	12	290	20	69	13	102	837
% Automobiles	94.1	87.5	96.0	89.6	94.4	98.7	95.7	97.7	96.4	93.7	85.7	93.5	80.0	90.8	72.2	85.7	92.4
Commercial	1	24	2	27	1	2	2	5	1	17	2	20	5	7	5	17	69
% Commercial	5.9	12.5	4.0	10.4	5.6	1.3	4.3	2.3	3.6	6.3	14.3	6.5	20.0	9.2	27.8	14.3	7.6

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	2	27	2	0	31	0	6	16	0	22	6	27	3	0	36	9	19	3	0	31	120
07:15 AM	3	44	1	0	48	1	4	11	0	16	4	34	2	0	40	11	24	2	0	37	141
07:30 AM	6	51	2	0	59	0	8	16	0	24	5	41	4	0	50	17	34	4	0	55	188
07:45 AM	4	44	2	0	50	2	11	12	0	25	8	34	5	0	47	13	25	5	0	43	165
Total	15	166	7	0	188	3	29	55	0	87	23	136	14	0	173	50	102	14	0	166	614
					0					0					0					0	
08:00 AM	4	43	2	0	49	5	16	17	0	38	7	27	7	0	41	15	24	4	0	43	171
08:15 AM	5	35	0	0	40	4	14	11	0	29	5	34	8	0	47	8	19	6	0	33	149
08:30 AM	5	29	3	0	37	4	16	16	0	36	5	21	7	0	33	7	24	1	0	32	138
08:45 AM	4	26	4	0	34	2	13	13	0	28	6	19	8	0	33	6	23	3	0	32	127
Total	18	133	9	0	160	15	59	57	0	131	23	101	30	0	154	36	90	14	0	140	585
04:00 PM	3	35	13	0	51	4	36	5	0	45	6	47	4	0	57	6	13	2	0	21	174
04:15 PM	6	37	11	0	54	3	31	9	0	43	6	62	3	0	71	4	11	5	0	20	188
04:30 PM	4	44	16	0	64	2	34	4	0	40	8	54	3	0	65	5	16	2	0	23	192
04:45 PM	2	39	11	0	52	5	41	11	0	57	4	52	2	0	58	5	21	4	0	30	197
Total	15	155	51	0	221	14	142	29	0	185	24	215	12	0	251	20	61	13	0	94	751
					0					0					0					0	
05:00 PM	6	44	8	0	58	4	34	16	0	54	7	84	4	0	95	4	19	3	0	26	233
05:15 PM	4	41	13	0	58	6	42	14	0	62	8	61	3	0	72	6	13	4	0	23	215
05:30 PM	8	34	8	0	50	4	34	13	0	51	9	42	2	0	53	4	11	5	0	20	174
05:45 PM	4	31	10	0	45	3	26	5	0	34	9	43	1	0	53	3	14	4	0	21	153
Total	22	150	39	0	211	17	136	48	0	201	33	230	10	0	273	17	57	16	0	90	775
Grand Total	70	604	106	0	780	49	366	189	0	604	103	682	66	0	851	123	310	57	0	490	2725
Apprch %	9	77.4	13.6	0		8.1	60.6	31.3	0		12.1	80.1	7.8	0		25.1	63.3	11.6	0		
Total %	2.6	22.2	3.9	0	28.6	1.8	13.4	6.9	0	22.2	3.8	25	2.4	0	31.2	4.5	11.4	2.1	0	18	

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	4	0	0	4	0	0	0	0	0	0	6	0	0	6	1	0	0	0	1	11
07:15 AM	0	5	0	0	5	1	1	1	0	3	0	7	0	0	7	0	1	0	0	1	16
07:30 AM	1	6	0	0	7	0	0	0	0	0	0	4	1	0	5	2	2	0	0	4	16
07:45 AM	0	4	1	0	5	0	1	1	0	2	0	5	0	0	5	0	2	1	0	3	15
Total	1	19	1	0	21	1	2	2	0	5	0	22	1	0	23	3	5	1	0	9	58
					0					0					0					0	
08:00 AM	1	8	0	0	9	0	1	0	0	1	0	6	1	0	7	3	3	0	0	6	23
08:15 AM	1	7	0	0	8	0	1	0	0	1	0	4	0	0	4	2	4	0	0	6	19
08:30 AM	0	7	1	0	8	0	0	0	0	0	0	7	1	0	8	0	1	1	0	2	18
08:45 AM	0	5	0	0	5	0	0	0	0	0	0	5	0	0	5	1	2	0	0	3	13
Total	2	27	1	0	30	0	2	0	0	2	0	22	2	0	24	6	10	1	0	17	73
04:00 PM	0	6	0	0	6	0	0	1	0	1	0	5	0	0	5	2	3	2	0	7	19
04:15 PM	1	4	1	0	6	0	0	0	0	0	0	4	0	0	4	0	2	1	0	3	13
04:30 PM	0	8	0	0	8	0	0	1	0	1	0	5	1	0	6	2	1	0	0	3	18
04:45 PM	0	4	2	0	6	1	1	0	0	2	0	3	0	0	3	0	2	2	0	4	15
Total	1	22	3	0	26	1	1	2	0	4	0	17	1	0	18	4	8	5	0	17	65
					0					0					0					0	
05:00 PM	1	4	0	0	5	0	0	1	0	1	0	4	1	0	5	1	3	1	0	5	16
05:15 PM	0	8	0	0	8	0	1	0	0	1	1	5	0	0	6	2	1	2	0	5	20
05:30 PM	0	7	1	0	8	1	1	2	0	4	0	4	0	0	4	0	2	0	0	2	18
05:45 PM	0	5	0	0	5	0	0	0	0	0	0	6	0	0	6	1	2	3	0	6	17
Total	1	24	1	0	26	1	2	3	0	6	1	19	1	0	21	4	8	6	0	18	71
Grand Total	5	92	6	0	103	3	7	7	0	17	1	80	5	0	86	17	31	13	0	61	267
Apprch %	4.9	89.3	5.8	0		17.6	41.2	41.2	0		1.2	93	5.8	0		27.9	50.8	21.3	0		
Total %	1.9	34.5	2.2	0	38.6	1.1	2.6	2.6	0	6.4	0.4	30	1.9	0	32.2	6.4	11.6	4.9	0	22.8	

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

CR 235 at NW 173rd Street (CR 235A)

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	11	0	21	32	0	26	13	39	0	0	0	0	24	36	0	60	131
07:15 AM	17	0	24	41	0	37	16	53	0	0	0	0	27	39	0	66	160
07:30 AM	18	0	22	40	0	38	17	55	0	0	0	0	43	45	0	88	183
07:45 AM	17	0	19	36	0	49	20	69	0	0	0	0	36	37	0	73	178
Total	63	0	86	149	0	150	66	216	0	0	0	0	130	157	0	287	652
08:00 AM	18	0	23	41	0	38	18	56	0	0	0	0	24	33	0	57	154
08:15 AM	25	0	27	52	0	42	23	65	0	0	0	0	28	32	0	60	177
08:30 AM	13	0	12	25	0	30	19	49	0	0	0	0	37	25	0	62	136
08:45 AM	14	0	15	29	0	26	20	46	0	0	0	0	25	35	0	60	135
Total	70	0	77	147	0	136	80	216	0	0	0	0	114	125	0	239	602
04:00 PM	17	0	20	37	0	50	12	62	0	0	0	0	22	44	0	66	165
04:15 PM	11	0	27	38	0	49	13	62	0	0	0	0	28	55	0	83	183
04:30 PM	17	0	24	41	0	47	17	64	0	0	0	0	24	63	0	87	192
04:45 PM	17	0	25	42	0	44	19	63	0	0	0	0	24	44	0	68	173
Total	62	0	96	158	0	190	61	251	0	0	0	0	98	206	0	304	713
05:00 PM	19	0	26	45	0	49	21	70	0	0	0	0	28	66	0	94	209
05:15 PM	13	0	22	35	0	39	23	62	0	0	0	0	30	66	0	96	193
05:30 PM	9	0	24	33	0	39	15	54	0	0	0	0	23	56	0	79	166
05:45 PM	7	0	19	26	0	34	11	45	0	0	0	0	14	47	0	61	132
Total	48	0	91	139	0	161	70	231	0	0	0	0	95	235	0	330	700
Grand Total	243	0	350	593	0	637	277	914	0	0	0	0	437	723	0	1160	2667
Apprch %	41	0	59		0	69.7	30.3		0	0	0		37.7	62.3	0		
Total %	9.1	0	13.1	22.2	0	23.9	10.4	34.3	0	0	0	0	16.4	27.1	0	43.5	
Automobiles	233	0	337	570	0	547	250	797	0	0	0	0	384	682	0	1066	2433
% Automobiles	95.9	0	96.3	96.1	0	85.9	90.3	87.2	0	0	0	0	87.9	94.3	0	91.9	91.2
Commercial	10	0	13	23	0	90	27	117	0	0	0	0	53	41	0	94	234
% Commercial	4.1	0	3.7	3.9	0	14.1	9.7	12.8	0	0	0	0	12.1	5.7	0	8.1	8.8

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

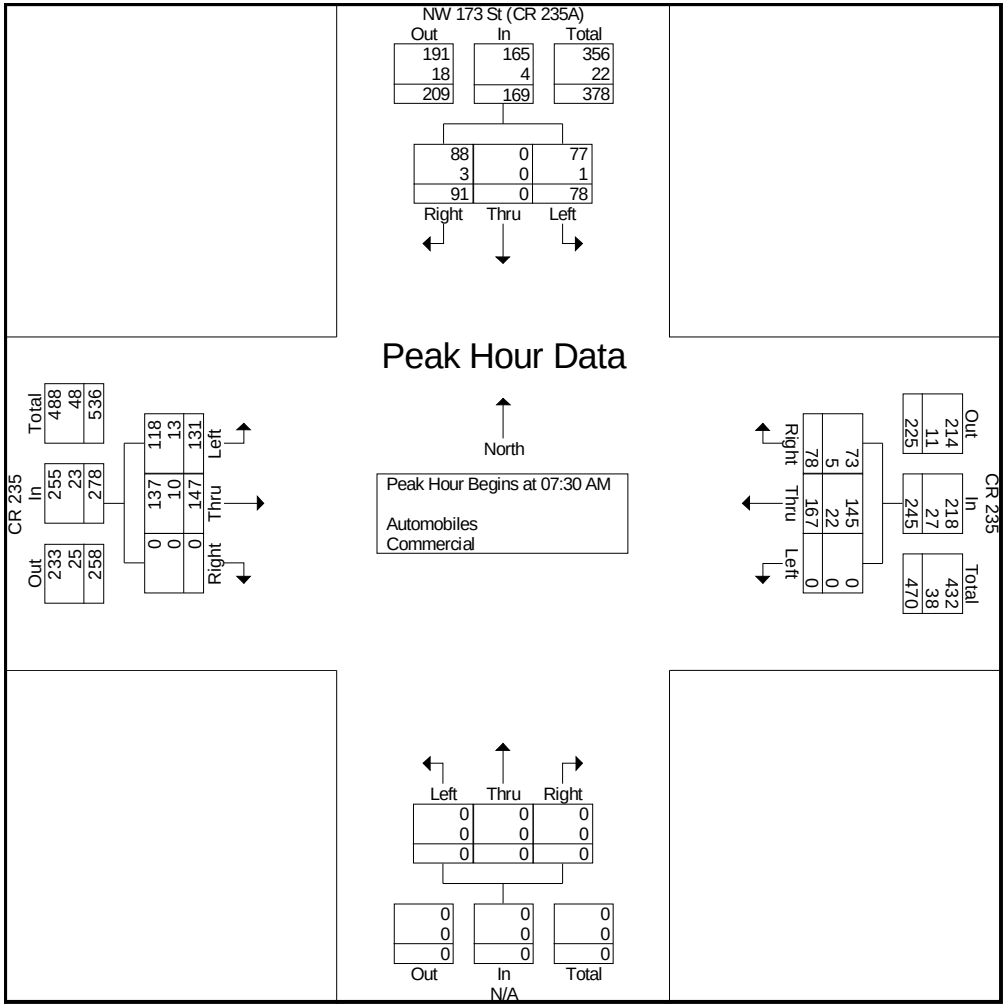
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 2

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	18	0	22	40	0	38	17	55	0	0	0	0	43	45	0	88	183
07:45 AM	17	0	19	36	0	49	20	69	0	0	0	0	36	37	0	73	178
08:00 AM	18	0	23	41	0	38	18	56	0	0	0	0	24	33	0	57	154
08:15 AM	25	0	27	52	0	42	23	65	0	0	0	0	28	32	0	60	177
Total Volume	78	0	91	169	0	167	78	245	0	0	0	0	131	147	0	278	692
% App. Total	46.2	0	53.8		0	68.2	31.8		0	0	0		47.1	52.9	0		
PHF	.780	.000	.843	.813	.000	.852	.848	.888	.000	.000	.000	.000	.762	.817	.000	.790	.945
Automobiles	77	0	88	165	0	145	73	218	0	0	0	0	118	137	0	255	638
% Automobiles	98.7	0	96.7	97.6	0	86.8	93.6	89.0	0	0	0	0	90.1	93.2	0	91.7	92.2
Commercial	1	0	3	4	0	22	5	27	0	0	0	0	13	10	0	23	54
% Commercial	1.3	0	3.3	2.4	0	13.2	6.4	11.0	0	0	0	0	9.9	6.8	0	8.3	7.8

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

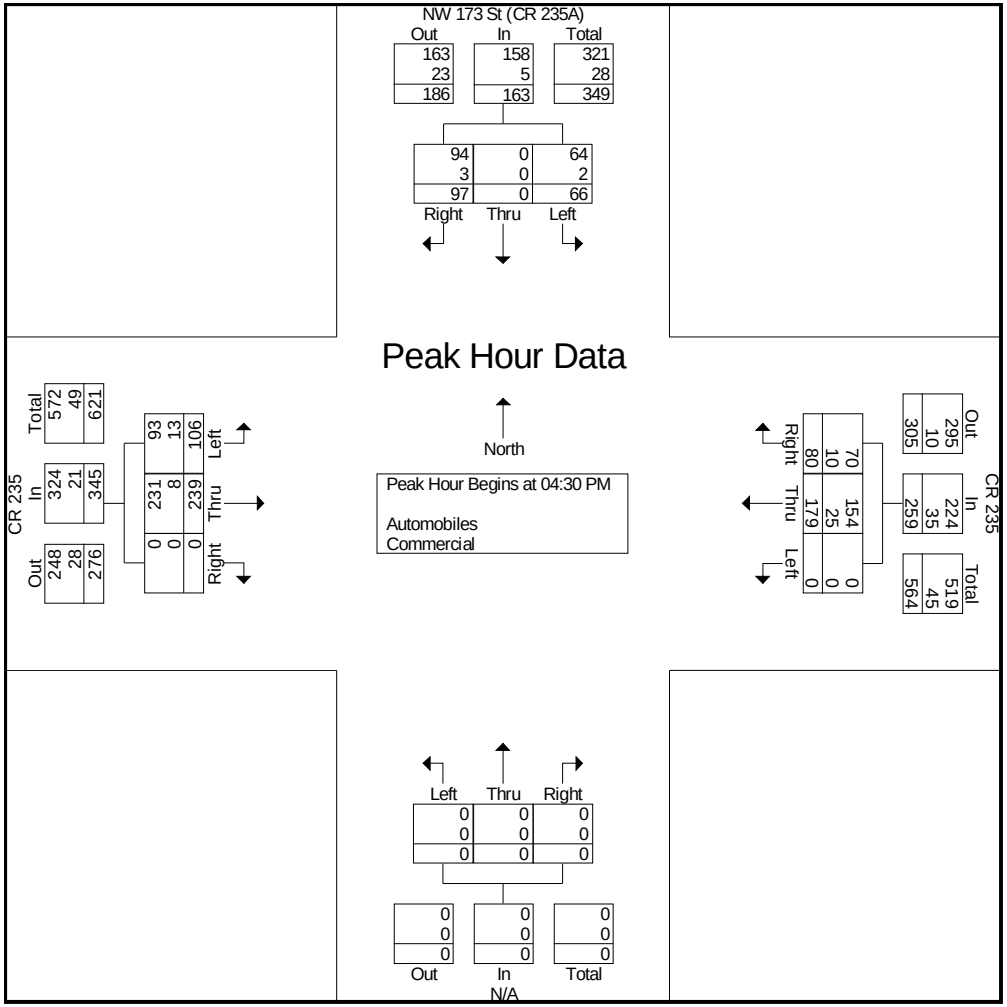
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 4

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	17	0	24	41	0	47	17	64	0	0	0	0	24	63	0	87	192
04:45 PM	17	0	25	42	0	44	19	63	0	0	0	0	24	44	0	68	173
05:00 PM	19	0	26	45	0	49	21	70	0	0	0	0	28	66	0	94	209
05:15 PM	13	0	22	35	0	39	23	62	0	0	0	0	30	66	0	96	193
Total Volume	66	0	97	163	0	179	80	259	0	0	0	0	106	239	0	345	767
% App. Total	40.5	0	59.5		0	69.1	30.9		0	0	0		30.7	69.3	0		
PHF	.868	.000	.933	.906	.000	.913	.870	.925	.000	.000	.000	.000	.883	.905	.000	.898	.917
Automobiles	64	0	94	158	0	154	70	224	0	0	0	0	93	231	0	324	706
% Automobiles	97.0	0	96.9	96.9	0	86.0	87.5	86.5	0	0	0	0	87.7	96.7	0	93.9	92.0
Commercial	2	0	3	5	0	25	10	35	0	0	0	0	13	8	0	21	61
% Commercial	3.0	0	3.1	3.1	0	14.0	12.5	13.5	0	0	0	0	12.3	3.3	0	6.1	8.0

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	11	0	19	0	30	0	24	11	0	35	0	0	0	0	0	19	32	0	0	51	116
07:15 AM	16	0	24	0	40	0	34	16	0	50	0	0	0	0	0	24	37	0	0	61	151
07:30 AM	18	0	21	0	39	0	34	17	0	51	0	0	0	0	0	41	41	0	0	82	172
07:45 AM	17	0	19	0	36	0	43	18	0	61	0	0	0	0	0	34	35	0	0	69	166
Total	62	0	83	0	145	0	135	62	0	197	0	0	0	0	0	118	145	0	0	263	605
					0					0										0	
08:00 AM	18	0	21	0	39	0	34	17	0	51	0	0	0	0	0	19	31	0	0	50	140
08:15 AM	24	0	27	0	51	0	34	21	0	55	0	0	0	0	0	24	30	0	0	54	160
08:30 AM	11	0	11	0	22	0	26	18	0	44	0	0	0	0	0	34	24	0	0	58	124
08:45 AM	13	0	13	0	26	0	21	19	0	40	0	0	0	0	0	23	33	0	0	56	122
Total	66	0	72	0	138	0	115	75	0	190	0	0	0	0	0	100	118	0	0	218	546
04:00 PM	15	0	19	0	34	0	44	10	0	54	0	0	0	0	0	19	41	0	0	60	148
04:15 PM	11	0	26	0	37	0	41	11	0	52	0	0	0	0	0	24	53	0	0	77	166
04:30 PM	16	0	22	0	38	0	43	16	0	59	0	0	0	0	0	19	61	0	0	80	177
04:45 PM	17	0	25	0	42	0	36	17	0	53	0	0	0	0	0	22	42	0	0	64	159
Total	59	0	92	0	151	0	164	54	0	218	0	0	0	0	0	84	197	0	0	281	650
					0					0										0	
05:00 PM	18	0	26	0	44	0	42	18	0	60	0	0	0	0	0	24	65	0	0	89	193
05:15 PM	13	0	21	0	34	0	33	19	0	52	0	0	0	0	0	28	63	0	0	91	177
05:30 PM	8	0	24	0	32	0	31	12	0	43	0	0	0	0	0	19	51	0	0	70	145
05:45 PM	7	0	19	0	26	0	27	10	0	37	0	0	0	0	0	11	43	0	0	54	117
Total	46	0	90	0	136	0	133	59	0	192	0	0	0	0	0	82	222	0	0	304	632
Grand Total	233	0	337	0	570	0	547	250	0	797	0	0	0	0	0	384	682	0	0	1066	2433
Apprch %	40.9	0	59.1	0		0	68.6	31.4	0		0	0	0	0		36	64	0	0		
Total %	9.6	0	13.9	0	23.4	0	22.5	10.3	0	32.8	0	0	0	0	0	15.8	28	0	0	43.8	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	0	2	0	2	0	2	2	0	4	0	0	0	0	0	5	4	0	0	9	15
07:15 AM	1	0	0	0	1	0	3	0	0	3	0	0	0	0	0	3	2	0	0	5	9
07:30 AM	0	0	1	0	1	0	4	0	0	4	0	0	0	0	0	2	4	0	0	6	11
07:45 AM	0	0	0	0	0	0	6	2	0	8	0	0	0	0	0	2	2	0	0	4	12
Total	1	0	3	0	4	0	15	4	0	19	0	0	0	0	0	12	12	0	0	24	47
					0					0										0	
08:00 AM	0	0	2	0	2	0	4	1	0	5	0	0	0	0	0	5	2	0	0	7	14
08:15 AM	1	0	0	0	1	0	8	2	0	10	0	0	0	0	0	4	2	0	0	6	17
08:30 AM	2	0	1	0	3	0	4	1	0	5	0	0	0	0	0	3	1	0	0	4	12
08:45 AM	1	0	2	0	3	0	5	1	0	6	0	0	0	0	0	2	2	0	0	4	13
Total	4	0	5	0	9	0	21	5	0	26	0	0	0	0	0	14	7	0	0	21	56
04:00 PM	2	0	1	0	3	0	6	2	0	8	0	0	0	0	0	3	3	0	0	6	17
04:15 PM	0	0	1	0	1	0	8	2	0	10	0	0	0	0	0	4	2	0	0	6	17
04:30 PM	1	0	2	0	3	0	4	1	0	5	0	0	0	0	0	5	2	0	0	7	15
04:45 PM	0	0	0	0	0	0	8	2	0	10	0	0	0	0	0	2	2	0	0	4	14
Total	3	0	4	0	7	0	26	7	0	33	0	0	0	0	0	14	9	0	0	23	63
					0					0										0	
05:00 PM	1	0	0	0	1	0	7	3	0	10	0	0	0	0	0	4	1	0	0	5	16
05:15 PM	0	0	1	0	1	0	6	4	0	10	0	0	0	0	0	2	3	0	0	5	16
05:30 PM	1	0	0	0	1	0	8	3	0	11	0	0	0	0	0	4	5	0	0	9	21
05:45 PM	0	0	0	0	0	0	7	1	0	8	0	0	0	0	0	3	4	0	0	7	15
Total	2	0	1	0	3	0	28	11	0	39	0	0	0	0	0	13	13	0	0	26	68
Grand Total	10	0	13	0	23	0	90	27	0	117	0	0	0	0	0	53	41	0	0	94	234
Apprch %	43.5	0	56.5	0		0	76.9	23.1	0		0	0	0	0		56.4	43.6	0	0		
Total %	4.3	0	5.6	0	9.8	0	38.5	11.5	0	50	0	0	0	0	0	22.6	17.5	0	0	40.2	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

Peggy Road (CR 2054) at NW 140th Street (CR 235)

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	70	5	75	0	0	0	0	6	53	0	59	4	0	8	12	146
07:15 AM	0	92	6	98	0	0	0	0	4	57	0	61	6	0	6	12	171
07:30 AM	0	104	4	108	0	0	0	0	10	59	0	69	7	0	11	18	195
07:45 AM	0	91	4	95	0	0	0	0	13	52	0	65	5	0	6	11	171
Total	0	357	19	376	0	0	0	0	33	221	0	254	22	0	31	53	683
08:00 AM	0	89	5	94	0	0	0	0	12	65	0	77	6	0	6	12	183
08:15 AM	0	89	6	95	0	0	0	0	9	74	0	83	6	0	8	14	192
08:30 AM	0	95	4	99	0	0	0	0	8	80	0	88	5	0	9	14	201
08:45 AM	0	76	7	83	0	0	0	0	7	74	0	81	5	0	10	15	179
Total	0	349	22	371	0	0	0	0	36	293	0	329	22	0	33	55	755
04:00 PM	0	89	5	94	0	0	0	0	6	89	0	95	6	0	10	16	205
04:15 PM	0	104	3	107	0	0	0	0	4	100	0	104	4	0	5	9	220
04:30 PM	0	95	5	100	0	0	0	0	5	82	0	87	2	0	5	7	194
04:45 PM	0	83	3	86	0	0	0	0	8	95	0	103	6	0	10	16	205
Total	0	371	16	387	0	0	0	0	23	366	0	389	18	0	30	48	824
05:00 PM	0	94	3	97	0	0	0	0	5	139	0	144	5	0	4	9	250
05:15 PM	0	85	6	91	0	0	0	0	7	110	0	117	5	0	10	15	223
05:30 PM	0	72	8	80	0	0	0	0	5	85	0	90	5	0	10	15	185
05:45 PM	0	94	3	97	0	0	0	0	7	89	0	96	6	0	7	13	206
Total	0	345	20	365	0	0	0	0	24	423	0	447	21	0	31	52	864
Grand Total	0	1422	77	1499	0	0	0	0	116	1303	0	1419	83	0	125	208	3126
Apprch %	0	94.9	5.1		0	0	0		8.2	91.8	0		39.9	0	60.1		
Total %	0	45.5	2.5	48	0	0	0	0	3.7	41.7	0	45.4	2.7	0	4	6.7	
Automobiles	0	1270	65	1335	0	0	0	0	112	1179	0	1291	72	0	103	175	2801
% Automobiles	0	89.3	84.4	89.1	0	0	0	0	96.6	90.5	0	91	86.7	0	82.4	84.1	89.6
Commercial	0	152	12	164	0	0	0	0	4	124	0	128	11	0	22	33	325
% Commercial	0	10.7	15.6	10.9	0	0	0	0	3.4	9.5	0	9	13.3	0	17.6	15.9	10.4

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

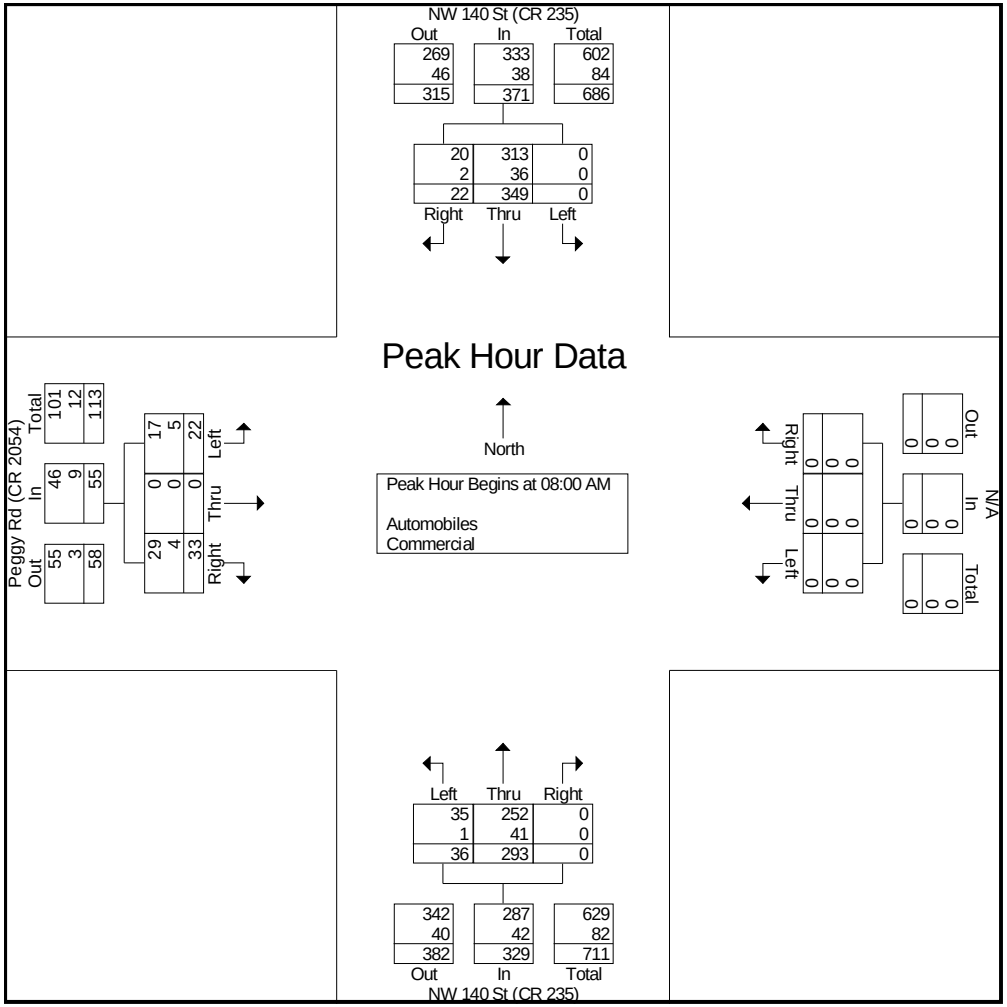
File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 2

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	0	89	5	94	0	0	0	0	12	65	0	77	6	0	6	12	183
08:15 AM	0	89	6	95	0	0	0	0	9	74	0	83	6	0	8	14	192
08:30 AM	0	95	4	99	0	0	0	0	8	80	0	88	5	0	9	14	201
08:45 AM	0	76	7	83	0	0	0	0	7	74	0	81	5	0	10	15	179
Total Volume	0	349	22	371	0	0	0	0	36	293	0	329	22	0	33	55	755
% App. Total	0	94.1	5.9		0	0	0		10.9	89.1	0		40	0	60		
PHF	.000	.918	.786	.937	.000	.000	.000	.000	.750	.916	.000	.935	.917	.000	.825	.917	.939
Automobiles	0	313	20	333	0	0	0	0	35	252	0	287	17	0	29	46	666
% Automobiles	0	89.7	90.9	89.8	0	0	0	0	97.2	86.0	0	87.2	77.3	0	87.9	83.6	88.2
Commercial	0	36	2	38	0	0	0	0	1	41	0	42	5	0	4	9	89
% Commercial	0	10.3	9.1	10.2	0	0	0	0	2.8	14.0	0	12.8	22.7	0	12.1	16.4	11.8

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 4

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	95	5	100	0	0	0	0	5	82	0	87	2	0	5	7	194
04:45 PM	0	83	3	86	0	0	0	0	8	95	0	103	6	0	10	16	205
05:00 PM	0	94	3	97	0	0	0	0	5	139	0	144	5	0	4	9	250
05:15 PM	0	85	6	91	0	0	0	0	7	110	0	117	5	0	10	15	223
Total Volume	0	357	17	374	0	0	0	0	25	426	0	451	18	0	29	47	872
% App. Total	0	95.5	4.5		0	0	0		5.5	94.5	0		38.3	0	61.7		
PHF	.000	.939	.708	.935	.000	.000	.000	.000	.781	.766	.000	.783	.750	.000	.725	.734	.872
Automobiles	0	314	11	325	0	0	0	0	23	401	0	424	16	0	24	40	789
% Automobiles	0	88.0	64.7	86.9	0	0	0	0	92.0	94.1	0	94.0	88.9	0	82.8	85.1	90.5
Commercial	0	43	6	49	0	0	0	0	2	25	0	27	2	0	5	7	83
% Commercial	0	12.0	35.3	13.1	0	0	0	0	8.0	5.9	0	6.0	11.1	0	17.2	14.9	9.5

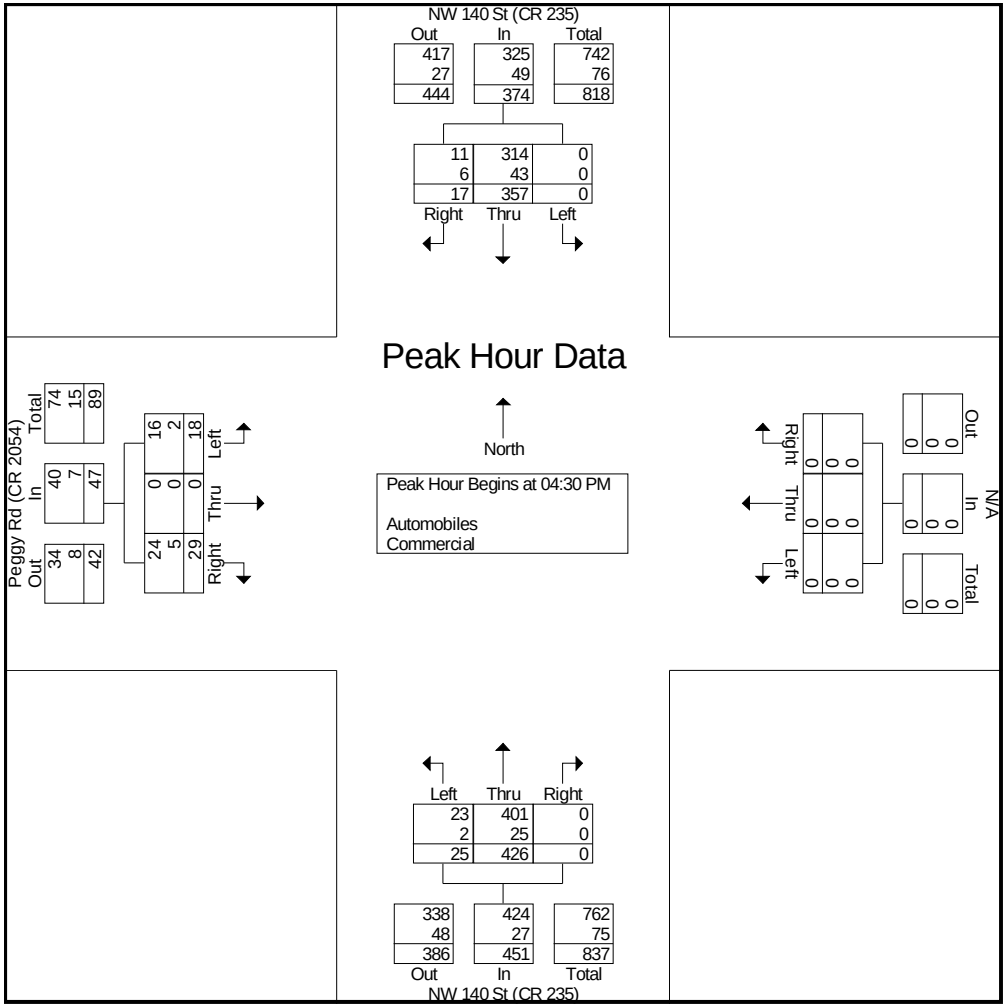
DE TRAFFIC

detraffic.com

NW 140 St (CR 235) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	61	5	0	66	0	0	0	0	0	6	47	0	0	53	4	0	6	0	10	129
07:15 AM	0	81	5	0	86	0	0	0	0	0	4	53	0	0	57	5	0	4	0	9	152
07:30 AM	0	94	4	0	98	0	0	0	0	0	10	51	0	0	61	5	0	8	0	13	172
07:45 AM	0	82	4	0	86	0	0	0	0	0	13	43	0	0	56	5	0	4	0	9	151
Total	0	318	18	0	336	0	0	0	0	0	33	194	0	0	227	19	0	22	0	41	604
08:00 AM	0	81	5	0	86	0	0	0	0	0	11	54	0	0	65	4	0	4	0	8	159
08:15 AM	0	76	5	0	81	0	0	0	0	0	9	61	0	0	70	6	0	8	0	14	165
08:30 AM	0	87	4	0	91	0	0	0	0	0	8	72	0	0	80	4	0	8	0	12	183
08:45 AM	0	69	6	0	75	0	0	0	0	0	7	65	0	0	72	3	0	9	0	12	159
Total	0	313	20	0	333	0	0	0	0	0	35	252	0	0	287	17	0	29	0	46	666
04:00 PM	0	81	4	0	85	0	0	0	0	0	6	84	0	0	90	6	0	7	0	13	188
04:15 PM	0	94	3	0	97	0	0	0	0	0	4	91	0	0	95	4	0	5	0	9	201
04:30 PM	0	84	3	0	87	0	0	0	0	0	4	76	0	0	80	2	0	4	0	6	173
04:45 PM	0	74	2	0	76	0	0	0	0	0	8	91	0	0	99	5	0	8	0	13	188
Total	0	333	12	0	345	0	0	0	0	0	22	342	0	0	364	17	0	24	0	41	750
05:00 PM	0	81	2	0	83	0	0	0	0	0	4	131	0	0	135	4	0	4	0	8	226
05:15 PM	0	75	4	0	79	0	0	0	0	0	7	103	0	0	110	5	0	8	0	13	202
05:30 PM	0	64	6	0	70	0	0	0	0	0	5	76	0	0	81	4	0	9	0	13	164
05:45 PM	0	86	3	0	89	0	0	0	0	0	6	81	0	0	87	6	0	7	0	13	189
Total	0	306	15	0	321	0	0	0	0	0	22	391	0	0	413	19	0	28	0	47	781
Grand Total	0	1270	65	0	1335	0	0	0	0	0	112	1179	0	0	1291	72	0	103	0	175	2801
Apprch %	0	95.1	4.9	0		0	0	0	0		8.7	91.3	0	0		41.1	0	58.9	0		
Total %	0	45.3	2.3	0	47.7	0	0	0	0	0	4	42.1	0	0	46.1	2.6	0	3.7	0	6.2	

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	9	0	0	9	0	0	0	0	0	0	6	0	0	6	0	0	2	0	2	17
07:15 AM	0	11	1	0	12	0	0	0	0	0	0	4	0	0	4	1	0	2	0	3	19
07:30 AM	0	10	0	0	10	0	0	0	0	0	0	8	0	0	8	2	0	3	0	5	23
07:45 AM	0	9	0	0	9	0	0	0	0	0	0	9	0	0	9	0	0	2	0	2	20
Total	0	39	1	0	40	0	0	0	0	0	0	27	0	0	27	3	0	9	0	12	79
08:00 AM	0	8	0	0	8	0	0	0	0	0	1	11	0	0	12	2	0	2	0	4	24
08:15 AM	0	13	1	0	14	0	0	0	0	0	0	13	0	0	13	0	0	0	0	0	27
08:30 AM	0	8	0	0	8	0	0	0	0	0	0	8	0	0	8	1	0	1	0	2	18
08:45 AM	0	7	1	0	8	0	0	0	0	0	0	9	0	0	9	2	0	1	0	3	20
Total	0	36	2	0	38	0	0	0	0	0	1	41	0	0	42	5	0	4	0	9	89
04:00 PM	0	8	1	0	9	0	0	0	0	0	0	5	0	0	5	0	0	3	0	3	17
04:15 PM	0	10	0	0	10	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	19
04:30 PM	0	11	2	0	13	0	0	0	0	0	1	6	0	0	7	0	0	1	0	1	21
04:45 PM	0	9	1	0	10	0	0	0	0	0	0	4	0	0	4	1	0	2	0	3	17
Total	0	38	4	0	42	0	0	0	0	0	1	24	0	0	25	1	0	6	0	7	74
05:00 PM	0	13	1	0	14	0	0	0	0	0	1	8	0	0	9	1	0	0	0	1	24
05:15 PM	0	10	2	0	12	0	0	0	0	0	0	7	0	0	7	0	0	2	0	2	21
05:30 PM	0	8	2	0	10	0	0	0	0	0	0	9	0	0	9	1	0	1	0	2	21
05:45 PM	0	8	0	0	8	0	0	0	0	0	1	8	0	0	9	0	0	0	0	0	17
Total	0	39	5	0	44	0	0	0	0	0	2	32	0	0	34	2	0	3	0	5	83
Grand Total	0	152	12	0	164	0	0	0	0	0	4	124	0	0	128	11	0	22	0	33	325
Apprch %	0	92.7	7.3	0		0	0	0	0		3.1	96.9	0	0		33.3	0	66.7	0		
Total %	0	46.8	3.7	0	50.5	0	0	0	0	0	1.2	38.2	0	0	39.4	3.4	0	6.8	0	10.2	

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:15 AM	0	0	0	4	4	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	7
07:30 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
07:45 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
Total	0	0	0	7	7	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	12
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	4
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	2
08:30 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	3
Total	0	0	0	2	2	0	0	0	0	0	0	0	0	7	7	0	0	0	0	0	9
04:30 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	4
05:00 PM	0	0	0	2	2	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	4
05:15 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
Total	0	0	0	3	3	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	6
Grand Total	0	0	0	13	13	0	0	0	0	0	0	0	0	18	18	0	0	0	0	0	31
Apprch %	0	0	0	100		0	0	0	0		0	0	0	100		0	0	0	0		
Total %	0	0	0	41.9	41.9	0	0	0	0	0	0	0	0	58.1	58.1	0	0	0	0	0	

Peggy Road (CR 2054) at NW 173rd Street (CR 235A)

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	3	45	4	52	4	2	3	9	3	40	2	45	3	7	1	11	117
07:15 AM	4	67	5	76	2	2	5	9	3	45	1	49	5	3	3	11	145
07:30 AM	7	53	5	65	5	4	5	14	2	61	3	66	5	2	5	12	157
07:45 AM	4	44	5	53	2	3	6	11	5	61	2	68	4	5	5	14	146
Total	18	209	19	246	13	11	19	43	13	207	8	228	17	17	14	48	565
08:00 AM	6	59	2	67	4	3	6	13	4	51	2	57	8	4	4	16	153
08:15 AM	4	50	7	61	6	5	5	16	6	70	3	79	4	9	3	16	172
08:30 AM	6	39	4	49	5	4	2	11	5	60	1	66	5	4	1	10	136
08:45 AM	4	39	3	46	4	3	2	9	3	54	3	60	3	6	2	11	126
Total	20	187	16	223	19	15	15	49	18	235	9	262	20	23	10	53	587
04:00 PM	7	58	5	70	8	6	3	17	5	36	6	47	8	5	5	18	152
04:15 PM	7	41	6	54	3	10	5	18	5	39	2	46	6	1	4	11	129
04:30 PM	4	57	6	67	6	7	5	18	6	49	3	58	3	0	5	8	151
04:45 PM	6	45	4	55	4	8	6	18	4	64	2	70	6	6	6	18	161
Total	24	201	21	246	21	31	19	71	20	188	13	221	23	12	20	55	593
05:00 PM	7	60	8	75	4	6	7	17	5	53	2	60	4	4	5	13	165
05:15 PM	9	50	4	63	3	8	4	15	6	48	2	56	8	3	6	17	151
05:30 PM	7	59	8	74	5	5	7	17	4	42	4	50	5	5	5	15	156
05:45 PM	7	50	7	64	2	6	2	10	6	42	3	51	5	5	4	14	139
Total	30	219	27	276	14	25	20	59	21	185	11	217	22	17	20	59	611
Grand Total	92	816	83	991	67	82	73	222	72	815	41	928	82	69	64	215	2356
Apprch %	9.3	82.3	8.4		30.2	36.9	32.9		7.8	87.8	4.4		38.1	32.1	29.8		
Total %	3.9	34.6	3.5	42.1	2.8	3.5	3.1	9.4	3.1	34.6	1.7	39.4	3.5	2.9	2.7	9.1	
Automobiles	73	674	79	826	58	73	61	192	66	644	38	748	79	65	59	203	1969
% Automobiles	79.3	82.6	95.2	83.4	86.6	89	83.6	86.5	91.7	79	92.7	80.6	96.3	94.2	92.2	94.4	83.6
Commercial	19	142	4	165	9	9	12	30	6	171	3	180	3	4	5	12	387
% Commercial	20.7	17.4	4.8	16.6	13.4	11	16.4	13.5	8.3	21	7.3	19.4	3.7	5.8	7.8	5.6	16.4

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 2

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	7	53	5	65	5	4	5	14	2	61	3	66	5	2	5	12	157
07:45 AM	4	44	5	53	2	3	6	11	5	61	2	68	4	5	5	14	146
08:00 AM	6	59	2	67	4	3	6	13	4	51	2	57	8	4	4	16	153
08:15 AM	4	50	7	61	6	5	5	16	6	70	3	79	4	9	3	16	172
Total Volume	21	206	19	246	17	15	22	54	17	243	10	270	21	20	17	58	628
% App. Total	8.5	83.7	7.7		31.5	27.8	40.7		6.3	90	3.7		36.2	34.5	29.3		
PHF	.750	.873	.679	.918	.708	.750	.917	.844	.708	.868	.833	.854	.656	.556	.850	.906	.913
Automobiles	18	170	16	204	15	12	18	45	17	204	8	229	21	19	15	55	533
% Automobiles	85.7	82.5	84.2	82.9	88.2	80.0	81.8	83.3	100	84.0	80.0	84.8	100	95.0	88.2	94.8	84.9
Commercial	3	36	3	42	2	3	4	9	0	39	2	41	0	1	2	3	95
% Commercial	14.3	17.5	15.8	17.1	11.8	20.0	18.2	16.7	0	16.0	20.0	15.2	0	5.0	11.8	5.2	15.1

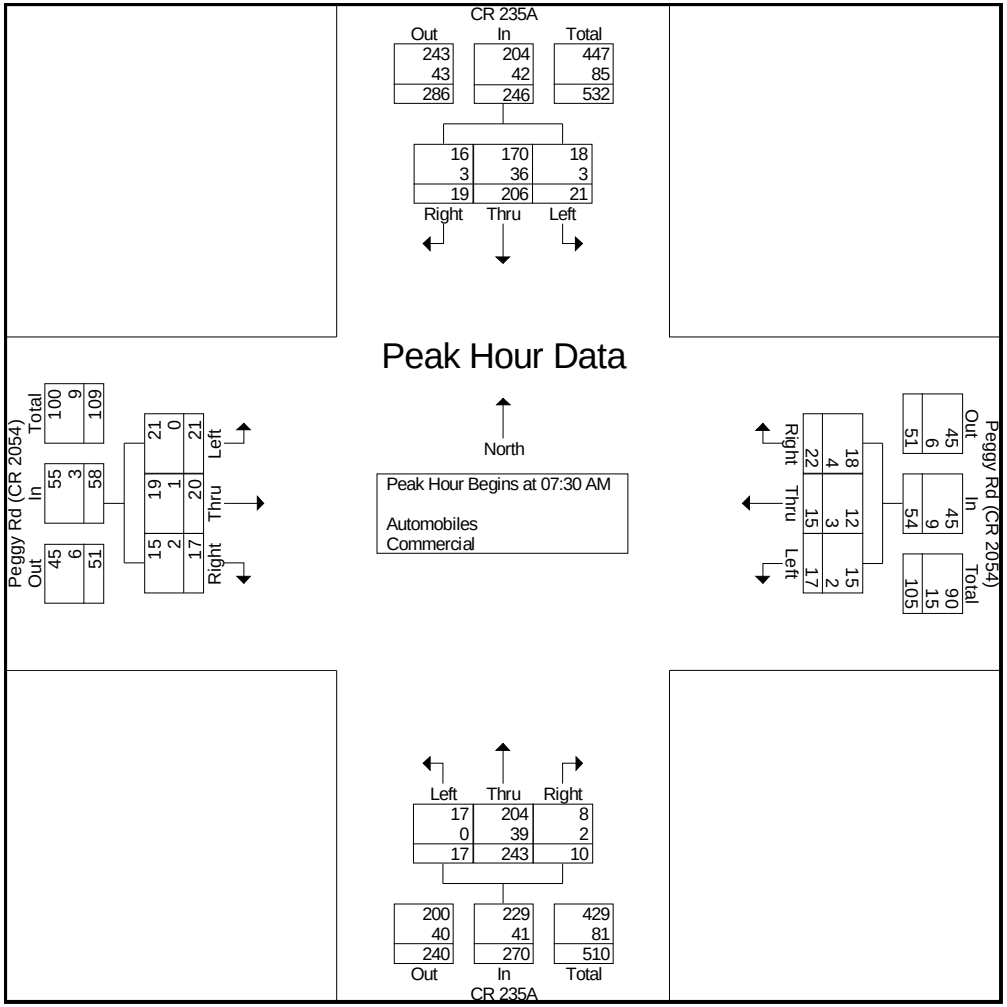
DE TRAFFIC

detraffic.com

NW 173 St (CR 235A) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 4

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	6	45	4	55	4	8	6	18	4	64	2	70	6	6	6	18	161
05:00 PM	7	60	8	75	4	6	7	17	5	53	2	60	4	4	5	13	165
05:15 PM	9	50	4	63	3	8	4	15	6	48	2	56	8	3	6	17	151
05:30 PM	7	59	8	74	5	5	7	17	4	42	4	50	5	5	5	15	156
Total Volume	29	214	24	267	16	27	24	67	19	207	10	236	23	18	22	63	633
% App. Total	10.9	80.1	9		23.9	40.3	35.8		8.1	87.7	4.2		36.5	28.6	34.9		
PHF	.806	.892	.750	.890	.800	.844	.857	.931	.792	.809	.625	.843	.719	.750	.917	.875	.959
Automobiles	19	187	24	230	13	24	18	55	18	156	9	183	22	16	20	58	526
% Automobiles	65.5	87.4	100	86.1	81.3	88.9	75.0	82.1	94.7	75.4	90.0	77.5	95.7	88.9	90.9	92.1	83.1
Commercial	10	27	0	37	3	3	6	12	1	51	1	53	1	2	2	5	107
% Commercial	34.5	12.6	0	13.9	18.8	11.1	25.0	17.9	5.3	24.6	10.0	22.5	4.3	11.1	9.1	7.9	16.9

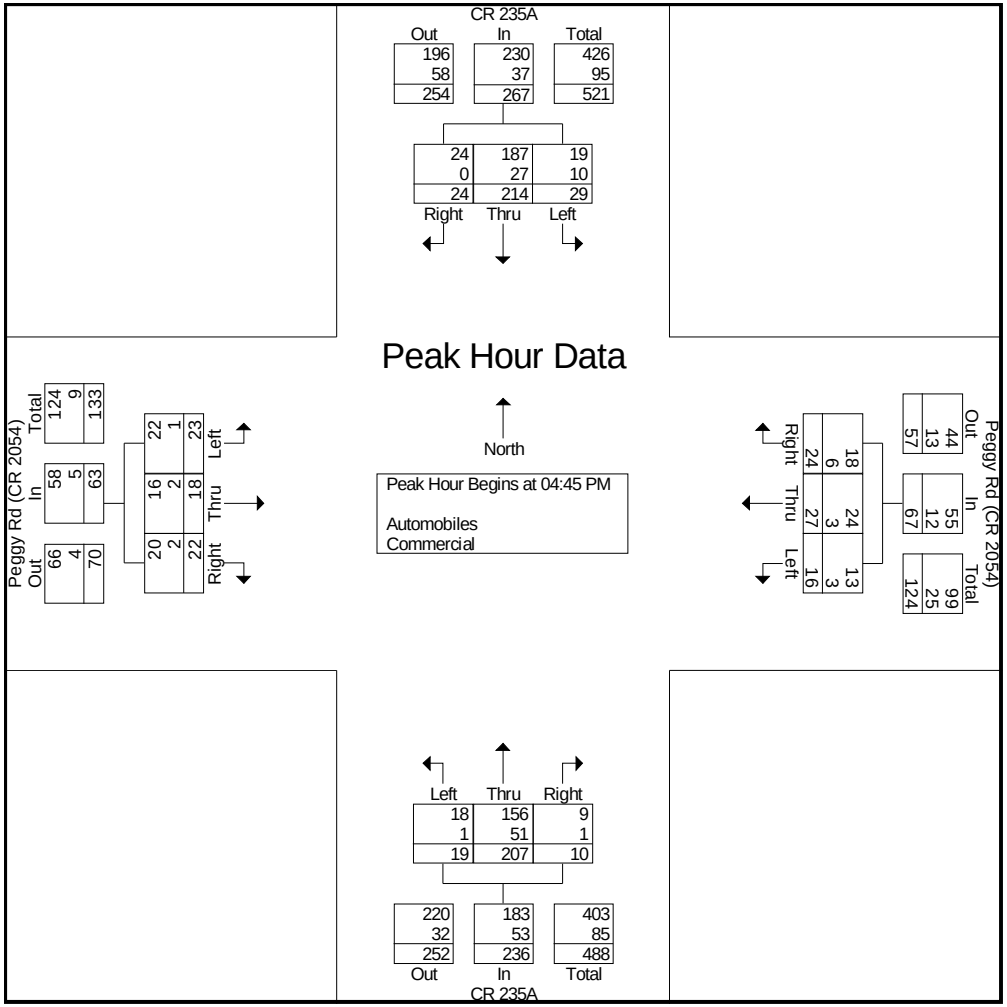
DE TRAFFIC

detraffic.com

NW 173 St (CR 235A) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

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NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022

Groups Printed- Automobiles

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	3	34	4	0	41	3	2	3	0	8	3	34	2	0	39	3	6	1	0	10	98
07:15 AM	4	51	4	0	59	2	1	4	0	7	2	41	1	0	44	4	3	3	0	10	120
07:30 AM	5	42	5	0	52	4	2	5	0	11	2	53	3	0	58	5	2	4	0	11	132
07:45 AM	4	34	4	0	42	2	3	4	0	9	5	54	1	0	60	4	5	5	0	14	125
Total	16	161	17	0	194	11	8	16	0	35	12	182	7	0	201	16	16	13	0	45	475
08:00 AM	5	51	2	0	58	4	2	5	0	11	4	42	2	0	48	8	4	4	0	16	133
08:15 AM	4	43	5	0	52	5	5	4	0	14	6	55	2	0	63	4	8	2	0	14	143
08:30 AM	5	26	4	0	35	5	4	2	0	11	4	47	1	0	52	5	4	1	0	10	108
08:45 AM	4	29	3	0	36	4	3	2	0	9	3	43	3	0	49	3	6	2	0	11	105
Total	18	149	14	0	181	18	14	13	0	45	17	187	8	0	212	20	22	9	0	51	489
04:00 PM	5	49	5	0	59	7	5	3	0	15	4	26	6	0	36	8	5	5	0	18	128
04:15 PM	7	34	6	0	47	2	9	4	0	15	4	28	2	0	34	5	1	3	0	9	105
04:30 PM	2	51	6	0	59	5	7	5	0	17	6	34	3	0	43	3	0	5	0	8	127
04:45 PM	5	41	4	0	50	4	8	4	0	16	4	51	2	0	57	6	5	6	0	17	140
Total	19	175	21	0	215	18	29	16	0	63	18	139	13	0	170	22	11	19	0	52	500
05:00 PM	5	52	8	0	65	2	4	5	0	11	5	42	1	0	48	4	4	4	0	12	136
05:15 PM	5	43	4	0	52	3	8	4	0	15	5	34	2	0	41	8	3	5	0	16	124
05:30 PM	4	51	8	0	63	4	4	5	0	13	4	29	4	0	37	4	4	5	0	13	126
05:45 PM	6	43	7	0	56	2	6	2	0	10	5	31	3	0	39	5	5	4	0	14	119
Total	20	189	27	0	236	11	22	16	0	49	19	136	10	0	165	21	16	18	0	55	505
Grand Total	73	674	79	0	826	58	73	61	0	192	66	644	38	0	748	79	65	59	0	203	1969
Apprch %	8.8	81.6	9.6	0		30.2	38	31.8	0		8.8	86.1	5.1	0		38.9	32	29.1	0		
Total %	3.7	34.2	4	0	42	2.9	3.7	3.1	0	9.8	3.4	32.7	1.9	0	38	4	3.3	3	0	10.3	

DE TRAFFIC

detraffic.com

NW 173 St (CR 235A) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022

Groups Printed- Commercial

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	11	0	0	11	1	0	0	0	1	0	6	0	0	6	0	1	0	0	1	19
07:15 AM	0	16	1	0	17	0	1	1	0	2	1	4	0	0	5	1	0	0	0	1	25
07:30 AM	2	11	0	0	13	1	2	0	0	3	0	8	0	0	8	0	0	1	0	1	25
07:45 AM	0	10	1	0	11	0	0	2	0	2	0	7	1	0	8	0	0	0	0	0	21
Total	2	48	2	0	52	2	3	3	0	8	1	25	1	0	27	1	1	1	0	3	90
08:00 AM	1	8	0	0	9	0	1	1	0	2	0	9	0	0	9	0	0	0	0	0	20
08:15 AM	0	7	2	0	9	1	0	1	0	2	0	15	1	0	16	0	1	1	0	2	29
08:30 AM	1	13	0	0	14	0	0	0	0	0	1	13	0	0	14	0	0	0	0	0	28
08:45 AM	0	10	0	0	10	0	0	0	0	0	0	11	0	0	11	0	0	0	0	0	21
Total	2	38	2	0	42	1	1	2	0	4	1	48	1	0	50	0	1	1	0	2	98
04:00 PM	2	9	0	0	11	1	1	0	0	2	1	10	0	0	11	0	0	0	0	0	24
04:15 PM	0	7	0	0	7	1	1	1	0	3	1	11	0	0	12	1	0	1	0	2	24
04:30 PM	2	6	0	0	8	1	0	0	0	1	0	15	0	0	15	0	0	0	0	0	24
04:45 PM	1	4	0	0	5	0	0	2	0	2	0	13	0	0	13	0	1	0	0	1	21
Total	5	26	0	0	31	3	2	3	0	8	2	49	0	0	51	1	1	1	0	3	93
05:00 PM	2	8	0	0	10	2	2	2	0	6	0	11	1	0	12	0	0	1	0	1	29
05:15 PM	4	7	0	0	11	0	0	0	0	0	1	14	0	0	15	0	0	1	0	1	27
05:30 PM	3	8	0	0	11	1	1	2	0	4	0	13	0	0	13	1	1	0	0	2	30
05:45 PM	1	7	0	0	8	0	0	0	0	0	1	11	0	0	12	0	0	0	0	0	20
Total	10	30	0	0	40	3	3	4	0	10	2	49	1	0	52	1	1	2	0	4	106
Grand Total	19	142	4	0	165	9	9	12	0	30	6	171	3	0	180	3	4	5	0	12	387
Apprch %	11.5	86.1	2.4	0		30	30	40	0		3.3	95	1.7	0		25	33.3	41.7	0		
Total %	4.9	36.7	1	0	42.6	2.3	2.3	3.1	0	7.8	1.6	44.2	0.8	0	46.5	0.8	1	1.3	0	3.1	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	CR 235 at CR 232/NW 78th Ave	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 1
	299 McGregor Rd. DeLand Fl. 32720	



SB Approach



EB Approach



WB Approach

de traffic	CR 235A at CR 235	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 2
	299 McGregor Rd. DeLand Fl. 32720	



NB Approach



SB Approach



EB Approach

de traffic	CR 235/NW 140th St at CR 2054	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 3
	299 McGregor Rd. DeLand Fl. 32720	



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	CR 235A at CR 2054	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 4
	299 McGregor Rd. DeLand Fl. 32720	

Appendix D
Reserved Trips

Table 2a. Traffic Impacts - Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	43	22,957	46.61%
		Peak Hour	3,870	1,800	5	2,065	46.64%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	5,689	21,781	52.34%
		Peak Hour	4,110	1,732	452	1,926	53.14%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	2,160	14,259	63.44%
		Peak Hour	3,510	2,145	170	1,195	65.95%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	1,927	9,159	76.52%
		Peak Hour	3,510	2,652	154	704	79.94%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	5	4,995	65.31%
		Peak Hour	1,290	893	1	396	69.30%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	90	7,055	51.01%
		Peak Hour	1,290	689	10	591	54.19%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	6,180	1,018	7,922	47.61%
		Peak Hour	1,359	587	110	662	51.30%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,578	0	13,542	10.44%
		Peak Hour	1,359	150	0	1,209	11.03%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	765	14,090	32.52%
		Peak Hour	1,881	572	43	1,266	32.72%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	4,161	35	10,924	27.75%
		Peak Hour	1,359	395	0	964	29.09%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	2,788	2,115	10,217	32.43%
		Peak Hour	1,359	265	128	966	28.91%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,402	816	12,902	14.67%
		Peak Hour	1,359	133	85	1,141	16.06%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,302	112	9,706	35.81%
		Peak Hour	1,359	504	12	843	37.95%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool, accessed April 14, 2022
*** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency*
^ County Facility AADT counts provided by Alachua County Public Works, April 2022.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
Reserved Trips are automatically updated from Table 8 data.

Table 2b. Traffic Impacts - Preliminary & Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Project Impact (Projected & Reserved)	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	20,223	2,777	93.54%
		Peak Hour	3,870	1,800	1,490	580	85.01%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	48,532	(21,062)	146.09%
		Peak Hour	4,110	1,732	3,663	(1,285)	131.27%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	11,350	5,069	87.00%
		Peak Hour	3,510	2,145	881	484	86.21%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	6,522	4,564	88.30%
		Peak Hour	3,510	2,652	608	250	92.88%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	4,864	136	99.06%
		Peak Hour	1,290	893	441	(44)	103.41%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	2,854	4,291	70.20%
		Peak Hour	1,290	689	237	364	71.78%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	2,850	6,598	56.36%
		Peak Hour	1,359	539	239	581	57.24%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	7,047	7,808	62.61%
		Peak Hour	1,881	572	567	742	60.57%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	1,871	10,319	31.75%
		Peak Hour	1,359	278	133	948	30.27%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	6,710	4,985	67.03%
		Peak Hour	1,359	325	484	550	59.56%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	816	12,924	14.52%
		Peak Hour	1,359	131	85	1,143	15.90%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	112	9,799	35.19%
		Peak Hour	1,359	495	12	852	37.30%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool, accessed April 14, 2022
*** Formula: Comp Plan MSV - (Existing Traffic + + Projected Trips from Preliminary Development Orders with NO Concurrency Reservation +*
^ County Facility AADT counts provided by Alachua County Public Works, April 2022.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
Reserved Trips are automatically updated from Table 8 data.

Appendix E
Seasonal Adjustment Factor and Historical Growth Rates

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.05	1.08
2	01/06/2019 - 01/12/2019	1.04	1.07
3	01/13/2019 - 01/19/2019	1.03	1.06
4	01/20/2019 - 01/26/2019	1.02	1.05
5	01/27/2019 - 02/02/2019	1.01	1.04
6	02/03/2019 - 02/09/2019	0.99	1.02
* 7	02/10/2019 - 02/16/2019	0.98	1.01
* 8	02/17/2019 - 02/23/2019	0.97	1.00
* 9	02/24/2019 - 03/02/2019	0.97	1.00
*10	03/03/2019 - 03/09/2019	0.96	0.99
*11	03/10/2019 - 03/16/2019	0.96	0.99
*12	03/17/2019 - 03/23/2019	0.96	0.99
*13	03/24/2019 - 03/30/2019	0.96	0.99
*14	03/31/2019 - 04/06/2019	0.96	0.99
*15	04/07/2019 - 04/13/2019	0.96	0.99
*16	04/14/2019 - 04/20/2019	0.96	0.99
*17	04/21/2019 - 04/27/2019	0.97	1.00
*18	04/28/2019 - 05/04/2019	0.98	1.01
*19	05/05/2019 - 05/11/2019	0.99	1.02
20	05/12/2019 - 05/18/2019	1.00	1.03
21	05/19/2019 - 05/25/2019	1.00	1.03
22	05/26/2019 - 06/01/2019	1.01	1.04
23	06/02/2019 - 06/08/2019	1.02	1.05
24	06/09/2019 - 06/15/2019	1.03	1.06
25	06/16/2019 - 06/22/2019	1.03	1.06
26	06/23/2019 - 06/29/2019	1.04	1.07
27	06/30/2019 - 07/06/2019	1.04	1.07
28	07/07/2019 - 07/13/2019	1.05	1.08
29	07/14/2019 - 07/20/2019	1.06	1.09
30	07/21/2019 - 07/27/2019	1.04	1.07
31	07/28/2019 - 08/03/2019	1.03	1.06
32	08/04/2019 - 08/10/2019	1.01	1.04
33	08/11/2019 - 08/17/2019	1.00	1.03
34	08/18/2019 - 08/24/2019	0.99	1.02
35	08/25/2019 - 08/31/2019	0.99	1.02
36	09/01/2019 - 09/07/2019	0.99	1.02
37	09/08/2019 - 09/14/2019	0.99	1.02
38	09/15/2019 - 09/21/2019	0.99	1.02
39	09/22/2019 - 09/28/2019	0.99	1.02
40	09/29/2019 - 10/05/2019	0.98	1.01
41	10/06/2019 - 10/12/2019	0.98	1.01
42	10/13/2019 - 10/19/2019	0.98	1.01
43	10/20/2019 - 10/26/2019	0.99	1.02
44	10/27/2019 - 11/02/2019	1.00	1.03
45	11/03/2019 - 11/09/2019	1.01	1.04
46	11/10/2019 - 11/16/2019	1.03	1.06
47	11/17/2019 - 11/23/2019	1.03	1.06
48	11/24/2019 - 11/30/2019	1.04	1.07
49	12/01/2019 - 12/07/2019	1.04	1.07
50	12/08/2019 - 12/14/2019	1.05	1.08
51	12/15/2019 - 12/21/2019	1.05	1.08
52	12/22/2019 - 12/28/2019	1.04	1.07
53	12/29/2019 - 12/31/2019	1.03	1.06

All Intersection Counts were preformed on 4/19/2022

* PEAK SEASON

14-FEB-2020 15:39:21 830UPD 2_2600_PKSEASON.TXT

NW 140th Street (CR 235)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 5023 - SR 235 350' S. OF SR 20(ALACHUA)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	9400 C	N 4700	S 4700	9.50	58.00	14.20
2019	10100 C	N 4800	S 5300	9.50	58.00	13.30
2018	9600 C	N 4600	S 5000	9.50	57.90	11.70
2017	10800 C	N 5400	S 5400	9.50	53.80	12.10
2016	10300 C	N 5000	S 5300	9.50	53.60	11.10
2015	10000 C	N 4900	S 5100	9.50	57.00	9.10
2014	9300 C	N 4600	S 4700	9.50	57.40	9.30
2013	9500 C	N 4700	S 4800	9.50	57.80	8.60
2012	9500 C	N 4700	S 4800	9.50	58.40	9.10
2011	8900 C	N 4400	S 4500	9.50	58.80	8.10
2010	8100 C	N 4100	S 4000	10.13	59.87	9.80
2009	9200 C	N 4600	S 4600	10.04	57.81	7.20
2008	9800 C	N 5000	S 4800	10.17	57.73	12.10
2007	9900 C	N 4900	S 5000	10.22	58.44	9.70
2006	10200 C	N 5100	S 5100	9.98	59.05	13.20
2005	10200 F	N 5100	S 5100	10.10	58.20	17.70

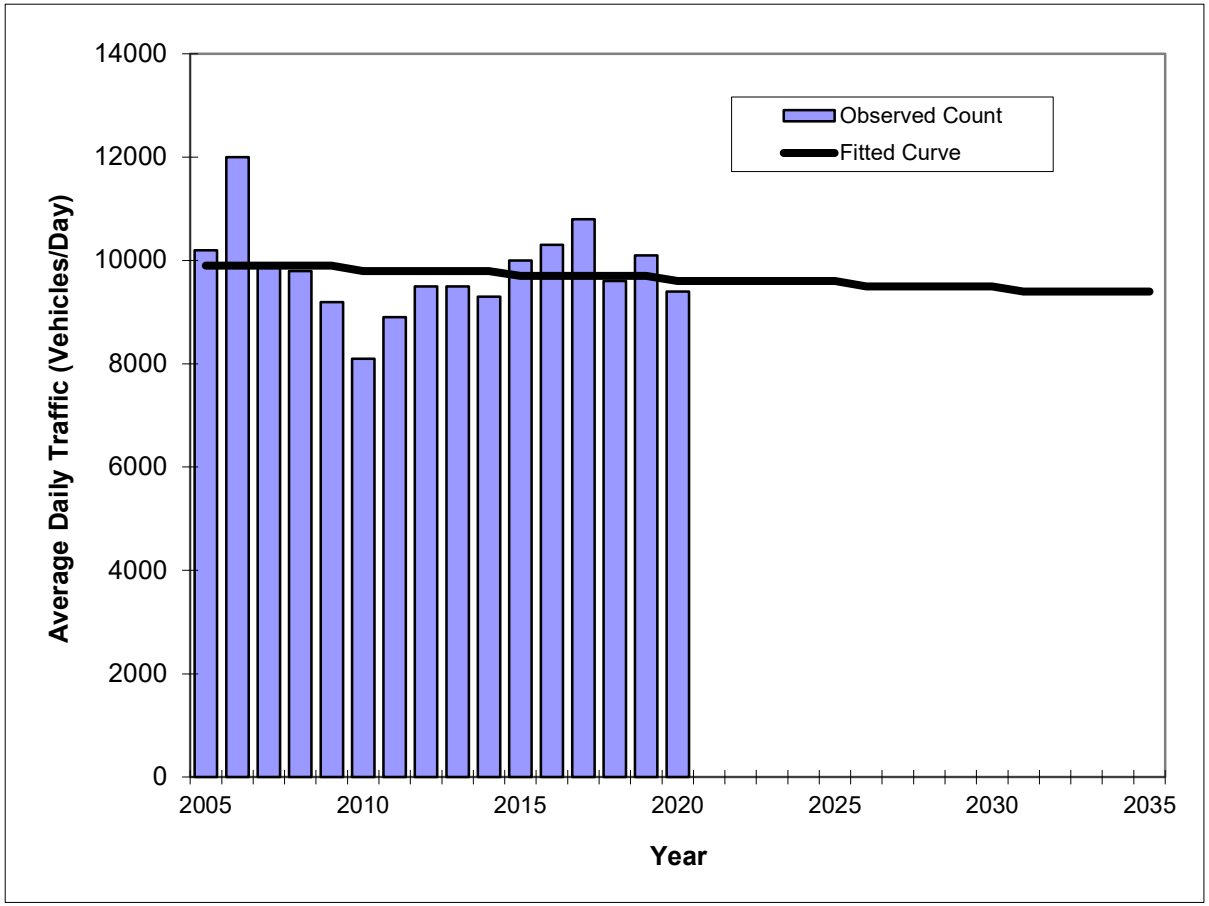
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

NW 140th ST --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	NW 140th ST



Year	Traffic (ADT/AADT) Count*	Trend**
2005	10200	9900
2006	12000	9900
2007	9900	9900
2008	9800	9900
2009	9200	9900
2010	8100	9800
2011	8900	9800
2012	9500	9800
2013	9500	9800
2014	9300	9800
2015	10000	9700
2016	10300	9700
2017	10800	9700
2018	9600	9700
2019	10100	9700
2020	9400	9600
2024 Opening Year Trend		
2024	N/A	9600
2025 Mid-Year Trend		
2025	N/A	9600
2026 Design Year Trend		
2026	N/A	9500
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	-19
Trend R-squared:	1.05%
Trend Annual Historic Growth Rate:	-0.20%
Trend Growth Rate (2020 to Design Year):	-0.17%
Printed:	25-May-22

Straight Line Growth Option

***Axle-Adjusted**

Peggy Road (CR 2054)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 9109 - NW CR 2054 .1 MI. W. OF SR 235 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	1900 S	0	0	9.50	58.00	2.90
2019	2000 F	0	0	9.50	58.00	2.60
2018	2000 C	E 0	W 0	9.50	57.90	2.70
2017	1500 R	E 750	W 750	9.50	53.80	2.60
2016	1400 T	E 700	W 700	9.50	53.60	2.80
2015	1300 S	E 650	W 650	9.50	57.00	2.60
2014	1300 F	E 650	W 650	9.50	57.40	2.40
2013	1300 C	E 650	W 650	9.50	57.80	2.60
2012	1500 F	0	0	9.50	58.40	2.50
2011	1500 C	E 0	W 0	9.50	58.80	2.80

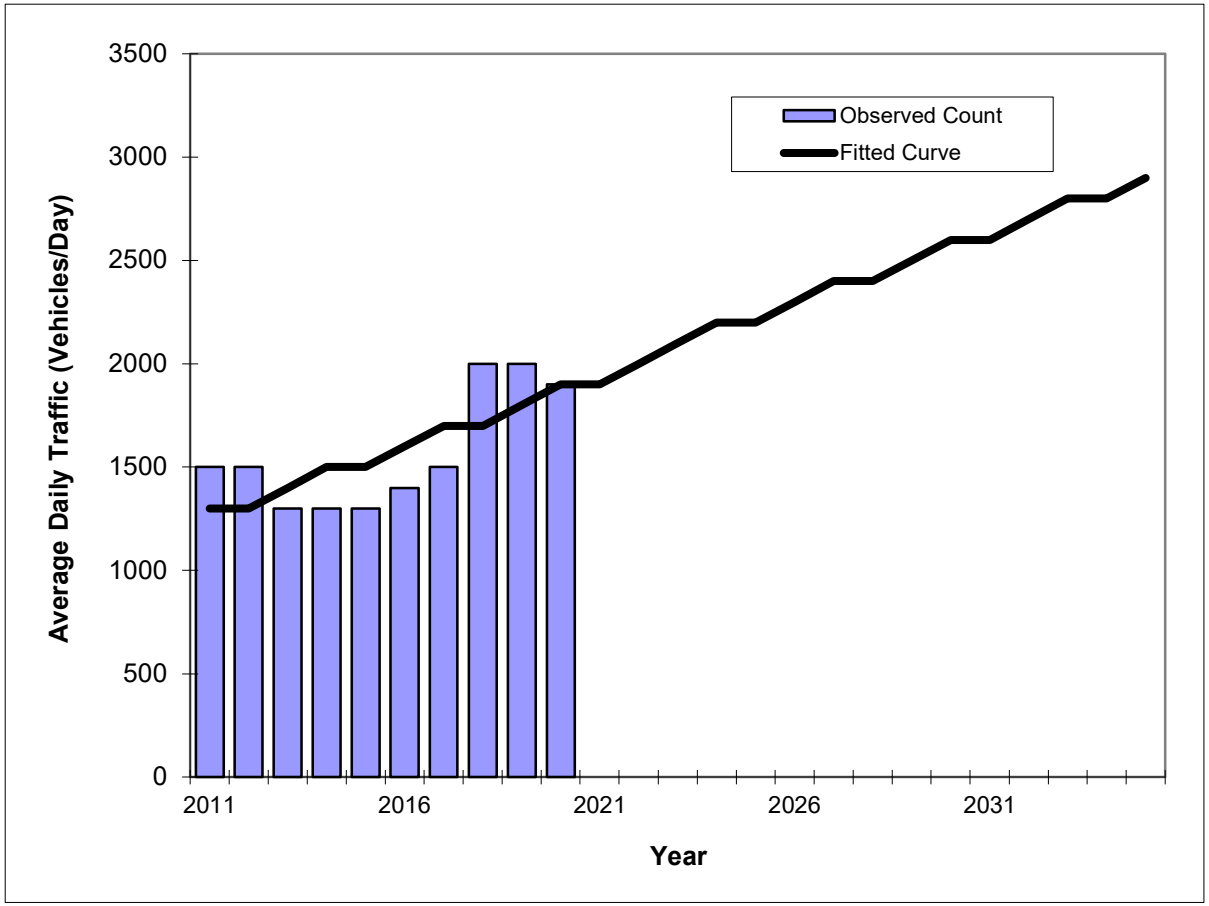
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 2054 --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	CR 2054



** Annual Trend Increase:	68
Trend R-squared:	52.22%
Trend Annual Historic Growth Rate:	5.13%
Trend Growth Rate (2020 to Design Year):	3.51%
Printed:	25-May-22

Straight Line Growth Option

Year	Traffic (ADT/AADT) Count*	Trend**
2011	1500	1300
2012	1500	1300
2013	1300	1400
2014	1300	1500
2015	1300	1500
2016	1400	1600
2017	1500	1700
2018	2000	1700
2019	2000	1800
2020	1900	1900
2024 Opening Year Trend		
2024	N/A	2200
2025 Mid-Year Trend		
2025	N/A	2200
2026 Design Year Trend		
2026	N/A	2300
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

CR 235A

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0435 - CR 235A .2 MI. S. OF SR 25/US 441

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	5000 C	N 2600	S 2400	9.50	58.00	24.20
2019	4800 C	N 2500	S 2300	9.50	58.00	22.60
2018	4700 C	N 2400	S 2300	9.50	57.90	19.20
2017	4600 C	N 2300	S 2300	9.50	53.80	23.40
2016	4200 C	N 2100	S 2100	9.50	53.60	23.70
2015	3400 C	N 1700	S 1700	9.50	57.00	27.00
2014	3600 C	N 1800	S 1800	9.50	57.40	26.50
2013	3300 C	N 1700	S 1600	9.50	57.80	24.50
2012	3300 C	N 1700	S 1600	9.50	58.40	24.40
2011	3500 C	N 1800	S 1700	9.50	58.80	26.10
2010	3800 C	N 1900	S 1900	10.13	59.87	23.80
2009	4000 C	N 2000	S 2000	10.04	57.81	23.70
2008	4000 C	N 2000	S 2000	10.17	57.73	23.00
2007	3600 C	N 1800	S 1800	10.22	58.44	21.40
2006	3200 C	N 1600	S 1600	9.98	59.05	17.00
2005	2500 C	N 1300	S 1200	10.10	58.20	11.80

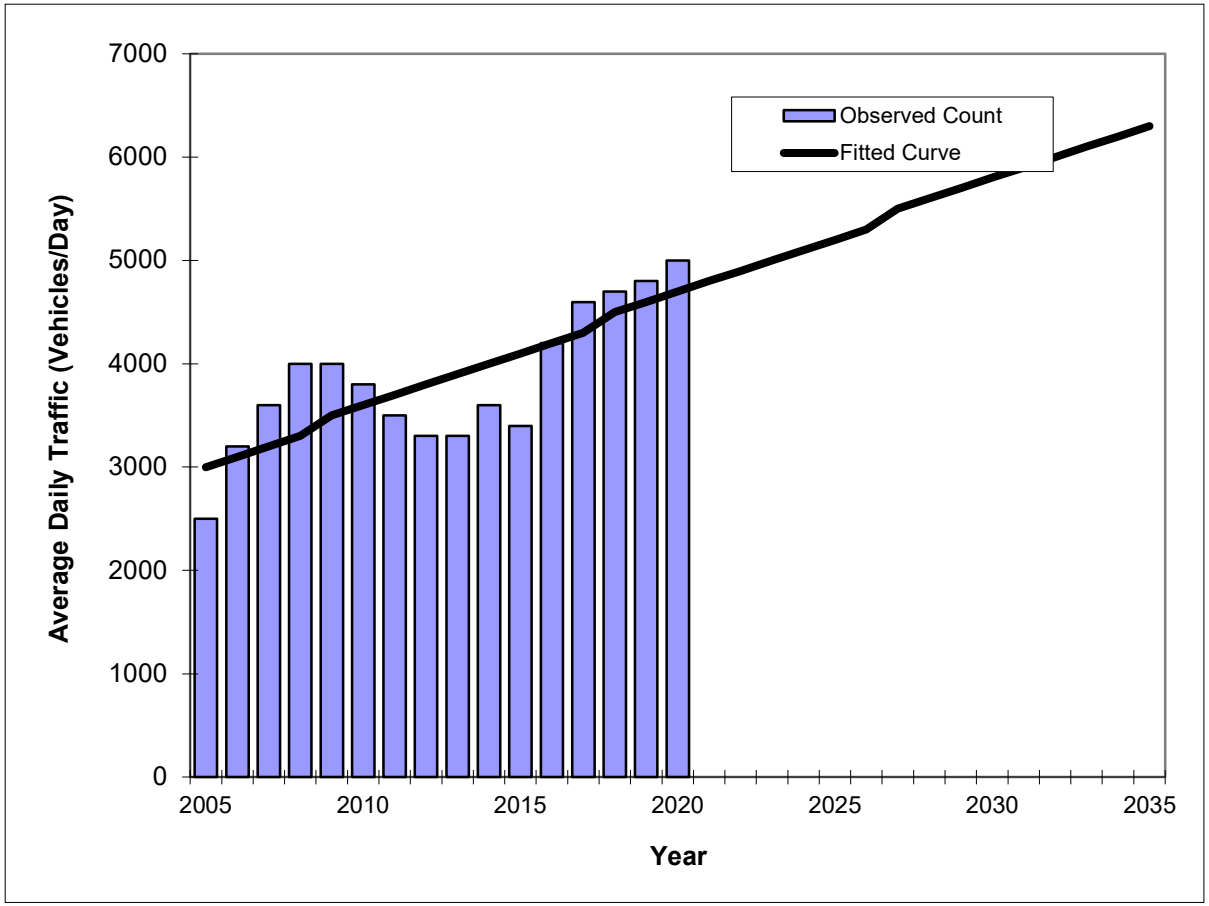
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*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 235A --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	CR 235A



Year	Traffic (ADT/AADT) Count*	Trend**
2005	2500	3000
2006	3200	3100
2007	3600	3200
2008	4000	3300
2009	4000	3500
2010	3800	3600
2011	3500	3700
2012	3300	3800
2013	3300	3900
2014	3600	4000
2015	3400	4100
2016	4200	4200
2017	4600	4300
2018	4700	4500
2019	4800	4600
2020	5000	4700
2024 Opening Year Trend		
2024	N/A	5100
2025 Mid-Year Trend		
2025	N/A	5200
2026 Design Year Trend		
2026	N/A	5300
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	111
Trend R-squared:	60.05%
Trend Annual Historic Growth Rate:	3.78%
Trend Growth Rate (2020 to Design Year):	2.13%
Printed:	25-May-22

Straight Line Growth Option

***Axle-Adjusted**

CR 235

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 9130 - CR 235 .1 MI. N. OF SR 26 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	3200 V	0	0	9.50	58.00	2.90
2019	3300 R	0	0	9.50	58.00	2.60
2018	3300 T	0	0	9.50	57.90	2.70
2017	3200 S	0	0	9.50	53.80	2.60
2016	3100 F	0	0	9.50	53.60	2.80
2015	3000 C	E 0	W 0	9.50	57.00	2.60
2014	2600 T			9.50	57.40	2.40
2013	2600 S	0	0	9.50	57.80	2.60
2012	2600 F	0	0	9.50	58.40	2.50
2011	2600 C	E 0	W 0	9.50	58.80	2.80

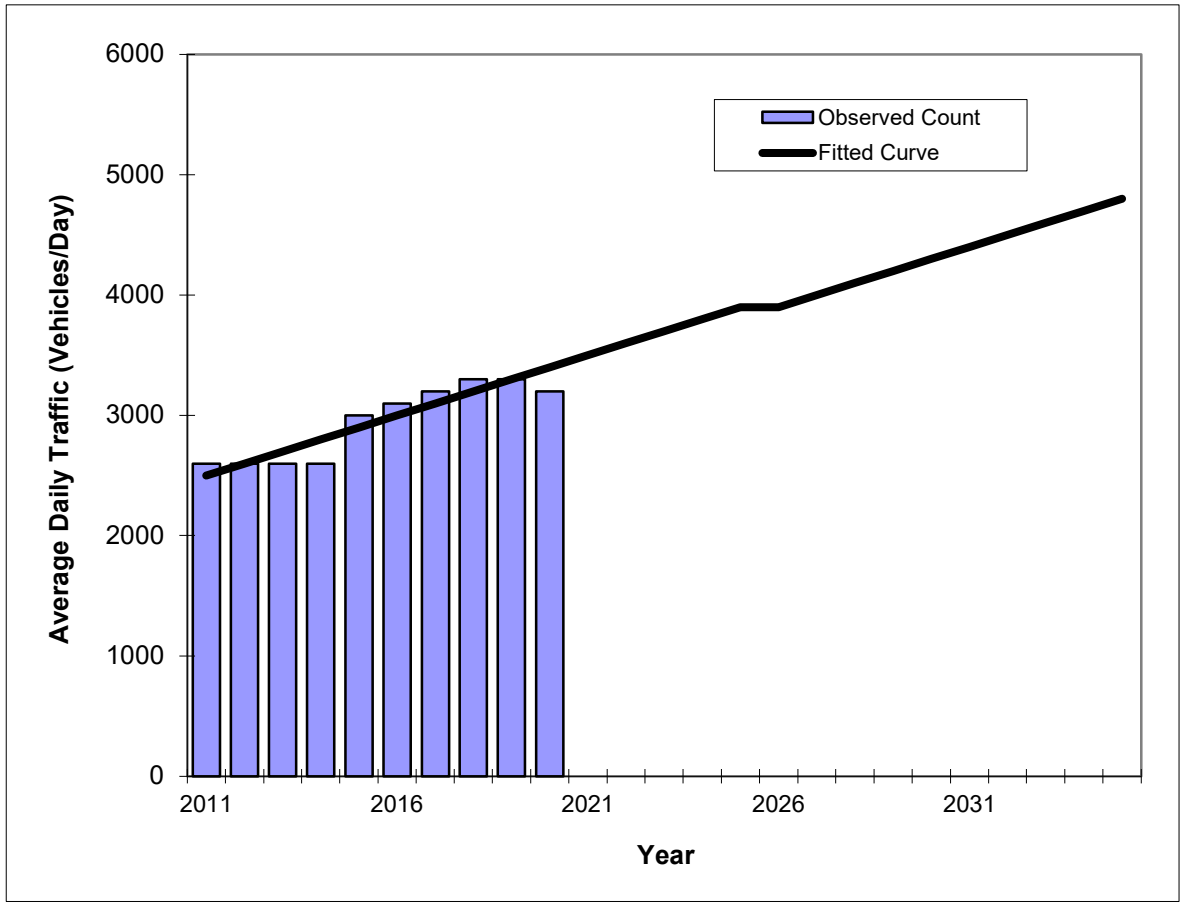
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 235 --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0229
Highway:	CR 235



Year	Traffic (ADT/AADT) Count*	Trend**
2011	2600	2500
2012	2600	2600
2013	2600	2700
2014	2600	2800
2015	3000	2900
2016	3100	3000
2017	3200	3100
2018	3300	3200
2019	3300	3300
2020	3200	3400
2024 Opening Year Trend		
2024	N/A	3800
2025 Mid-Year Trend		
2025	N/A	3900
2026 Design Year Trend		
2026	N/A	3900
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	95
Trend R-squared:	84.40%
Trend Annual Historic Growth Rate:	4.00%
Trend Growth Rate (2020 to Design Year):	2.45%
Printed:	31-May-22
Straight Line Growth Option	

*Axle-Adjusted

NW 78th Ave (CR 232)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 31 - GILCHRIST

SITE: 9109 - CR 232 .1 MI. E. OF CR 337 (HPMS)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2020	2500 C	E	0	W	0	9.50	54.20	5.80
2019	2400 R		0		0	9.50	54.30	5.20
2018	2400 T		0		0	9.50	54.80	4.60
2017	2300 S		0		0	9.50	56.20	4.60
2016	2200 F		0		0	9.50	54.40	3.90
2015	2100 C	E	0	W	0	9.50	54.50	4.40
2014	2000 T					9.50	54.80	4.50
2013	2000 S		0		0	9.50	54.80	5.00
2012	2000 F		0		0	9.50	54.30	4.00
2011	2000 C	E	0	W	0	9.50	53.90	4.80

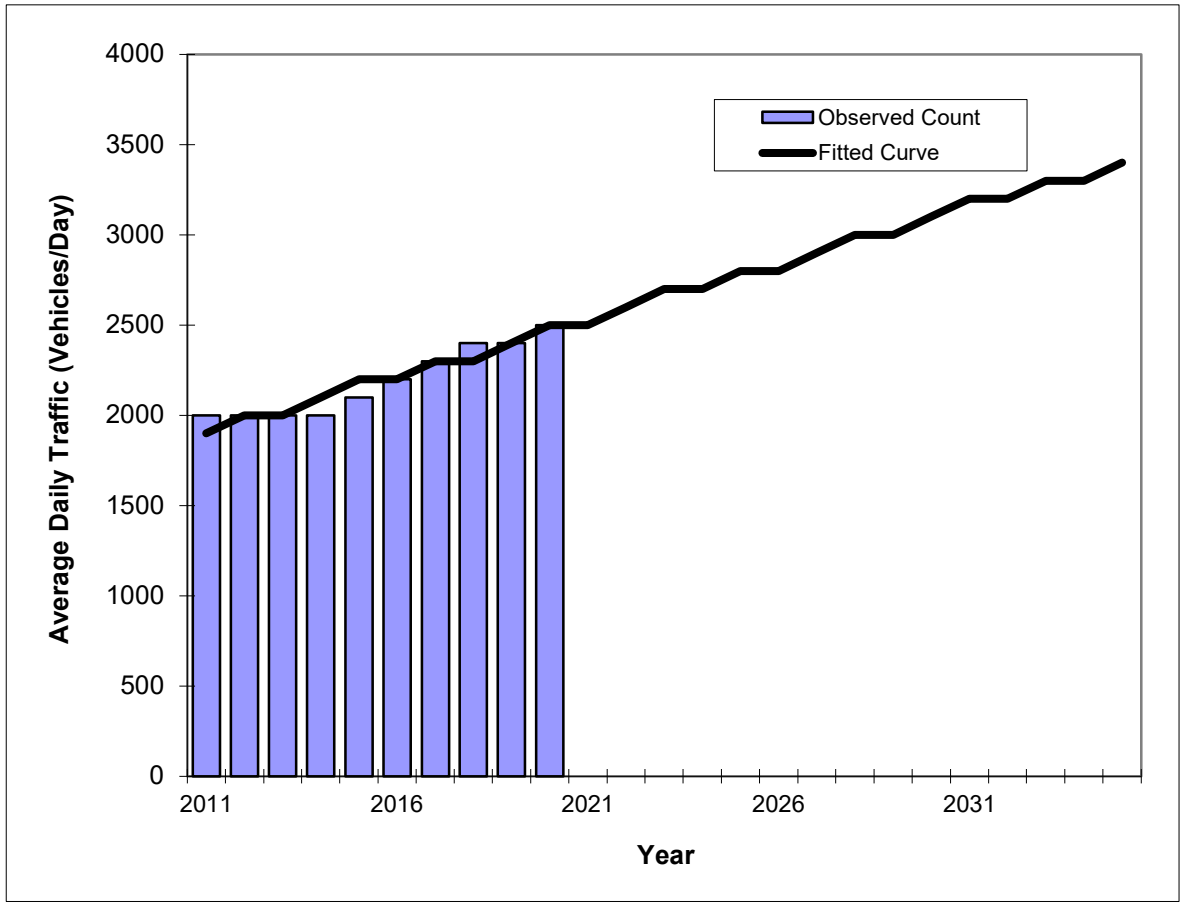
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 232, NW 78 AVE --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	9109
Highway:	CR 232, NW 78 AVE



Year	Traffic (ADT/AADT) Count*	Trend**
2011	2000	1900
2012	2000	2000
2013	2000	2000
2014	2000	2100
2015	2100	2200
2016	2200	2200
2017	2300	2300
2018	2400	2300
2019	2400	2400
2020	2500	2500
2024 Opening Year Trend		
2024	N/A	2700
2025 Mid-Year Trend		
2025	N/A	2800
2026 Design Year Trend		
2026	N/A	2800
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	62
Trend R-squared:	92.12%
Trend Annual Historic Growth Rate:	3.51%
Trend Growth Rate (2020 to Design Year):	2.00%
Printed:	31-May-22

Straight Line Growth Option

***Axle-Adjusted**

Appendix F
Background Tables

CR 235/NW 140th Street at CR 2054/Peggy Road

Counts collected: 4/19/2022

CR 235/NW 140th Street at CR 2054/Peggy Road - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 2054/Peggy Road	5.13%	5.13%	1.359
CR 235/NW 140th Street	-0.20%	1.00%	1.070

PM Peak Hour Background Traffic Volumes - CR 235/NW 140th St at CR 2054/Peggy Road						
Scenario	CR 2054/Peggy Road		CR 235/NW 140th Street		CR 235/NW 140th Street	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	22	33	36	293	349	22
Existing (Peak Season) Turning Movements	22	33	36	290	346	22
Background Volumes	30	45	39	310	370	24
Peak Hour Factor (Int total = 0.94)	0.92		0.94		0.94	
Truck %	16%		13%		10%	
Pedestrian Volumes	0		7		2	

PM Peak Hour Background Traffic Volumes - CR 235/NW 140th St at CR 2054/Peggy Road						
Scenario	CR 2054/Peggy Road		CR 235/NW 140th Street		CR 235/NW 140th Street	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	18	29	25	426	357	17
Existing (Peak Season) Turning Movements	18	29	25	422	353	17
Background Volumes	24	39	27	452	378	18
Reserved Trips	0	0	0	59	51	0
Background Volumes with Reserved Trips	24	39	27	511	429	18
Peak Hour Factor (Int total = 0.87)	0.73		0.78		0.94	
Truck %	15%		6%		13%	
Pedestrian Volumes	0		6		4	

	CR 235 Total	NBT*	SBT*	CR 2054 Total
		0.54	0.46	
Reserved Trips	110	59	51	0

* Trip distribution based on directional distribution along CR 235

CR 2054/Peggy Road at CR 235A/NW 173rd Street

Counts collected: 4/19/2022

CR 2054/Peggy Road at CR 235A/NW 173rd Street - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 2054/Peggy Road	5.13%	5.13%	1.359
CR 235A/NW 173rd St.	3.78%	3.78%	1.265

AM Peak Hour Background Traffic Volumes - CR 235A/NW 173rd Street at CR 2054/Peggy Road												
Scenario	CR 2054/Peggy Road			CR 2054/Peggy Road			CR 235A			CR 235A		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	21	20	17	17	15	22	17	243	10	21	206	19
Existing (Peak Season) Turning Movements	21	20	17	17	15	22	17	241	10	21	204	19
Background Volumes	29	27	23	23	20	30	21	305	13	27	258	24
Peak Hour Factor (Int total = 0.91)	0.91			0.84			0.85			0.92		
Truck %	5%			17%			15%			17%		
Pedestrian Volumes	0			0			0			0		

PM Peak Hour Background Traffic Volumes - CR 235A/NW 173rd Street at CR 2054/Peggy Road												
Scenario	CR 2054/Peggy Road			CR 2054/Peggy Road			CR 235A			CR 235A		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	23	18	22	16	27	24	19	207	10	29	214	24
Existing (Peak Season) Turning Movements	23	18	22	16	27	24	19	205	10	29	212	24
Background Volumes	31	24	30	22	37	33	24	259	13	37	268	30
Reserved Trips	0	0	0	0	0	0	0	6	0	0	6	0
Background Volumes with Reserved Trips	31	24	30	22	37	33	24	265	13	37	274	30
Peak Hour Factor (Int total = 0.96)	0.88			0.93			0.84			0.89		
Truck %	8%			18%			23%			14%		
Pedestrian Volumes	0			0			0			0		

	CR 235A Total	NBT*	SBT*	CR 2054 Total
		0.48	0.52	
Reserved Trips	12	6	6	0

* Trip distribution based on directional distribution along CR 235A

CR 235 at CR 235A/NW 173rd Street

Counts collected: 4/19/2022

CR 235 at CR 235A/NW 173rd Street - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 235	4.00%	4.00%	1.280
CR 235A/NW 173rd Street	3.78%	3.78%	1.265

AM Peak Hour Background Traffic Volumes - CR 235 at CR 235A/NW 173rd Street						
Scenario	CR 235		CR 235		CR 235A/NW 173rd Street	
	Eastbound		Westbound		Southbound	
	Left	Thru	Thru	Right	Left	Right
Observed Turning Movement Counts	131	147	167	78	78	91
Existing (Peak Season) Turning Movements	130	146	165	77	77	90
Background Volumes	166	187	211	99	97	114
Peak Hour Factor (Int total = 0.95)	0.79		0.89		0.81	
Truck %	8%		11%		2%	
Pedestrian Volumes	0		0		0	

PM Peak Hour Background Traffic Volumes - CR 235 at CR 235A/NW 173rd Street						
Scenario	CR 235		CR 235		CR 235A/NW 173rd Street	
	Eastbound		Westbound		Southbound	
	Left	Thru	Thru	Right	Left	Right
Observed Turning Movement Counts	106	239	179	80	66	97
Existing (Peak Season) Turning Movements	105	237	177	79	65	96
Background Volumes	134	303	227	101	82	121
Reserved Trips	0	59	51	0	5	7
Background Volumes with Reserved Trips	134	362	278	101	87	128
Peak Hour Factor (Int total = 0.92)	0.90		0.93		0.91	
Truck %	6%		14%		3%	
Pedestrian Volumes	0		0		0	

	CR235A Total	SBL*	SBR*	CR235 Total	EBT*	WBT*
		0.40	0.60		0.56	0.44
Reserved Trips	12	5	7	110	59	51

* Trip distribution based on directional distribution along CR 235

Scenario	CR 235	CR 235
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	225	245
Existing (Peak Season) Turning Movements	223	242
Background Volumes	284	310
Peak Hour Factor (Int total = 0.84)	0.79	0.89
Truck %	8%	11%
Pedestrian Volumes	0	0

Scenario	CR 235	CR 235
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	305	259
Existing (Peak Season) Turning Movements	302	256
Background Volumes	385	328
Reserved Trips	59	51
Background Volumes with Reserved Trips	444	379
Peak Hour Factor (Int total = 0.92)	0.90	0.93
Truck %	6%	14%
Pedestrian Volumes	0	0

CR 235 at NW 78th Avenue/CR 232*

Counts collected: 4/19/2022

CR 235 at CR232/NW 78th Avenue - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 235	4.00%	4.00%	1.280
NW 78th Ave/CR 232	3.51%	3.51%	1.246

AM Peak Hour Background Traffic Volumes - CR 235 at NW 78th Avenue/CR232												
Scenario	CR 232/NW 78th Ave			CR 232/NW 78th Ave			CR 235			CR 235		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	60	113	20	11	52	57	25	155	26	22	198	7
Existing (Peak Season) Turning Movements	59	112	20	11	51	56	25	153	26	22	196	7
Background Volumes	73	140	25	14	64	70	32	196	33	28	251	9
Peak Hour Factor (Int total = 0.91)	0.82			0.77			0.94			0.86		
Truck %	10%			3%			10%			13%		
Pedestrian Volumes	0			0			0			0		

PM Peak Hour Background Traffic Volumes - CR 235 at NW 78th Avenue/CR232												
Scenario	CR 232/NW 78th Ave			CR 232/NW 78th Ave			CR 235			CR 235		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	25	76	18	18	153	47	28	268	14	17	192	50
Existing (Peak Season) Turning Movements	25	75	18	18	151	47	28	265	14	17	190	50
Background Volumes	31	93	22	22	188	59	36	339	18	22	243	64
Peak Hour Factor (Int total = 0.91)	0.88			0.87			0.78			0.90		
Truck %	14%			2%			7%			10%		
Pedestrian Volumes	0			0			0			0		

* Intersection lies outside of Alachua city limits, therefore there are no reserved trips are necessary for this intersection

Appendix G
Trip Distribution Calculations

TO/FROM NORTH	67%	
at NW 140th St/CR 2054		
to/from north	92%	62%
to/from west	8%	5%
TO/FROM SOUTH	33%	
at CR 235/NW 173rd		
to/from south	72%	24%
to/from north	28%	9%
at CR 235/NW 78th		
to/from east	14%	3%
to/from west	13%	3%
to/from south	73%	18%
at CR 235A/CR 2054		
to/from north	87%	7%
to/from east	6%	1%
to/from west	7%	1%

CR 235 at NW 123rd Avenue
2/3/2021

Trucks

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	0	5	0	0	7	0	0	0	0
04:15 PM	0	11	0	0	4	0	0	0	0
04:30 PM	2	4	0	0	2	0	0	0	0
04:45 PM	0	6	0	0	2	0	0	0	0
05:00 PM	0	1	0	0	6	0	1	0	0
05:15 PM	0	3	0	0	4	0	0	0	0
05:30 PM	0	1	0	0	3	0	0	0	0
05:45 PM	0	3	0	0	0	0	0	0	0
Peak Hour									
5:00-5:45	0	8	0	0	13	0	1	0	0

Cars

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	47	0	1	18	0	2	1	0
04:15 PM	4	30	0	3	24	0	5	0	0
04:30 PM	7	31	0	2	18	0	6	2	0
04:45 PM	5	39	0	1	18	0	2	1	0
05:00 PM	8	66	0	1	28	0	4	2	0
05:15 PM	9	71	0	4	27	0	2	2	0
05:30 PM	5	56	0	0	19	0	3	2	0
05:45 PM	5	66	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45	27	259	0	6	101	0	11	7	0

Combined

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	52	0	1	25	0	2	1	0
04:15 PM	4	41	0	3	28	0	5	0	0
04:30 PM	9	35	0	2	20	0	6	2	0
04:45 PM	5	45	0	1	20	0	2	1	0
05:00 PM	8	67	0	1	34	0	5	2	0
05:15 PM	9	74	0	4	31	0	2	2	0
05:30 PM	5	57	0	0	22	0	3	2	0
05:45 PM	5	69	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45 PM	27	267	0	6	114	0	12	7	0
Truck %	3%			11%			5%		
Peak Hour Factor	0.89			0.86			0.68		
Int. Total	0.89								

	CR 235 SBL	NW 123rd WBR	Total	
to/from North	27	12	39	67%

	CR 235 NBR	NW 123rd WBL	Total	
to/from South	6	7	13	33%

*** The Truck % in and out of Savannah Station Phase 1 is 2% which is applied to the trips in and out of Savannah Station during the full build-out analysis.**

NW 140th at CR 2054

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	0	70	5	0	0	0	0	0	6	53	0	0	4	0	8	0
7:15:00 AM	0	92	6	0	0	0	0	0	4	57	0	0	6	0	6	0
7:30:00 AM	0	104	4	0	0	0	0	0	10	59	0	0	7	0	11	0
7:45:00 AM	0	91	4	0	0	0	0	0	13	52	0	0	5	0	6	0
8:00:00 AM	0	89	5	0	0	0	0	0	12	65	0	0	6	0	6	0
8:15:00 AM	0	89	6	0	0	0	0	0	9	74	0	0	6	0	8	0
8:30:00 AM	0	95	4	0	0	0	0	0	8	80	0	0	5	0	9	0
8:45:00 AM	0	76	7	0	0	0	0	0	7	74	0	0	5	0	10	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	0	89	5	0	0	0	0	0	6	89	0	0	6	0	10	0
4:15:00 PM	0	104	3	0	0	0	0	0	4	100	0	0	4	0	5	0
4:30:00 PM	0	95	5	0	0	0	0	0	5	82	0	0	2	0	5	0
4:45:00 PM	0	83	3	0	0	0	0	0	8	95	0	0	6	0	10	0
5:00:00 PM	0	94	3	0	0	0	0	0	5	139	0	0	5	0	4	0
5:15:00 PM	0	85	6	0	0	0	0	0	7	110	0	0	5	0	10	0
5:30:00 PM	0	72	8	0	0	0	0	0	5	85	0	0	5	0	10	0
5:45:00 PM	0	94	3	0	0	0	0	0	7	89	0	0	6	0	7	0
	0	1422	77	0	0	0	0	0	116	1303	0	0	83	0	125	0

TO/FROM WEST	8%
TO/FROM NORTH	92%

CR 235A at CR 235

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	11	0	21	0	0	26	13	0	0	0	0	0	24	36	0	0
7:15:00 AM	17	0	24	0	0	37	16	0	0	0	0	0	27	39	0	0
7:30:00 AM	18	0	22	0	0	38	17	0	0	0	0	0	43	45	0	0
7:45:00 AM	17	0	19	0	0	49	20	0	0	0	0	0	36	37	0	0
8:00:00 AM	18	0	23	0	0	38	18	0	0	0	0	0	24	33	0	0
8:15:00 AM	25	0	27	0	0	42	23	0	0	0	0	0	28	32	0	0
8:30:00 AM	13	0	12	0	0	30	19	0	0	0	0	0	37	25	0	0
8:45:00 AM	14	0	15	0	0	26	20	0	0	0	0	0	25	35	0	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	17	0	20	0	0	50	12	0	0	0	0	0	22	44	0	0
4:15:00 PM	11	0	27	0	0	49	13	0	0	0	0	0	28	55	0	0
4:30:00 PM	17	0	24	0	0	47	17	0	0	0	0	0	24	63	0	0
4:45:00 PM	17	0	25	0	0	44	19	0	0	0	0	0	24	44	0	0
5:00:00 PM	19	0	26	0	0	49	21	0	0	0	0	0	28	66	0	0
5:15:00 PM	13	0	22	0	0	39	23	0	0	0	0	0	30	66	0	0
5:30:00 PM	9	0	24	0	0	39	15	0	0	0	0	0	23	56	0	0
5:45:00 PM	7	0	19	0	0	34	11	0	0	0	0	0	14	47	0	0
	243	0	350	0	0	637	277	0	0	0	0	0	437	723	0	0

TO/FROM NORTH	28%
TO/FROM WEST	72%

CR 235 at NW 78th Avenue

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	2	31	2	0	0	6	16	0	6	33	3	0	10	19	3	0
7:15:00 AM	3	49	1	0	2	5	12	0	4	41	2	0	11	25	2	0
7:30:00 AM	7	57	2	0	0	8	16	0	5	45	5	0	19	36	4	0
7:45:00 AM	4	48	3	0	2	12	13	0	8	39	5	0	13	27	6	0
8:00:00 AM	5	51	2	0	5	17	17	0	7	33	8	0	18	27	4	0
8:15:00 AM	6	42	0	0	4	15	11	0	5	38	8	0	10	23	6	0
8:30:00 AM	5	36	4	0	4	16	16	0	5	28	8	0	7	25	2	0
8:45:00 AM	4	31	4	0	2	13	13	0	6	24	8	0	7	25	3	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	3	41	13	0	4	36	6	0	6	52	4	0	8	16	4	0
4:15:00 PM	7	41	12	0	3	31	9	0	6	66	3	0	4	13	6	0
4:30:00 PM	4	52	16	0	2	34	5	0	8	59	4	0	7	17	2	0
4:45:00 PM	2	43	13	0	6	42	11	0	4	55	2	0	5	23	6	0
5:00:00 PM	7	48	8	0	4	34	17	0	7	88	5	0	5	22	4	0
5:15:00 PM	4	49	13	0	6	43	14	0	9	66	3	0	8	14	6	0
5:30:00 PM	8	41	9	0	5	35	15	0	9	46	2	0	4	13	5	0
5:45:00 PM	4	36	10	0	3	26	5	0	9	49	1	0	4	16	7	0
	75	696	112	0	52	373	196	0	104	762	71	0	140	341	70	0

TO/FROM EAST	14%
TO/FROM WEST	13%
TO/FROM SOUTH	73%

CR 235A at CR 2054

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	3	45	4	0	4	2	3	0	3	40	2	0	3	7	1	0
7:15:00 AM	4	67	5	0	2	2	5	0	3	45	1	0	5	3	3	0
7:30:00 AM	7	53	5	0	5	4	5	0	2	61	3	0	5	2	5	0
7:45:00 AM	4	44	5	0	2	3	6	0	5	61	2	0	4	5	5	0
8:00:00 AM	6	59	2	0	4	3	6	0	4	51	2	0	8	4	4	0
8:15:00 AM	4	50	7	0	6	5	5	0	6	70	3	0	4	9	3	0
8:30:00 AM	6	39	4	0	5	4	2	0	5	60	1	0	5	4	1	0
8:45:00 AM	4	39	3	0	4	3	2	0	3	54	3	0	3	6	2	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	7	58	5	0	8	6	3	0	5	36	6	0	8	5	5	0
4:15:00 PM	7	41	6	0	3	10	5	0	5	39	2	0	6	1	4	0
4:30:00 PM	4	57	6	0	6	7	5	0	6	49	3	0	3	0	5	0
4:45:00 PM	6	45	4	0	4	8	6	0	4	64	2	0	6	6	6	0
5:00:00 PM	7	60	8	0	4	6	7	0	5	53	2	0	4	4	5	0
5:15:00 PM	9	50	4	0	3	8	4	0	6	48	2	0	8	3	6	0
5:30:00 PM	7	59	8	0	5	5	7	0	4	42	4	0	5	5	5	0
5:45:00 PM	7	50	7	0	2	6	2	0	6	42	3	0	5	5	4	0
	92	816	83	0	67	82	73	0	72	815	41	0	82	69	64	0

TO/FROM EAST	6%
TO/FROM WEST	7%
TO/FROM NORTH	87%

Appendix H
HCS Reports

AM Existing (Peak Season) Conditions

HCS Two-Way Stop-Control Report

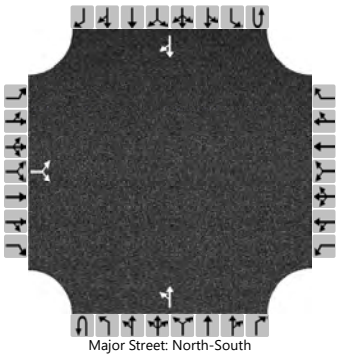
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		22		33						36	290				346	22
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			59							38						
Capacity, c (veh/h)			470							1110						
v/c Ratio			0.12							0.03						
95% Queue Length, Q_{95} (veh)			0.4							0.1						
Control Delay (s/veh)			13.7							8.4	0.3					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		13.7								1.2						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

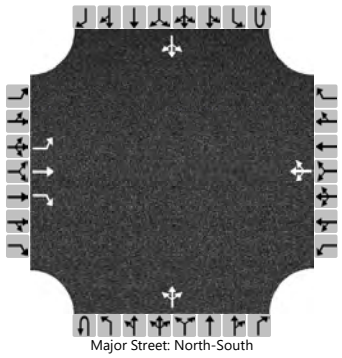
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		21	20	17		17	15	22		17	241	10		21	204	19
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23	22	19			59			19				23		
Capacity, c (veh/h)		369	398	797			463			1249				1205		
v/c Ratio		0.06	0.06	0.02			0.13			0.01				0.02		
95% Queue Length, Q_{95} (veh)		0.2	0.2	0.1			0.4			0.0				0.1		
Control Delay (s/veh)		15.4	14.6	9.6			13.9			7.9	0.1	0.1		8.0	0.2	0.2
Level of Service (LOS)		C	B	A			B			A	A	A		A	A	A
Approach Delay (s/veh)	13.4				13.9				0.6				0.9			
Approach LOS	B				B				A				A			

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HCS Two-Way Stop-Control Report

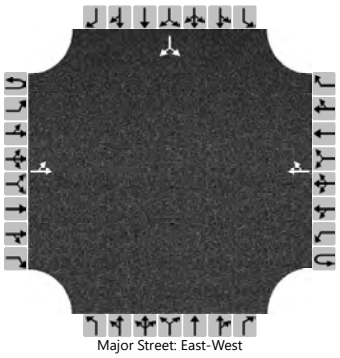
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		130	146				165	77						77		90
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		137													176	
Capacity, c (veh/h)		1276													543	
v/c Ratio		0.11													0.32	
95% Queue Length, Q_{95} (veh)		0.4													1.4	
Control Delay (s/veh)		8.2	1.0												14.8	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)	4.3												14.8			
Approach LOS	A												B			

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HCS Two-Way Stop-Control Report

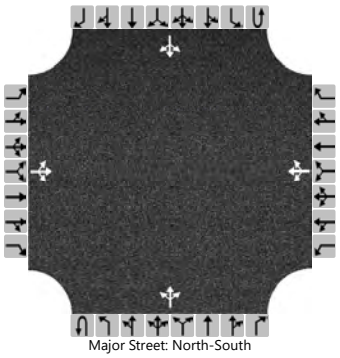
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		59	112	20		11	51	56		25	153	26		22	196	7
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			210				130			27				24		
Capacity, c (veh/h)			423				543			1300				1313		
v/c Ratio			0.50				0.24			0.02				0.02		
95% Queue Length, Q_{95} (veh)			2.7				0.9			0.1				0.1		
Control Delay (s/veh)			21.6				13.7			7.8	0.2	0.2		7.8	0.2	0.2
Level of Service (LOS)			C				B			A	A	A		A	A	A
Approach Delay (s/veh)	21.6				13.7				1.1				0.9			
Approach LOS	C				B				A				A			

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AM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

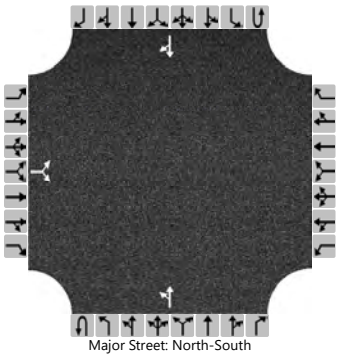
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		30		45						39	310				370	24
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			80							41						
Capacity, c (veh/h)			443							1083						
v/c Ratio			0.18							0.04						
95% Queue Length, Q_{95} (veh)			0.7							0.1						
Control Delay (s/veh)			14.9							8.5	0.4					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		14.9								1.3						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

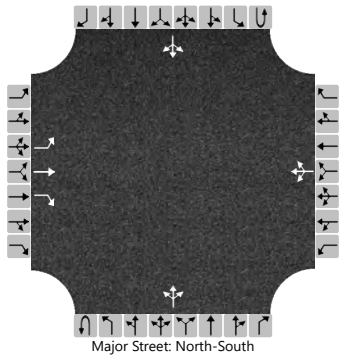
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		29	27	23		23	20	30		21	305	13		27	258	24
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		Yes														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	30	25			80			23				30		
Capacity, c (veh/h)		271	317	736			369			1180				1131		
v/c Ratio		0.12	0.09	0.03			0.22			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			0.8			0.1				0.1		
Control Delay (s/veh)		20.0	17.5	10.1			17.5			8.1	0.2	0.2		8.3	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)		16.3				17.5				0.7				1.0		
Approach LOS		C				C				A				A		

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HCS Two-Way Stop-Control Report

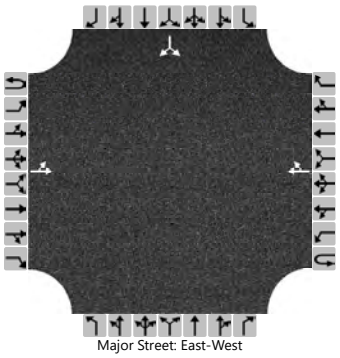
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		166	187				211	99						97		114
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		175													222	
Capacity, c (veh/h)		1200													434	
v/c Ratio		0.15													0.51	
95% Queue Length, Q_{95} (veh)		0.5													2.8	
Control Delay (s/veh)		8.5	1.4												21.6	
Level of Service (LOS)		A	A												C	
Approach Delay (s/veh)		4.7												21.6		
Approach LOS		A												C		

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HCS Two-Way Stop-Control Report

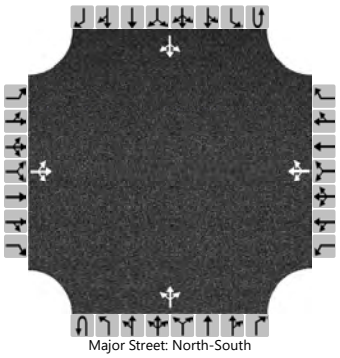
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		73	140	25		14	64	70		32	196	33		28	251	9
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			262				163			35				31		
Capacity, c (veh/h)			328				432			1232				1252		
v/c Ratio			0.80				0.38			0.03				0.02		
95% Queue Length, Q_{95} (veh)			6.6				1.7			0.1				0.1		
Control Delay (s/veh)			48.0				18.3			8.0	0.3	0.3		7.9	0.2	0.2
Level of Service (LOS)			E				C			A	A	A		A	A	A
Approach Delay (s/veh)	48.0				18.3				1.2				1.0			
Approach LOS	E				C				A				A			

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AM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

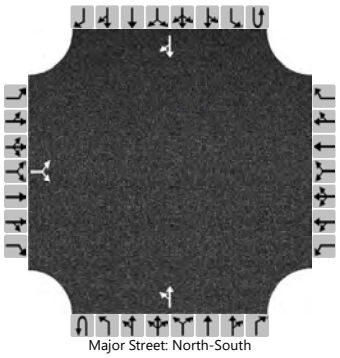
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		30		49						50	445				416	24
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			84							53						
Capacity, c (veh/h)			362							1038						
v/c Ratio			0.23							0.05						
95% Queue Length, Q_{95} (veh)			0.9							0.2						
Control Delay (s/veh)			17.9							8.7	0.6					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		17.9								1.4						
Approach LOS		C								A						

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HCS Two-Way Stop-Control Report

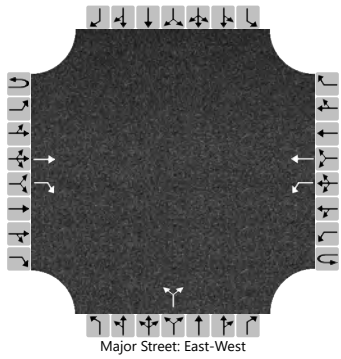
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ North Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	North Site Access
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			368	11		21	339			30		62				
Percent Heavy Vehicles (%)						11				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.21				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.30				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						25					110					
Capacity, c (veh/h)						1063					463					
v/c Ratio						0.02					0.24					
95% Queue Length, Q_{95} (veh)						0.1					0.9					
Control Delay (s/veh)						8.5					15.2					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						0.5				15.2						
Approach LOS						A				C						

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HCS Two-Way Stop-Control Report

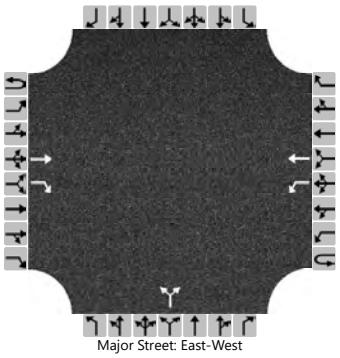
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ South Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	South Access
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			295	14		29	340			41		84				
Percent Heavy Vehicles (%)						11				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.21				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.30				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						35					149					
Capacity, c (veh/h)						1143					511					
v/c Ratio						0.03					0.29					
95% Queue Length, Q_{95} (veh)						0.1					1.2					
Control Delay (s/veh)						8.2					14.9					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)						0.6				14.9						
Approach LOS						A				B						

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HCS Two-Way Stop-Control Report

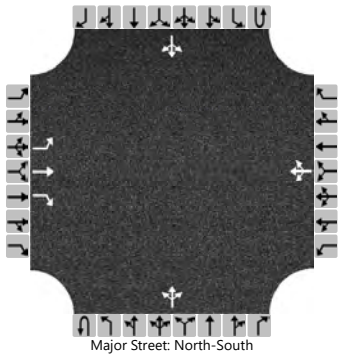
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		29	27	24		24	20	30		23	320	15		27	263	24
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	30	26			81			25				30		
Capacity, c (veh/h)		259	304	730			352			1175				1112		
v/c Ratio		0.12	0.10	0.04			0.23			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			0.9			0.1				0.1		
Control Delay (s/veh)		20.9	18.1	10.1			18.3			8.1	0.2	0.2		8.3	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)	16.7				18.3				0.7				1.0			
Approach LOS	C				C				A				A			

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HCS Two-Way Stop-Control Report

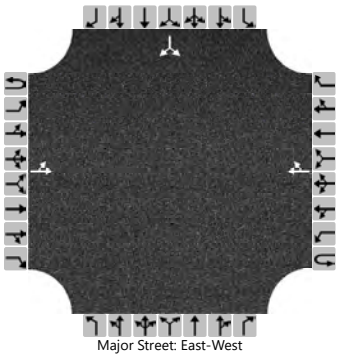
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		166	205				263	118						104		114
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		175													229	
Capacity, c (veh/h)		1126													380	
v/c Ratio		0.16													0.60	
95% Queue Length, Q_{95} (veh)		0.5													3.8	
Control Delay (s/veh)		8.8	1.5												27.8	
Level of Service (LOS)		A	A												D	
Approach Delay (s/veh)		4.8												27.8		
Approach LOS		A												D		

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HCS Two-Way Stop-Control Report

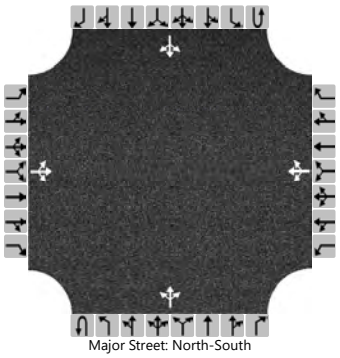
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		75	140	25		14	64	72		32	210	33		35	289	16
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			264				165			35				38		
Capacity, c (veh/h)			287				387			1181				1236		
v/c Ratio			0.92				0.43			0.03				0.03		
95% Queue Length, Q_{95} (veh)			8.6				2.1			0.1				0.1		
Control Delay (s/veh)			73.7				21.1			8.1	0.3	0.3		8.0	0.3	0.3
Level of Service (LOS)			F				C			A	A	A		A	A	A
Approach Delay (s/veh)	73.7				21.1				1.2				1.1			
Approach LOS	F				C				A				A			

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PM Existing (Peak Season) Conditions

HCS Two-Way Stop-Control Report

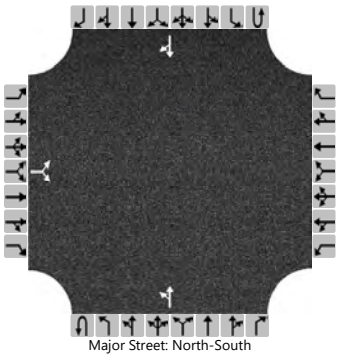
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		18		29						25	422				353	17
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			54							29						
Capacity, c (veh/h)			403							1113						
v/c Ratio			0.13							0.03						
95% Queue Length, Q_{95} (veh)			0.5							0.1						
Control Delay (s/veh)			15.3							8.3	0.3					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		15.3								0.7						
Approach LOS		C								A						

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HCS Two-Way Stop-Control Report

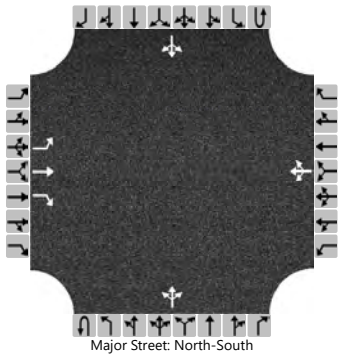
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		21	20	17		17	15	22		17	241	10		21	204	19
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23	22	19			59			19				23		
Capacity, c (veh/h)		369	398	797			463			1249				1205		
v/c Ratio		0.06	0.06	0.02			0.13			0.01				0.02		
95% Queue Length, Q_{95} (veh)		0.2	0.2	0.1			0.4			0.0				0.1		
Control Delay (s/veh)		15.4	14.6	9.6			13.9			7.9	0.1	0.1		8.0	0.2	0.2
Level of Service (LOS)		C	B	A			B			A	A	A		A	A	A
Approach Delay (s/veh)	13.4				13.9				0.6				0.9			
Approach LOS	B				B				A				A			

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HCS Two-Way Stop-Control Report

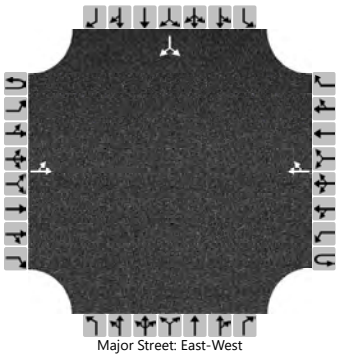
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		105	237				177	79						65		96
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		114													175	
Capacity, c (veh/h)		1262													528	
v/c Ratio		0.09													0.33	
95% Queue Length, Q_{95} (veh)		0.3													1.4	
Control Delay (s/veh)		8.1	0.9												15.2	
Level of Service (LOS)		A	A												C	
Approach Delay (s/veh)		3.1												15.2		
Approach LOS		A												C		

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HCS Two-Way Stop-Control Report

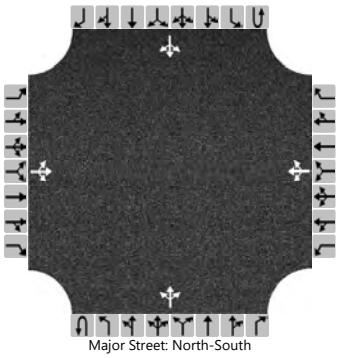
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		25	75	18		18	151	47		28	265	14		17	190	50
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			130				237			31				19		
Capacity, c (veh/h)			308				398			1272				1210		
v/c Ratio			0.42				0.60			0.02				0.02		
95% Queue Length, Q_{95} (veh)			2.0				3.7			0.1				0.0		
Control Delay (s/veh)			25.0				26.5			7.9	0.2	0.2		8.0	0.1	0.1
Level of Service (LOS)			C				D			A	A	A		A	A	A
Approach Delay (s/veh)	25.0				26.5				0.9				0.7			
Approach LOS	C				D				A				A			

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PM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

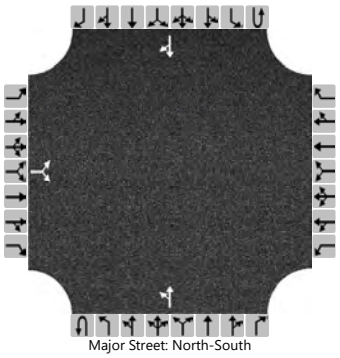
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		24		39						27	511				429	18
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			72							31						
Capacity, c (veh/h)			325							1032						
v/c Ratio			0.22							0.03						
95% Queue Length, Q_{95} (veh)			0.8							0.1						
Control Delay (s/veh)			19.2							8.6	0.4					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		19.2								0.8						
Approach LOS		C								A						

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HCS Two-Way Stop-Control Report

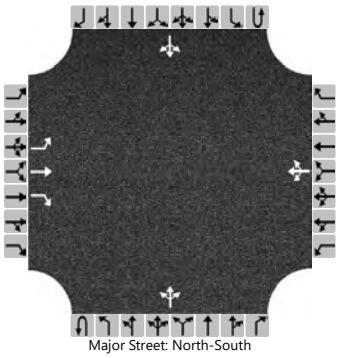
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		31	24	30		22	37	33		24	265	13		37	274	30
Percent Heavy Vehicles (%)		8	8	8		18	18	18		23				14		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		Yes														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.18	6.58	6.28		7.28	6.68	6.38		4.33				4.24		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.57	4.07	3.37		3.66	4.16	3.46		2.41				2.33		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	25	31			96			25				39		
Capacity, c (veh/h)		263	325	725			377			1134				1207		
v/c Ratio		0.12	0.08	0.04			0.25			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.2	0.1			1.0			0.1				0.1		
Control Delay (s/veh)		20.6	17.0	10.2			17.8			8.2	0.2	0.2		8.1	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)		15.9				17.8				0.9				1.2		
Approach LOS		C				C				A				A		

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HCS Two-Way Stop-Control Report

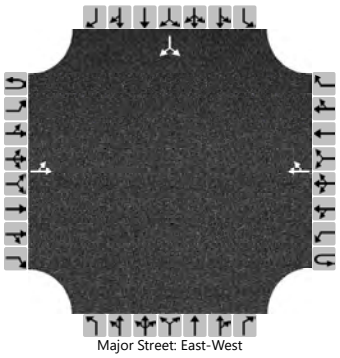
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		134	362				278	101						87		128
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		146													234	
Capacity, c (veh/h)		1126													359	
v/c Ratio		0.13													0.65	
95% Queue Length, Q_{95} (veh)		0.4													4.4	
Control Delay (s/veh)		8.7	1.4												31.9	
Level of Service (LOS)		A	A												D	
Approach Delay (s/veh)		3.4												31.9		
Approach LOS		A												D		

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HCS Two-Way Stop-Control Report

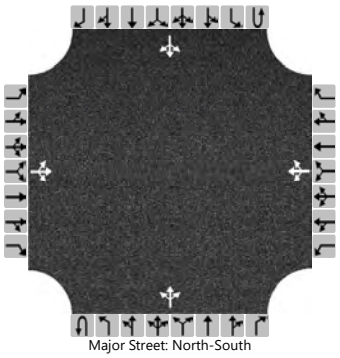
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		31	93	22		22	188	59		36	339	18		22	243	64
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			160				296			40				24		
Capacity, c (veh/h)			158				301			1194				1124		
v/c Ratio			1.01				0.98			0.03				0.02		
95% Queue Length, Q_{95} (veh)			7.9				10.2			0.1				0.1		
Control Delay (s/veh)			132.8				86.1			8.1	0.3	0.3		8.3	0.2	0.2
Level of Service (LOS)			F				F			A	A	A		A	A	A
Approach Delay (s/veh)	132.8				86.1				1.1				0.8			
Approach LOS	F				F				A				A			

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PM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

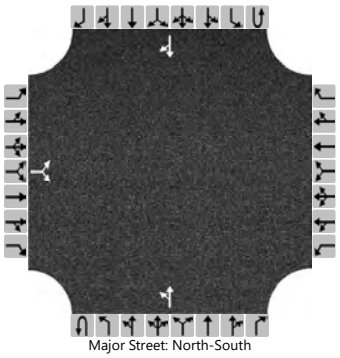
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		24		52						34	601				583	18
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			87							39						
Capacity, c (veh/h)			243							886						
v/c Ratio			0.36							0.04						
95% Queue Length, Q_{95} (veh)			1.6							0.1						
Control Delay (s/veh)			27.9							9.3	0.7					
Level of Service (LOS)			D							A	A					
Approach Delay (s/veh)		27.9								1.1						
Approach LOS		D								A						

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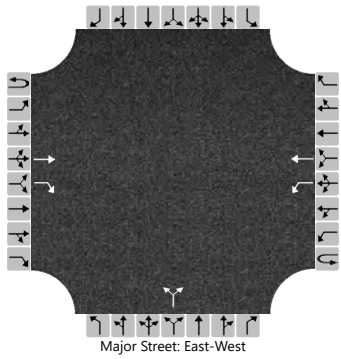
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ North Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	North Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			500	34		70	475			20		41				
Percent Heavy Vehicles (%)						14				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.24				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.33				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						76					66					
Capacity, c (veh/h)						937					331					
v/c Ratio						0.08					0.20					
95% Queue Length, Q_{95} (veh)						0.3					0.7					
Control Delay (s/veh)						9.2					18.6					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						1.2				18.6						
Approach LOS						A				C						

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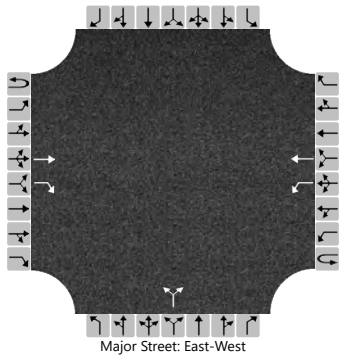
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ South Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	South Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			478	48		96	399			28		56				
Percent Heavy Vehicles (%)						14				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.24				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.33				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						104					91					
Capacity, c (veh/h)						944					341					
v/c Ratio						0.11					0.27					
95% Queue Length, Q_{95} (veh)						0.4					1.1					
Control Delay (s/veh)						9.3					19.4					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						1.8				19.4						
Approach LOS						A				C						

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HCS Two-Way Stop-Control Report

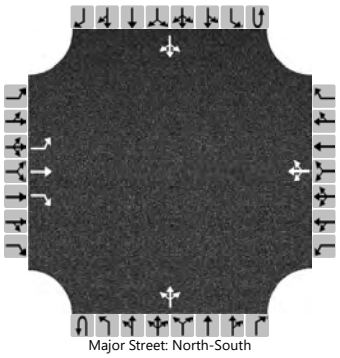
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		31	24	32		24	37	33		25	276	14		37	291	30
Percent Heavy Vehicles (%)		8	8	8		18	18	18		23				14		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		Yes														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.18	6.58	6.28		7.28	6.68	6.38		4.33				4.24		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.57	4.07	3.37		3.66	4.16	3.46		2.41				2.33		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	25	33			98			26				39		
Capacity, c (veh/h)		248	311	708			358			1116				1194		
v/c Ratio		0.13	0.08	0.05			0.27			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			1.1			0.1				0.1		
Control Delay (s/veh)		21.7	17.6	10.3			18.8			8.3	0.2	0.2		8.1	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)		16.4				18.8				0.9				1.1		
Approach LOS		C				C				A				A		

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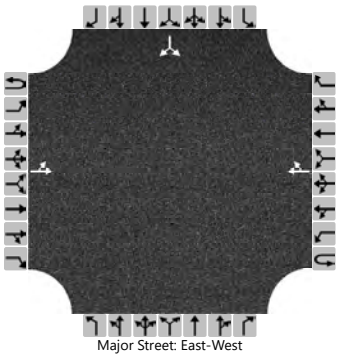
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		134	422				313	114						108		128
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		146													257	
Capacity, c (veh/h)		1076													293	
v/c Ratio		0.14													0.87	
95% Queue Length, Q_{95} (veh)		0.5													7.8	
Control Delay (s/veh)		8.9	1.6												64.1	
Level of Service (LOS)		A	A												F	
Approach Delay (s/veh)		3.4												64.1		
Approach LOS		A												F		

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HCS Two-Way Stop-Control Report

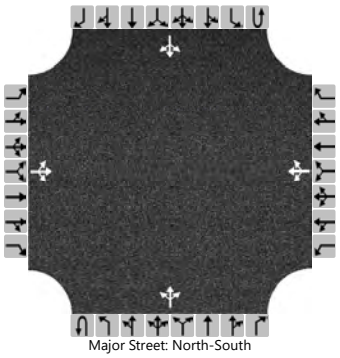
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		38	93	22		22	188	66		36	385	18		26	270	68
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			168				303			40				29		
Capacity, c (veh/h)			85				264			1160				1076		
v/c Ratio			1.97				1.15			0.03				0.03		
95% Queue Length, Q_{95} (veh)			14.6				13.4			0.1				0.1		
Control Delay (s/veh)			556.3				142.0			8.2	0.4	0.4		8.4	0.3	0.3
Level of Service (LOS)			F				F			A	A	A		A	A	A
Approach Delay (s/veh)	556.3				142.0				1.0				0.9			
Approach LOS	F				F				A				A			

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Appendix J
Roadway Segment Analysis

Table 4.1
Transportation Public Facilities Impacts

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/ Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Standard: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Standard: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	43	22,957	46.61%
		Peak Hour	3,870	1,800	5	2,065	46.64%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	5,689	21,781	52.34%
		Peak Hour	4,110	1,732	452	1,926	53.14%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	2,160	14,259	63.44%
		Peak Hour	3,510	2,145	170	1,195	65.95%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	1,927	9,159	76.52%
		Peak Hour	3,510	2,652	154	704	79.94%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	5	4,995	65.31%
		Peak Hour	1,290	893	1	396	69.30%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	90	7,055	51.01%
		Peak Hour	1,290	689	10	591	54.19%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Standard: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	6,180	1,018	7,922	47.61%
		Peak Hour	1,359	587	110	662	51.30%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,578	0	13,542	10.44%
		Peak Hour	1,359	150	0	1,209	11.03%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	765	14,090	32.52%
		Peak Hour	1,881	572	43	1,266	32.72%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	4,161	35	10,924	27.75%
		Peak Hour	1,359	395	0	964	29.09%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	2,788	2,115	10,217	32.43%
		Peak Hour	1,359	265	128	966	28.91%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,402	816	12,902	14.67%
		Peak Hour	1,359	133	85	1,141	16.06%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,302	112	9,706	35.81%
		Peak Hour	1,359	504	12	843	37.95%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021.
** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservation.)
^ County Facility AADT counts provided by Alachua County Public Works, April 2022.
^^ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

Appendix I
Turn Lane Warrant Analysis

When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

When Exclusive Right-Turn Lanes are Beneficial

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. ***Table 27*** provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway[10]

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.	
Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.	
[1] The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	
[2] The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: NCHRP Report 420 (Impacts of Access Management Techniques)

CR 235/North Site Access
EBR
AM(PM)
11(34)

CR 235/South Site Access
EBR
AM(PM)
14(48)

These recommendations are primarily based on the research done in NCHRP Report 420, Impacts of Access Management Techniques, Chapter 4 – Unsignalized Access Spacing (Technique 1B), and Use of Speed Differential as a Measure to Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections.

In the *NCHRP Report 420*, the observed high-speed roads, 30 to 40 right-turn vehicles per hour caused evasive maneuvers on 5 - 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right-turn vehicles caused 15 - 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

In this study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

[10] May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

FLETCHER TRACE SUBDIVISION PROJECT (±116.95 ACRES)

ALACHUA COUNTY, FLORIDA

ECOLOGICAL SURVEY REPORT

Prepared For:

The Fletcher Family Companies
Serving Alachua County Since 1931

Blake Fletcher
Fletcher Family Companies
4510 NW 6th Place
Gainesville, FL 32607

June 16, 2022

Prepared by:

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CONTENTS

1.0 INTRODUCTION 4
2.0 METHODOLOGY 4
2.1 Preliminary Review 4
2.2 Survey Methods 5
2.2.1 Wetland Delineation 5
2.2.2 Standard Listed Species Survey 5
2.2.3 Listed Plant Survey 5
2.2.4 15 Percent Gopher Tortoise Survey 5
3.0 RESULTS 6
3.1 Soil Descriptions 6
3.2 Existing Land Use Communities 6
3.3 Wetland Delineation Results 7
3.4 Listed Species Survey Results 7
3.4.1 Southeastern American Kestrel 8
3.4.2 Gopher Tortoise 8
3.4.3 Eastern Indigo Snake 8
3.4.4 Florida Pine Snake 9
3.4.5 Listed Plants 9
4.0 PROTECTED HABITATS AND WATERS 12
5.0 FDEP SUBSIDENCE INCIDENT REPORTS 12
6.0 PERMITTING DISCUSSION 12
7.0 REFERENCES 13

TABLES

Table 1 Protected Plants and Animals Potentially Occurring on the Fletcher Trace Subdivision Project in Alachua County, Florida 10

FIGURES

Aerial Map ..... Follows Text
Location Map ..... Follows Text
Quad Map ..... Follows Text
Photo Station Map ..... Follows Text
Soil Map ..... Follows Text
Land Use Map ..... Follows Text
Ecological Survey Map ..... Follows Text
FNAI/FWC Map ..... Follows Text
15% Gopher Tortoise Survey Map ..... Follows Text
Subsidence Map ..... Follows Text

APPENDIX

A - Photo Document ..... Follows Text

1.0 INTRODUCTION

Flatwoods Consulting Group Inc. (Flatwoods) was retained by Fletcher Family Companies (Client) to conduct a wetland delineation and listed species survey for the approximately 116.95-acre Fletcher Trace Subdivision Project (Aerial Map). The project site is located east of the NW County Road 235th and NW 173rd Street intersection in Alachua, Florida (Location Map). According to the Alachua County Property Appraiser, the project site is located on Parcel ID No. 03980-002-001, in Section 28, Township 8 South, and Range 16 East (Quad Map).

2.0 METHODOLOGY

The following sections describe the methods used by Flatwoods to determine the wetland limits and the potential presence and relative abundance of listed wildlife and plants within the project site.

2.1 Preliminary Review

Information on the potential presence of listed species was collected through literature and data review. Flatwoods reviewed information from the U.S. Fish and Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission (FWC), the Florida Natural Areas Inventory (FNAI), the Suwannee River Water Management District (SRWMD), and the Florida Department of Environmental Protection (FDEP) Geographic Information System (GIS) databases regarding the occurrence of listed species and protected habitats.

To further identify which federally and state listed plant and animal species have the potential to occur within the site, upland and wetland vegetative communities were assessed to determine their plant species composition, approximate boundaries, and general condition and quality. To establish the approximate locations and boundaries of existing upland and wetland communities within the site, available site-specific data was collected and reviewed using the following resources and methods (see References for complete source information):

- Infrared and true color aerial imagery of the project area
- U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida
- Florida U.S. Geological Survey (USGS) Topographic Quadrangle maps
- FWS Critical Habitat Portal
- FNAI Biodiversity Matrix
- Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCFCS)
- SRWMD Land Use Mapping
- Alachua County Interactive Map

2.2 Survey Methods

2.2.1 Wetland Delineation

Wetlands and surface waters are delineated in accordance with The Florida Wetlands Delineation Manual (Chapter 62-340, Florida Administrative Code [F.A.C.]) and the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual, 2010 Supplement, suitable for submittal to the SRWMD, the FDEP, and Alachua County. These delineation methods are based on the identification of specific hydrologic characteristics, including the presence of hydric soils and hydric soil conditions (periodic, continuous, or saturated), a dominance of hydrophytic vegetation, and other indicators of hydrologic conditions (e.g., evidence of frequent inundation, moss collars, and the presence of muck soils). If any wetlands or surface waters were found, the landward extent of each wetland and surface water was flagged in the field. Each flag location was recorded using a sub-meter Global Positioning System (GPS). If any wetlands or surface waters are present, they are shown on the Ecological Survey Map.

2.2.2 Standard Listed Species Survey

Flatwoods conducted a listed species survey within the site in accordance with the FWC Florida Wildlife Conservation Guide. The purpose of the listed species survey was to identify presence and relative abundance of species considered Endangered, Threatened, or of Special Concern by the FWS under 50 CFR 11-12 and the FWC under Chapter 68A-27, F.A.C. Pedestrian transect surveys for listed species were conducted on the site. During these surveys, all habitats within the site were canvassed for listed species. Any observations of listed species, or of physical features that may indicate the presence of these species (tracks, scat, nests, burrows, nest cavities in trees, etc.), are shown on the Ecological Survey Map.

2.2.3 Listed Plant Survey

Flatwoods conducted a survey in all suitable habitats within the site for plant species listed by the FWS as Threatened or Endangered. If found, any observations of listed plant species were recorded using a sub-meter GPS and shown on the Ecological Survey Map.

2.2.4 15 Percent Gopher Tortoise Survey

Flatwoods conducted a 15 percent survey to estimate the density of gopher tortoise (*Gopherus polyphemus*) burrows for the site. The tortoise survey was conducted in accordance with the FWC methods as outlined in the Gopher Tortoise Permitting Guidelines April 2008 (revised July 2020). An Authorized Gopher Tortoise Agent supervised the gopher tortoise survey. Any potentially occupied burrows were flagged in the field and recorded using a sub-meter GPS. If found, any burrow locations are shown on the Ecological Survey Map.

3.0 RESULTS

Site information collected during the desktop and field review is summarized below. The field review was performed on June 7, 2022, and representative photographs of current site conditions are included in the Photo Document attached as Appendix A. The locations of the photo stations are depicted in the Photo Station Map.

3.1 Soil Descriptions

Based on the USDA/NRCS Soil Survey for Alachua County (1985), six soil types were mapped (Soil Map). According to the *Hydric Soils of Florida Handbook*, no hydric soils exist on the site.

Arredondo Fine Sand, 0 to 5 percent Slopes (3) is a near level to gently sloping, well-drained soil found in uplands. The water table is at a depth of more than 72 inches.

Millhopper Fine Sand, 0 to 5 percent Slopes (8) is a near level to gently sloping, moderately drained soil found in uplands. Most years, the water table is at a depth of 40 to 60 inches for one to four months and at a depth of 60 to 72 inches for two to four months.

Kendrick Sand, 2 to 5 percent Slopes (30) is a near level to gently sloping, well-drained soil found in rolling uplands. The water table is at a depth of more than 72 inches.

Gainesville Sand, 0 to 5 percent Slopes (35) is a near level to gently sloping, well-drained soil found in rolling uplands. The water table is at a depth of more than 72 inches.

Arredondo Fine Sand, 5 to 8 percent Slopes (69) is sloping, well-drained soil found in uplands. The water table is at a depth of more than 72 inches.

Lochloosa Fine Sand, 5 to 8 percent Slopes (72) is sloping, somewhat poorly drained soil found in uplands. Most years, the water table is at a depth of 30 to 40 inches for one to three months.

3.2 Existing Land Use Communities

Existing land use within the site was determined using a combination of the FLUCFCS descriptions, SRWMD land use mapping, and field reconnaissance (Land Use Map). The FLUCFCS represents current habitat conditions on the property.

<u>Upland Land Use Communities</u>

Row Crops (FLUCFCS 214)

The vast majority of this property consists of inactive row crops. This area is mostly bare soil; vegetation is sparse but consists of a few remaining corn crops (*Zea* sp.), various grasses (*Paspalum* spp., *Panicum* spp., *Digitaria* spp., *Dichanthelium* spp., *Andropogon* spp., *Cynodon* spp.), purple passionflower (*Passiflora incarnata*), and other weedy vegetation such as dog

fennel (*Eupatorium capillifolium*), amaranth (*Amaranthus* sp.), and rattlebox (*Crotalaria* sp.). Several small pockets of live oak (*Quercus virginiana*) and laurel oak (*Quercus laurifolia*) exist throughout the crop area and contain Virginia creeper (*Parthenocissus quinquefolia*), greenbriar (*Smilax* spp.), yellow jessamine (*Gelsemium sempervirens*), muscadine (*Vitis rotundifolia*), and various grasses and weeds.

Upland Hardwood Forests (FLUCFCS 420)

A small portion in the northeast section of the property, along with much of the boundary around the row crops, is most consistent with the Upland Hardwood Forests land use. The canopy consists of live oak, laurel oak, water oak (*Quercus nigra*), black cherry (*Prunus serotina*), sugarberry (*Celtis laevigata*), sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), and eastern red cedar (*Juniperus virginiana*). Because of a dense canopy, groundcover was sparse but consists of Virginia creeper, greenbriar, yellow jessamine, muscadine, and grasses and weeds along the edge of the forests similar to the adjacent row crops.

Coniferous Plantations (FLUCFCS 441)

A small portion in the southwestern corner of the property consisted of a pine plantation, which has recently been harvested. This area was dominated by slash pine (*Pinus elliottii*) and also consisted of eastern red cedar, live and laurel oaks, vines, and is also mostly void of any groundcover vegetation.

3.3 Wetland Delineation Results

No wetlands or surface waters were found within the project area (Ecological Survey Map).

3.4 Listed Species Survey Results

One listed species, the gopher tortoise, was observed during the listed species survey performed on June 7, 2022 (Ecological Survey Map). In addition, Flatwoods conducted a desktop review of possible nearby wildlife species. Flatwoods reviewed the FWC Eagle Nest Locator (2016-2017 Survey) and the Audubon Florida EagleWatch Public Nest Application (2020-2021 Survey) for any known bald eagle (*Haliaeetus leucocephalus*) nests, the 1999 FWC Wading Bird Colony Database, and the FWS Wood Stork (*Mycteria americana*) Consultation Area. No bald eagle nests are located within one mile of the site. The site is not located within any wood stork Core Foraging Areas (CFAs). No wading bird colonies are present within a mile of the site (FNAI/FWC Map).

Based on the project's available habitats and location, other listed species (animals and plants) have the potential to occur. Table 1, found following this section, describes the potentially occurring species' habitat preferences, preferred survey window (breeding season or flowering time), their likelihood of occurrence, and their federal and state listing status.

3.4.1 Southeastern American Kestrel

The southeastern American kestrel (*Falco sparverius paulus*) is listed as Threatened by the FWC and not listed by the FWS. It is a resident subspecies of the American kestrel (*Falco sparverius*) and kestrels observed in Florida during the breeding season (April-August) are assumed to be resident southeastern American kestrels. They are found in upland habitats, including sandhills, flatwoods, pastures, sand pine scrub, and prairies. As cavity nesters and sit-and-wait predators, they require suitable cavity trees and perches in their territories, as well as open ground cover to see and capture their prey. Typical prey items include insects, lizards, small rodents, and small birds. It should be noted that the field review was performed during the survey season defined as April 1 – August 31. No kestrels or kestrel cavities were observed during the survey; however, suitable nesting habitat is available, and approvals from FWC may be required if kestrels are found.

3.4.2 Gopher Tortoise

The gopher tortoise is listed as Threatened by the FWC and is a candidate for listing by the FWS. Gopher tortoises are terrestrial turtles averaging nine to 11 inches in length. They are typically found in sandhill, pine flatwoods, scrub, dry prairie, coastal dunes, and other well-drained, open habitats. Gopher tortoises dig half-moon-shaped burrows that average 15 feet long and seven feet deep.

Flatwoods located five gopher tortoise burrows during the 15 percent survey (15% Gopher Tortoise Survey Map). According to the FWC Gopher Tortoise Permitting Guidelines April 2008 (revised July 2020) calculations for a 15 percent survey indicate 33 burrows (17 tortoises) are estimated for the site. Following the site review, Flatwoods is confident that no more than 10 burrows exist onsite and that a 10 or Fewer Burrows relocation permit will be required from the FWC if ground disturbance will occur within 25 feet of tortoise the burrow during construction activities. All of the burrows are located exist along the edge of row crop/forest boundaries. A 100 percent gopher tortoise survey will be required before relocation activities take place. If more than 10 burrows are found during the 100 percent survey, a Conservation Permit from the FWC will be required. No approval from the FWS regarding gopher tortoises is required.

3.4.3 Eastern Indigo Snake

The eastern indigo snake (*Drymarchon corais couperi*) is listed as Threatened by the FWC and the FWS. The indigo snake is a large, black, non-venomous snake. They are thick-bodied and muscular, with a glossy black body that in the sunlight appears iridescent blue. The chin and throat are reddish or white, and this color may extend down the body ventrally. The belly is cloudy orange to blue-gray. They are found within scrub, sandhill, and scrubby flatwoods habitats where they occur in or near gopher tortoise burrows. Flatwoods personnel did not observe any eastern indigo snakes during the survey. There is a Programmatic Effect Determination Key for the FWS. The FWS routinely concurs with a not likely to adversely affect determination for individual project effects to the eastern indigo snake when assurances are given that the Standard Protection

Measures for the Eastern Indigo Snake (FWS 2004) will be used during project site preparation and project construction.

3.4.4 Florida Pine Snake

The Florida pine snake (*Pituophis melanoleucus mugitus*) is listed as Threatened by the FWC and not listed by the FWS. The Florida pine snake is a large, stocky, tan or rusty colored snake with an indistinct pattern of large blotches on a lighter background. They have a muscular body, with keeled scales with a relatively small head, somewhat pointed snout, and four prefrontal scales. These snakes may hiss loudly and vibrate their tail when encountered. They are found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. They often coexist with pocket gophers and gopher tortoises. No Florida pine snakes were observed. No approvals from FWC are anticipated, and as a commensal to the gopher tortoise, any pine snakes found during potential future relocation efforts would be handled according to the relocation permit.

3.4.5 Listed Plants

No listed plants were observed by Flatwoods personnel during the surveys. Because the project area lacks the preferred habitat types, none of the listed plants are likely to occur.

Table 1 Protected Plants and Animals Potentially Occurring on the Fletcher Trace Subdivision Project in Alachua County, Florida

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				Federal[3]	State[4]
BIRDS					
Antigone canadensis pratensis Florida sandhill crane	Open wetland habitats surrounded by shrubs or trees. Commonly found foraging in irrigated croplands, pastures, grasslands, or wetlands.	S – Year round B – January-June	Low: Little suitable habitat present	---	T
Aphelocoma coerulescens Florida scrub-jay	Inhabits fire dominated, low-growing, oak scrub habitat found on well-drained sandy soils. May persist in areas with sparser oaks or scrub areas that are overgrown.	S – March-October B – March-July	Low: Lack of suitable habitat present	T	FT
Athene cunicularia floridana Florida burrowing owl	Open prairies with little understory vegetation, including pastures, agriculture fields, and vacant lots.	S – Year round B – February-July	Low: Lack of suitable habitat present	---	T
Egretta caerulea Little blue heron	Shallow freshwater, brackish water, and saltwater habitats.	S - Year round B - March-July	Low: Lack of suitable habitat present	---	T
Egretta tricolor Tricolored heron	Forages in a variety of permanently and seasonally flooded wetlands, ditches, edges of ponds, and lakes. Inland nesting colonies typically found in Carolina willow dominated wetlands.	S - Year round B - March-July	Low: Lack of suitable habitat present	---	T
Falco sparverius paulus Southeastern American kestrel	Found in open pine habitats, woodland edges, dry prairies, pastures, and roadsides.	S – April-August B – April-August	Moderate: Suitable habitat present	---	T
Haliaeetus leucocephalus Bald eagle	Areas close to the coast, bays, rivers, lakes, or other bodies of water. Typically nests in live mature pines and cypress trees.	S – Year round B – October-May	Low: Lack of suitable habitat present	---[5]	---[5]
Mycteria americana Wood stork	Forages in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Nests in colonies in cypress swamps.	S – Year round B – March-August	Low: Lack of suitable habitat present	T	FT

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				Federal[3]	State[4]
REPTILES					
Drymarchon corais couperi Eastern indigo snake	Broad range of habitats from scrub and sandhill to wet prairies, forested wetlands, and mangrove swamps. Often seeks refuge in gopher tortoise burrows in sandy uplands, but also forages in mesic and hydric habitats.	S – Year round B – November-April	Moderate: Some suitable habitat present	T	FT
Gopherus polyphemus Gopher tortoise	Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry prairie flatwoods; also, commonly uses disturbed habitats such as pastures, old fields, abandoned citrus groves, and road shoulders.	S – Year round B – March-October	High: Gopher tortoise burrows observed	---	T
Pituophis melanoleucus mugitus Florida pine snake	Found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. Often coexists with pocket gophers and gopher tortoises.	S - Year round B - April-February	Moderate: Some suitable habitat present	---	T
PLANTS					
Pecluma plumula Plume polypody	Wet hammocks and swamps; epiphytic on live oaks, occasionally on rocks or terrestrial.	S – Spring-Fall	Low: Some suitable habitat present		E

1 - S = Survey Window, B = Breeding Season, F = Flowering Season
2 - E = Endangered, T = Threatened, FE = Federally Endangered, FT = Federally Threatened, S/A = Similarity of Appearance
3 - U.S. Fish and Wildlife Service
4 - Florida Fish and Wildlife Conservation Commission or Florida Department of Agriculture and Consumer Services
5 - Protected under the Bald and Golden Eagle Protection Act
Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, FWS iPAC, and Florida Natural Areas Inventory

4.0 PROTECTED HABITATS AND WATERS

The site was evaluated for the potential occurrence of Critical Habitat as defined by the Endangered Species Act of 1973, as amended. The FWS regulates the adverse modification of the biological or physical constituent elements essential to the conservation of the listed species within Critical Habitat. There are no lands designated as Critical Habitat within or adjacent to the site. The site was evaluated for the potential occurrence of Protected Waters and Protected Lands. There are no Protected Waters or Protected Lands within or immediately adjacent to the site.

5.0 FDEP SUBSIDENCE INCIDENT REPORTS

Flatwoods searched the FDEP Map Direct Subsidence Incident Reports database. The subsidence mapping system identifies reported subsidence events and the Florida sinkhole type of the selected area. No subsidence incident reports have been recorded within or adjacent to the project site according to the FDEP mapping system (Subsidence Map). According to FDEP, the majority of the project site in is Area III, described as consisting “mainly of cohesive clayey sediments of low permeability. Sinkholes are most numerous, of varying size and develop abruptly. Cover-collapse sinkholes dominate”. The southwestern corner of the project site is Area I which is described as “sinkholes are few, generally shallow and broad and develop gradually. Solution sinkholes dominate”.

6.0 PERMITTING DISCUSSION

State/Federal Permitting

An individual Environmental Resource Permit (ERP) through the SRWMD may be required to develop the site. No wetlands or surface waters occur onsite; therefore, Section 404 permitting is not required.

Although five gopher tortoise burrows were observed during the 15 percent survey, Flatwoods is confident that no more than 10 burrows exist onsite due to burrows only being observed on the edges of the property and not in the row crop areas. A relocation permit will be required from the FWC if ground disturbance will occur within 25 feet of tortoise the burrow during construction activities. If more than 10 burrows are observed during the 100 percent survey, a Conservation Permit from the FWC will be required. No approval from the FWS regarding gopher tortoises is required. No other listed species were observed, and none are likely to occur.

Local Permitting

Section 406.04 of Alachua County’s Land Development Regulations requires a Resource Assessment as supporting documentation for various applications. This report is sufficient to support the application for Alachua County.

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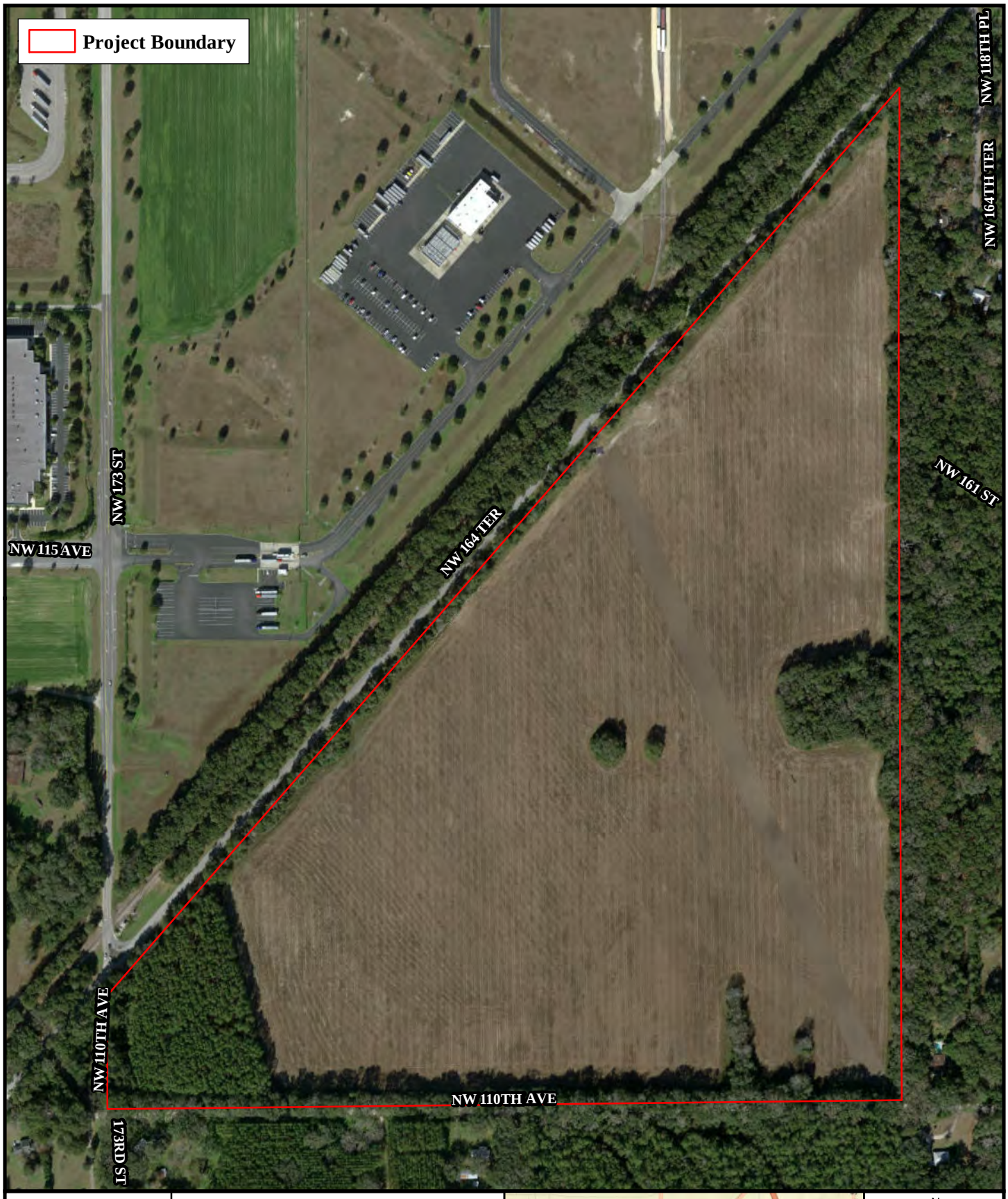
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U.S. Fish and Wildlife Survey Critical Habitat Designations. Online resources available from http://criticalhabitat.fws.gov/.



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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

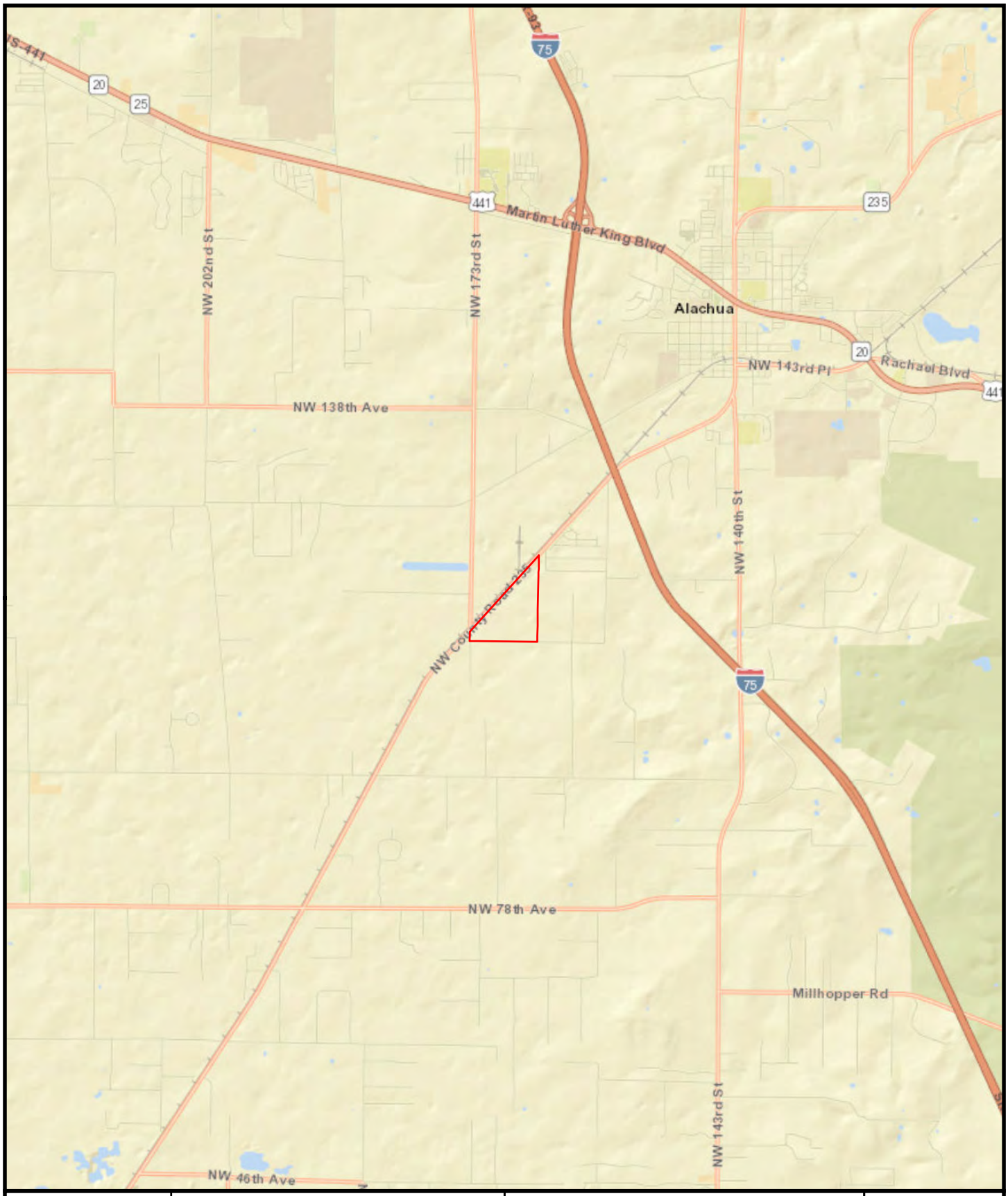
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AERIAL MAP

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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

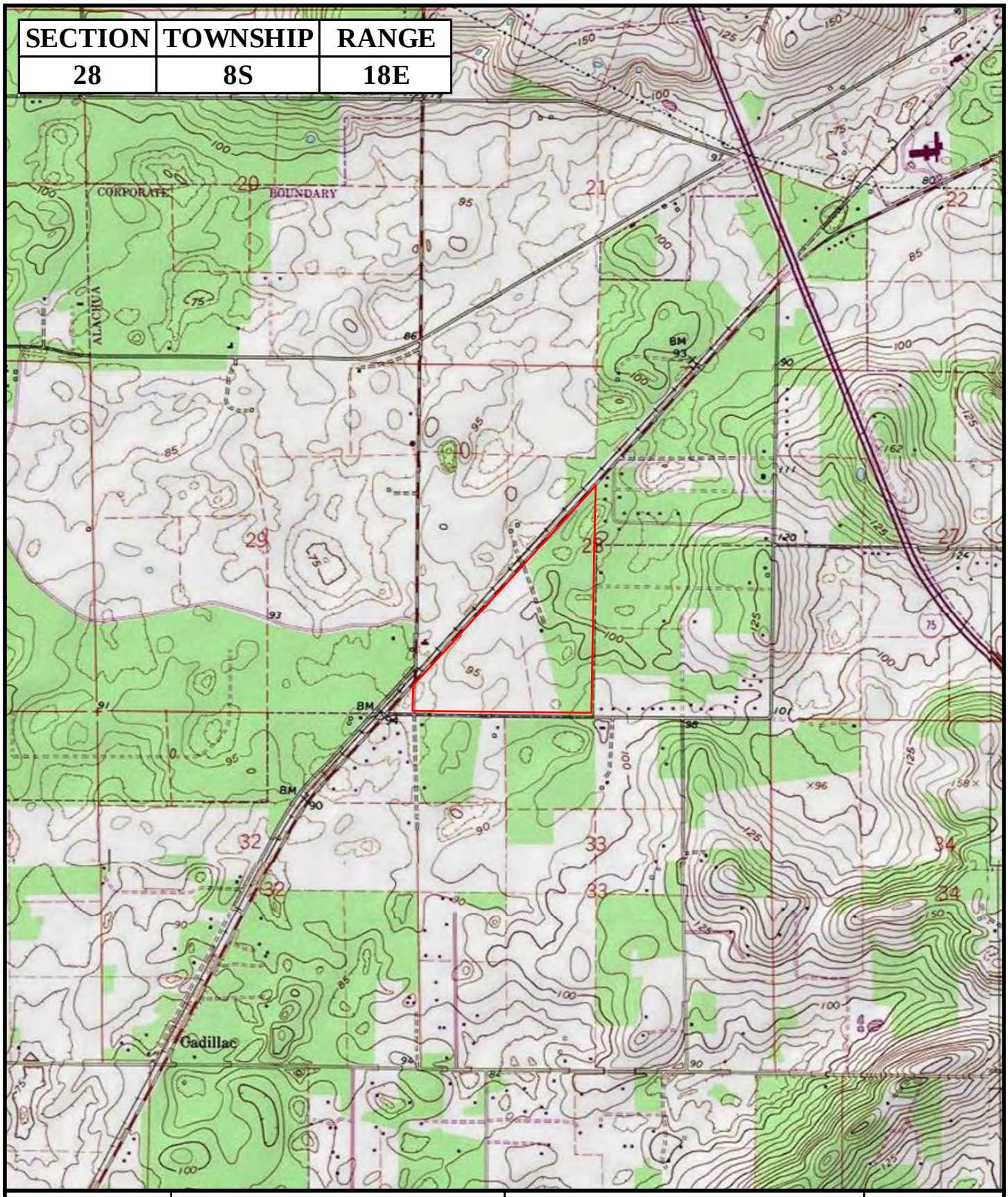
Project Boundary

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LOCATION MAP

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SECTION	TOWNSHIP	RANGE
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FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

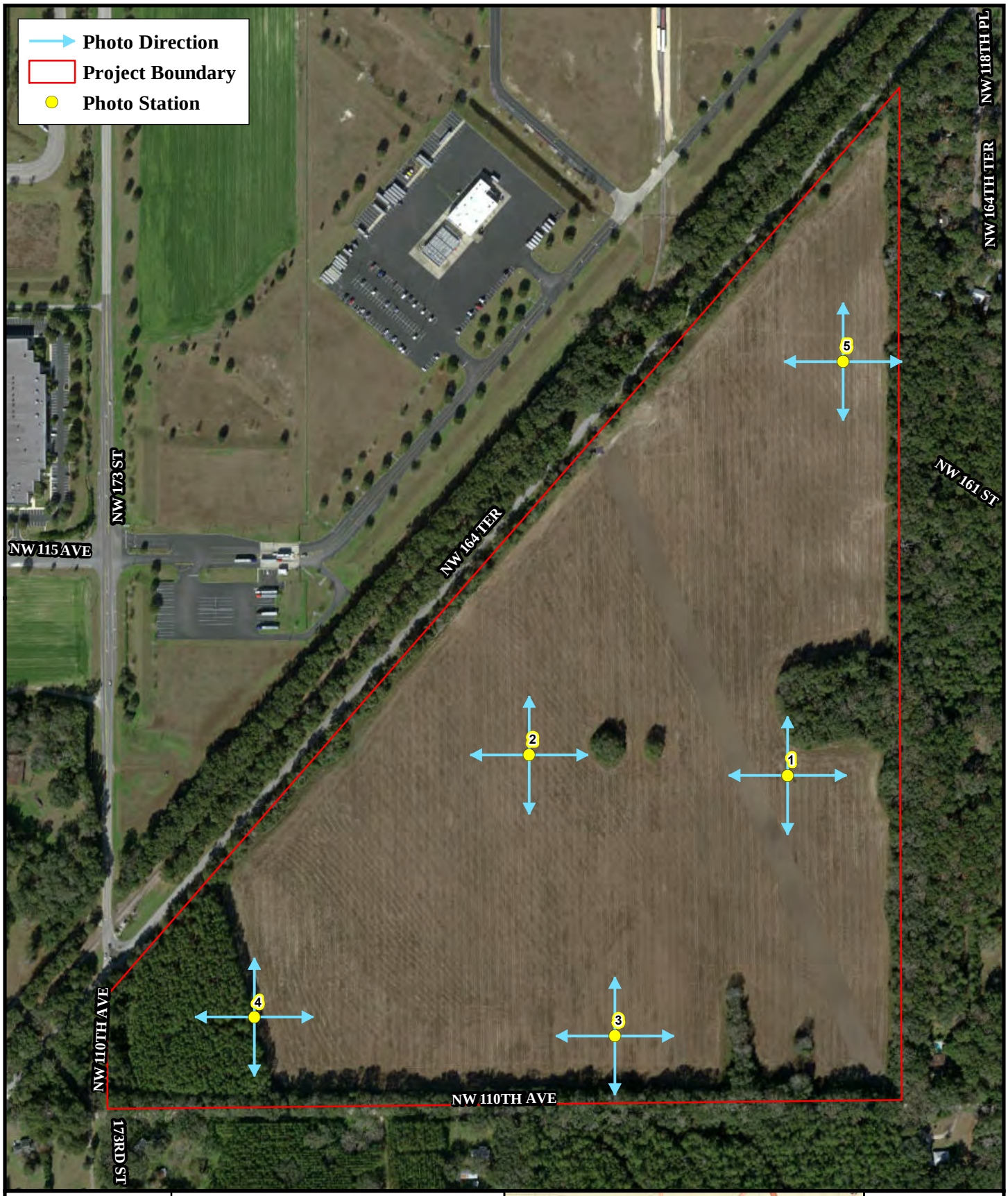
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Project Boundary

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QUAD MAP

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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

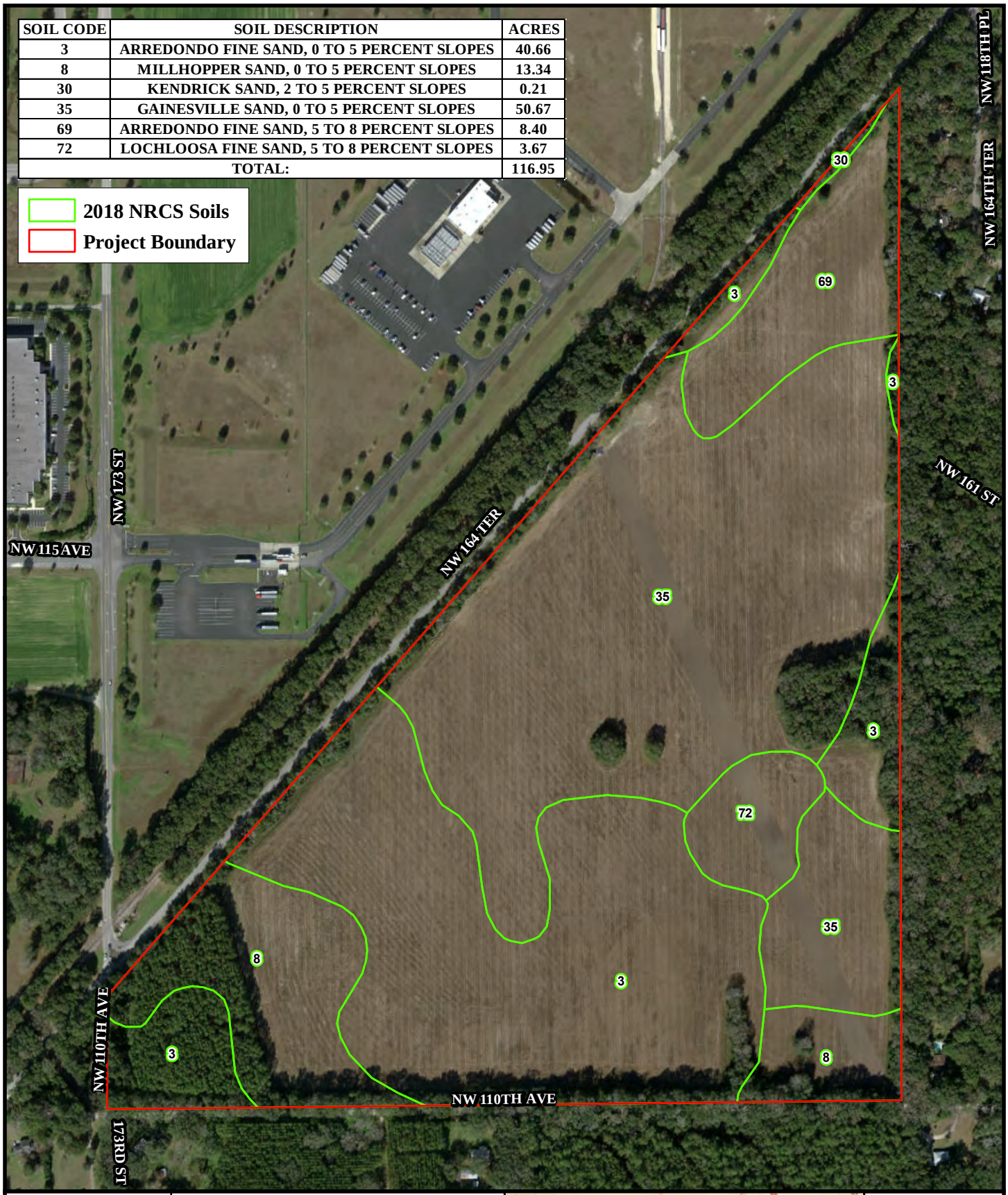


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PHOTO STATION MAP

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SOIL CODE	SOIL DESCRIPTION	ACRES
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	40.66
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	13.34
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	0.21
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	50.67
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	8.40
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	3.67
TOTAL:		116.95



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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA



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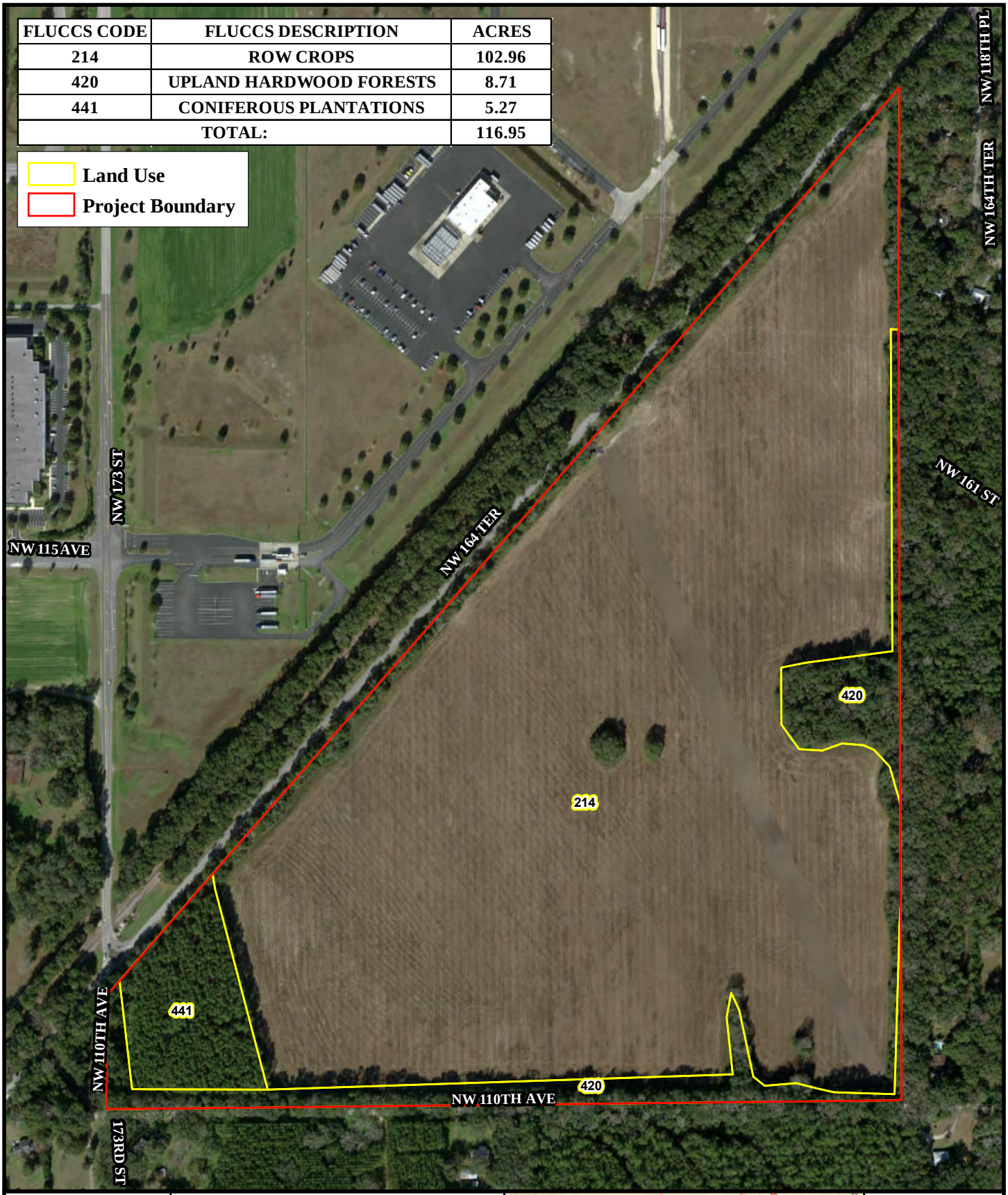
SOIL MAP

FLATWOODS Consulting Group

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FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
214	ROW CROPS	102.96
420	UPLAND HARDWOOD FORESTS	8.71
441	CONIFEROUS PLANTATIONS	5.27
TOTAL:		116.95

Land Use
Project Boundary



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1 in = 450 feet

FLETCHER TRACE
SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

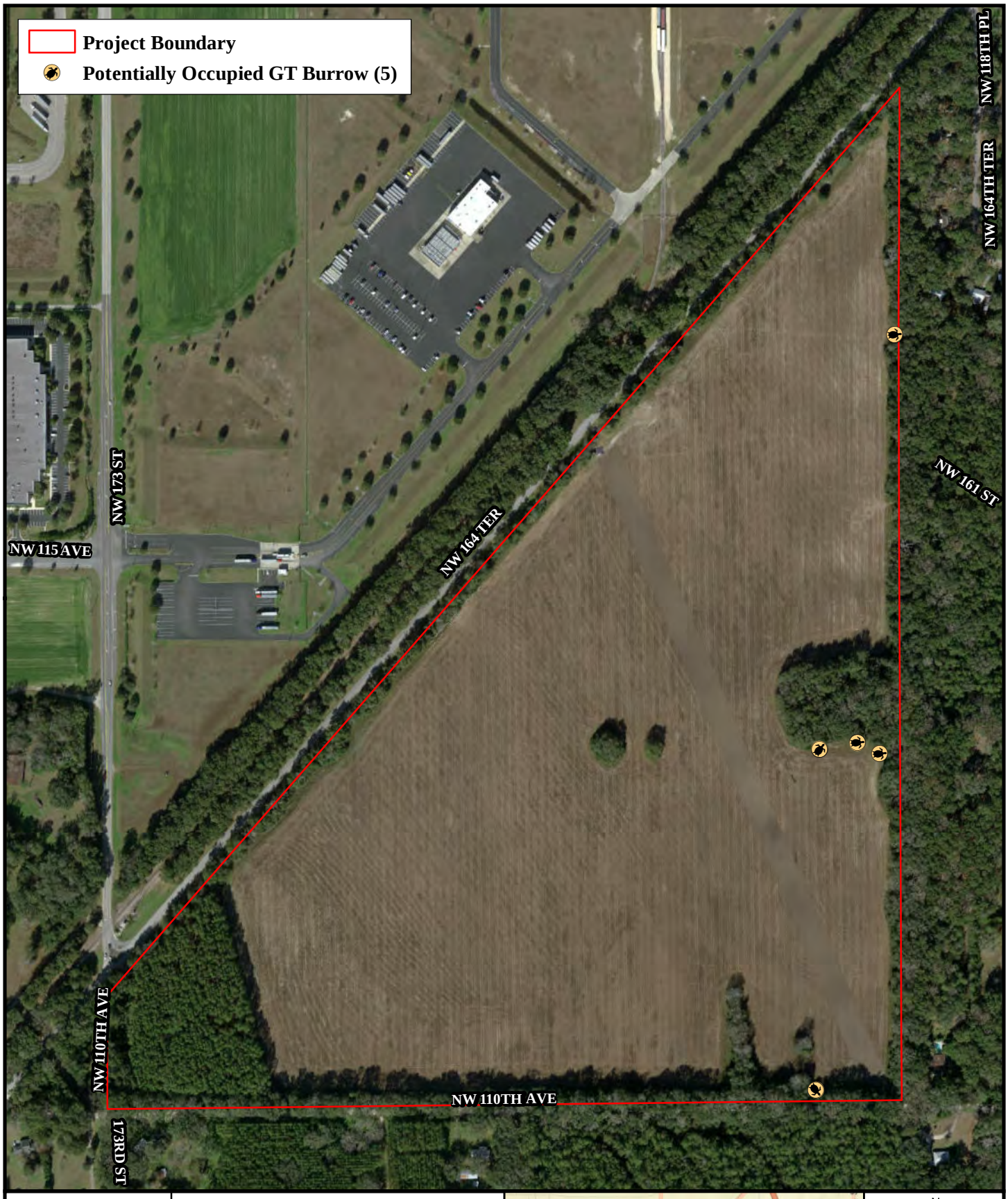


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LAND
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MAP

FLATWOODS Consulting Group

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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

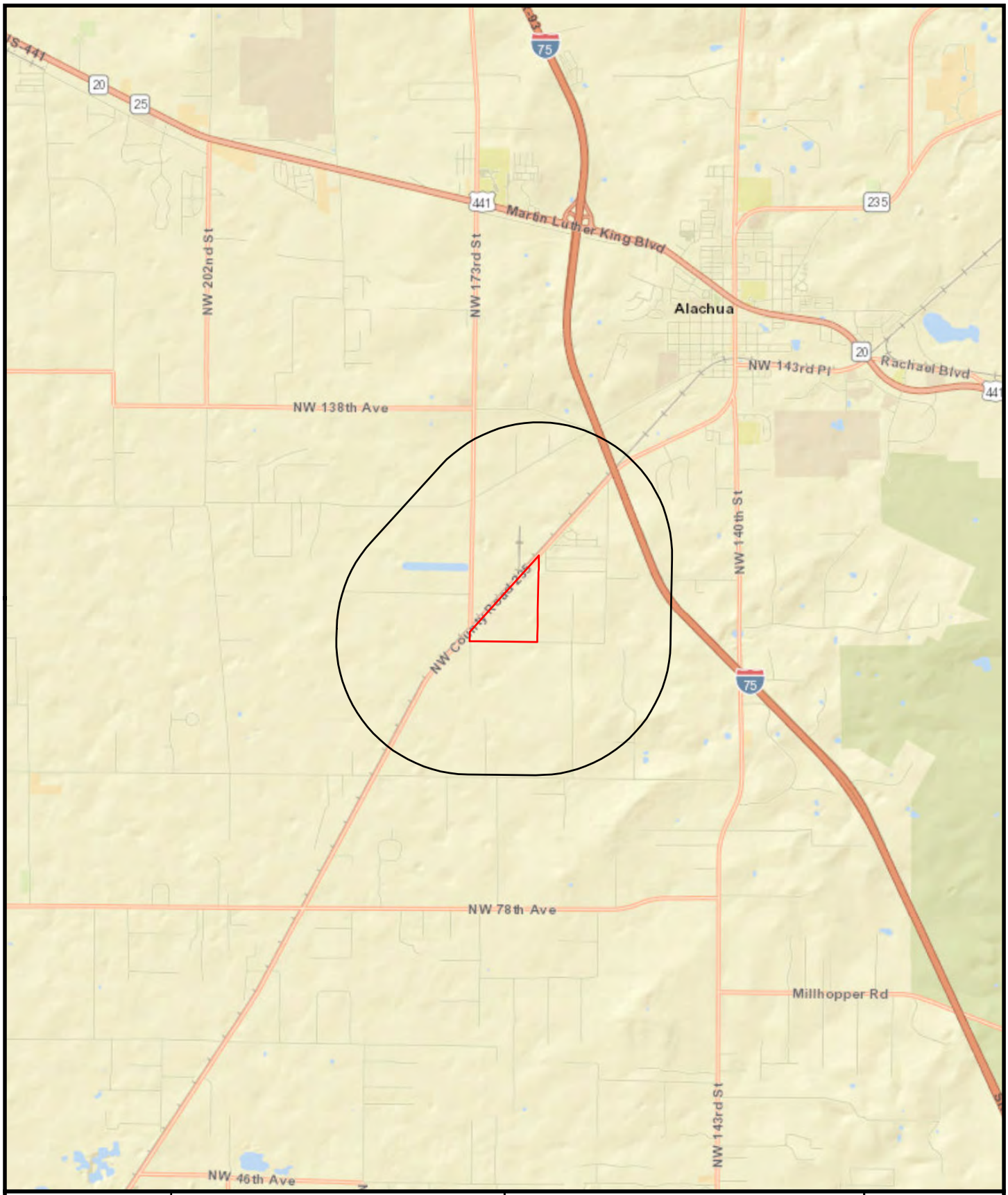
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ECOLOGICAL SURVEY MAP

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FLETCHER FAMILY COMPANIES

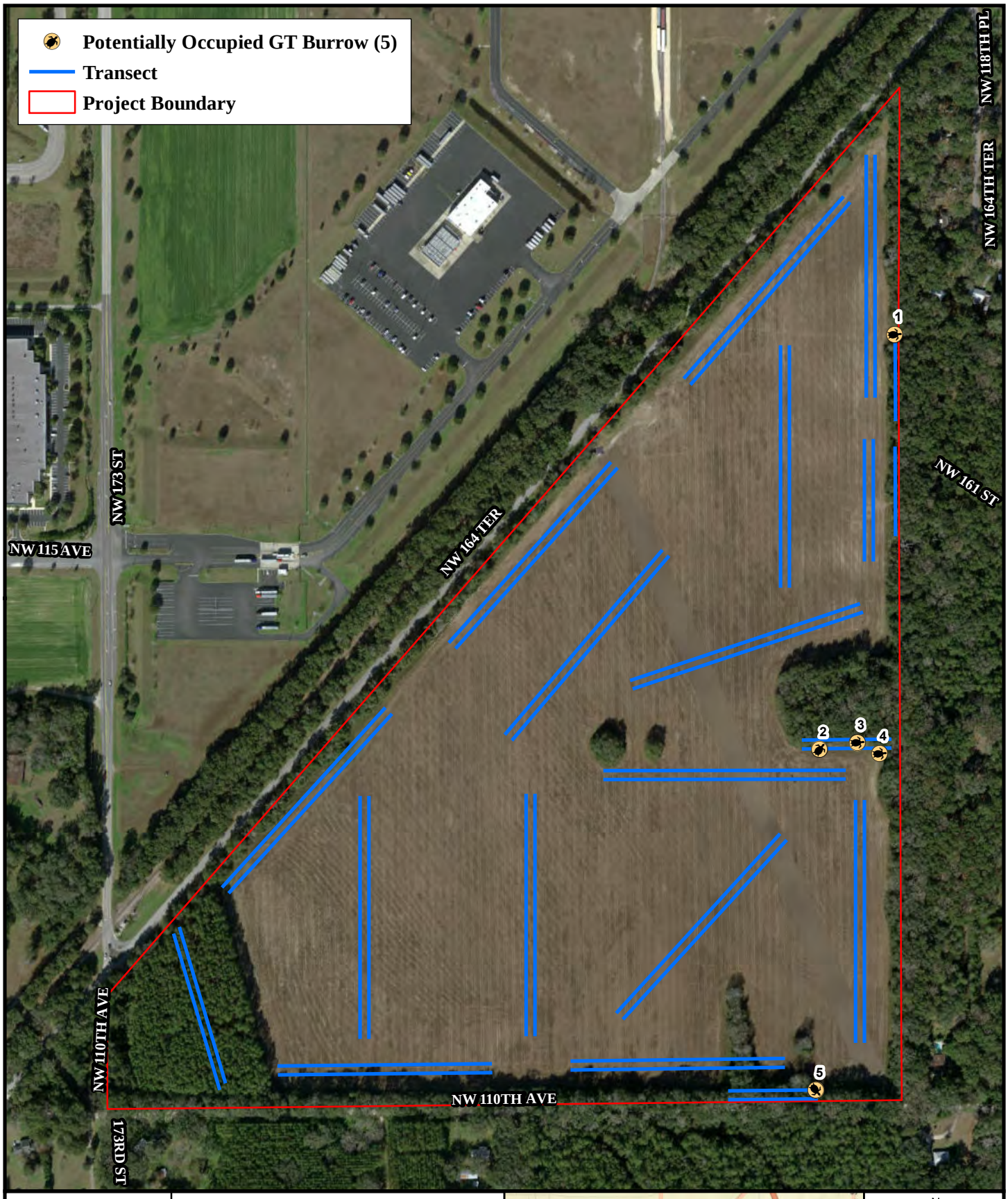
ALACHUA COUNTY, FLORIDA

1 Mile Buffer
Project Boundary

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FNAI/FWC MAP

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FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

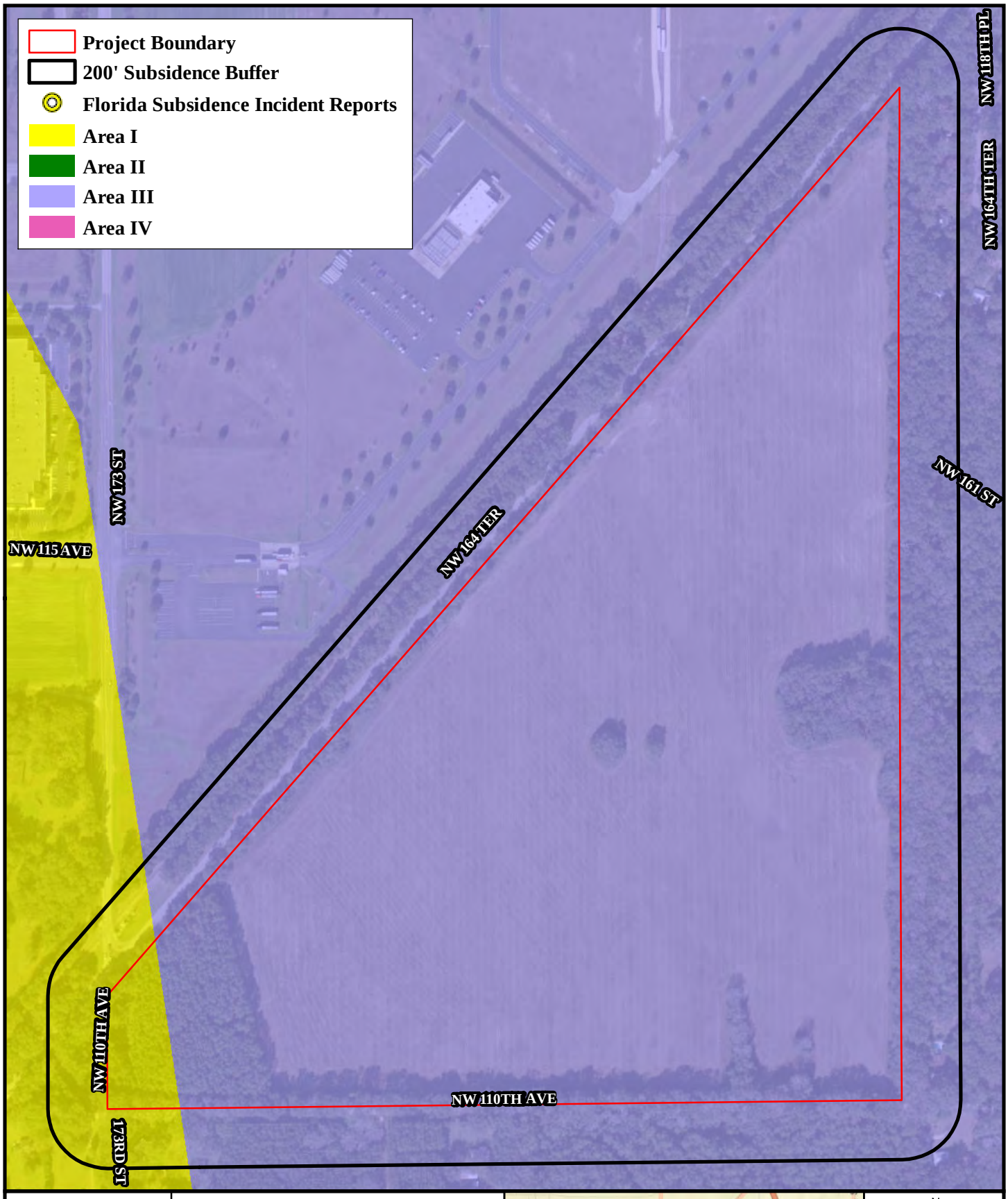
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15% GOPHER TORTOISE SURVEY MAP

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1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA



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SUBSIDENCE MAP

FLATWOODS Consulting Group

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Photo Station 1, view north



Photo Station 1, view east



Photo Station 1, view south



Photo Station 1, view west



Photo Station 2, view north



Photo Station 2, view east



Photo Station 2, view south



Photo Station 2, view west



Photo Station 3, view north



Photo Station 3, view east



Photo Station 3, view south



Photo Station 3, view west



Photo Station 4, view north



Photo Station 4, view east



Photo Station 4, view south



Photo Station 4, view west



Photo Station 5, view north



Photo Station 5, view east



Photo Station 5, view south



Photo Station 5, view west

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF A GEOTECHNICAL SITE EXPLORATION – REVISION 2

SAVANNAH STATION, PHASE 3
ALACHUA, ALACHUA COUNTY, FLORIDA

GSE PROJECT NO. 13739A

Prepared For:

THE FLETCHER FAMILY COMPANIES

JULY 2022

GSE Engineering & Consulting, Inc.

July 1, 2022

Blake Fletcher, CCIM
The Fletcher Family Companies
4510 NW 6th Place
Gainesville, FL 32607

Subject: Summary Report of a Geotechnical Site Exploration – Revision 2
Savannah Station, Phase 3
Alachua, Alachua County, Florida
GSE Project No. 13739A

GSE Engineering & Consulting, Inc. (GSE) is pleased to submit this geotechnical site exploration report for the above referenced project.

Presented herein are the findings and conclusions of our exploration, including the geotechnical parameters and recommendations to assist with clubhouse foundation, pavement, and stormwater management designs. This revision includes a karst evaluation of the subject site.

GSE appreciates this opportunity to have assisted you on this project. If you have any questions or comments concerning this report, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.

Cassandra R. Lindeman, E.I.
Staff Engineer

JASON E. GOWLAND LICENSE No.66467 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jason E. Gowland, P.E.
Senior Engineer
Florida Registration No. 66467

CRL / JEG: aht
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TABLE OF CONTENTS

LIST OF FIGURES ii

1.0 INTRODUCTION 1-1
1.1 General 1-1
1.2 Project Description 1-1
1.3 Purpose 1-1

2.0 FIELD AND LABORATORY TESTS 2-1
2.1 General Description 2-1
2.2 Auger Borings 2-1
2.3 Standard Penetration Test Borings 2-1
2.4 Soil Laboratory Tests 2-1

3.0 FINDINGS 3-1
3.1 Surface Conditions 3-1
3.2 Subsurface Conditions 3-1
3.3 Review of Published Data 3-2
3.4 Laboratory Soil Analysis 3-4

4.0 EVALUATION AND RECOMMENDATIONS 4-1
4.1 General 4-1
4.2 Groundwater 4-1
4.3 Building Foundations 4-1
4.4 Flexible Pavement 4-2
4.5 Site Preparation 4-3
4.6 Quality Control and Construction Materials Testing 4-4
4.7 Stormwater Management 4-4
4.8 Karst Area Evaluation Summary 4-6
4.9 Fill Suitability 4-8
4.10 Surface Water Control and Landscaping 4-9

5.0 FIELD DATA 5-1
5.1 Auger Boring Logs 5-2
5.2 Standard Penetration Test Soil Boring Logs 5-3
5.3 Laboratory Results 5-4
5.4 Key to Soil Classification 5-5

6.0 LIMITATIONS 6-1
6.1 Warranty 6-1
6.2 Auger and SPT Borings 6-1
6.3 Site Figures 6-1
6.4 Unanticipated Soil Conditions 6-1
6.5 Misinterpretation of Soil Engineering Report 6-1

LIST OF FIGURES

Figure

1. Project Site Location Map
2. Aerial Photograph Showing Approximate Locations of Field Tests

1.0 INTRODUCTION

1.1 General

GSE Engineering & Consulting, Inc. (GSE) has completed this geotechnical exploration for the proposed residential development located in Alachua, Alachua County, Florida. This exploration was performed in accordance with GSE Proposal No. 2021-380 dated July 12, 2021. You authorized our services on July 14, 2021.

1.2 Project Description

This project will consist of a residential development. The project will include a clubhouse, roadways, and stormwater management facilities. The site is located on the south side of C.R. 235 at the C.R. 235A intersection in Alachua, Alachua County, Florida (Figure 1).

Mr. Ryan Thompson with CHW Professional Consultants, Inc. (CHW) provided information about the project and site plans illustrating the locations of the proposed improvements. The project will consist of roadways, stormwater management facilities, and a clubhouse. We anticipate the clubhouse will be either concrete masonry unit or wood frame construction. Structural loads have not been provided but are expected to be on the order of 1 to 2 kips per foot for load bearing walls, and less than 50 kips for columns. The finished floor of the structure is anticipated to be constructed near the existing site grades.

Four stormwater management facilities are proposed that range in size from about 2.7 to 8.6 acres. Approximately 12,000 feet of roadways are proposed.

A recent aerial photograph of the site was obtained and reviewed. The preliminary site plan and aerial photograph were used in preparation of this exploration and report.

1.3 Purpose

The purpose of this geotechnical exploration was to determine the general subsurface conditions, evaluate these conditions with respect to the proposed construction, and prepare geotechnical parameters and recommendations to assist with clubhouse foundation, stormwater management, and pavement designs.

2.0 FIELD AND LABORATORY TESTS

2.1 General Description

The procedures used for field sampling and testing are in general accordance with industry standards of care and established geotechnical engineering practices for this geographic region. This exploration consisted of performing two (2) Standard Penetration Test (SPT) borings to a depth of 20 feet below land surface (bls) within the proposed clubhouse, two (2) auger borings to a depth of 10 feet bls within the proposed clubhouse, twenty-three (23) auger borings to a depth of 5 feet bls along the roadway alignments, twenty-four (24) auger borings to a depth of 15 feet within the proposed stormwater management facilities, and six (6) auger borings to a depth of 30 feet bls within the proposed stormwater management facilities.

The soil borings were performed at the approximate locations as shown on Figure 2. The borings were located at the site using the provided site plan, Global Positioning System (GPS) coordinates, and obvious site features as reference. The boring locations should be considered approximate. The soil borings were performed from August 23 to August 26, 2021.

2.2 Auger Borings

The auger borings were performed in accordance with ASTM D1452. The borings were performed with flight auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted, and the soils collected on the auger flights were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger boring. Results from the auger borings are provided in Section 5.1.

2.3 Standard Penetration Test Borings

The soil borings were performed with a drill rig employing flight auger drilling techniques and Standard Penetration Testing (SPT) in accordance with ASTM D1586. The SPTs were performed continuously to 10 feet and at 5-foot intervals thereafter. Soil samples were obtained at the depths where the SPTs were performed. The soil samples were classified in the field, placed in sealed containers, and returned to our laboratory for further evaluation.

After drilling to the sampling depth, the standard two-inch O.D. split-barrel sampler was seated by driving it 6 inches into the undisturbed soil. The sampler was then driven an additional 12 inches by blows of a 140-pound hammer falling 30 inches. The number of blows required to produce the next 12 inches of penetration were recorded as the penetration resistance (N-value). These values and the complete SPT boring logs are provided in Section 5.2.

Upon completion of the sampling, the boreholes were abandoned in accordance with Water Management District guidelines.

2.4 Soil Laboratory Tests

The soil samples recovered from the soil borings were returned to our laboratory and examined to confirm the field descriptions. Representative samples were then selected for laboratory testing. The laboratory tests consisted of twenty (20) percent soil fines passing the No. 200 sieve determinations, twenty (20) natural moisture content determinations, two (2) Atterberg Limits tests, twelve (12) constant head hydraulic conductivity tests, and three (3) Limerock Bearing Ratio (LBR). These tests were performed in order to aid in classifying the soils and to further evaluate their engineering properties. The laboratory tests are provided in Section 5.3.

3.0 FINDINGS

3.1 Surface Conditions

Ms. Cassandra R. Lindeman, E.I. with GSE initially visited the site on July 22, 2021, to observe the site conditions. Ms. Lindeman returned to the site on August 13, 2021, with Mr. Jason Kite with Jason Kite, LLC to clear lanes through the trees in the southwest corner of the site to allow the drilling equipment access to the boring locations. Representatives from GSE returned to the site on August 16, 2021, to collect soil samples for permeability testing.

The majority of the site is currently an existing crop field. The southwestern corner of the site contains planted pines, trees, and heavy brush. The entire site is outlined by trees. The site is bordered by CR 235 running southwest to northeast and by NW 110th Avenue on the south side.

The topography at the site is gently sloping. Regional topography can also be characterized as gently to moderately sloping. The Alachua County Growth Management website indicates the ground surface elevations at the site are near 86 to 102 feet.

The Alachua County Soil Survey maps a closed depression on the southern portion of the site.

3.2 Subsurface Conditions

The locations of the auger and SPT borings are provided on Figure 2. Complete logs for the borings are provided in Sections 5.1 and 5.2. Descriptions for the soils encountered are accompanied by the Unified Soil Classification System symbol (SM, SP-SM, etc.) and are based on visual examination of the recovered soil samples and the laboratory tests performed. Stratification boundaries between the soil types should be considered approximate, as the actual transition between soil types may be gradual.

The auger and SPT borings generally encountered relatively consistent soil conditions across the site.

The auger borings located in the areas of the proposed roadways typically encountered poorly graded sand (SP), sand with silt (SP-SM), and sand with clay (SP-SC) to the explored depth of 5 feet bls. Boring R-16 encountered very clayey sand (SC/CL) at 3 feet bls to the explored depth of 5 feet bls. Borings R-17, R-20, and R-23 encountered clayey sand (SC) at depths of 2, 2.5, and 4 feet bls, respectively, to the explored depth of 5 feet bls.

The auger borings located within the proposed stormwater management facilities initially encountered poorly graded sand (SP), sand with silt (SP-SM), and sand with clay (SP-SC). The sandy soils were generally underlain by clayey and very clayey sands (SC, SC/CL) with some interbedded layers of clay-rich soils consisting of sandy clay, clay with sand, and clay (CL/CH) to the explored depths of 15 and 30 feet bls. Borings P-8, P-24, and P-28 encountered limestone at 28 and 28.5 feet bls to the explored depth of 30 feet bls.

The auger and SPT borings located within the area of the proposed clubhouse encountered similar conditions to the rest of the site. Boring A-1 encountered sand with silt (SP-SM) to the explored depth of 10 feet bls. Boring A-2 encountered 2 feet of sand with silt (SP-SM) underlain by very clayey sand (SC/CL) to the explored depth of 10 feet bls. Boring B-1 initially penetrated 7 feet of sand with silt (SP-SM) underlain by 1.5 feet of very clayey sand (SC/CL), 5 feet of poorly graded sand (SP), and 6.5 feet of clayey and very clayey sands (SC, SC/CL) to the explored depth of 20 feet bls. Boring B-2 initially penetrated 7 feet of sand with silt (SP-SM) and poorly graded sand (SP) underlain by 6.5 feet of clayey sand (SC) and 6.5 feet of sand with clay (SP-SC) to the explored depth of 20 feet bls.

The sandy soils consisting of poorly graded sand (SP), sand with silt (SP-SM), and sand with clay (SP-SC) are generally in a very loose to medium dense condition with N-values ranging from 2 to 26 blows per foot. The clayey and very clayey sands (SC, SC/CL) encountered are generally in a loose to medium dense condition with N-values ranging from 5 to 21 blows per foot.

The groundwater table was not encountered in the auger and SPT borings at the time of our investigation.

3.3 Review of Published Data

The majority of the site is mapped as five soil series by the Soil Conservation Service (SCS) Soil Survey for Alachua County[1]. The following soil descriptions are from the Soil Survey.

Arredondo fine sand, 0 to 5 percent slopes – This nearly level to gently sloping, well-drained soil is in both small and large areas of uplands. Slopes are smooth to convex. The areas are irregular in shape and range from about 10 to 160 acres in size.

Typically, the surface layer is dark grayish brown fine sand about 8 inches thick. The subsurface layer is fine sand to a depth of 49 inches. The upper 23 inches is yellowish brown, and the lower 18 inches is brownish yellow. The subsoil extends to a depth of 86 inches or more. The upper 5 inches is yellowish brown loamy sand; the next 10 inches is yellowish brown sandy clay loam, and the lower 22 inches is dark yellowish brown sandy clay and sandy clay loam.

Included with this soil in mapping are small depressional areas of soils that have a very dark gray or black surface layer 8 to 24 inches thick. This layer overlies gray sandy material. These areas are shown by wet spot symbols. Also included are small areas of Fort Meade, Gainesville, Kendrick, and Millhopper soils. A few areas of this soil include Arredondo soils that have 5 to 8 percent slopes. Some areas of this soil in the western part of the county have small spots of strongly acid to medium acid soil material 40 to 70 inches deep to calcareous limestone. Limestone boulders, fragments of limestone, and sinkholes are in some areas of this soil, mainly in the limestone plain sections of the western part of the county. Most of these boulders are siliceous. The sinkholes and the boulders are shown by appropriate map symbols. Total included areas are about 15 percent.

In this Arredondo soil, the available water capacity is low in the sandy surface and subsurface layers and low to medium in the loamy subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow to moderate in the loamy subsoil. Natural fertility is low in the sandy surface and subsurface layers and medium in the finer textured subsoil. Organic matter content is low. The water table in this soil is at a depth of more than 72 inches. Surface runoff is slow.

[1] Soil Survey of Alachua County, Florida. Soil Conservation Service, U.S. Department of Agriculture.

Millhopper sand, 0 to 5 percent soils – This nearly level to gently sloping, moderately well drained soil is in small and large irregularly shaped areas on uplands and on slightly rolling knolls in the broad flatwoods. Slopes are mostly nearly smooth or convex. The areas are variable in size. They range from about 10 to 250 acres.

Typically, the surface layer is dark grayish brown sand about 9 inches thick. The subsurface layer is sand or fine sand about 49 inches thick. The upper 17 inches is yellowish brown, the next 22 inches is light yellowish brown, and the lower 10 inches is very pale brown. The subsoil extends to a depth of 89 inches. The upper 6 inches is yellowish brown loamy sand that has grayish and brownish mottles; the next 22 inches is light gray, mottled sandy clay loam; and the lower 3 inches is light gray, mottled sandy loam.

Included with this soil in mapping are small areas of Arredondo, Bonneau, Fort Meade, Gainesville, Kanapaha, Lochloosa, and Sparr soils. Siliceous limestone boulders and small sinks are within some delineations. Small areas of Millhopper soils that have 5 to 8 percent slopes are also included. About 25 acres mapped as this Millhopper soil along the Santa Fe River is occasionally flooded. Total included areas are about 20 percent or less.

This Millhopper soil has a water table that is at a depth of 40 to 60 inches for 1 to 4 months and at a depth of 60 to 72 inches for 2 to 4 months during most years. The available water capacity is low in the surface and subsurface layers and is low to medium in the subsoil. Permeability is rapid in the surface and subsurface layers, moderately rapid in the upper 6 inches of the subsoil, and slow to moderately slow below this depth. Natural fertility is low. Organic matter content is low to moderately low.

Gainesville sand, 0 to 5 percent slopes – This nearly level to gently sloping, well-drained soil has sandy texture to a depth of 80 inches or more. It is in both small and large, irregularly shaped areas on the gently rolling uplands. Most areas range from about 10 to 250 acres.

Typically, the surface layer is dark grayish brown sand about 7 inches thick. The underlying layer extends to a depth of 82 inches or more. The upper 22 inches is yellowish brown sand, and the lower 53 inches is strong brown loamy sand.

Included with this soil in mapping are small areas of Arredondo, Fort Meade, Kendrick, and Lake soils. A few small areas of Gainesville soils that have 5 to 8 percent slopes are included. Total included areas are less than 15 percent.

In this Gainesville soil, the available water capacity is low, and the permeability is rapid. Organic matter content ranges from low to moderately low, and natural fertility is low. Surface runoff is slow. The water table is more than 72 inches below the surface.

Arredondo fine sand, 5 to 8 percent slopes – This is near level to sloping, well-drained soil forms in thick beds of sandy and loamy marine materials. These soils are in broad rolling areas of the upland. Slopes range from 0 to 8 percent. The water table is more than 72 inches below the surface. These soils are loamy siliceous, hyperthermic Grossarenic Paleudults.

Arredondo soils are geographically associated with Apopka, Bonneau, Candler, Fort Meade, Gainesville, Jonesville, Kanapaha, Kendrick, Lake Millhopper, and Norfolk soils. Apopka soils have less than 5 percent silt and clay in the A2 horizon, and many of the sand grains are uncoated. Bonneau soils are moderately well drained and have an A horizon 20 to 40 inches thick. Candler soils are sandy to a depth of 80 inches or more and have less than 5 percent silt and clay in their 10- to 40-inch control section.

Fort Meade and Gainesville soils are sandy to a depth of more than 80 inches. They have 10 to 15 percent silt and clay in their 10- to 40-inch control section. Fort Meade soils also have a thick, dark colored A1 horizon. Jonesville soils have underlying limestone at a depth of less than 60 inches. Lake soils are sandy to 80 inches or more. Kanapaha soils are poorly drained, and Millhopper soils are moderately well drained. Norfolk soils have an A horizon less than 20 inches thick.

Lochloosa fine sand, 5 to 8 percent slopes – This is near level to sloping, somewhat poorly drained soil that forms in thick beds of loamy marine deposits. These soils are in broad areas of the gently rolling uplands and in slightly convex areas of the flatwoods. Slopes range from 0 to 8 percent. The water table is about 30 to 40 inches below the surface for about 1 to 4 months during most years. It rises to 15 to 30 inches for about 1 to 4 weeks during most years. During most of the remained of the year it is at a depth of more than 40 inches. These soils are loamy, siliceous, hyperthermic Aquic Arenic Paleudults.

Lochloosa soils are geographically associated with Blichton, Bivans, Boardman, Bonneau, Kanapaha, Kendrick, Micanopy, Millhopper, Sparr, and Wacahoota soils. Blichton, Bivans, Boardman, Kanapaha, and Wacahoota soils are all poorly drained. Blichton soils are more than 5 percent plinthite. In addition, the Bivans soils have a clayey Btg horizon within 20 inches of the surface and contain more than 5 percent nodules and fragments of limestone. Kanapaha soils have an A horizon 40 to 80 inches thick. Wacahoota soils are more than 5 percent nodules and fragments of limestone. Kendrick soils are well drained. Micanopy soils have a clayey Bt horizon within 20 inches of the surface. Millhopper soils are moderately well drained and have an A horizon 40 to 80 inches thick. Sparr soils have a sandy A horizon 40 to 80 inches thick.

3.4 Laboratory Soil Analysis

Selected soil samples recovered from the soil borings were analyzed for the percent soil fines passing the No. 200 sieve, natural moisture content, Atterberg Limits, hydraulic conductivity, and Limerock Bearing Ratio (LBR) tests. Samples selected for laboratory testing were collected at depths ranging from 0.5 to 10 feet bls. These tests were performed to confirm visual soil classification and evaluate their engineering properties. The complete laboratory report is provided in Section 5.3.

The laboratory tests indicate the tested soils consist of poorly graded sand (SP), sand with silt (SP-SM), clayey sand (SC), and very clayey sand (SC/CL). The tested poorly graded sand (SP) contains approximately 3.5 to 4.9 percent soil fines passing the No. 200 sieve with natural moisture contents of about 5.2 to 5.3 percent. The tested sand with silt (SP-SM) contains approximately 5 to 9.5 percent soil fines passing the No. 200 sieve with natural moisture contents of about 5.8 to 8.3 percent. The tested clayey sand (SC) contains approximately 12 to 29 percent soil fines passing the No. 200 sieve with natural moisture contents of about 11 to 18 percent. The tested very clayey sand (SC/CL) contains approximately 30 to 46 percent soil fines passing the No. 200 sieve with natural moisture contents of about 18 to 24 percent.

Atterberg Limits tests indicate the tested very clayey sands (SC/CL) have Liquid Limit (LL) values of 27 and 45, Plastic Limit (PL) values of 16 and 19, and Plasticity Index (PI) values of 11 and 26. These values correspond to a material with low potential (LL < 50 and PI < 25) for expansive behavior[2].

The constant head hydraulic conductivity test results indicate the near-surface poorly graded sand (SP) has a hydraulic conductivity value of 12 feet per day. The tested sand with silt (SP-SM) has hydraulic conductivity values of 4.7 to 22 feet per day.

[2] U.S. Department of the Army USA, 1983, Foundations in Expansive Soils, TM 5-818-7, p. 4-1.

The tested clayey sands (SC) have hydraulic conductivity values of 0.6 to 11 feet per day. The tested very clayey sand (SC/CL) has a hydraulic conductivity value of 1.7 feet per day.

The Modified Proctor maximum dry density tests indicate the near surface grab samples have maximum dry densities ranging from 113.3 to 116.8 pounds per cubic foot and optimum moisture contents of 8.5 to 10.8 percent. The LBR tests indicate the soils have LBR values ranging from 34 to 67.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General

The following recommendations are made based upon our understanding of the proposed construction, a review of the attached soil borings and laboratory test data, and experience with similar projects and subsurface conditions. If plans or the location of proposed construction changes from those discussed previously, GSE requests the opportunity to review and possibly amend our recommendations with respect to those changes.

The final design of a foundation system is dependent upon adequate integration of geotechnical and structural engineering considerations. Consequently, GSE must review the final foundation design in order to evaluate the effectiveness and applicability of our initial analyses, and to determine if additional recommendations may be warranted. Without such a review, the recommendations presented herein could be misinterpreted or misapplied resulting in potentially unacceptable performance of the foundation system.

The performance of site improvements may be sensitive to their post-construction relationship to site groundwater levels, seepage zones, or soil/rock characteristics exposed at final site grades. GSE recommends that use of boring information for final design of all site improvements be predicated on proper horizontal and vertical control of borings.

In this section of the report, we present our geotechnical parameters and recommendations to assist with building foundation, stormwater management, and pavement designs as well as our general site preparation guidelines.

4.2 Groundwater

The groundwater table was not encountered in the borings at the time of our exploration. The lack of apparent groundwater table in the borings suggest the site is perforated; however, you should expect water to perch on top of the very clayey sands and clays after periods of heavy and seasonal rainfall. Estimates for the temporarily perched groundwater tables are shown on the individual boring logs.

4.3 Building Foundations

The borings located within the proposed building footprint generally encountered poorly graded sand and sand with silt underlain by interbedded layers of clayey and very clayey sand and sandy clay to the explored depths of 10 and 20 feet bls.

Based upon the soil conditions encountered and our limited understanding of the structural loads and site grading, we recommend the building be supported by conventional, shallow strip and/or spread foundations. We recommend the shallow foundations be designed for a maximum allowable gross bearing pressure of 2,000 psf. The gross bearing pressure is defined as the soil contact pressure that can be imposed from the maximum structural loads, weight of the concrete foundations, and weight of the soil above the foundations. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions.

The foundations should be embedded a minimum of 18 inches below the lowest adjacent grade. Interior foundations or thickened sections should be embedded a minimum of 12 inches. The foundations should have minimum widths of 18 inches for strip footings, and 24 inches for columns, even though the maximum soil bearing pressure may not be fully developed.

Due to the mostly sandy nature of the majority of the near-surface soils, we expect settlement to be mostly elastic in nature. The majority of the settlement will occur on application of the loads, during and immediately following construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field and laboratory test data which we have correlated into the strength and compressibility characteristics of the subsurface soils, we estimate the total settlements of the structure to be 1 inch or less, with approximately half of it occurring upon load application (during construction).

Differential settlement results from differences in applied bearing pressures and the variations in the compressibility characteristics of the subsurface soils. For the building pad prepared as recommended, we anticipate differential settlement of less than 1/2 inch.

Post-construction settlement of the structures will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics of the bearing soils; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundation; (3) site preparation and earthwork construction techniques used by the contractor, and (4) external factors, including but not limited to vibration from off-site sources and groundwater fluctuations beyond those normally anticipated for the naturally-occurring site and soil conditions which are present.

Our settlement estimates for the structure are based upon our limited understanding of the structural loads and site grading and the use of successful adherence to the site preparation recommendations presented later in this report. Any deviation from our project understanding and/or our site preparation recommendations could result in an increase in the estimated post-construction settlement of the structure.

4.4 Flexible Pavement

Overall soil conditions encountered by our borings at this site are suitable for supporting conventional limerock base and asphalt wearing surface pavements. We have not been provided the anticipated traffic loading conditions; therefore, the following pavement component recommendations should be used only as guidelines. The below recommendations are intended to be minimums. Increasing base course and asphalt thicknesses would increase the design life of the pavement.

We recommend a minimum separation of 24 inches be present between the bottom of the base course and the top of the clay-rich soils containing greater than about 25 percent soil fines. Review of the boring logs suggests this separation will likely be present along the majority of the alignment. Boring R-20 did encounter very clayey sand (SC/CL) at a depth of 2.5 feet bls and clay-rich soils approached within 24 inches of grade at boring location R-17. Clay-rich soils were encountered at borings R-16, R-20, and R-23 at depths of 3 feet bls, 2.5 feet bls, and 4 feet bls, respectively. A roadway grading plan is not available at this time. The presence of shallow clay-rich soils is expected to be sporadic and not easily predicted without a grading plan.

In areas where the minimum 24-inch separation is not able to be achieved through grading design, we recommend these soils be undercut. The undercut should extend a minimum of 24 inches beneath the bottom of the base course. The undercut should extend laterally until the clay-rich soils are no longer encountered and free-draining sandy soils have been penetrated. The undercut should be backfilled with either on-site or imported sandy free-draining soils containing less than 10 percent soil fines. The backfill should be placed in maximum 24-inch loose lifts that are compacted to a minimum 95 percent of the Modified Proctor maximum dry density (ASTM D1557). Underdrains should be considered where clay-rich soils are undercut.

4.4.1 Stabilized Subgrade

The stabilized subgrade should have a minimum Limerock Bearing Ratio (LBR) of 40, with a minimum thickness of 12 inches. The stabilized subgrade can be imported material or a mixture of imported and on-site material. If a mix is proposed, a mix design should be performed to determine the optimum mix proportions. The stabilized subgrade should be compacted to a minimum of 98 percent of the Modified Proctor maximum dry density (ASTM D1557) for soils with less than 15 percent fines content. Soils with 15 percent or greater fines content should be compacted to 100 percent of the Standard Proctor maximum dry density (ASTM D698).

4.4.2 Base Course

The base course should consist of crushed limerock having a LBR of at least 100. Limerock should be obtained from a FDOT approved source and should meet FDOT gradation requirements. The base course thickness should be a minimum of 6 inches in automobile parking areas and 8 inches in driveways. The base course should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D1557).

The constructability of differing base course thicknesses may be difficult and having a uniform 8-inch-thick base course may be more practical.

4.4.3 Wearing Surface

The asphalt-wearing surface should consist of an FDOT Type SP Hot Mix Asphalt mixture. For automobile parking areas, the thickness should be a minimum of 1.5 inches. For driveway areas, the thickness should be a minimum of 2 inches. The asphalt-wearing surface should consist of an SP-12.5 mix. The asphalt should be compacted to at least 95 percent of the mix design density.

The constructability of differing asphalt thicknesses may be difficult and having a uniform 2-inch-thick asphalt wearing surface may be more practical.

4.5 Site Preparation

The soils at this site should be suitable for supporting the proposed construction using normal, good practice site preparation procedures. The following recommendations are our general guidelines for site preparation.

4.5.1 Stripping

Strip the construction limits and 10 feet beyond the perimeter of all grass, roots, topsoil, and other deleterious materials. You should expect to strip to depths of 12 or more inches. Deeper stripping will likely be necessary due to major root systems present at the site.

4.5.2 Dewatering

Temporary dewatering is not expected to be necessary for this project. However, if needed, we anticipate dewatering can be accomplished with sumps placed near the construction area, or with underdrains connected to a vacuum pump.

In any case, the site should always be graded to promote runoff and limit the amount of ponding. Localized ponding of stormwater is expected without proper grading during construction and could render previously acceptable surfaces unacceptable.

4.5.3 Proof-Rolling

Proof-roll the subgrade with heavy rubber-tired equipment, such as a loaded front-end loader or dump truck, to identify any loose or soft zones not found by the soil borings. The proof-rolling should be monitored by a geotechnical engineer or qualified technician. Undercut or otherwise treat these zones as recommended by the geotechnical engineer in this report.

4.5.4 Proof Compaction

Compact the subgrade to a density of at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). The specified compaction should be obtained to a depth of 1 foot below the foundation bottoms and the existing grade prior to placing fill. Vibratory roller equipment should not be used within approximately 100 feet of existing structures. Lighter "walk-behind" compaction equipment may be used to achieve the degree of compaction.

Should clayey sand be encountered at the bearing surface, this material should be probed and visually confirmed to be unyielding in the upper 12 inches in lieu of density testing. If the foundation excavations penetrate the clayey sand, the excavation should be performed in a manner that reduces soil disturbance. Clayey sand soils (with fines content in excess of 15 percent) that are removed and replaced or appreciably disturbed need to be re-compacted to 98 percent of the Standard Proctor maximum dry density (ASTM D698).

4.5.5 Fill Placement

Imported fill placed to raise the site grades should consist of clean sand having less than 10 percent passing the No. 200 sieve. On-site soils meeting the requirements of Section 4.9 may also be used as structural fill. The fill should be placed in maximum 12-inch loose lifts that are compacted to at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). If lighter "walk-behind" compaction equipment is used, this may require lifts of 4 inches or less to achieve the required degree of compaction.

4.6 Quality Control and Construction Materials Testing

It should be noted that the geotechnical engineering design does not end with the advertisement of the construction documents. As the geotechnical engineer of record, GSE is the most qualified to perform the construction materials testing that will be required for this project. The benefits of having the geotechnical engineer of record also perform the construction materials testing are numerous. If GSE continues to be involved with the project through construction, we will be able to constantly re-evaluate and possibly alter our geotechnical recommendations in a timely and cost-effective manner once final design and construction techniques are developed. This often results in cost savings for the project.

We recommend performing compaction testing beneath the concrete floor slab and the building foundations. We recommend one test be performed every 50 linear feet of continuous footing and every other column footing, per foot depth of fill or native material. We recommend a compaction test be performed for each 2,500 square feet of floor area or 10,000 square feet of pavement area per foot of fill or native material, or a minimum of three tests each, whichever is greater. Test all footing excavations to a depth of 12 inches at the frequencies stated above.

4.7 Stormwater Management

The soil conditions at the stormwater management facility are relatively consistent; initially penetrating poorly graded sand and sand with silt underlain by clayey to very clayey sand with interbedded layers of sandy clay, clay with sand, and clay. Limestone was encountered in borings P-8, P-24, and P-28 at depths of 28 and 28.5 feet bls.

The water table was not encountered in the auger borings at the time of our exploration. We anticipate the seasonal high groundwater table to be temporarily perched on the very clayey sands and sandy clays.

The laboratory permeability tests indicate the tested layers of poorly graded sand, sand with silt, clayey sand, and very clayey sand have hydraulic conductivity values of 0.6 to 22 feet per day. The underlying very clayey sand, sandy clay, clay with sand, and clay are expected to be confining soils.

Based upon our findings and test results, our recommended soil parameters for the stormwater management design in the explored areas are presented below. The recommended parameters consider the results of the permeability tests, wash 200 determinations, and our experience with these types of soils. The parameters below do not consider a factor of safety.

Proposed Stormwater Management Facility (P-22 to P-29)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 2.5 feet per day.
3. Horizontal hydraulic conductivity equal to 4 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-18 to P-21)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 8 feet per day.
3. Horizontal hydraulic conductivity equal to 12 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-12, P-13, A-2, B-2)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 3.5 feet per day.
3. Horizontal hydraulic conductivity equal to 5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-14, P-15)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 5 feet per day.
3. Horizontal hydraulic conductivity equal to 7.5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-1 to P-11)

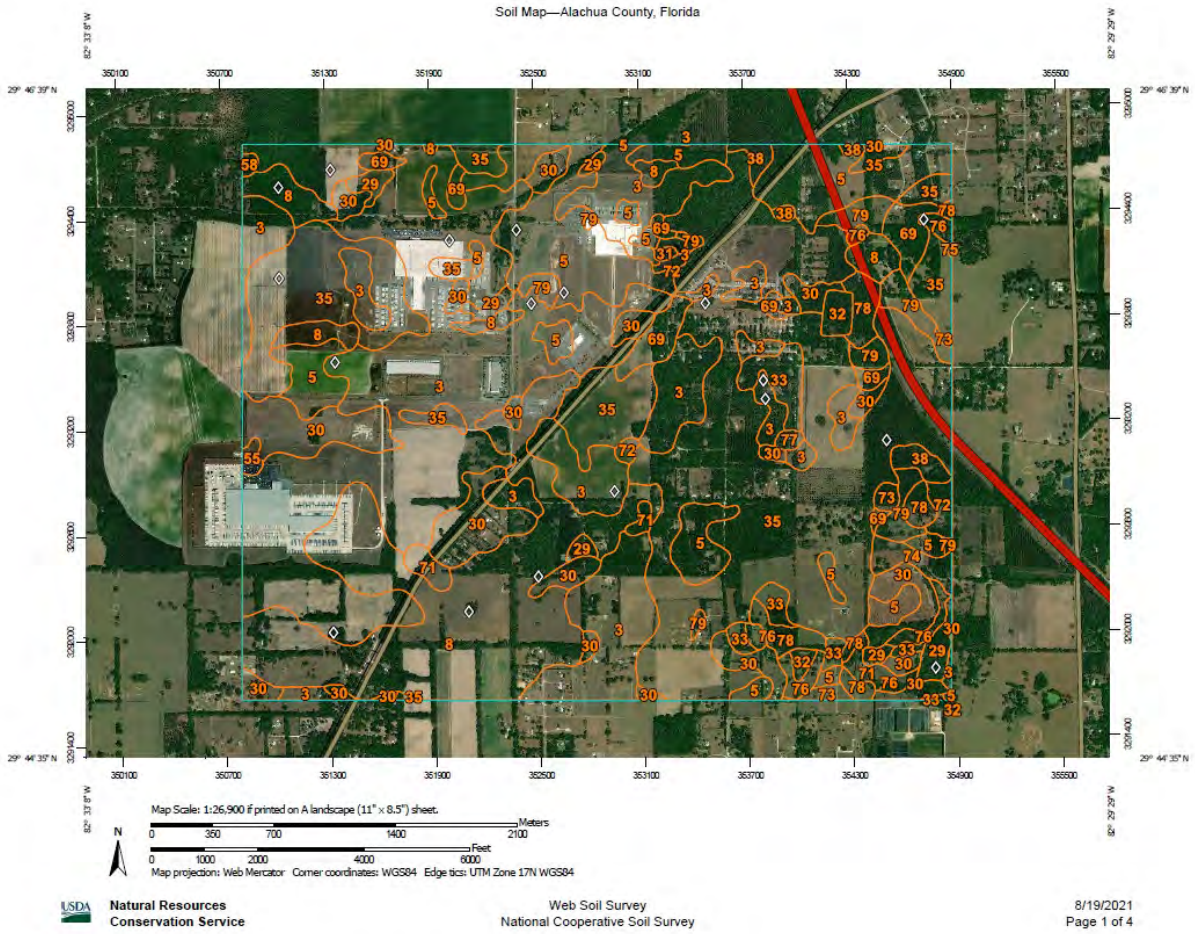
1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 3.5 feet per day.
3. Horizontal hydraulic conductivity equal to 5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

In areas where clay-rich soils are present at the basin bottom, we recommend these soils be undercut a minimum of 2 feet and backfilled with the on-site sands and sands with silt (SP, SP-SM) having a maximum of 12 percent soil fines passing the No. 200 sieve. The intent of this undercutting and replacement is to provide a more uniform sand "blanket" at the basin bottom that allows the migration of water to the deeper deposits of sand. This sand blanket will also reduce the potential for clay-fines leaching out of the soils when water is present in the basin that can result in a thin layer of confining type material on the basin bottom that can reduce the effectiveness of the basin.

4.8 Karst Area Evaluation Summary

A site visit and driving tour of the immediate area surrounding the site (approximately 200-foot radius) was performed in order to confirm the absence or presence of visible potential depressional sinkhole features. In addition, readily available published information related to known and documented sinkhole features in the immediate area of the site was reviewed.

Depressional features were observed on the site. In addition, the soil survey indicates the presence of a sinkhole at the southern portion of the site. Multiple sinkholes are indicated with a diamond within a 2-mile radius of the site (See Graphic Below). In addition to the identified sinkhole, multiple closed depressions are present on the site and in the immediate vicinity. Closed depressions are not necessarily an indicator of sinkholes and could represent other landforms. However, there were no compelling indications of sinkhole activity within the depths explored by the borings.



Graphic obtained from the www.websoilsurvey.com

The FDEP Map Direct Gateway[3] website was utilized to determine if there were nearby subsidence incident reports near the subject site. One incident was noted ½ mile south of the CR 241 overpass on I-75. However, GSE knows of multiple subsidence incidents north of the site at commercial developments along CR 235A.

Historical USGS topographic maps dated 2021, 2012, 1981, 1962, and 1954 were reviewed as part of this assessment. The historical use of the site and the findings in the topographic maps indicate that the ground surface elevations at the site have remained fairly consistent at about 90 to 100 feet NGVD. The topographic maps did not encounter compelling changes in the site elevation that would warrant concern.

The karst area survey performed is considered adequate and in sufficient detail to define the hydrologic and geologic conditions at the site. One karst feature was identified on the subject site. The feature is considered a relic sinkhole and does not appear to be active.

This site is located within a highly karstic area which is prone to erosion and fissures in the limestone formations. Site development commonly changes the risk for sinkhole development in highly karstic geology. The construction of impervious surfaces (buildings and pavement) decreases sinkhole risk, as stormwater that infiltrates and erodes subsurface materials is removed.

[3] *Map Direct Gateway*. Florida Department of Environmental Protection, https://ca.dep.state.fl.us/mapdirect/

Stormwater basins commonly have an increased risk for sinkhole development, due to the concentration of stormwater in these areas. The karst geologic conditions encountered at this site are typical for this area of Alachua County, and it is our opinion the risk for sinkhole development at this site is no greater or lower than what is expected for this immediate area.

Site development should be performed in a manner that reduces the potential for sinkhole activity affecting structures. All roof runoffs should be discharged into impervious surfaces or directly into the stormwater management infiltration beneath the perimeter of the structure. The stormwater management basin should be located well away from structures because the basin will have the highest risk for sinkhole development. We wish to point out that these measures will not eliminate the risk for sinkhole activity at the site.

4.9 Fill Suitability

The soils encountered at this site within the explored depths range from sands (SP) to clays (CL/CH). A discussion of the suitability for reuse as structural fill for each soil classification according to the Unified Soil Classification System (USCS) designation is provided below.

SP, SP/SM – Sands (SP) and sand with silt (SP/SM) have less than 5 percent and 12 percent soil fines passing the No. 200 sieve, respectively, and are typically well draining soils that are suitable for reuse as structural fill. The sands with silt may require moisture conditioning (drying) to make the material more workable. These soils will require stockpiling and drying before they are reused if they are excavated from below the water table.

SM – Silty sands (SM) can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Silty sands are typically non-plastic or have low plasticity and can be reused as structural fill with precautions. Silty sands can be moisture sensitive and difficult to work and compact and can rut if the moisture content is near or above the optimum moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable silty sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Silty sands with more than 30 percent soil fines are especially moisture sensitive and are not recommended for reuse as structural fill. These soils will behave more as sandy silt, and for this reason, very silty sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SM/ML. Silty sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

SC – Clayey sand (SC) soils can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Clayey sands can have a high range of plasticity, varying from a PI of 7 or greater and plotting above the A-line to highly plastic. Friable clayey sands are typically suitable for use as structural fill with precautions. Clayey sands will be moisture sensitive and difficult to work and compact and can rut during placement if the moisture content is near or above the natural moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable clayey sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Clayey sands with more than 30 percent soil fines passing the No. 200 sieve are especially moisture sensitive and are typically highly plastic and are not recommended for reuse as structural fill.

These soils will behave more as sandy clay, and for this reason, very clayey sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SC/CH or SC/CL. Clayey sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

ML, MH, CL, CH – Silts and clays are not suitable materials for reuse as structural fill.

When using on-site soils as fill materials, we recommend the silty and clayey sand soils (SM, SC) be used in the lower depths of the fill. Sand and sand with silt (SP, SP-SM) should be used in the upper portions of the fill. We recommend a minimum of 2 feet of sand (SP, SP-SM) cover the silty and clayey sand fill materials to reduce the potential for soggy surface conditions due to the low permeability characteristics of the silty and clayey sand materials.

4.10 Surface Water Control and Landscaping

Roof gutters should be considered to divert runoff away from the building. The gutter downspouts should discharge a minimum of 10 feet from the structure to reduce the amount of water collecting around the foundations. Where possible, the gutter downspouts should discharge directly into the storm sewer system or onto the asphalt paved areas in order to reduce the amount of water collecting around the foundations. Grading of the site should be such that water is diverted away from the building on all sides to reduce the potential for erosion and water infiltration along the foundation.

With respect to landscaping, it is recommended that any trees and large "tree-like" shrubbery with potential for developing large root systems be planted a minimum distance of half their mature height, and preferably their expected final height, away from the structure. The purpose of this is to reduce the potential for foundation or slab movements from the growth of root systems as the landscaping matures. Consideration should also be given to using landscaping that has a low water demand, so that excessive irrigation is not conducted around the structures.

If excavations for underground utilities encounter the clay-rich soils, the excavations should be made such that they do not trap water (i.e., "swimming pool" or "bowl" effect). Sloping the excavations, installing underdrains, or extending the excavation to a more pervious area can achieve this. Allowing surface water to become trapped within utility trenches or other excavations (including footings) serves as a potential water source for the clay, which can result in shrink swell of these soils. Furthermore, during construction, surface water within the building areas must be controlled such that the water does not become trapped and represent a source of water for the underlying clay-rich soils. Mismanagement of the surface water during construction within the building footprint could result in subsequent post-construction slab movement.

The above recommendations are intended to maintain relatively consistent moisture contents within the clay-rich expansive soils encountered by the borings. The importance of proper surface water control and landscaping placement cannot be overemphasized in accomplishing this objective.

5.0 FIELD DATA

5.1 Auger Boring Logs

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Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/25/2021 **BORING NUMBER A-1**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 10 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0		AU 1	(SP-SM) Gray and brown SAND with silt
2.0			
2.5		AU 2	(SP-SM) Brown SAND with silt
5.0		AU 3	
7.5			
10.0			
			Bottom of borehole at 10.0 feet.

DATE PERFORMED 8/23/2021 **BORING NUMBER A-2**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0		AU 1	(SP-SM) Gray and brown SAND with silt
			▽
2.0			
2.5		AU 2	(SC/CL) Brown and gray very clayey SAND
5.0			
6.5			
7.5		AU 3	(SC/CL) Pale gray very clayey SAND with trace of limestone
			%PASS-200 = 46
			MC = 24
			LL = 45
			PL = 19
			PI = 26
10.0			
			Bottom of borehole at 10.0 feet.

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CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-1**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray SAND with silt
1.5			
		AU 2	(SP-SM) Brown and gray SAND with silt
5.0			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-2**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray SAND with silt
4.0			
		AU 2	(SP-SM) Brown and graySAND with silt
5.0			Bottom of borehole at 5.0 feet.

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PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-3**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray and brown SAND with silt
1.5			
		AU 2	(SP-SM) Brown SAND with silt
5.0			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-4**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray SAND with silt
1.5			
		AU 2	(SP-SM) Brown and gray SAND with silt
5.0			Bottom of borehole at 5.0 feet.

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PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-5**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
1.5			
		AU 2	(SP) Brown SAND
5.0			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-6**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
2.5			
		AU 2	(SP) Brown SAND
5.0			Bottom of borehole at 5.0 feet.

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CLIENT The Fletcher Family Companies
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PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-7**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray and brown SAND with silt
1			
2			
3			
4			
			4.5
		AU 2	(SP) Brown SAND
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-8**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			
3			3.0
		AU 2	(SP-SM) Brown SAND with silt
4			
5			5.0
			Bottom of borehole at 5.0 feet.

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CLIENT The Fletcher Family Companies
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PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-9**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and dark gray SAND with silt
1			
2			
3			
			3.5
		AU 2	(SP) Brown and orange SAND
4			
5			
			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-10**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			
			2.5
		AU 2	(SP) Brown and orange SAND
3			
4			
5			
			5.0
			Bottom of borehole at 5.0 feet.

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PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-11**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Brown and gray SAND with silt
1.5			
2		AU 2	(SP) Brown SAND
3			
4			
5			
5.0			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-12**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Dark gray and brown SAND with silt
1.5			
2		AU 2	(SP) Pale brown and orange SAND
3			
4			
5			
5.0			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
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Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-13**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
3			3.0
		AU 2	(SP) Brown and orange SAND
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-14**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
2			2.0
		AU 2	(SP) Brown SAND
5			5.0
			Bottom of borehole at 5.0 feet.

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CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-15**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Brown and gray SAND with silt
2			2.0
3		AU 2	(SP) Brown SAND
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-16**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Dark gray and brown SAND with silt
2			
3			3.0
4		AU 2	(SC/CL) Gray and brown very clayey SAND with orange sandstone *%PASS-200 = 32* *MC = 20* *LL = 27* *PL = 16* *PI = 11*
5			5.0
			Bottom of borehole at 5.0 feet.

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CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-17**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown SAND with silt
1			
2			2.0
		AU 2	(SC) Brown clayey SAND
			%PASS-200 = 25
3			*MC = 18*
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-18**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			2.5
		AU 2	(SP-SC) Brown and orange SAND with clay
3			
4			
5			5.0
			Bottom of borehole at 5.0 feet.

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CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-19**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
1			
2			
3			3.0
		AU 2	(SP) Pale brown SAND
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-20**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			2.5
		AU 2	(SC/CL) Brown and orange very clayey SAND
3			*%PASS-200 = 30*
			MC = 20
4			
5			5.0
			Bottom of borehole at 5.0 feet.

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AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:43 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

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CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-21**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and orange SAND with silt
4.5			
		AU 2	(SP-SC) Brown SAND with clay
5.0			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-22**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
3.5			
		AU 2	(SP) Pale brown and gray SAND
5.0			Bottom of borehole at 5.0 feet.

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CLIENT The Fletcher Family Companies **PROJECT NAME** Savannah Station, Phase 3

PROJECT NUMBER 13739A **PROJECT LOCATION** Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-23**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY CRL

▽ ESTIMATED SEASONAL HIGH > 5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown SAND with sand
4			4.0
		AU 2	(SC) Brown clayey SAND *%PASS-200 = 29* *MC = 18*
5			5.0
			Bottom of borehole at 5.0 feet.

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5.2 Standard Penetration Test Soil Boring Logs

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BORING NUMBER B-1

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Flight Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Very loose gray and brown SAND with silt									20 40 60 80
			1.5	SPT 1	1-1-2 (3)						
		(SP-SM) Very loose brown SAND with silt		SPT 2	1-1-1 (2)						
5				SPT 3	1-1-1 (2)						
		▽		SPT 4	1-1-1 (2)						
			7								
		(SC/CL) Loose brown and orange very clayey SAND		SPT 5	2-2-3 (5)						
			8.5								
		(SP) Loose pale gray, brown, and orange SAND		SPT 6	3-3-3 (6)						
10											
			13.5								
		(SC/CL) Medium dense pale gray very clayey SAND		SPT 7	5-6-7 (13)						
15											
			17								
		(SC) Medium dense pale gray clayey SAND									
				SPT 8	3-10-11 (21)						
20			20								
		Bottom of borehole at 20.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:41 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

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BORING NUMBER B-2

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Flight Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** > 20 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Very loose dark gray and brown SAND with silt									20 40 60 80
			2	SPT 1	1-1-2 (3)						
		(SP) Very loose to loose brown SAND		SPT 2	1-1-1 (2)						
5				SPT 3	1-1-1 (2)						
				SPT 4	1-3-2 (5)						
			7								
		(SC) Loose to medium dense gray, brown, and orange clayey SAND		SPT 5	3-2-4 (6)						
				SPT 6	6-8-8 (16)						
10											
			13.5								
		(SP-SC) Medium dense gray SAND with clay		SPT 7	10-10-11 (21)						
15											
				SPT 8	11-12-14 (26)						
20			20								
		Bottom of borehole at 20.0 feet.									

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BORING NUMBER P-1

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP) Gray and brown SAND									
		k_h = 12 ft/day									
5			5.5	AP 1					4.9	5.2	
		(SC) Brown clayey SAND		AU 2							
10		▽	11.5								
		(SC/CL) Gray and brown very clayey SAND		AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

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BORING NUMBER P-2

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Gray and brown SAND with silt	2	AU 1							
		(SC/CL) Brown and orange very clayey SAND	6.5	AU 2					40	23	
5		(SC) Gray and brown clayey SAND	10.5	AU 3							
10		(SP-SC) Pale brown and orange SAND with clay	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-3

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** > 15 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and gray SAND with silt	1	AU 1							
		(SP-SM) Brown SAND with silt		AU 2							
5			8.5								
		(SP) Pale brown, gray, and orange SAND		AU 3							
10			12.5								
		(SP-SC) Brown and orange SAND with clay		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-4

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SC) Brown and gray clayey SAND									
5		k_h = 0.6 ft/day ▽	7	AP 1					12	12	
		(SC/CL) Gray very clayey SAND with trace of limestone		AU 2							
10											
				AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-5

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Gray and brown SAND with silt	1.5	AU 1							
		(SC) Brown and gray clayey SAND		AU 2							
5		▽	5.5								
		(SC/CL) Pale gray and brown very clayey SAND		AU 3							
10			12								
		(SC) Pale brown and gray clayey SAND		AU 4							
15			18.5								
		(SC) Medium dense pale gray clayey SAND with lenses of clay		SPT 5	5-7-9 (16)						
20			23.5								
		(SC/CL) Loose brown, gray, and orange very clayey SAND with limestone		SPT 6	3-4-5 (9)						
25											
			30	SPT 7	4-4-5 (9)						
30		Bottom of borehole at 30.0 feet.									

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BORING NUMBER P-6

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt		AU 1							
5			6								
		(SC) Orange and gray clayey SAND		AU 2							
10		▽	11.5								
		(CL/CH) Gray sandy CLAY		AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-7

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and gray SAND with silt	6	AU 1							
5		▽									
		(CL/CH) Gray, brown, and orange sandy CLAY trace of limestone	11	AU 2							
10											
		(SC/CL) Pale gray, brown, and orange very clayey SAND	15	AU 3							
15		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-8

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Brown and gray SAND with silt		AU 1							
5		▽	5.5								
		(SC/CL) Gray, brown, and orange very clayey SAND		AU 2							
10			11								
		(SC/CL) Pale gray very clayey SAND		AU 3							
15			18.5								
		(CL/CH) Stiff gray, green, brown, and orange sandy CLAY trace of limestone		SPT 4	6-7-8 (15)						
20			23.5								
		(CL/CH) Stiff gray, brown, and orange CLAY with lenses of sand and trace of limestone		SPT 5	4-4-5 (9)						
25			28.5								
		Very hard LIMESTONE	29.3	SPT 6	33-50/3" 50/3"						>>
		Bottom of borehole at 29.3 feet.									

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BORING NUMBER P-9

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray and brown SAND with silt	2	AU 1							
		(SP-SM) Brown SAND with silt		AU 2							
5		▽	6								
		(SC/CL) Gray, brown, and orange very clayey SAND trace of limestone		AU 3							
10			11								
		(CL/CH) Pale gray and green CLAY		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-10

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt k_h = 5 ft/day	4	AP 1					8.5	5.9	
5		(SC) Gray, brown, and orange clayey SAND	7	AU 2							
10		(CL/CH) Gray sandy CLAY with trace of limestone		AU 3							
				AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-11

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Brown and dark gray SAND with silt	2	AU 1							
		(CL/CH) Brown and gray sandy CLAY		AU 2							
5			6								
		(SC/CL) Gray and brown very clayey SAND		AU 3							
10			10.5								
		(SC) Gray, brown, and orange clayey SAND trace of limestone		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-12

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 4.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray SAND with silt	2	AU 1							
		(SP) Brown SAND		AU 2							
5		▽	5								
		(SC/CL) Gray, brown, and orange very clayey SAND k_h = 1.7 ft/day		AP 3					31	18	
10			11.5								
		(SC/CL) Pale green, brown, and orange very clayey SAND		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-13

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray SAND with silt	2	AU 1							
		(SP-SM) Brown SAND with silt		AU 2							
5		▽	7								
		(CL/CH) Gray, brown, and orange CLAY with sand and limestone		AU 3							
10			11								
		(CL/CH) Green, brown, and orange sandy CLAY with limestone		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-14

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 12.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt	2.5	AU 1							
		(SP-SM) Brown SAND with silt k_h = *11 ft/day*	7	AP 2					9.5	7.6	
5											
		(SC) Gray and brown clayey SAND ▽	12.5	AU 3							
10											
		(CL/CH) Green CLAY trace of limestone	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-15

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** > 30 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Gray and brown SAND with silt		AU 1							
5			5.5								
		(SC) Pale gray, brown, and orange clayey SAND		AU 2							
10											
				AU 3							
15											
			18.5								
		(SP-SC) Medium dense gray and orange SAND with clay		SPT 4	6-9-8 (17)						
20											
			23.5								
		(SC) Loose to medium dense gray and orange clayey SAND		SPT 5	5-7-6 (13)						
25											
30			30	SPT 6	4-5-4 (9)						
		Bottom of borehole at 30.0 feet.									

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BORING NUMBER P-16

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray SAND with silt	1.5	AU 1							
		(SC) brown and gray clayey SAND k_h = *11 ft/day*		AP 2					16	11	
5		▽	6								
		(CL/CH) Brown and orange CLAY with sand and trace of limestone		AU 3							
10			10.5								
		(CL/CH) Gray sandy CLAY		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-17

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 2.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and gray SAND with silt	2.5	AU 1							
5		(SC/CL) Gray, brown, and orange very clayey SAND trace of limestone	7	AU 2					34	23	
10		(SC) Gray and brown clayey SAND	12	AU 3							
15		(SC/CL) Gray, brown, and orange very clayey SAND trace of limestone	15	AU 4							
		Bottom of borehole at 15.0 feet.									

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Fax: (352) 377-0335

BORING NUMBER P-18

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Dark gray SAND with silt	1.5	AU 1							
		(SP) Brown SAND									
5		k_h = 12 ft/day		AP 2					3.5	5.3	
				AU 3							
10		▽	11.5								
		(SC/CL) Gray, brown, and orange very clayey SAND		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-19

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 13.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown SAND with silt		AU 1							
5			7								
		(SC) Brown and gray clayey SAND k_h = 3.3 ft/day		AP 2					19	14	
10		▽	14								
15		(SC/CL) Gray very clayey SAND	15	AU 3							
		Bottom of borehole at 15.0 feet.									

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BORING NUMBER P-20

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH > 30 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Dark gray and brown SAND with silt	2	AU 1							
		(SP) Brown SAND	9	AU 2							
10		(SC) Gray and brown clayey SAND	12.5	AU 3							
		(SC) Dark gray clayey SAND	18.5	AU 4							
20		(SP) Medium dense pale gray SAND		SPT 5	10-12-17 (29)						
25				SPT 6	9-8-9 (17)						
30			30	SPT 7	6-8-10 (18)						
		Bottom of borehole at 30.0 feet.									

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BORING NUMBER P-21

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** > 15 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Gray and brown SAND with silt	2.5	AU 1							
5		(SP-SM) Brown SAND with silt		AU 2							
		k_h = 22 ft/day									
10				AP 3					7.6	8.3	
			12								
15		(SC) Gray clayey SAND	15	AU 4							
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-22

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 7.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Dark gray and brown SAND with silt	2.5	AU 1							
		(SP-SM) Brown SAND with silt									
5		k_h = 6.8 ft/day ▽	8	AP 2					7.5	5.8	
		(SC/CL) Gray, brown, and orange very clayey SAND	11	AU 3							
10		(SC/CL) Gray and brown very clayey SAND	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

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Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-23

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt		AU 1							
5		k_h = 4.7 ft/day	7	AP 2					5.0	6.2	
10		(SC) Pale gray clayey SAND ▽	11.5								
15		(SC/CL) Gray and brown very clayey SAND	15	AU 3							
		Bottom of borehole at 15.0 feet.									

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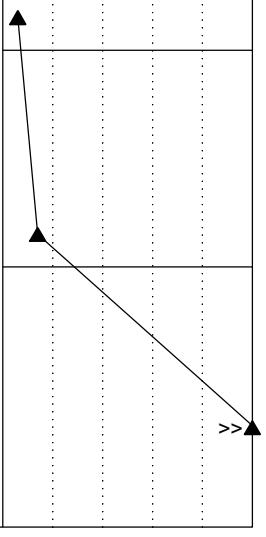
BORING NUMBER P-24

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 3.0 ft, perched
NOTES

DEPTH (ft)	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)
0	(SP-SM) Gray and brown SAND with silt	3.5	AU 1	
5	(CL/CH) Brown sandy CLAY	7	AU 2	
	(CL/CH) Pale gray, brown, and orange CLAY with sand with trace of limestone	11.5	AU 3	
10				
	(SC) Pale gray clayey SAND	18.5	AU 4	
15				
	(SP) Loose pale gray and orange SAND	23.5	SPT 5	4-3-3 (6)
20				
	(CL/CH) Stiff pale gray and orange sandy CLAY with trace limestone	28.5	SPT 6	5-6-8 (14)
25				
	Very hard LIMESTONE	28.9	SPT 7	50/5"
	Bottom of borehole at 28.9 feet.			

LIQUID LIMIT, % | PLASTIC LIMIT, % | PLASTICITY INDEX | PERCENT PASS NO. 200 SIEVE | MOISTURE CONTENT, %

▲ SPT N VALUE ▲
20 40 60 80



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Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-25

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 7.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray and brown SAND with silt	2.5	AU 1							
5		(SP) Brown SAND ▽	7.5	AU 2							
10		(CL/CH) Gray, brown, and orange CLAY	13	AU 3							
15		(CL/CH) Green and orange CLAY with sand	15	AU 4							
		Bottom of borehole at 15.0 feet.									

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Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-26

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt	3	AU 1							
		(SP-SM) Brown SAND with silt	7	AU 2							
5		(CL/CH) Pale gray, brown, and orange sandy CLAY	12.5	AU 3							
10		(CL/CH) Pale gray sandy CLAY	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

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Fax: (352) 377-0335

BORING NUMBER P-27

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** > 15 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray SAND with silt	1.5	AU 1							
		(SP-SM) Gray and brown SAND with silt		AU 2							
5			8								
		(SC) Gray, brown, and orange clayey SAND		AU 3							
10				AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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Fax: (352) 377-0335

BORING NUMBER P-28

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH 5.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Gray and brown SAND with silt	3	AU 1							
5		(SP-SM) Brown SAND with silt ▽	5.5	AU 2							
		(SC/CL) Brown and gray very clayey SAND with limestone	8	AU 3							
10		(CL/CH) Brown, gray, green, and orange CLAY with sand	11	AU 4							
		(SC) Medium dense gray, brown, and orange clayey SAND		AU 5							
15											
20				SPT 6	10-11-13 (24)						
			23.5								
25		(CL/CH) Medium dense gray, brown, and orange CLAY with sand and limestone		SPT 7	6-7-11 (18)						
			28.5								
30		Very hard LIMESTONE	30	SPT 8	41-31-27 (58)						
		Bottom of borehole at 30.0 feet.									

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Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-29

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 1.5 ft, perched
NOTES

DEPTH (ft)	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0	(SC) Dark gray clayey SAND ▽ k_h = 7.6 ft/day	2	AP 1					15	13	
	(SC/CL) Pale gray, brown, and orange very clayey SAND trace of limestone		AU 2					40	24	
5		7.5								
	(SC) Pale gray, brown, and orange clayey SAND		AU 3							
10		11.5								
	(SC/CL) Pale gray very clayey SAND with trace of limestone		AU 4							
15		15								
	Bottom of borehole at 15.0 feet.									

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5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-30

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray brown SAND with silt	1.5	AU 1							
		(SP-SM) Brown SAND with silt	9.5	AU 2							
5											
10		(SC) Pale gray, brown, and orange clayey SAND ▽	11.5	AU 3							
		(CL/CH) Gray CLAY with sand	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

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5.3 Laboratory Results

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 13739A

Project Name: Savannah Station, Phase 3

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
P-1	4-5.5	Gray and brown SAND	5.2				4.9		12	SP
P-4	5-7	Brown and gray clayey SAND	12				12		0.6	SC
P-10	2-4	Gray and brown SAND with silt	5.9				8.5		5.0	SP-SM
P-12	5-6	Gray, brown, and orange very clayey SAND	18				31		1.7	SC/CL
P-14	3-5	Brown SAND with silt	7.6				9.5		11	SP-SM
P-16	2-4	Brown and gray clayey SAND	11				16		11	SC
P-18	6-7	Brown SAND	5.3				3.5		12	SP
P-19	8-9.5	Brown and gray clayey SAND	14				19		3.3	SC
P-21	8-10	Brown SAND with silt	8.3				7.6		22	SP-SM
P-22	6-8	Brown SAND with silt	5.8				7.5		6.8	SP-SM
P-23	6-7	Brown and gray SAND with silt	6.2				5.0		4.7	SP-SM
P-29	0.5-2	Dark gray clayey SAND with silt	13				15		7.6	SC

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 13739A

Project Name: Savannah Station, Phase 3

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
A-2	6.5-7	Pale gray very clayey SAND	24	45	19	26	46			SC/CL
R-16	3-3.5	Gray and brown very clayey SAND	20	27	16	11	32			SC/CL
P-2	2.5-3	Brown and orange very clayey SAND	23				40			SC/CL
P-17	2.5-3	Gray, brown, and orange very clayey SAND with traces of limerock	23				34			SC/CL
P-29	2-2.5	Pale gray, brown, and orange very clayey SAND with traces of limerock	24				40			SC/CL
R-17	2-2.5	Brown clayey SAND	18				25			SC
R-20	2.5-3	Brown and orange very clayey SAND	20				30			SC/CL
R-23	4-4.5	Brown clayey SAND	18				29			SC

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Phone: (352) 377 - 3233
Fax: (352) 377 - 0335

Project Name: Savannah Station Phase 3

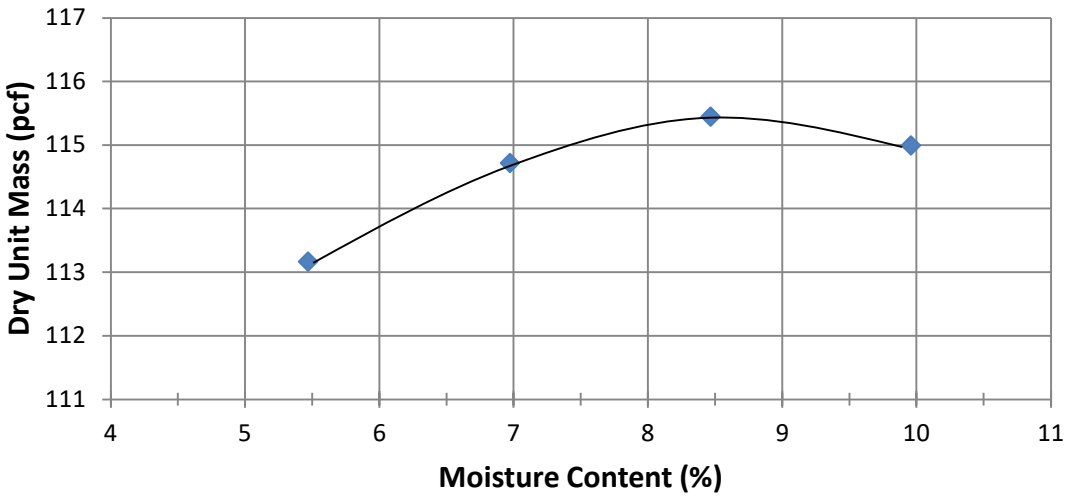
GSE Project No. 13739A

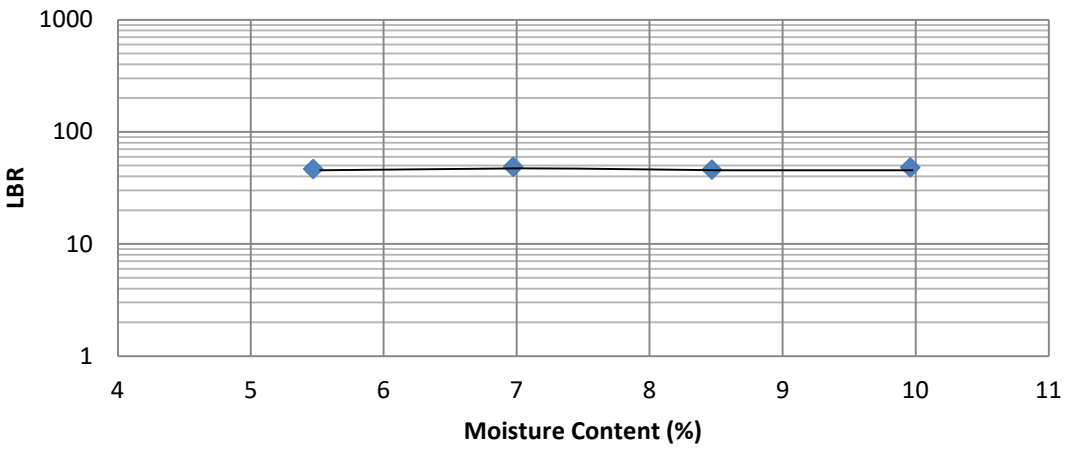
Project Location: Alachua, Alachua County, Florida

Contractor: The Fletcher Family Companies

Date: 8/23/2021

PROCTOR No. 1 / LBR No. 1





PROCTOR DATA

Modified Proctor (ASTM D1557/AASHTO T180)	**X**
Standard Proctor (ASTM D698/AASHTO T99)	
Maximum Dry Density (pcf)	**115.4**
Optimum Moisture Content (%)	**8.5**
LBR (FM 5-515)	**49**

Sieve Analysis (Percent Passing)

2" Sieve (%)	**100**
3/4" Sieve (%)	**100**
No. 4 Sieve (%)	**100**
No. 200 Sieve (%)	**8**

Liquid Limit:	**NT**
Plastic Limit:	**NT**
Plasticity Index:	**NT**

Hammer Type:	Mech.

*NT: Not Tested
*NP: Non-Plastic

Sample Description: Brown sand with silt

Sample Location: LBR-1

Proposed Use: Not provided

Sampled By: J. Gowland

Sample Date: 8/16/2021

Tested By: ET/MG

Test Date: 8/16-8/20/2021

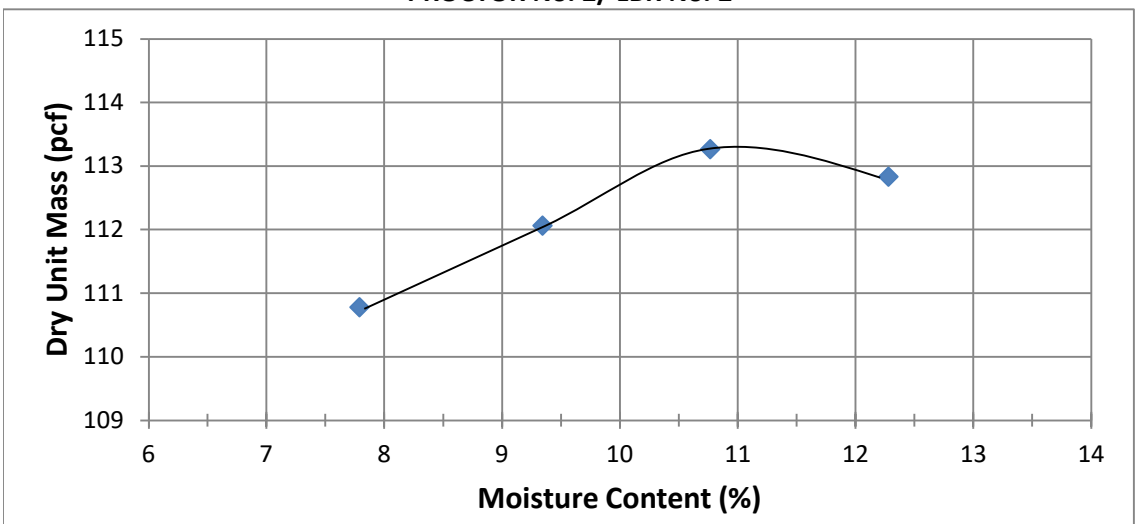
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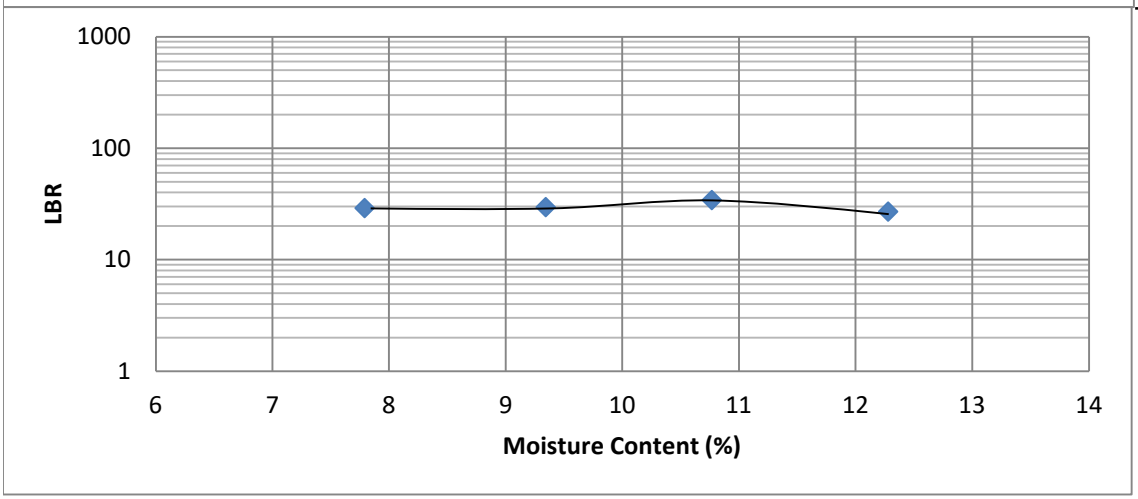
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Phone: (352) 377 - 3233
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Project Name: Savannah Station Phase 3
GSE Project No. 13739A
Project Location: Alachua, Alachua County, Florida
Contractor: The Fletcher Family Companies
Date: 8/23/2021

PROCTOR No. 2/ LBR No. 2





PROCTOR DATA

Modified Proctor (ASTM D1557/AASHTO T180)	X
Standard Proctor (ASTM D698/AASHTO T99)	
Maximum Dry Density (pcf)	113.3
Optimum Moisture Content (%)	10.8
LBR (FM 5-515)	34

Sieve Analysis (Percent Passing)

2" Sieve (%)	100
3/4" Sieve (%)	100
No. 4 Sieve (%)	100
No. 200 Sieve (%)	5
Liquid Limit:	NT
Plastic Limit:	NT
Plasticity Index:	NT
Hammer Type:	Mech.

*NT: Not Tested
*NP: Non-Plastic

Sample Description: Brown sand with silt
Sample Location: LBR-2
Proposed Use: Not provided
Sampled By: J. Gowland
Sample Date: 8/16/2021
Tested By: ET/MG
Test Date: 8/16-8/20/2021

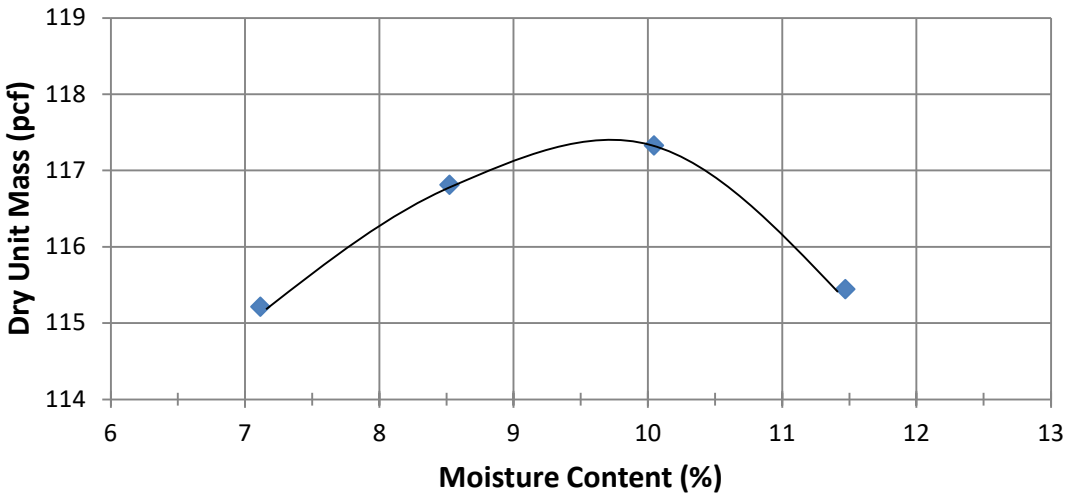
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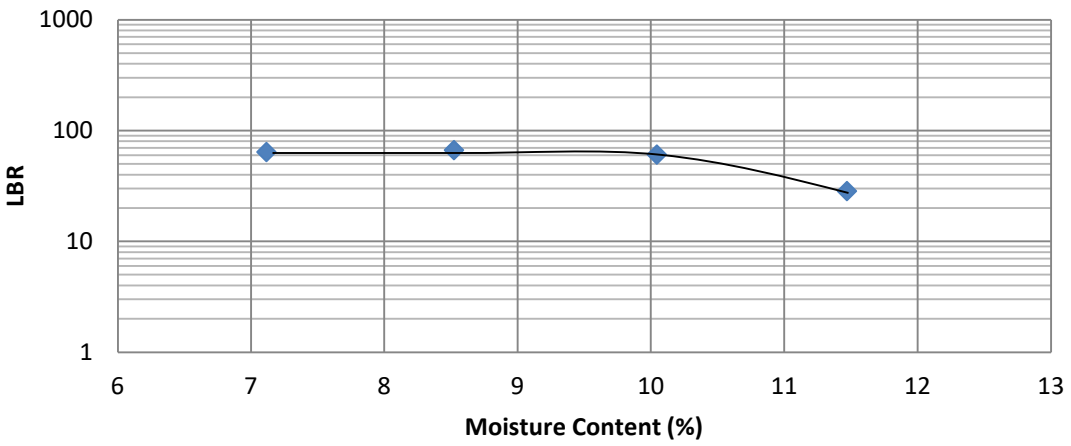
GSE Engineering & Consulting, Inc.

5590 SW 64th Street, Suite B
Gainesville, FL 32608
Phone: (352) 377 - 3233
Fax: (352) 377 - 0335

Project Name: Savannah Station Phase 3
GSE Project No. 13739A
Project Location: Alachua, Alachua County, Florida
Contractor: The Fletcher Family Companies
Date: 8/23/2021

PROCTOR No. 3 / LBR No. 3





PROCTOR DATA

Modified Proctor (ASTM D1557/AASHTO T180)	**X**
Standard Proctor (ASTM D698/AASHTO T99)	
Maximum Dry Density (pcf)	**116.8**
Optimum Moisture Content (%)	**8.5**
LBR (FM 5-515)	**67**

Sieve Analysis (Percent Passing)

2" Sieve (%)	**100**
3/4" Sieve (%)	**100**
No. 4 Sieve (%)	**100**
No. 200 Sieve (%)	**6**
Liquid Limit:	**NT**
Plastic Limit:	**NT**
Plasticity Index:	**NT**
Hammer Type:	Mech.

*NT: Not Tested
*NP: Non-Plastic

Sample Description: Brown sand with silt
Sample Location: LBR-3
Proposed Use: Not provided
Sampled By: J. Gowland
Sample Date: 8/16/2021
Tested By: ET/MG
Test Date: 8/16-8/20/2021

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5.4 Key to Soil Classification

KEY TO SOIL CLASSIFICATION CHART

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests				SYMBOLS		GROUP NAME
				GRAPHIC	LETTER	
COARSE-GRAINED SOILS	Gravels	Clean Gravels	Cu ≥ 4 and 1 ≤ Cc ≤ 3		**GW**	Well graded GRAVEL
More than 50% retained on No. 200 sieve	More than 50% of coarse fraction retained on No. 4 sieve	Less than 5% fines	Cu < 4 and/or 1 > Cc > 3		**GP**	Poorly graded GRAVEL
		Gravels with fines	Fines classify as ML or MH		**GM**	Silty GRAVEL
		More than 12% fines	Fines classify as CL or CH		**GC**	Clayey GRAVEL
	Sands	Clean Sands	Cu ≥ 6 and 1 ≤ Cc ≤ 3		**SW**	Well graded SAND
	50% or more of coarse fraction passes No. 4 sieve	Less than 5% fines	Cu < 6 and/or 1 > Cc > 3		**SP**	Poorly graded SAND
		Sand with fines	Fines classify as ML or MH		**SP-SM**	SAND with silt
		5% ≤ fines < 12%	Fines classify as CL or CH		**SP-SC**	SAND with clay
		Sand with fines	Fines classify as ML or MH		**SM**	Silty SAND
		12% ≤ fines < 30%	Fines classify as CL or CH		**SC**	Clayey SAND
		Sand with fines	Fines classify as ML or MH		**SM**	Very silty SAND
		30% fines or more	Fines classify as CL or CH		**SC**	Very clayey SAND
FINE-GRAINED SOILS	Clays	inorganic	50% ≤ fines < 70%		**CL/CH**	Sandy CLAY
50% or more passes the No. 200 sieve			70% ≤ fines < 85%		**CL/CH**	CLAY with sand
			fines ≥ 85%		**CL/CH**	CLAY
	Silts and Clays	inorganic	PI > 7 and plots on/above "A" line		**CL**	Lean CLAY
	Liquid Limit less than 50		PI < 4 or plots below "A" line		**ML**	SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		**OL**	Organic clay / Organic silt
	Silts and Clays	inorganic	PI plots on or above "A" line		**CH**	Fat CLAY
	Liquid Limit 50 or more		PI plots below "A" line		**MH**	Elastic SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		**OH**	Organic clay / Organic silt
HIGHLY ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor				**PT**	PEAT

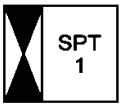
CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 4	Very Loose
	5 - 10	Loose
SANDS:	11 - 30	Medium dense
	31 - 50	Dense
	OVER 50	Very Dense

	No. OF BLOWS, N	CONSISTENCY
	0 - 2	Very Soft
SILTS	3 - 4	Soft
&	5 - 8	Firm
CLAYS:	9 - 15	Stiff
	16 - 30	Very Stiff
	31 - 50	Hard
	OVER 50	Very Hard

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 8	Very Soft
	9 - 18	Soft
LIMESTONE:	19 - 32	Moderately Hard
	33 - 50	Hard
	OVER 50	Very Hard

SAMPLE GRAPHIC TYPE LEGEND



Location of SPT Sample



Location of Auger Sample

PARTICLE SIZE IDENTIFICATION

BOULDERS:		Greater than 300 mm
COBBLES:		75 mm to 300 mm
GRAVEL:	Coarse -	19.0 mm to 75 mm
	Fine -	4.75 mm to 19.0 mm
SANDS:	Coarse -	2.00 mm to 4.75 mm
	Medium -	0.425 mm to 2.00 mm
	Fine -	0.075 mm to 0.425 mm
SILTS & CLAYS:		Less than 0.075 mm

LABORATORY TEST LEGEND

LL	=	Liquid Limit, %
PL	=	Plastic Limit, %
PI	=	Plasticity Index, %
% PASS - 200	=	Percent Passing the No. 200 Sieve
MC	=	Moisture Content, %
ORG	=	Organic Content, %
k_h	=	Horizontal Hydraulic Conductivity, ft/day

6.0 LIMITATIONS

6.1 Warranty

This report has been prepared for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices and makes no other warranty either expressed or implied as to the professional advice provided in the report.

6.2 Auger and SPT Borings

The determination of soil type and conditions was performed from the ground surface to the maximum depth of the borings, only. Any changes in subsurface conditions that occur between or below the borings would not have been detected or reflected in this report.

Soil classifications that were made in the field are based upon identifiable textural changes, color changes, changes in composition or changes in resistance to penetration in the intervals from which the samples were collected. Abrupt changes in soil type, as reflected in boring logs and/or cross sections may not actually occur, but instead, be transitional.

Depth to the water table is based upon observations made during the performance of the auger and SPT borings. This depth is an estimate and does not reflect the annual variations that would be expected in this area due to fluctuations in rainfall and rates of evapotranspiration.

6.3 Site Figures

The measurements used for the preparation of the figures in this report were made using the provided site plan and by estimating distances from existing structures and site features. Figures in this report were not prepared by a licensed land surveyor and should not be interpreted as such.

6.4 Unanticipated Soil Conditions

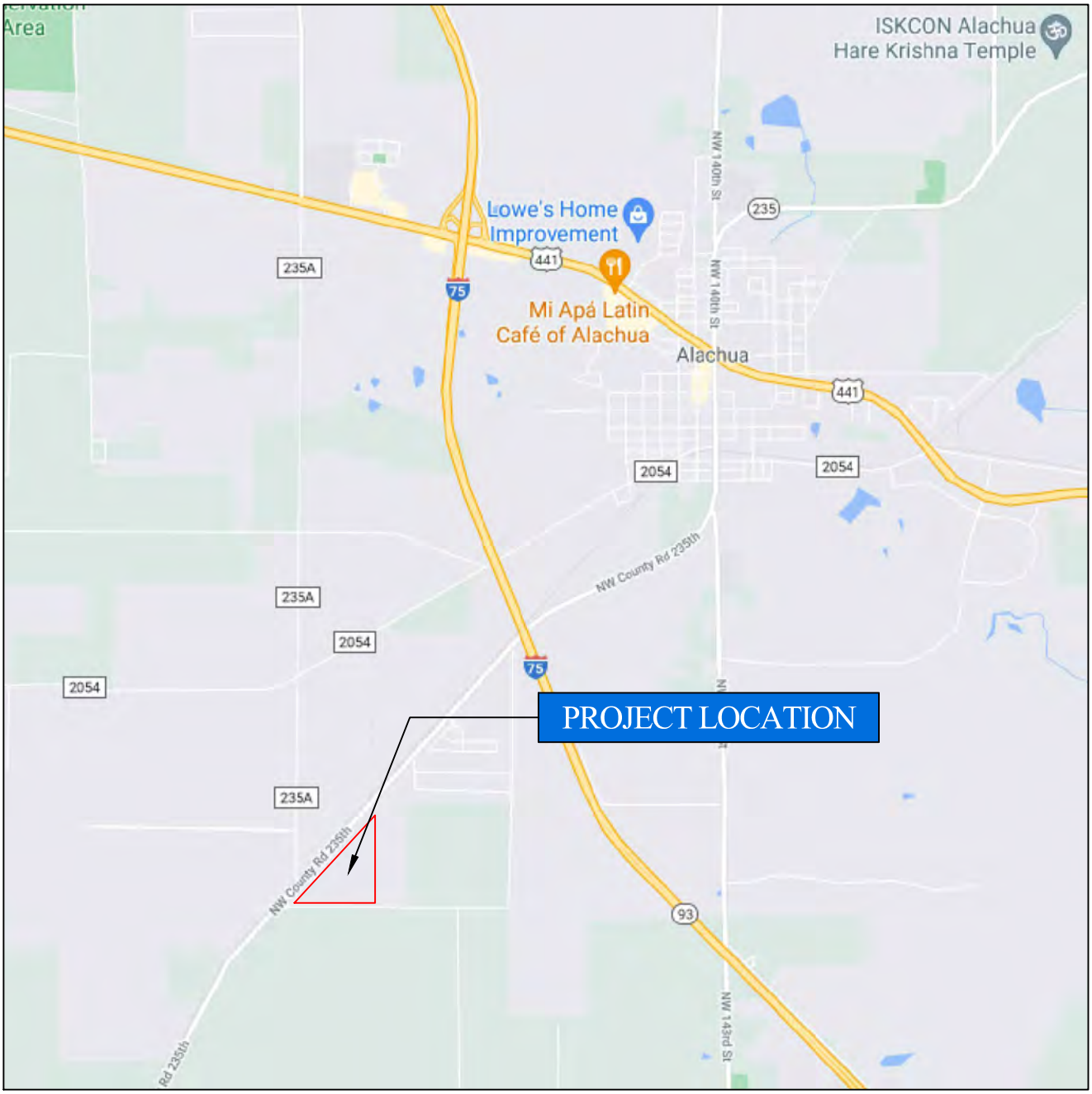
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on Figure 2. This report does not reflect any variations that may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

6.5 Misinterpretation of Soil Engineering Report

GSE Engineering & Consulting, Inc. is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If others make the conclusions or recommendations based upon the data presented, those conclusions or recommendations are not the responsibility of GSE.

FIGURES



NORTH

NOT TO SCALE

SAVANNAH STATION, PHASE 3 ALACHUA, ALACHUA COUNTY, FLORIDA GSE PROJECT NO. 13739A	PROJECT SITE LOCATION MAP		
	DESIGNED BY: CRL CHECKED BY : JEG DRAWN BY : AXL	GSE Engineering & Consulting, Inc.	FIGURE 1

AERIAL PHOTOGRAPH SHOWING APPROXIMATE LOCATIONS OF FIELD TESTS

SAVANNAH STATION, PHASE 3
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 13739A

DESIGNED BY : CRL
CHECKED BY : JEG
DRAWN BY : AXL

GSE Engineering & Consulting, Inc.

FIGURE 2

verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

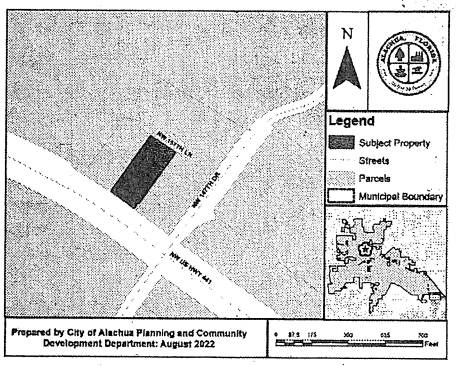
(References Section 286.015, Florida Statutes)

(Published: Alachua County Today - September 01, 2022)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Daniel Young, P.E. of CHW, Inc., applicant and agent, on behalf of Alachua Development Co., LLC., property owner, for consideration of a Site Plan to construct a ±3,580 square foot drive-through restaurant with outdoor seating and associated site improvements on a ±1.14 acre subject property located north of US 441, west of NW 147th Drive, south of NW 157th Lane (Tax Parcel No. 03067-601-002) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).



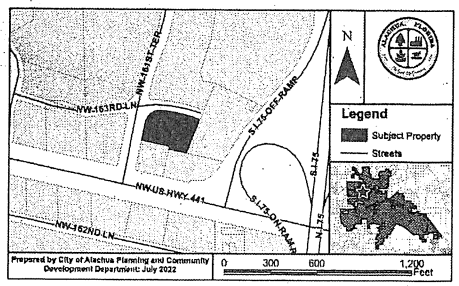
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 1501 at least 48 hours prior to the public hearing.

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At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

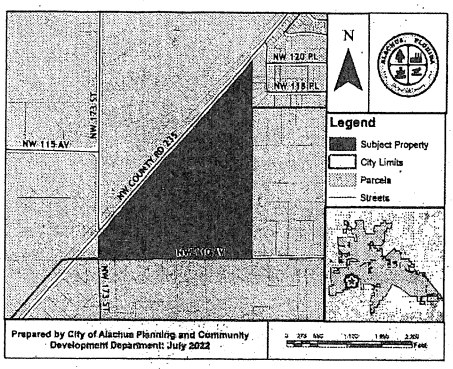
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City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Travis Hastay, P.E., of CHW, Inc., agent for Waco of Alabama, Inc., applicant and property owner, for consideration of the Preliminary Plat and Final PD Plan for the Fletcher Trace PD-R, which proposes the subdivision of a ±118.2 acre property into a total of 472 lots, with associated common areas and right-of-way. The subject property is located to the east of CR 235, north of 110th Ave, and south and west of the Pilot Forest subdivision. Parcel Number 03980-002-001; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



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 1501 at least 48 hours prior to the public hearing.

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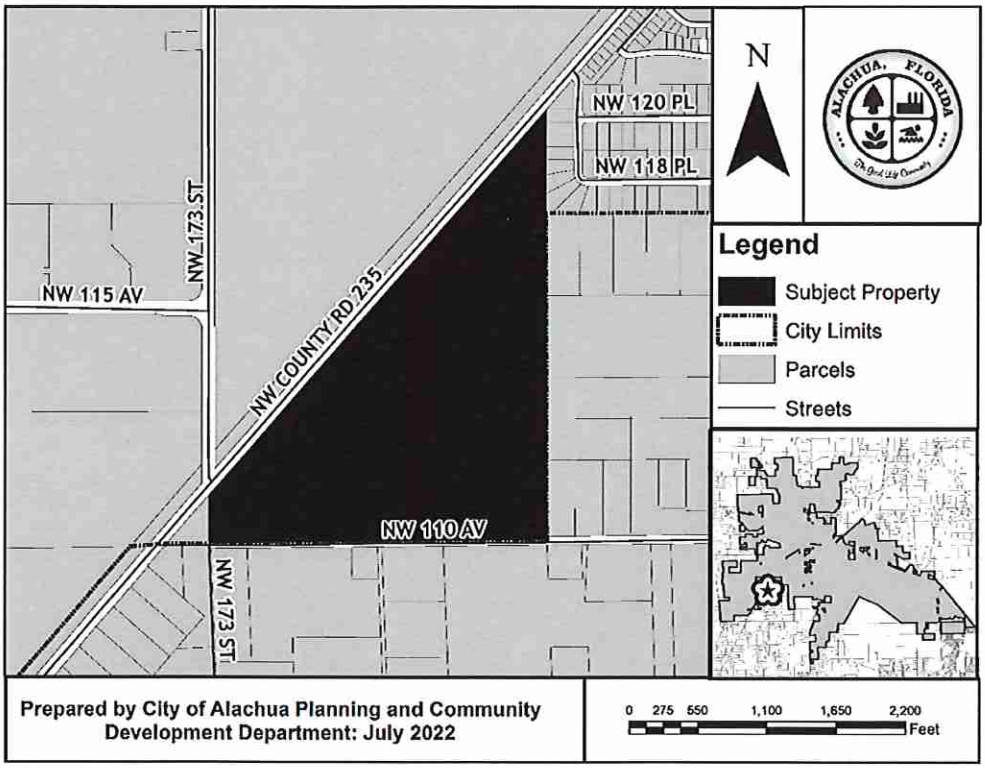
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NOTICE OF PUBLIC HEARING BEFORE THE AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on September 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

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JACKSONVILLE, FL 32236

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COLORADO SPRINGS, CO 80908

03980-003-002
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ALACHUA, FL 32615

03980-003-004
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ALACHUA, FL 32615

03980-003-005
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03980-003-054
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03980-010-022
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03981-004-006
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16414 NW 110TH AVE
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Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Shona Tickatoose, POSTED THE LAND USE
(Name)
SIGN ON 25 Aug 2022 FOR THE Preliminary Plat – Fletcher Trace
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

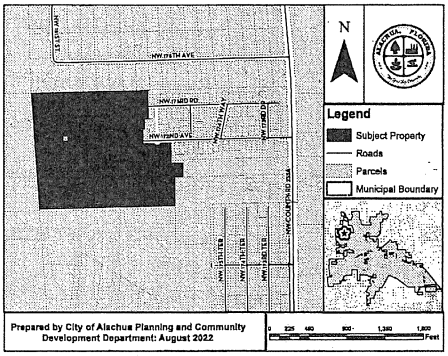
(Signature)

Seven (7)
(Number of signs)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION 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 September 26, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Tivia Bryan, of Allen & Company, Inc., applicant and agent, for Troon Creek LLC, property owner, for consideration of the Final Plat for Briarwood Phase 2 and Phase 3. The final plat proposes to subdivide the ±45.16 acre subject property into a total of 145 lots with associated common areas and road right-of-way. The subject property is located south of Meadowglen and west of CR235A and Briarwood Phase 1. Consisting of Tax Parcel Number 03044-010-003. Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single-Family-4 (RSF-4).



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 1501 at least 48 hours prior to the public hearing.

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City of ALACHUA

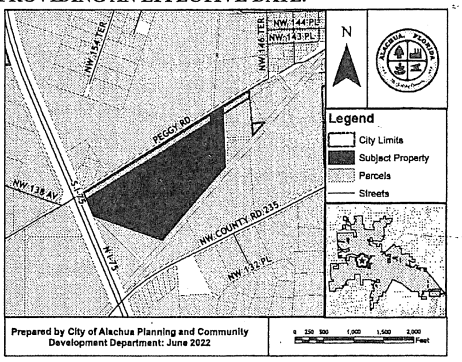
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 26, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-18

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±51.7 ACRES FROM AGRICULTURE AND RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 15, 2022)

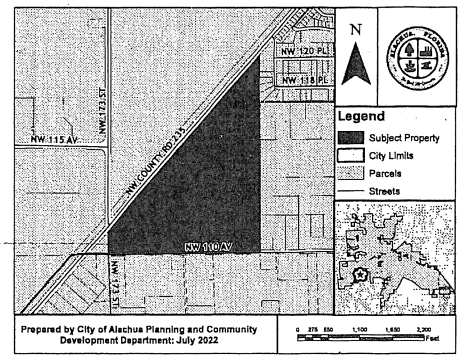
48 hours prior to the public hearing.

(Published: Alachua County Today - September 15, 2022)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION 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 September 26, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Travis Hastay, P.E., of CHW, Inc., agent for Waco of Alabama, Inc., applicant and property owner, for consideration of the Preliminary Plat and Final PD Plan for the Fletcher Trace PD-R, which proposes the subdivision of a ±118.2 acre property into a total of 472 lots, with associated common areas and right-of-way. The subject property is located to the east of CR 235, north of 110th Ave, and south and west of the Pilot Forest subdivision. Parcel Number 03980-002-001; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



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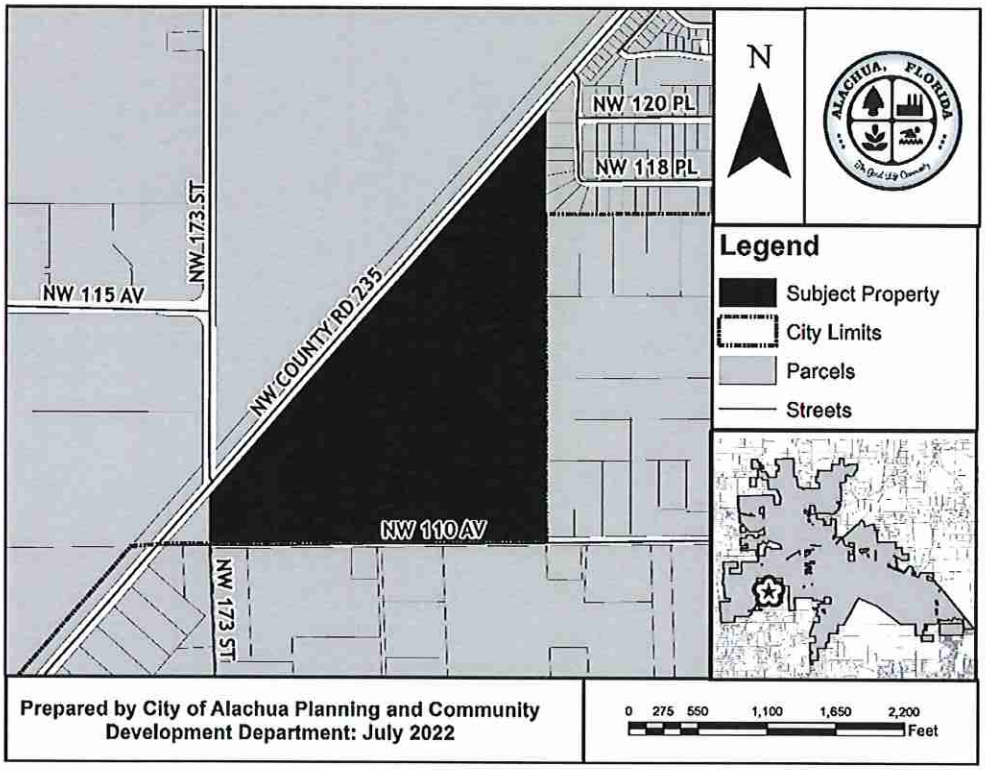
City of ALACHUA
the good life community

Mailed 9/12/22 KC

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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03980-002-000
BAUGH SOUTHEAST COOPERATIVE INC
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
POGUE ANGELA MARIE
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HOLDER CAITLYN ELISE
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
OWENS LIFE ESTATE & OWENS LIFE ES
24552 NW 160TH AVE
HIGH SPRINGS, FL 32643

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
10945 NW COUNTY ROAD 235
ALACHUA, FL 32615

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

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Current Resident 11636 NW 161ST ST UNINCORPORATED FL 32615	Current Resident 10945 NW COUNTY RD 235 UNINCORPORATED FL 32615	

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Tamara Robbins
PO Box 2317
Alachua FL 32616

Hugh & Jean Calderwood
14095 NW 174th Ave
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville FL 32611

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

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

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Dena Courtney
P.O. Box 1215
High Springs FL 32655

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

David Forest
23 Turkey Creek
Alachua FL 32615

Craig Parenteau
FL Department of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

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04008-003-000
BRANDON-TURNER & TURNER TRUSTEE
17011 NW 110TH AVE
ALACHUA, FL 32615

04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANCE
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16341 NW 110TH AVE
ALACHUA, FL 32615

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

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Shona Tickatoose, POSTED THE LAND USE
(Name)
SIGN ON 25 Aug 2022 FOR THE Preliminary Plat – Fletcher Trace
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Seven (7)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 9/26/2022
SUBJECT: Ordinance 22-18, Second and Final Reading: Large Scale Comprehensive Plan Amendment (LSCPA) – Peggy Road LSCPA: A request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±51.7 acre subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential; Tax Parcel Numbers03924-000-000, 03865-000-000, 03917-200-002(Legislative Hearing).
PREPARED BY: Adam Hall , AICP, Principal Planner

RECOMMENDED ACTION:
Based upon the presentation before the Commission and Staff's recommendation, staff recommends that the City Commission approve Ordinance 22-18 on second and final reading.

Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±51.7 acre subject property. The subject property is comprised of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. The subject property is located south of Peggy Road, east of Interstate – 75, and north of the CSX rail right-of-way. There is one existing residential use on the subject property.

The subject property presently has Agriculture and Rural/Agriculture (Alachua County) FLUM Designations. The proposed amendment would change the FLUM Designation to Moderate Density Residential. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 206 dwelling units for the subject property).

Policy 1.2.a of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units;

residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.
This application is for an amendment to the Future Land Use Map. A related rezoning application for the subject property proposes to amend the Future Zoning Atlas from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development-Residential (PD-R). The rezoning application is proposed to be heard at the August 8, 2022 City Commission hearing.
At the July 12, 2022 Planning and Zoning Board hearing, the Board voted 5-0 in favor of transmitting the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation to approve.

At the July 25, 2022 City Commission hearing, the Commission approved Ordinance 22-18 5-0, and authorized Staff to submit the proposed Future Land Use Map amendment to the Florida Department of Economic Opportunity under the Expedited State Review process. All comments issued to the City have been included with the agenda item. There were no comments or concerns that required alteration to the proposed amendment.

ATTACHMENTS:

Description

- Ordinance 22-18
- Staff Report and Staff Supporting Materials
- Application and Supporting Materials
- Neighborhood Workshop Materials
- Public Notice Materials for the 07/12/22 PZB Hearing
- Draft Minutes from the July 12, 2022 PZB Meeting
- Public Notice Materials for the July 25, 2022 City Commission Hearing
- Expedited State Review Comments Received
- Public Notice Materials for the September 26, 2022 City Commission Hearing

ORDINANCE 22-18

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±51.7 ACRES FROM AGRICULTURE AND RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

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

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on July 12, 2022 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on July 25, 2022 provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

WHEREAS, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on September 26, 2022 and provided for and received public participation; and,

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended on Tax Parcel Numbers 03924-000-000, 03865-000-000 and 03917-200-002 from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential in accordance with

the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted

amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the 25th day of July, 2022.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 26th day of September , 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

Tax Parcel Numbers 03924-000-000, 03865-000-000 and 03917-200-002

LEGAL DESCRIPTION:

Legal Description

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twen6ty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the public Records of Alachua County, Florida.

Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

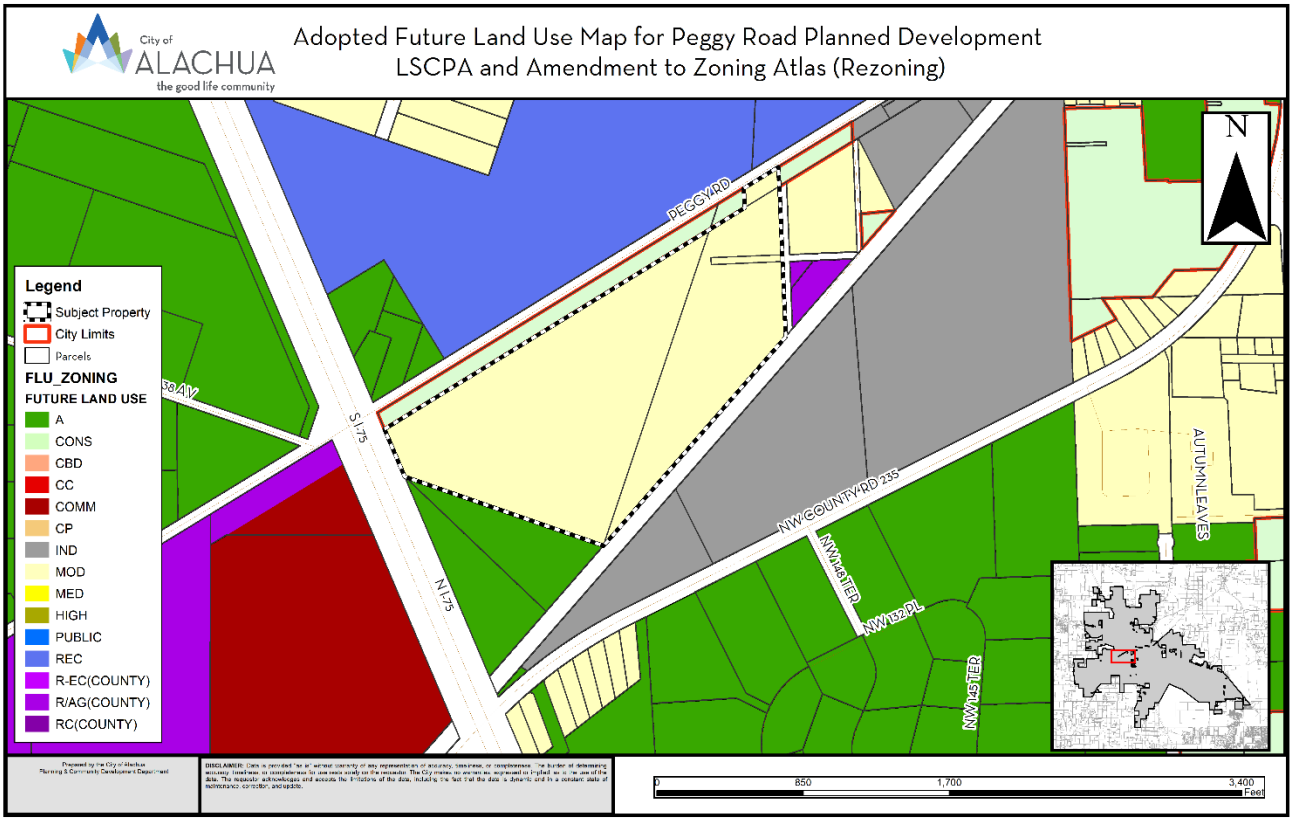
Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

EXHIBIT "B"


City of ALACHUA the good life community
Adopted Future Land Use Map for Peggy Road Planned Development
LSCPA and Amendment to Zoning Atlas (Rezoning)
N
PEGGY RD
NW COUNTY RD 235
NW 148 TER
NW 132 PL
NW 145 TER
AUTUMN LEAVES
SR 25
NE 75
Legend
Subject Property
City Limits
Parcels
FLU_ZONING
FUTURE LAND USE
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
0
850
1,700
3,400
Feet

City of Alachua

Planning & Community Development Department

Staff Report

Planning and Zoning Board Hearing Date: July 12, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±51.7-acre subject property
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP, of eda consultants, inc.
PROPERTY OWNER:	William and Margaret Kirkland
LOCATION:	South of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75
PARCEL ID NUMBERS:	03924-000-000, 03865-000-000, 03917-200-002
OVERLAY:	NA
ACREAGE:	± 51.7 total
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.
RECOMMENDED MOTION:	*Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±51.7 acre subject property. The subject property is comprised of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. The subject property is located south of Peggy Road, east of Interstate – 75, and north of the CSX rail right-of-way. There is one existing residential use on the subject property.

The subject property presently has Agriculture and Rural/Agriculture (Alachua County) FLUM Designations. The proposed amendment would change the FLUM Designation to Moderate Density Residential. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 206 dwelling units for the subject property).

Policy 1.2.a of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

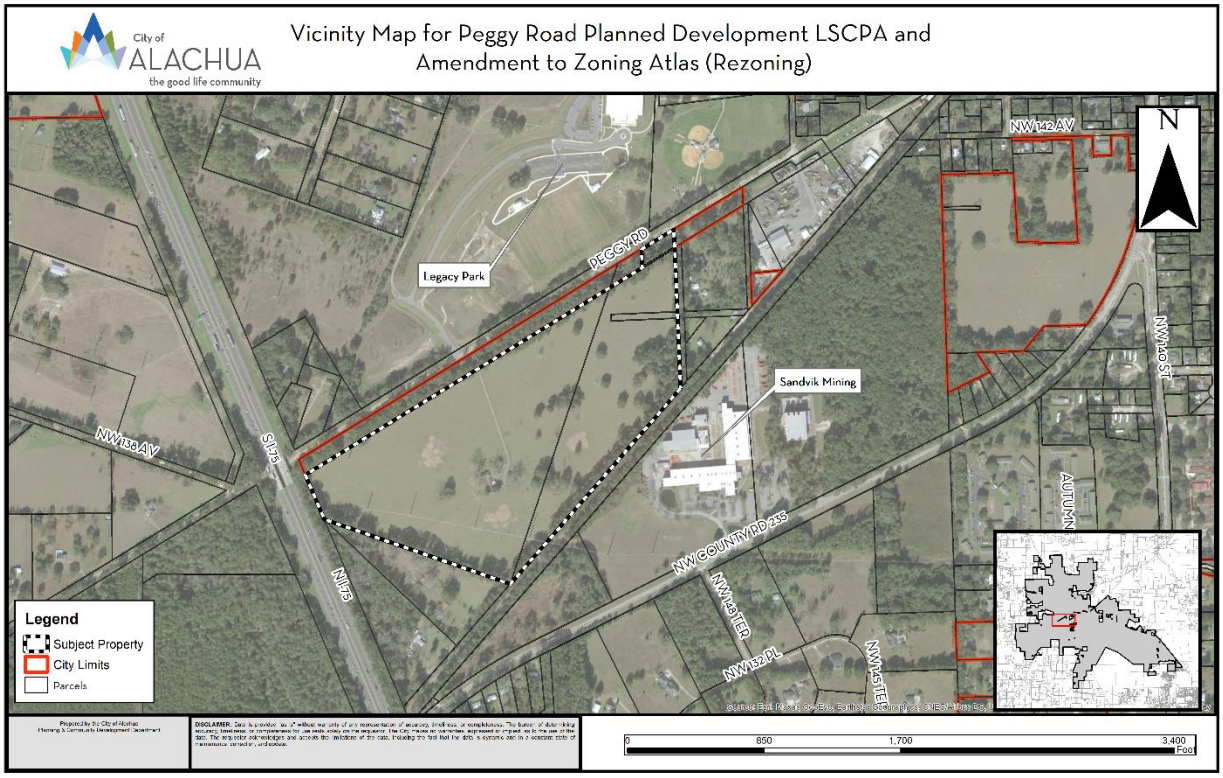
This application is for an amendment to the Future Land Use Map. A related rezoning application for the subject property proposes to amend the Future Zoning Atlas from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development- Residential (PD-R).

FLUM DESIGNATION COMPARISON

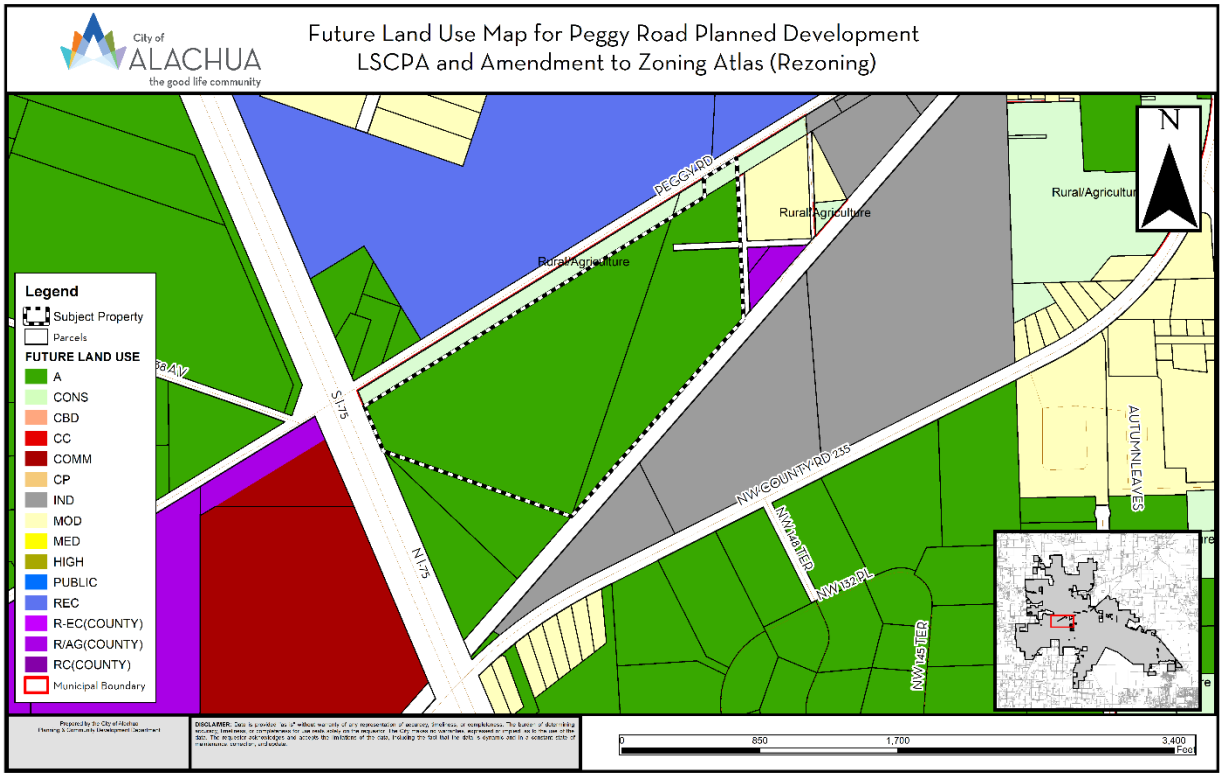
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

	Existing FLUM Designations		Proposed FLUM Designations
FLUM District:	Agriculture (51.1 acre)	Rural/Agriculture (.60 acre)	Moderate Density Residential (51.7 acres)
Max. Gross Density:	.2 dwellings/acre 10 dwelling units	.2 dwellings/acre 1 dwelling unit	4 du/ac 206 dwelling units
Floor Area Ratio:	NA	NA	NA
Typical Uses*:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities ,composting, limited agricultural processing (Source: Objective 6.2, Alachua County Comprehensive Plan, Future Land Use Element)	Single Family Dwelling Units, Accessory Dwelling Units, Manufactured Homes, Duplexes, Quadplexes, Townhomes, Residential Planned Unit Developments, Supporting Community Services such as Schools, Parks, Houses of Worship
* *The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.*			

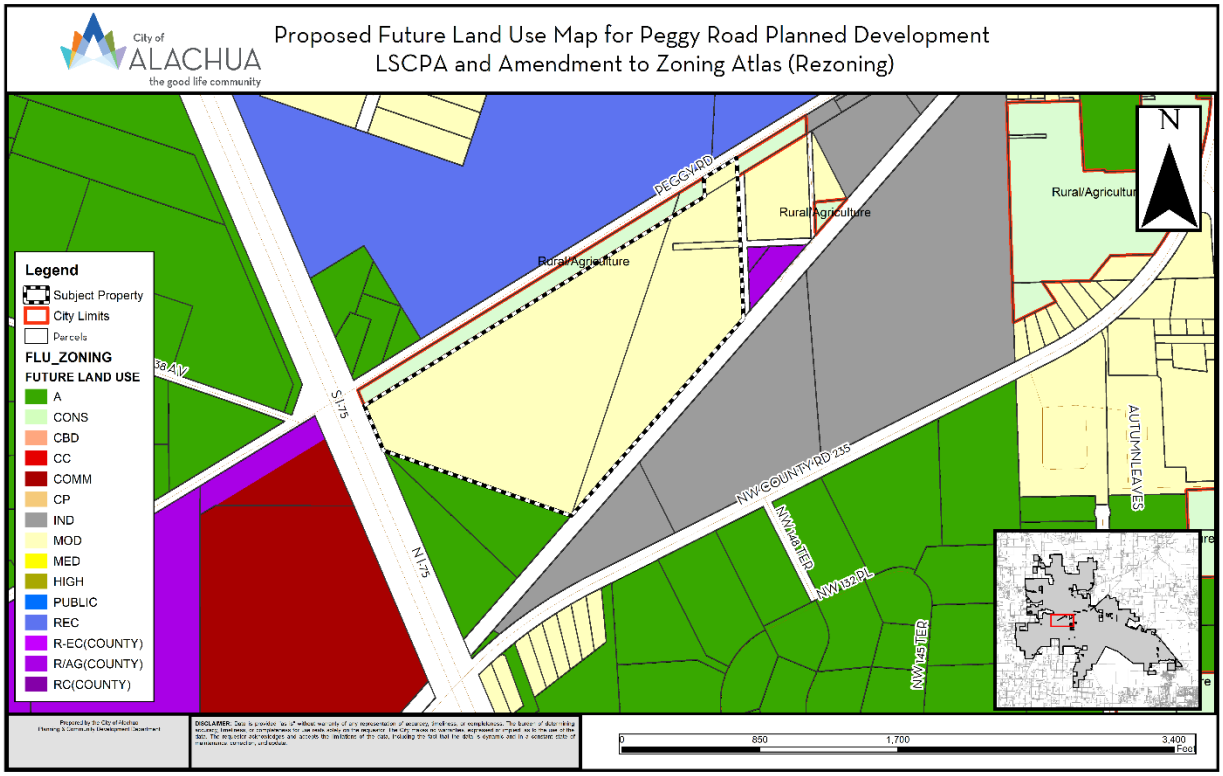
Map 1.Vicinity Map



Map 2. Future Land Use Map with Subject Property



Map 3. Proposed Amendment to the Future Land Use Map



Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.a:*** **Moderate density residential (0 to 4 dwelling units per acre):** The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. Residential Planned Developments;
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

EXISTING USES

The subject property has one single-family residence with several associated accessory farm structures. The subject property also has two vacant commercial structures.

SURROUNDING USES

The subject property is located southeast of the intersection of US 441 and NW 43rd Street.

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Rail Right-of-way Legacy Park	Recreation Rural/Agriculture	GF (Government Facilities) A (Agricultural) (Alachua County)
East	Major Utility (Deerhaven Generating Plant)/ Commercial	Public Facilities (City of Gainesville)/ Commercial	PS (City of Gainesville), CI
West	Residential	Moderate Density Residential	RSF-3 (Residential Single Family -3) A (Agricultural) (Alachua County)
South	Rail Right-of-Way Sandvik Mining	Industrial	IG (Industrial General) ILW (Light and Warehouse Industrial)

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,

2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use

required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The applicant identifies the location of the property and its proximity to already urbanized areas, including employments centers such as Progress Park and the warehouse distribution centers as supporting a balance of uses within the City of Alachua. The applicant also cites the high demand for residential development within the real estate market as supporting their request for an amendment to the City's Future Land Use Map.

URBAN SPRAWL ANALYSIS

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

An evaluation of each primary indicator is provided below.

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

Evaluation & Findings: The subject property is presently designated for agricultural and residential uses. The proposed amendment would change the FLUM Designation of the property from Agriculture and Rural/Agriculture to Moderate Density Residential. This would provide for additional residential development in an area includes a mix of uses, included existing residential. Subject property is approximately 51.7 acres and would not be considered to be a substantial area of the jurisdiction. Moderate Density Residential permits up to 4 units per acre.

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

Evaluation & Findings: The subject property is located adjacent to and in the vicinity of existing development such as the City of Alachua Legacy Park, and Main Street Alachua.

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

Evaluation & Findings: Development of the subject property can be considered to be infill development as it will be largely surrounded by existing development or transportation infrastructure.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater

aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: Environmental information provided by the applicant and GIS data indicates that there are no natural resources such as those listed above that would be negatively impacted by the proposed development.

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

Evaluation & Findings: Majority of land adjacent to subject property is not actively used for agricultural activities and the minor agricultural activity that does take place will not be negatively impacted by proposed development.

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

Evaluation & Findings: Water and wastewater lines exist in the vicinity and the proposed development will be required to connected to the City's potable water and wastewater system.

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

Evaluation & Findings: Water and wastewater systems will be connected to the subject property.

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

Evaluation & Findings: Development of the subject property can be considered to be infill development as it will be largely surrounded by existing development or transportation infrastructure.

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

Evaluation & Findings: Development of the subject property can be considered to be infill development as it will be largely surrounded by existing development or transportation infrastructure.

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

Evaluation & Findings: Development of the subject property can be considered to be infill development as it will be largely surrounded by existing development or transportation infrastructure.

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

Evaluation & Findings: The subject property is located proximate to a mix of commercial, residential and institutional uses.

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

Evaluation & Findings: The development will not result in poor accessibility as it is located near existing commercial, recreational and employment opportunities.

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

Evaluation & Findings: No loss of significant and functional open space is anticipated as a result of this application. Any proposed development would be required to provide at least 10% functional open space per the City's Comprehensive Plan.

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

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

   Evaluation & Findings: *The proposed development will not an adverse impact on natural resources or ecosystems. GIS analysis indicates that there are no wetlands, karst features, special flood hazard areas, or other significant environmental resources that would be impacted as a result of this application.*

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

   Evaluation & Findings: *The subject property is located proximate to existing public facilities. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development.*

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

   Evaluation & Findings: *The proposed amendment would provide for residential development opportunities with a mix of commercial and recreational uses that will create a walkable urban form.*

4. Promotes conservation of water and energy.

   Evaluation & Findings: *The proposed amendment would result in a higher density in the area and more efficient urban form. Potential exists for reduction in overall VMT (vehicle miles travelled) for residents of the development and for existing development located nearby.*

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

   Evaluation & Findings: *Development of this property will result in a partial loss of minor agricultural activities.*

6. Preserves open space and natural lands and provides for public open space and recreation needs.

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

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

   Evaluation & Findings: *The City of Alachua population is growing and will require adequate housing opportunities to accommodate the increased population. The proposed amendment would provide for additional residential lands in an area of the City where limited residential lands presently exist, located proximate to existing and proposed commercial and residential development.*

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

   Evaluation & Findings: *The proposed amendment would result in an increase in the permitted residential density of the subject property, and is located near existing residential development. The application does not constitute transit-oriented development or a new town.*

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Agriculture and Rural/ Agriculture to Moderate Density Residential on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.a:*** **Moderate density residential (0 to 4 dwelling units per acre):** The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
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> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. Residential Planned Developments;
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning would be Residential Planned Development which is permitted under this policy. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

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

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

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

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

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: Environmental information provided by the applicant and GIS data indicates that there are no natural resources such as those listed above that would be negatively impacted by the proposed development. A separate analysis of the environmental conditions can be found below in this report.

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

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final

development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within · mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which

includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within · mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

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

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

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

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to the environmental data supplied by the applicant and GIS analysis there are no wetlands on the subject property.

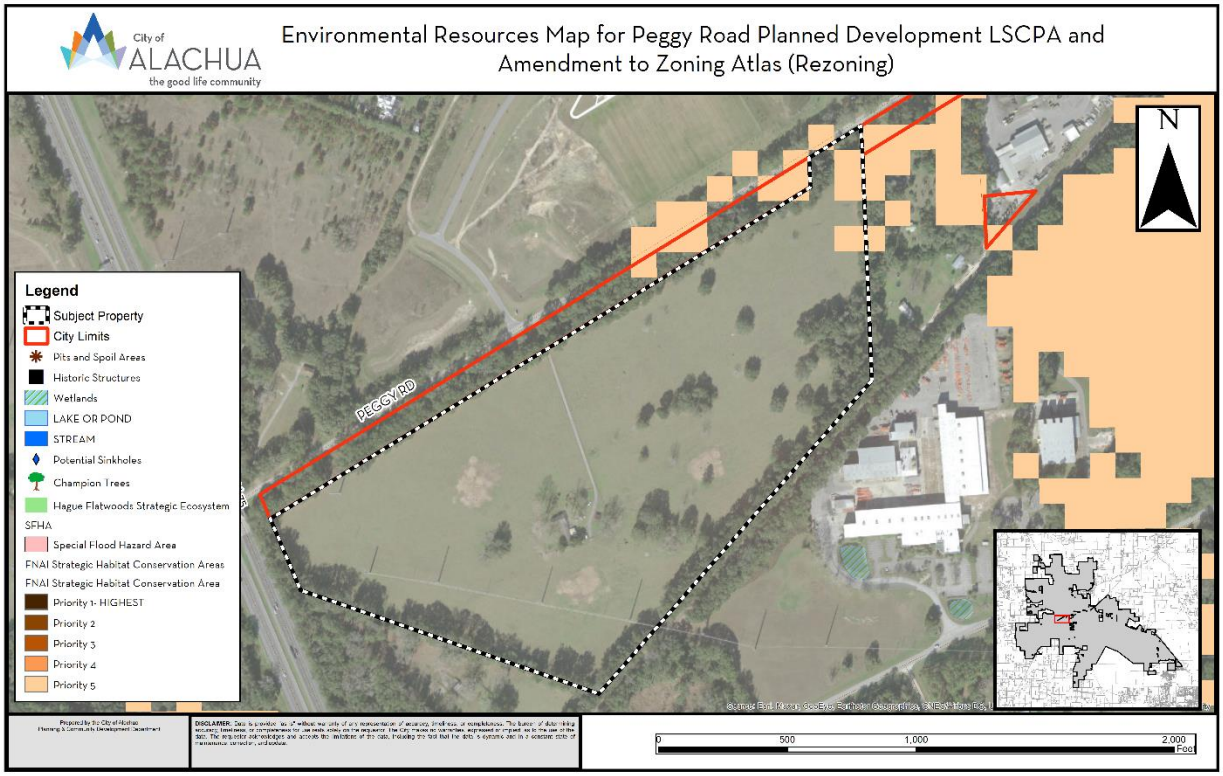
Evaluation: There are no areas identified on the subject property as being wetlands. If wetlands are identified on the subject property at a later date, applicable standards of the City's Comprehensive Plan and Land Development Regulations would be required to be adhered to; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem. The impacts from the proposed Future Land Use Map Amendment are anticipated to not be significant, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 4. Environmental Features



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are two (2) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	97.4
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	2.6

Evaluation: The soil types located within the subject property do not pose any significant limitations for development of residential dwellings.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: Since the subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: GIS data available from Alachua County does not indicate any karst sensitive areas on the subject property. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

Evaluation: There are no historic structures or markers located on the subject property.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation. The maximum development of 207 residential units is based on the maximum density of the Moderate Density Future Land Use designation. The related PD rezoning application, it should be noted, does not propose the maximum residential density for the property.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
14	CR 2054 (From SR 235 to West City Limit)	2/U	Major Collector	Comm	D
8 (108)	SR 235 (From NW 143rd Place to US 441)	2/U	Major Collector	Comm	D
17	CR235A (From US 441 to CR 235)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Amendment	Residential [1]	1,952 (976/976)	157 (41/116)	195 (124/70)
Potential Trips		**1,952 (976/976)**	**157 (41/116)**	**195 (124/70)**

1 ITE Code 210: AADDT= 9.43 trips/ unit = 207 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 207 x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 207 x .76 = 157 (26% enter/ 74 % exit)

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	14 CR 2054 (From SR 235 to West City Limit) [1]	8 (108) SR 235 (From NW 143rd Place to US 441))[1]	17 CR235A (From US 441 to CR 235)[1]
Maximum Service Volume[2]	15,120	14,400	15,120
Existing Traffic[3]	4,161	9,400	5,302
Reserved Trips[4]	35	5	112
Available Capacity[4]	10,924	4,995	9,706
Potential Impact Generated by Proposed Comprehensive Plan Amendment[5]	1,952	1,366	586
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**8,972**	**3,629**	**9,120**
PM Peak Hour Traffic Analysis	14 CR 2054 (From SR 235 to West City Limit) [1]	8 (108) SR 235 (From NW 143rd Place to US 441))[1]	17 CR235A (From US 441 to CR 235)[1]
Maximum Service Volume[2]	1,359	1,290	1,359
Existing Traffic[3]	395	893	504
Reserved Trips[4]	0	1	12
Available Capacity[4]	964	396	843
Potential Impact Generated by Proposed Comprehensive Plan Amendment [5]	195	137	58
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**769**	**259**	**785**

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida Department of Transportation, District Two, Level of Service Reporting Tool , accessed April 14, 2022
4 Source: City of Alachua June 2022 Development Monitoring Report.
5 ITE Code 210: AADDT= 9.43 trips/ unit = 207 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 207 x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 207 x .76 = 157 (26% enter/ 74 % exit); Trip Assignment: Segment 14 = 100%, Segment 8 = 70%, Segment 17 = 30%.
6 The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown in Table 5, affected segments 8, 14, and 17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,309,417
Reserved Capacity*	239,932
Potential Potable Water Demand from Proposed Amendment **	56,925
Residual Capacity	**693,726**
Percentage of Permitted Design Capacity Utilized	**69.84%**

Sources:
** City of Alachua June 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 514 units + .15 gallons/ day/ square foot non-residential x 489,400 square feet*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 56,925 gallons per day at build out. This analysis is based on the practicable development potential of 207 residential dwellings that would be permitted by the proposed FLUM Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	758,000
Reserved Capacity*	216,718
Projected Potential Wastewater Demand from Proposed Amendment **	51,750
Residual Capacity	**473,532**
Percentage of Permitted Design Capacity Utilized	**68.43%**

Sources:
** City of Alachua June 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 207 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 51,750 gallons per day. This analysis is based on the practicable development potential of 207 residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	5.10
Potential Demand Generated by Development[3]	2.60
Residual Recreational Capacity After Impacts	**74.00**

Sources:
1 *City of Alachua June 2022 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Element; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 207 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.78 acres
Acreage Required to Serve Demand Generated by Development[2]	0.52 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.30 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**35.32 %**

1 *Source: City of Alachua June 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (2.60 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 2.60 recreational acres, and for improved passive park space by .52 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[2]	36,992.38	6,751.11
Projected Solid Waste Demand from Application[3]	2,109.60	385
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2022; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per year)*
2 *City of Alachua January 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 207 dwellings x.73 tons/yr per capita)*
4 *New River Solid Waste Facility, April 2022*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 385 tons per year. Concurrency and impacts to the solid waste

system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment on May 23, 2022. Final determination is required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 42 total student stations (19 for elementary, 9 for middle, and 14 for high school).

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

WILLIAM AND MARGARET KIRKLAND
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
STAFF REPORT

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 22, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: Notice of Hearing Scheduled for:
-Peggy Road Planned Development (LSCPA)
-Peggy Road Planned Development (PD-R Rezoning)

Dear Mr Sweger:

On June 8, 2022 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that these applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of PD Master Plans, and a digital copy of all materials in PDF format on a CD *no later 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 **July 12, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, June 27, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Monday, June 27, 2022.*** . These signs will be ready for pick up after 12 PM on Thursday, June 23, 2022.

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, July 11, 2022).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, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 24, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: -Peggy Road Large Scale Comprehensive Plan Amendment (LSCPA)
-Peggy Road Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Sweger:

On March 3, 2022 the City of Alachua received your applications for a Large Scale Comprehensive Plan Map Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) on behalf of William and Margaret Kirkland, property owners. The applications propose the amendment of the Future Land Use Map Designation on the Subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential, and the amendment of the zoning designation from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R) on a ±51.7 acre subject property (Parcels 03924-000-000, 03865-000-000, and 03917-200-002). These applications were tentatively accepted, pending the annexation application related to these applications. On May 9, 2022, the City Commission approved Ordinance 22-11, which annexed parcel 03917-200-002 into the City of Alachua. A Project Assistance Team (PAT) meeting is scheduled to be held on May 25, 2022 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Wednesday, June 8, 2022.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

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

LSCPA Review Comments

1. *General*
   a. Page 1 of Justification Report states that project acreage is 151.7 acres. This appears to be typographical error. Please correct.

2. *Concurrency Impact Analysis*
   a. Identify edition of ITE used for automobile trip generation rates.
   b. Revise concurrency impact analysis with May 2022 data.
   c. Different average household sizes are used for solid waste generation and for recreation uses. Please utilize same household size for concurrency calculations.

PD-R Rezoning Review Comments

1. *General Standards for all PD Districts (Section 3.6.2)*
   a. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Consider also allow stormwater facilities within residential lot area for additional flexibility.
         2. Please clarify what uses are permitted within 50' landscape buffer shown on eastern perimeter. Will any plantings be provided? Suggest Type B perimeter buffer.

2. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses. Please indicate how close any proposed lot will be on each perimeter to any lot utilized for residential purposes.
   b. Per Section 3.6.3 (A)(4)(b), Staff is proposing a minimum 50' setback from project perimeter for active recreation uses.
   c. Please verify if any common area buildings will be included such as pool house/ community center, gazebos or shade structures, etc. If so, please provide proposed square footage.
   d. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
      a. The reduction or modification is necessary as a traffic-calming measure;
      b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
      c. Access for emergency service vehicles is not substantially impaired;
      d. Adequate off-street parking is provided for the uses proposed; and
      e. Adequate space for public utilities is provided within the right-of-way.

Please provide response to these standards.

3. *Concurrency Impact Analysis*
    a. Provided concurrency analysis assumes a 50/50 split of trips in the east and west directions. However, Staff believes this should be closer to a 70/30 split of trips with 70% of the trips being assigned to an eastward movement towards SR235 and 30% of trips being assigned to a westward movement.
    b. Segment 17 must also be analyzed for traffic concurrency.

4. *Development and Subdivision Standards*
    a. Per Section 7.3.2 (A), sidewalks shall be provided along arterial and collector streets. Please note that sidewalks will be required along the project area's frontage on Peggy Road.

5. *Miscellaneous / General Comments*
    a. Proposed PD Master Plan displays development areas using different colors, however, when recorded in the Public Records, the PD Master Plan will be in black and white and it may be difficult to differentiate the development areas on the PD Master Plan.
    b. Provide setbacks for stormwater facilities of 5'.
    c. Clarify Note 4 regarding active and passive recreation uses and permitted locations.

6. Potential Development Conditions
    a. If a roadway improvement is required by Alachua County as part of its review process, the applicant shall include a crosswalk across Peggy Road and 50' of sidewalk on either side of the crosswalk landing on the north side of Peggy Road. Alternatively to extending sidewalk along Peggy Road 50' in both directions, a connection to the internal sidewalk system at Hal Brady Recreation Complex/ Legacy Park may be made. Please coordinate a potential connection with the City of Alachua Recreation Department.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Shane L. Andrew, Superintendent

Alachua County Public Schools

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

Mission Statement: We are committed to the success of every student!

May 23, 2022

RE: ACPS – Peggy Road Rezone

Alachua County Public Schools ("ACPS") has received notification of rezoning within the City of Alachua. The project encompasses 51.7 acres identified as Parcels. 03924-000-000, 03865-000-000 and 03917-200-002. This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*. The proposed amendment will entitle 155 single family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction and maintenance and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities, policies, and student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,134 high students and is operating at 88% of its permanent capacity of 1,291 student stations. At buildout, this project is projected to generate 14 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 336 middle students and is operating at 43% of its permanent capacity of 788 student stations. At buildout, this project is projected to generate 9 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,303 elementary students and is operating at 80% of its permanent capacity of 1,625 student stations. At buildout, this project is projected to generate 19 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate satisfactory and long term solutions, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions please contact Suzanne Wynn, Director of Community Planning at 352-955-7400 x 1445

Sincerely,

Shane Andrew
Superintendent
cc: ACPS Director of Community Planning

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 10, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: Acceptance of Peggy Road Large Scale Comprehensive Plan Amendment (LSCPA) and Rezoning (RZ) Applications

Dear Mr Sweger:

On March 3, 2022 the City of Alachua received your applications for a Large Scale Comprehensive Plan Map Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) on behalf of William and Margaret Kirkland, property owners. The applications propose the amendment of the Future Land Use Map Designation on the Subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential, and the amendment of the zoning designation from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R) on a ±51.7 acre subject property (Parcels 03924-000-000, 03865-000-000, and 03917-200-002). These applications were tentatively accepted, pending the annexation application related to these applications. On May 9, 2022, the City Commission approved Ordinance 22-11, which annexed parcel 03917-200-002 into the City of Alachua.

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 applications are complete.

The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the applications will be performed and any issues with content will be provided to you at the Project Assistance Team (PAT) meeting, which will be scheduled separately from this letter if such meeting is determined to be necessary. Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

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

City of Alachua
Comprehensive Plan Amendment Application

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

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

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

A. PROJECT

1. Project Name: Peggy Road Land Use Change
2. Address of Subject Property: 15151 Peggy Road
3. Parcel ID Number(s): 03924-000-000, 03865-000-000 & 03917-200-002
4. Existing Use of Property: Residential & Grazing land soil capability Class II
5. Existing Future Land Use Map Designation: City of Alachua Agriculture & Alachua County Rural/Agriculture
6. Proposed Future Land Use Map Designation: Moderate Density Residential
7. Acreage: 51.7 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( )352-373-3541 FAX: ( ) -- e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): William & Margaret Kirkland
   Mailing Address: PO Box 1360
   City: Alachua State: FL ZIP: 32616

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

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

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

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

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

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

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

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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

Signature of Applicant

Signature of Co-applicant

Clay Sweger
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 21st day of February, 2022, by Clay Sweger, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Audra Burrell
Signature of Notary Public, State of Florida

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning

   Company (if applicable): eda consultants, inc.

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

   City: Gainesville State: FL ZIP: 32601

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

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): William & Margaret Kirkland

   Mailing Address: PO Box 1360

   City: Alachua State: FL ZIP: 32616

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

B. PROJECT

1. Project Name: Peggy Road Land Use Change Application
2. Address of Subject Property: 15151 Peggy Road
3. Parcel ID Number(s): 03924-000-000, 03865-000-000 & 03917-200-002
4. Section 22 Township 08 Range 18 Grant N/A Acreage: 51.7 +/-
5. Existing Use of Property: Residential & Grazing land soil capability Class II
6. Future Land Use Map Designation: Agriculture to Moderate Density Residential
7. Zoning Designation: Agriculture
8. Development Data (check all that apply):

   ■ Single Family Residential — Number of Units 207

   □ Multi-Family Residential — Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
■ Comprehensive Plan Amendment	□ Preliminary Plat
■ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
□ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

    Elementary: Irby

    Middle: Mebane

    High: Santa Fe

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

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
of Middle School Student Stations = # of housing units x Middle school student generation multiplier
of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	207	units	x	0.12	Elementary School Multiplier*	25	Student Stations**
Middle School	207	units	x	0.06	Middle School Multiplier*	12	Student Stations**
High School	207	units	x	0.09	High School Multiplier*	19	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x	0.06	Elementary School Multiplier*		Student Stations**
Middle School		units	x	0.03	Middle School Multiplier*		Student Stations**
High School		units	x	0.03	High School Multiplier*		Student Stations**

* ***Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
** ***Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Signature of Applicant

Signature of Co-applicant

Clay Sweger

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 31st day of February, 2022, by Clay Sweger

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

NOTARY SEAL

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

Audra Burrell

Signature of Notary Public, State of Florida

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

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

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

_____

_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date:_____

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15151 Peggy Rd

Parcel ID Number(s): 03924-000-000, 03865-000-000, and 03917-200-002

Acreage: 52.87 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William & Margaret Kirkland Title: Owner

Company (if applicable): N/A

Mailing Address: PO BOX 1360

City: Alachua State: FL ZIP: 32616

Telephone: _____ FAX: N/A e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

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

D. REQUESTED ACTION:

Comprehensive Plan Amendment / Land Use Change & Rezoning

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

William L. Kirkland
Signature of Applicant

Margaret M. Kirkland
Signature of Co-applicant

William L. Kirkland
Typed or printed name and title of applicant

Margaret M. Kirkland
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14 day of Feb 22 by William L. Kirkland who is/are personally known to me, or who has/have produced FL DL as identification.

NOTARY SEAL

KRISTY LEE THORNTON
Commission # GG 178433
Expires March 17, 2022
Bonded Thru Budget Notary Services

Kristy Lee Thornton
Signature of Notary Public, State of Florida

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

Parcel Summary

Parcel ID	03865-000-000
Prop ID	15034
Location Address	15151 PEGGY RD ALACHUA, FL 32615
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	GARVIN GRANT PB A-60 LOTS 10 11 S OF SAL RR IN GARVIN GRANT AS PER GOV PLATS LESS R/W FOR SR-93 OR 545/49 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	00-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	30.600
Homestead	Y

View Map

Owner Information

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$102,146	$91,698	$91,698	$108,500	$101,700
Land Value	$2,900	$2,900	$2,900	$2,900	$2,900
Land Agricultural Value	$7,400	$7,400	$7,400	$7,400	$4,400
Agricultural (Market) Value	$85,840	$85,840	$85,840	$85,800	$85,800
Just (Market) Value	**$190,886**	**$180,438**	**$180,438**	**$197,200**	**$190,400**
Assessed Value	$101,708	$100,406	$98,315	$96,620	$91,790
Exempt Value	$50,000	$50,000	$50,000	$50,000	$50,000
Taxable Value	$51,708	$50,406	$48,315	$46,620	$41,790
Maximum Save Our Homes Portability	$10,738	$1,592	$3,683	$22,180	$17,210

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	29.60	1289376	0	0	A
0115	SFR ACREAGE	1.00	43560	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	3,325	**HC&V**	04-FORCED AIR
Heated Area	1,535	**HVAC**	03-CENTRAL
Exterior Walls	05-AVERAGE; 20-FACE BRICK	**Bathrooms**	2.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	3-3 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1973
Floor Cover	06-VINYL TILE; 14-CARPET	**Effective Year Built**	1975

Type	SOH MISC	**Heat**	
Total Area	525	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1973

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,535	3	0100	SINGLE FAMILY	$66,673
FOP	FINISHED OPEN PORCH	104	3	0100	SINGLE FAMILY	$1,355
UGR	UNFINISHED GARAGE	960	3	0100	SINGLE FAMILY	$18,763
UOP	UNFIN OPEN PORCH	240	3	0100	SINGLE FAMILY	$2,084
UST	UNFINISHED STORAGE	486	3	0100	SINGLE FAMILY	$9,499

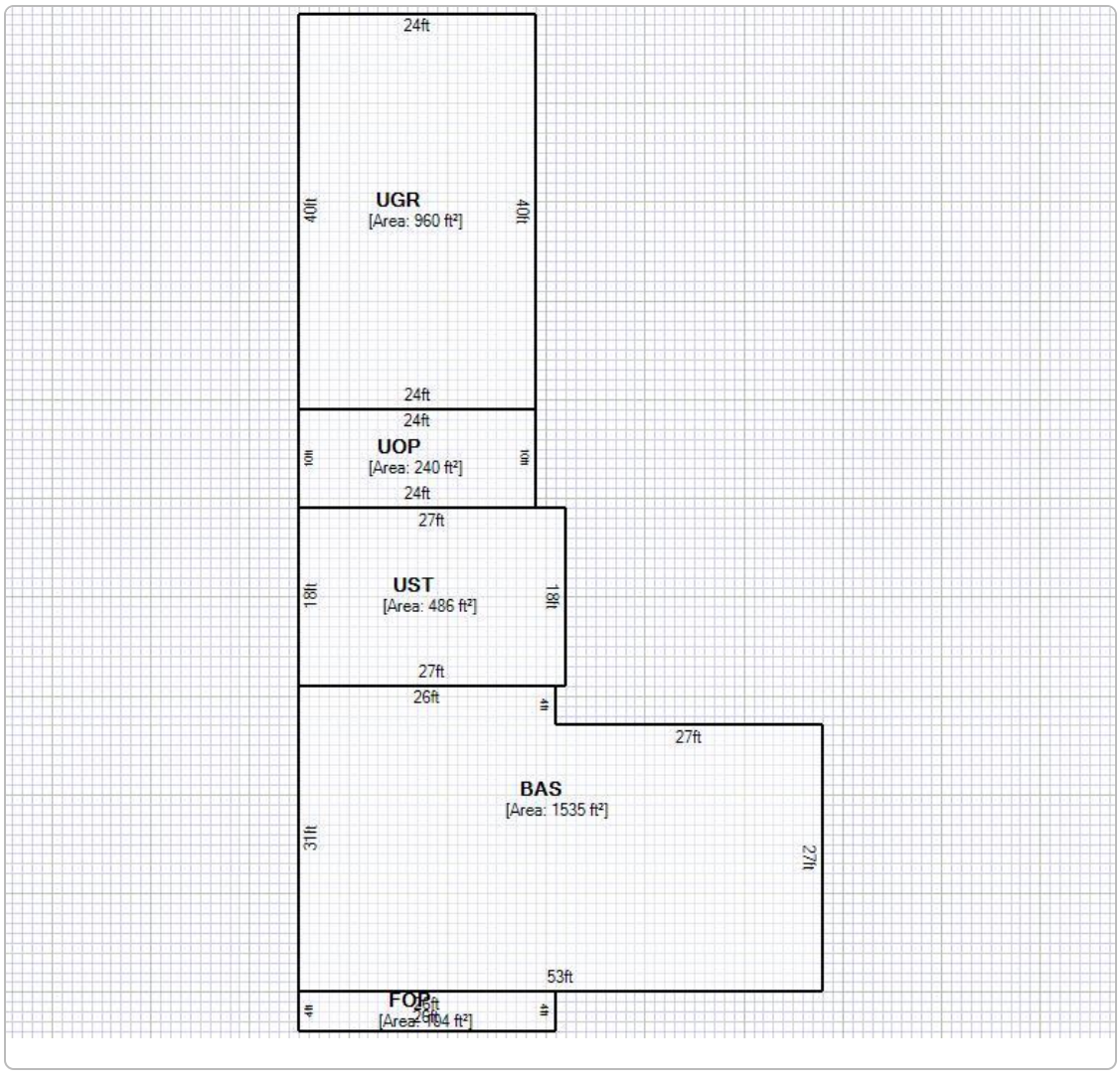
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2021	SHED 1	210		R2	RES	$252
2221	STG 1	315		R2	RES	$888

Permits

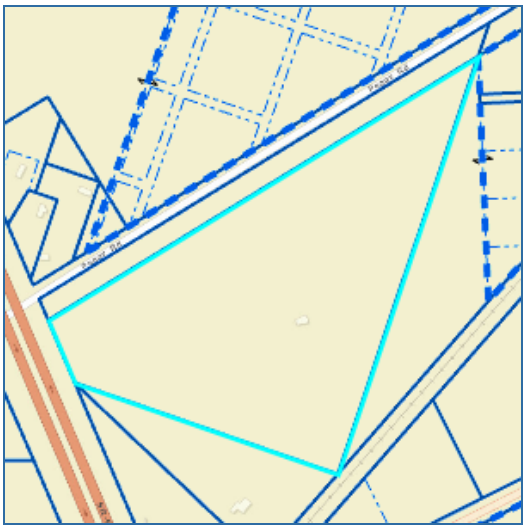
Permit Number	Type	Primary	Active	Issue Date	Value
10-09-1520	ROOFING	Yes	Yes	10/20/2009	$12,865

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

Sketches



Map



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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 2/23/2022, 5:29:57 AM

Version 2.3.177

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

Parcel Summary

Parcel ID	03924-000-000
Prop ID	15420
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INTERSECTION S R/W SAL RR & E LINE GARVIN GRT POB SW/LY ALONG GRT LINE TO INTERSECTION ACL RR NE/LY ALONG RR 1109 FT N 1074 FT TO POB ALSO LOTS 1 2 BK 2 & LOTS 1 2 3 4 5 6 7 BK 3 ALACHUA REALTY CO ADD PB A-106 OR 545/0049 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	22-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	21.000
Homestead	N

View Map

Owner Information

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$5,300	$5,300	$5,300	$5,300	$3,200
Agricultural (Market) Value	$60,900	$60,900	$60,900	$60,900	$60,900
Just (Market) Value	**$60,900**	**$60,900**	**$60,900**	**$60,900**	**$60,900**
Assessed Value	$5,300	$5,300	$5,300	$5,300	$3,200
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$5,300	$5,300	$5,300	$5,300	$3,200
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	21.00	914760	0	0	A

Map



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

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

Parcel Summary

Parcel ID	03917-200-002
Prop ID	504466
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM NE COR OF LOT 1 BLK 2 OF ALACHUA REALTY CO S/D PB A-106 POB N 02 DEG 08 MIN 31 SEC E 83.27 FT TO SLY R/W OF PEGGY ROAD N 59 DEG 29 MIN 24 SEC E 234.80 FT S 02 DEG 08 MIN 31 SEC E 78.43 FT TO THE NE COR OF LOT 1 BLK 2 S 58 DEG 27 MIN 44 SEC W 237.13 FT (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	22-08-18
Tax District	SUWANNEE (District 0300)
Millage Rate	20.2241
Acreage	0.440
Homestead	N

View Map

Owner Information

KIRKLAND WILLIAM & MARGARET
PO BOX 1360
ALACHUA, FL 32616

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0115	SFR ACREAGE	0.44	19166.4	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/14/2021	$45,000	WD	4942	1289	01 - EXAMINATION OF DEED	Vacant	HUNTER CHRISTINE A	KIRKLAND WILLIAM & MARGARET	Link (Clerk)
1/15/1993	$4,000	QD	1895	2500	Q - QUALIFIED	Vacant	* CSX TRANSPORTATION INC	HUNTER BILLY RAY, HUNTER CHRIS	Link (Clerk)

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

Map



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

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15034

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03865 000 000	15151 PEGGY RD	1700

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

EXEMPTIONS:
HOMESTEAD,
HOMESTEAD ADD'L 25K

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	101,708	50,000	51,708	406.75
LIBRARY GENERAL	1.0856	101,708	50,000	51,708	56.13
SCHOOL CAP36 PROJECT	1.5000	101,708	25,000	76,708	115.06
SCHOOL DISCRNRY & CN	0.7480	101,708	25,000	76,708	57.38
SCHOOL GENERAL	3.5950	101,708	25,000	76,708	275.77
SCHOOL VOTED	1.0000	101,708	25,000	76,708	76.71
CHILDREN'S TRUST	0.5000	101,708	50,000	51,708	25.85
SUWANNEE RIVER WATER MGT DIST	0.3615	101,708	50,000	51,708	18.69
CITY OF ALACHUA	5.3900	101,708	50,000	51,708	278.71

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $1,311.05

LEGAL DESCRIPTION

GARVIN GRANT PB A-60 LOTS 10 11 S OF SAL RR IN GARVIN GRANT AS PER GOV PLATS LES
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
710 BOCC SOLID WASTE MGMT	1.000	@ 20.7800	20.78
550 COUNTY FIRE SERVICES	1.000	Varies	256.89

NON-AD VALOREM ASSESSMENTS $277.67

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $1,588.72

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15034

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03865 000 000	15151 PEGGY RD

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0025868 $1,525.17 Paid 11/16/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15420

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03924 000 000	UNASSIGNED LOCATION RE	1700

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	5,300	0	5,300	41.69
LIBRARY GENERAL	1.0856	5,300	0	5,300	5.75
SCHOOL CAP36 PROJECT	1.5000	5,300	0	5,300	7.95
SCHOOL DISCRNRY & CN	0.7480	5,300	0	5,300	3.96
SCHOOL GENERAL	3.5950	5,300	0	5,300	19.05
SCHOOL VOTED	1.0000	5,300	0	5,300	5.30
CHILDREN'S TRUST	0.5000	5,300	0	5,300	2.65
SUWANNEE RIVER WATER MGT DIST	0.3615	5,300	0	5,300	1.92
CITY OF ALACHUA	5.3900	5,300	0	5,300	28.57

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $116.84

LEGAL DESCRIPTION

COM INTERSECTION S R/W SAL RR & E LINE GARVIN GRT POB SW/LY ALONG GRT LINE TO IN
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $116.84

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15420
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03924 000 000	UNASSIGNED LOCATION RE

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0025868 $112.17 Paid 11/16/2021

PROOF OF TAX PMT FOR 3917-200-1 & 3917-200-2 (3917-206-2 WAS CREATED AFTER 2021 TAX PAYMENT VIA DEED DATED 10/14/21

John Power | TAX COLLECTOR
Serving Alachua County

2021 PAID REAL ESTATE (OR BK 4942 PG 1289) 15409

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03917 200 001	UNASSIGNED LOCATION RE	0300

HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	8,350	0	8,350	65.68
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	8,350	0	8,350	29.79
LIBRARY GENERAL	1.0856	8,350	0	8,350	9.06
SCHOOL CAP36 PROJECT	1.5000	8,350	0	8,350	12.53
SCHOOL DISCRNRY & CN	0.7480	8,350	0	8,350	6.25
SCHOOL GENERAL	3.5950	8,350	0	8,350	30.02
SCHOOL VOTED	1.0000	8,350	0	8,350	8.35
CHILDREN'S TRUST	0.5000	8,350	0	8,350	4.18
SUWANNEE RIVER WATER MGT DIST	0.3615	8,350	0	8,350	3.02
TOTAL MILLAGE	20.2241			AD VALOREM TAXES	$168.88

John Power | TAX COLLECTOR Serving Alachua County

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

LEGAL DESCRIPTION

COM NE COR OF BLK 1 OF ALACHUA REALTY CO S/D PB A-106 POB S 59 DEG W 729.26 FT T
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69
NON-AD VALOREM ASSESSMENTS			$90.69

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$259.57

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

JOHN POWER, CFC 2021 PAID REAL ESTATE 15409
ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03917 200 001	UNASSIGNED LOCATION RE

HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0020548 $249.19 Paid 11/12/2021

FORM 1104 WARRANTY DEED-(Statutory Form.)

STATE OF FLORIDA DOCUMENTARY SUR TAX $1.10

STATE OF FLORIDA DOCUMENTARY SUR TAX $1.10

$1.10

STATE OF FLORIDA DOCUMENTARY SUR TAX $5.50

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00

REGISTERED U.S. PAT. OFFICE Print, Publishers, Rutland, Vt.

This Indenture

Wherever used herein, the term "party" shall include the heirs, successors and/or assigns of the respective parties hereto; the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 16th *day of* December *A. D. 1968*

Between

JAMES G. TYRE, a single man,

of the County of Alachua *in the State of* Florida
party of the first part, and

WILLIAM KIRKLAND and his wife, MARGARET M. KIRKLAND, husband and wife,
1432 SE 43rd Place, Gainesville, Florida
of the County of *in the State of*
party of the second part,

Witnesseth *that the said party of the first part, for and in consideration of the sum of* ---------Ten and No/100 ($10.00)---------- *Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of* Alachua *, State of Florida, to wit:*

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twenty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the Public Records of Alachua County, Florida.

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

In Witness Whereof, *the said party of the first part has hereunto set his hand and seal the day and year first above written.*

Signed, Sealed and Delivered in Our Presence:

James G. Tyre
JAMES G. TYRE

James Stuart Wershow

STATE OF FLORIDA DOCUMENTARY STAMP TAX
DEC 16'68
5400
COMPTROLLER
P.D. 190149
ALACHUA COUNTY
1968 DEC 16 AM 11:

State of Florida

County of ALACHUA

I Hereby Certify *That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,*

JAMES G. TYRE, a single man,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he *acknowledged before me that* he *executed the same freely and voluntarily for the purposes therein expressed.*

Witness *my hand and official seal at* Gainesville *County of* Alachua *, and State of Florida, this* 16th *day of* December *, A. D. 19*

James Stuart Wershow
Notary Public

My Commission Expires
Notary Public, State of Florida at Large
My Commission Expires Nov. 13, 1971
Bonded thru American Fire & Casualty Co.

THIS INSTRUMENT PREPARED BY
JAMES S. WERSHOW, ATTORNEY AT LAW
212 S. E. 1ST STREET, GAINESVILLE, FLA. 32601

DEED REC'D 545 PAGE 49

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3373928 2 PG(S)
10/20/2021 8:47 AM
BOOK 4942 PAGE 1289
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1044926
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $315.00
Intang. Tax: $0.00

Prepared by and return to:
Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 412
Alachua, FL 32615
(352) 565-7800
File No 21-185

Parcel Identification No 03917-200-001

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the **14th day of October, 2021** between **Christine A. Hunter, a widow**, whose post office address is **14905 Peggy Road, Alachua, FL 32615**, of the County of Alachua, State of Florida, Grantor, to **William Kirkland and Margaret Kirkland, husband and wife**, whose post office address is **P.O. Box 1360, Alachua, FL 32616**, of the County of Alachua, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Alachua, Florida, to-wit:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 40 FOOT WIDE PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF "ALACHUA REALTY COMPANY SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 106 OF SAID PUBLIC RECORDS, LESS ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD No. 2054 (PEGGY ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR AND CAP (LB 2903) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID "ALACHUA REALTY COMPANY SUBDIVISION" AND THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 02°08'31" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 83.27 FEET TO A 5/8" REBAR (NO IDENTIFICATION) ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID PEGGY ROAD; THENCE RUN NORTH 59°29'24" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 234.80 FEET TO A 5/8" REBAR AND CAP (PSM 6602) AT THE INTERSECTION WITH SAID NORTHERLY EXTENSION OF THE WEST LINE OF A PLATTED 40 FOOT RIGHT OF WAY AS SHOWN ON SAID "ALACHUA REALTY COMPANY SUBDIVISION"; THENCE RUN SOUTH 02°08'31" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 78.43 FEET TO A 3/4" IRON PIPE (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, LYING ON THE SOUTH LINE OF THE FORMER CSX TRANSPORTATION, INC.'S OPERATING PROPERTY, AND ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500; THENCE RUN SOUTH 58°27'44" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, AND THE SOUTH LINES OF SAID FORMER CSX PROPERTY AND SAID LANDS, A DISTANCE OF 237.13 FEET TO THE POINT OF BEGINNING.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and

will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Crystal L. Curran

Christine A. Hunter

WITNESS
PRINT NAME: Susan K King

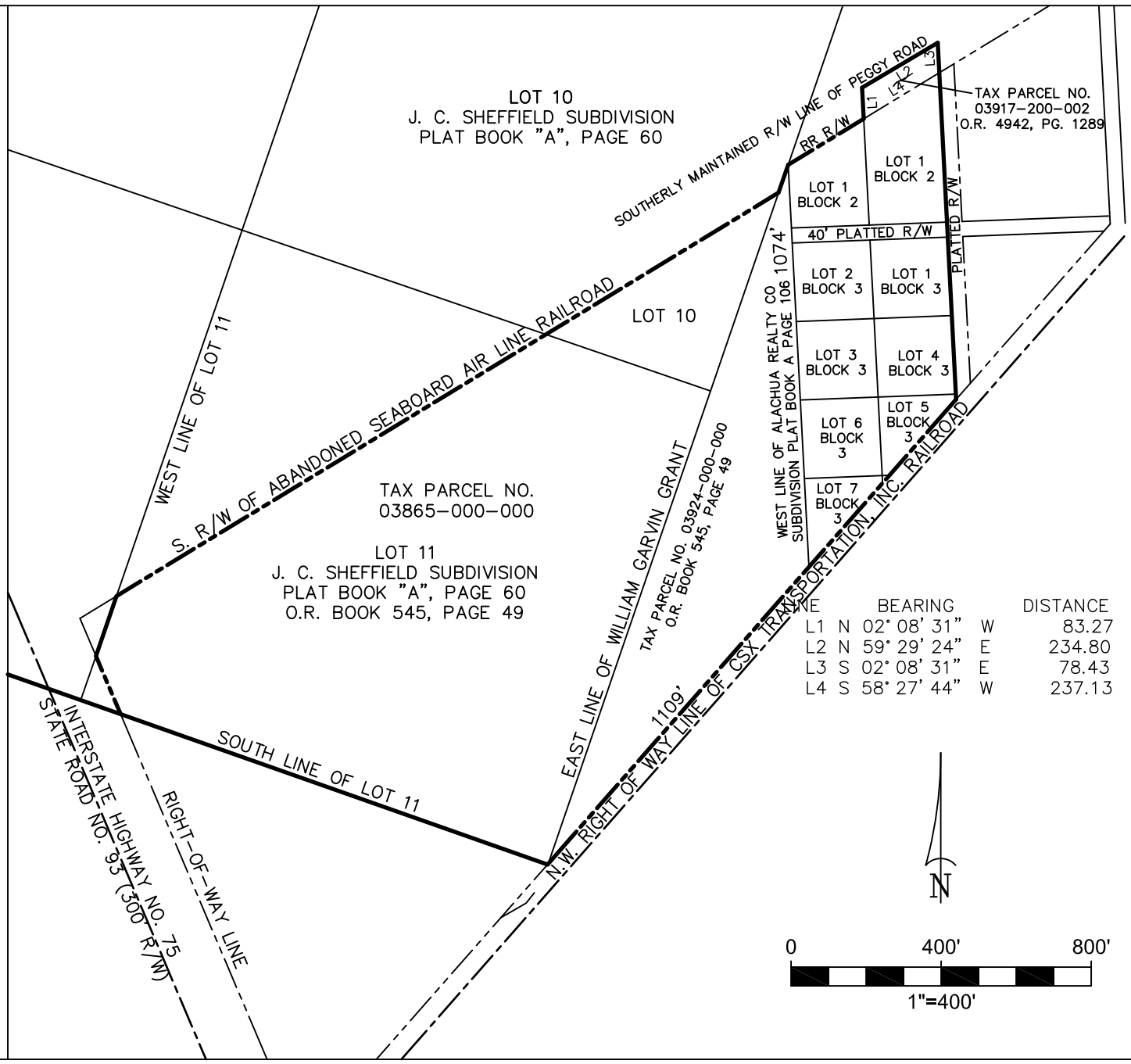
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 14th day of October, 2021, by Christine A. Hunter.

Signature of Notary Public
Print, Type/Stamp Name of Notary

CRYSTAL LANE CURRAN
Notary Public - State of Florida
Commission # GG 227129
My Comm. Expires Jun 18, 2022
Bonded through National Notary Assn.

Personally Known: Crystal L. Curran OR Produced Identification: _____
Type of Identification
Produced: _____



J:\BOB\2022-011Overall.dwg plot

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		2/7/2022	2022-011		

LEGAL DESCRIPTION SKETCH OF

A PORTION OF LOT 1 OF SECTION 22, TOWNSHIP 8 SOUTH RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND A PORTION OF THE WILLIAM GARVIN GRANT

FOR: GARDEN STREET COMMUNITIES

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization No. LB 2389

eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

Legal Description

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twen6ty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the public Records of Alachua County, Florida.

Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, February 24, 2022

Time: 5:00 p.m.

Place: Legacy Park Multi-Purpose Center
Meeting Room
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



Contact:

Clay Sweger, AICP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

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

Sworn to and subscribed before me this **15th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

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

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 5:00 pm on Thursday, February 24, 2022 in the Legacy Park Multi-Purpose Center at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.
Phone: (352) 373-3541

E-mail: csweger@edafl.com

(Published: Alachua County Today - February 10, 2022)

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning & Comprehensive Plan Amendment

Date & Time: February 24, 2022, 5:30 PM

Location: Legacy Park Multi-Purpose Center Meeting Room
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
William Kirkland	15151 Peggy Road	386-462-2730	BigMonkey0676@yahoo.com
Margaret Kirkland	15151 Peggy Road	386462.2730	" " "
Stephen F. Smith	13122 NW CR235	352328-5151	SSmith3205@ASU.COM
Robert Hartley	P.O. Box 1627 Al	352-258-5009	
Gerald Cyr	Gainesville.	813-477-5674	gcyr@gardenstreetcommunities.com

Neighborhood Meeting Minutes

Project: Peggy Road Land Use Change & Rezoning

Meeting Date & Time: February 24 at 5:00 p.m.

Community Participants: 5 participants in total
Gerald Cyr – Developer
William Kirkland
Margaret Kirkland
Stephen Smith
Robert Hartley

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger gave a presentation to inform the participants of the details of the proposed land use and zoning change and then opened up the floor for questions:

Q: Where are you in the process?
A: We are about to submit the land use and zoning change applications to the City and we anticipate that the review will take approx. 4 months. You will see signs posted and notices mailed to notify you of the City meetings. Engineering and platting phases would come after that.

Q: What is the green area on the PD Master Plan?
A: The green areas represent green spaces, which include stormwater basins, buffers, landscaped areas and other similar common areas.

Q: So, almost half of the site is green space?
A: Yes, approx. 48% of the site will be common areas, stormwater areas, green space, landscape buffers, etc.

Q: Did you know that the existing cattle fence on the south side is not located on the property line? It is actually farther north.
A: Thank you for letting us know. We will make sure the survey reflects the fence and property line.

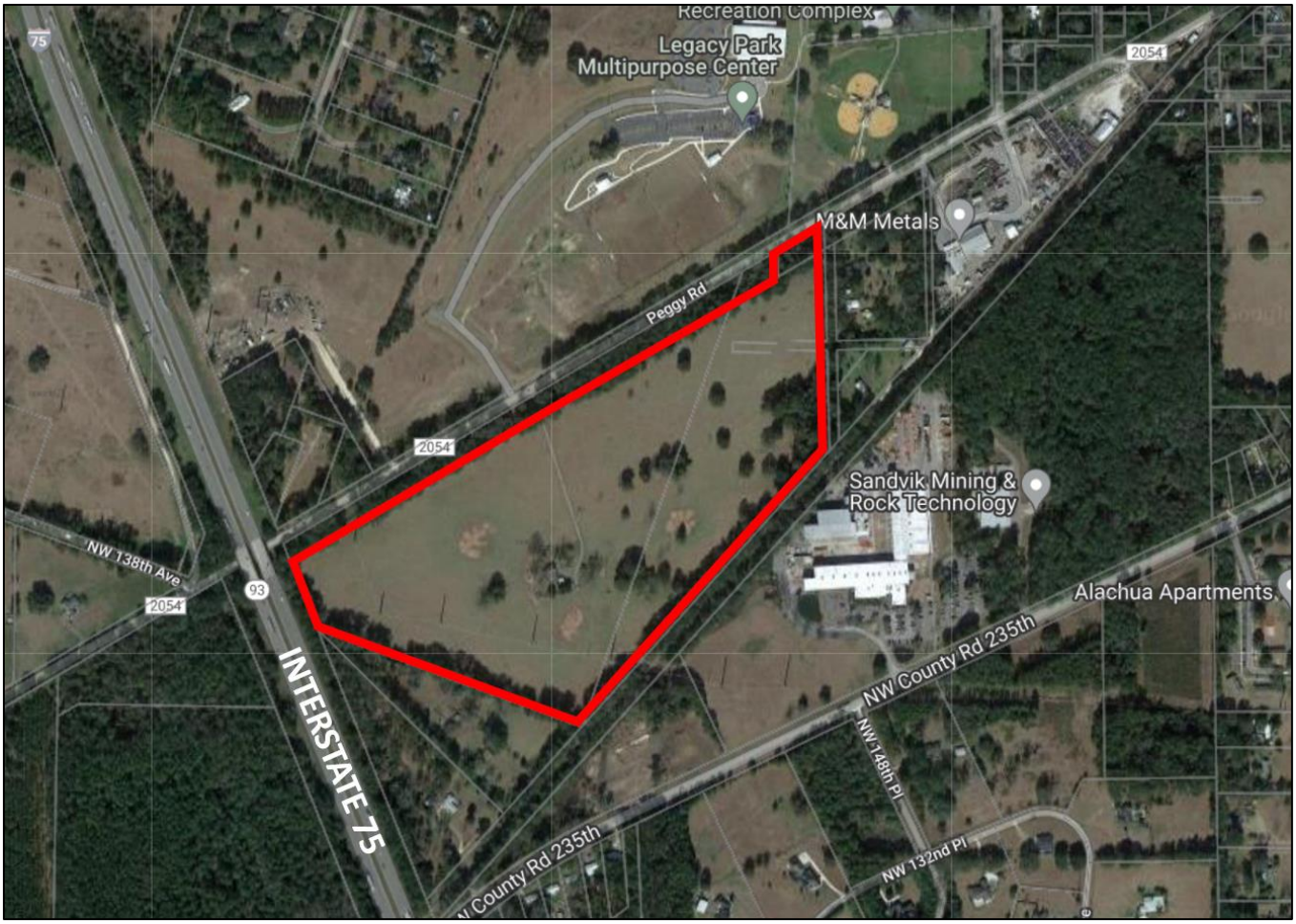
Q: What is proposed to the west / southwest of the existing Duke Energy powerline?
A: Green space is proposed in that area of the project, which will provide a nice buffer between the neighbor in that direction.

Q: Where are utilities coming from?
A: City of Alachua will provide water and sewer service through new lines running from Peggy Road into the project entrance at the NE corner of the site.

Q: Where is the project access?
A: The project access is proposed to be at the NE corner of the site onto Peggy Road.

Comment: Neighbor to the SW is pleased with the project layout and has requested that efforts be made to retain the large oak trees along the common property line between the development and his property and the applicant indicated that those trees should remain and that noted his request.

Future Land Use Map Amendment
Justification Report



Request:	Large Scale Future Land Use Map Amendment application from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Rural/Agriculture (03917-200-002) to City of Alachua Moderate Density Residential.
Location:	15151 Peggy Road
Parcel Numbers:	03924-000-000; 03865-000-000; 03917-200-002
Acreage:	51.7 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP
Date:	June 6, 2022

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

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

Background

The subject property is located at 15151 Peggy Road (CR 2054) in the City of Alachua. The property is located east of I-75, north of NW County Road 235, and south of Peggy Road (CR 2054) near the Legacy Park Multipurpose Center. The proposal concerns an approximately 51.7 (+/-) acre property that contains a residential structure and is also utilized as grazing land. The tax parcel numbers associated with the project are 03924-000-000; 03865-000-000 & 03917-200-002. The parcel is located within Section 22, Township 8, Range 18.

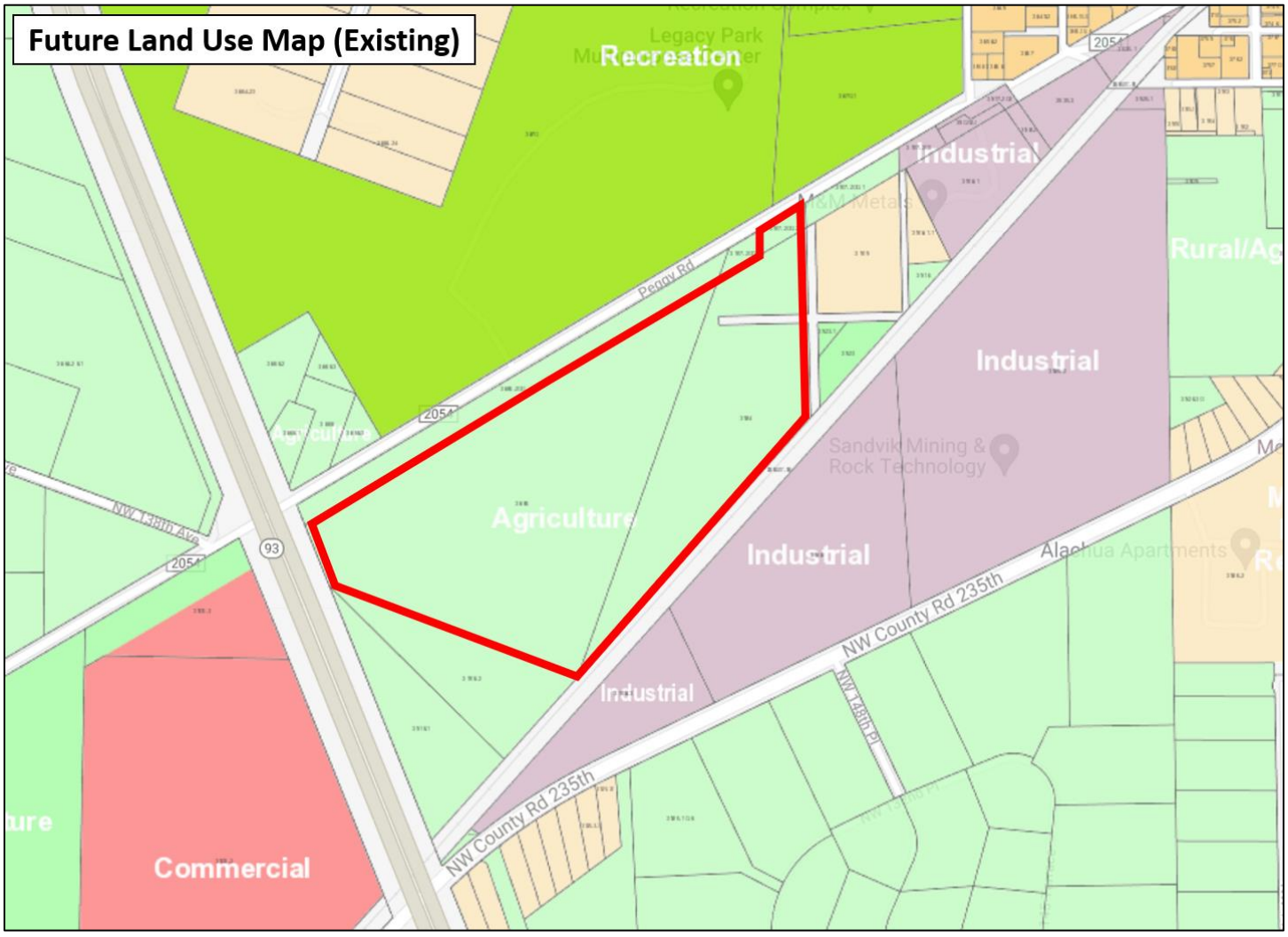
An aerial photo showing the existing conditions of the subject property and surrounding properties is indicated below:



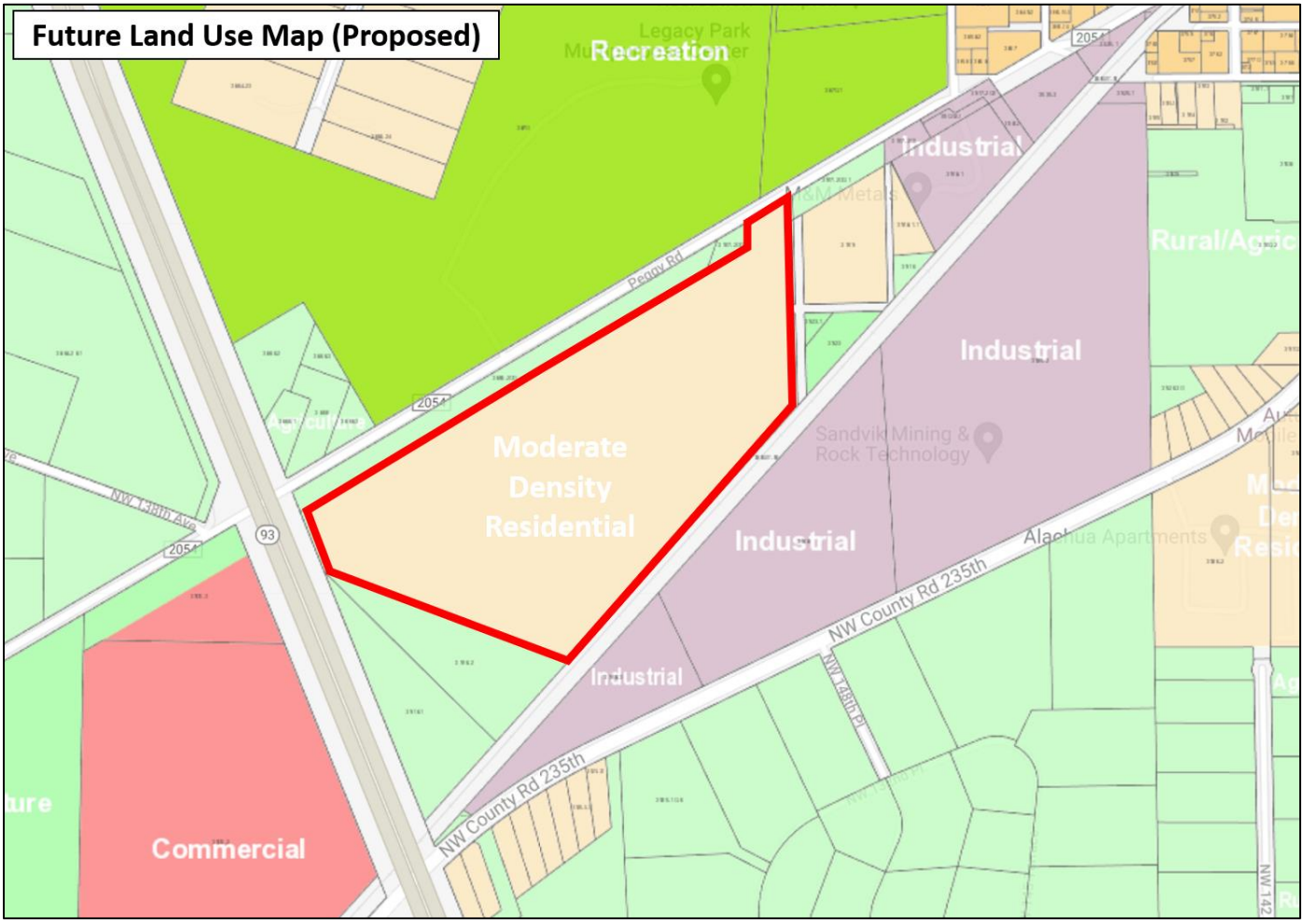
Statement of Proposed Change

The property owners request a large-scale future land use map amendment to amend the future land use category from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Rural/Agriculture to Moderate Density Residential on approximately 51.7 acres. The related application is to rezone the property from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Agriculture to Planned Development – Residential (PD-R) for consistency with the proposed future land use categories.

The existing Future Land Use Map for the project site and surrounding area is shown below:



As stated above, the subject parcel currently has an Agriculture future land use designation and is bounded by a mix of residential, recreation, non-residential and agricultural designations. The proposed Future Land Use Map for the project site and surrounding area is shown below:



As indicated earlier, this proposed future land use map amendment is related to an application for a rezoning that is being submitted simultaneously (please see the Justification Report for the related application that discusses the rezoning). The proposed rezoning would place a proposed Planned Development – Residential (PD-R) zoning on the property that would be consistent with the proposed future land use map designation of Moderate Density Residential on the property.

The Moderate Density Residential future land use designation will allow for use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units and singe family subdivisions.

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

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): *The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.*

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory dwelling units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. *Mobile homes only within mobile home parks;*
5. *Duplexes and quadplexes;*
6. *Townhomes;*
7. ***Residential Planned Developments**; and,*
8. *Supporting community services such as schools, houses of worship, parks, and community centers.*

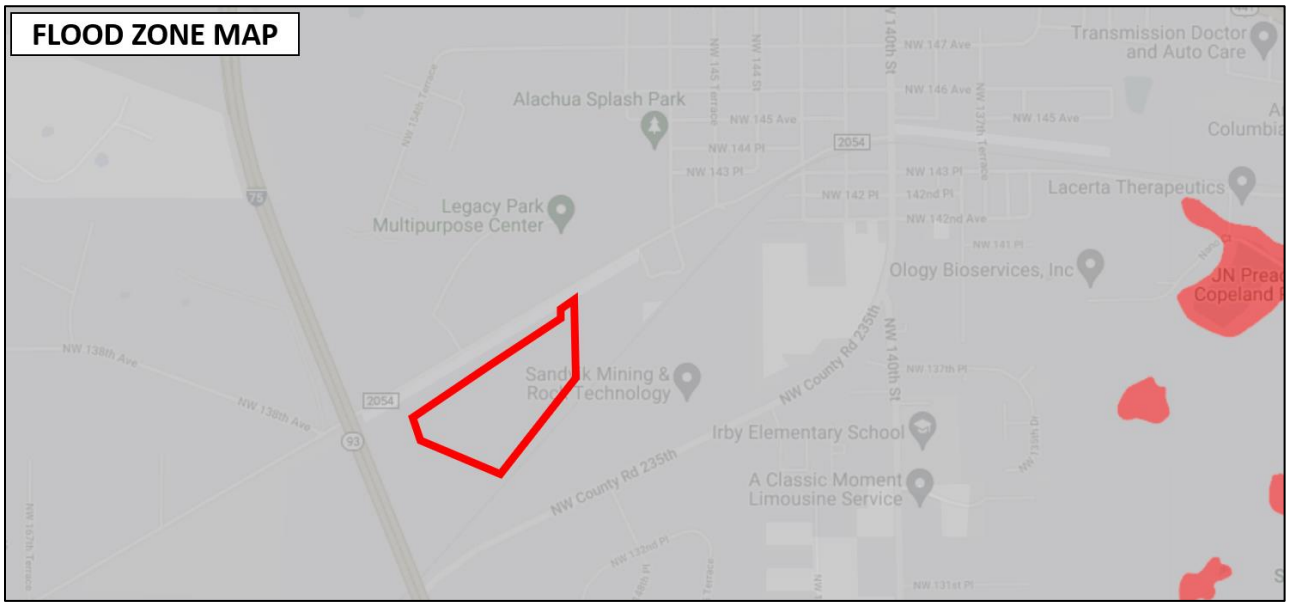
As described in the policies listed above, the proposed Moderate Density Residential future land use designation is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to is location in an area with a mix of residential, civic and non-residential development areas that are well suited to accommodate residential development that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site and connections to the property will be at developer cost.

Environmental / Suitability Analysis

The subject property has very few environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

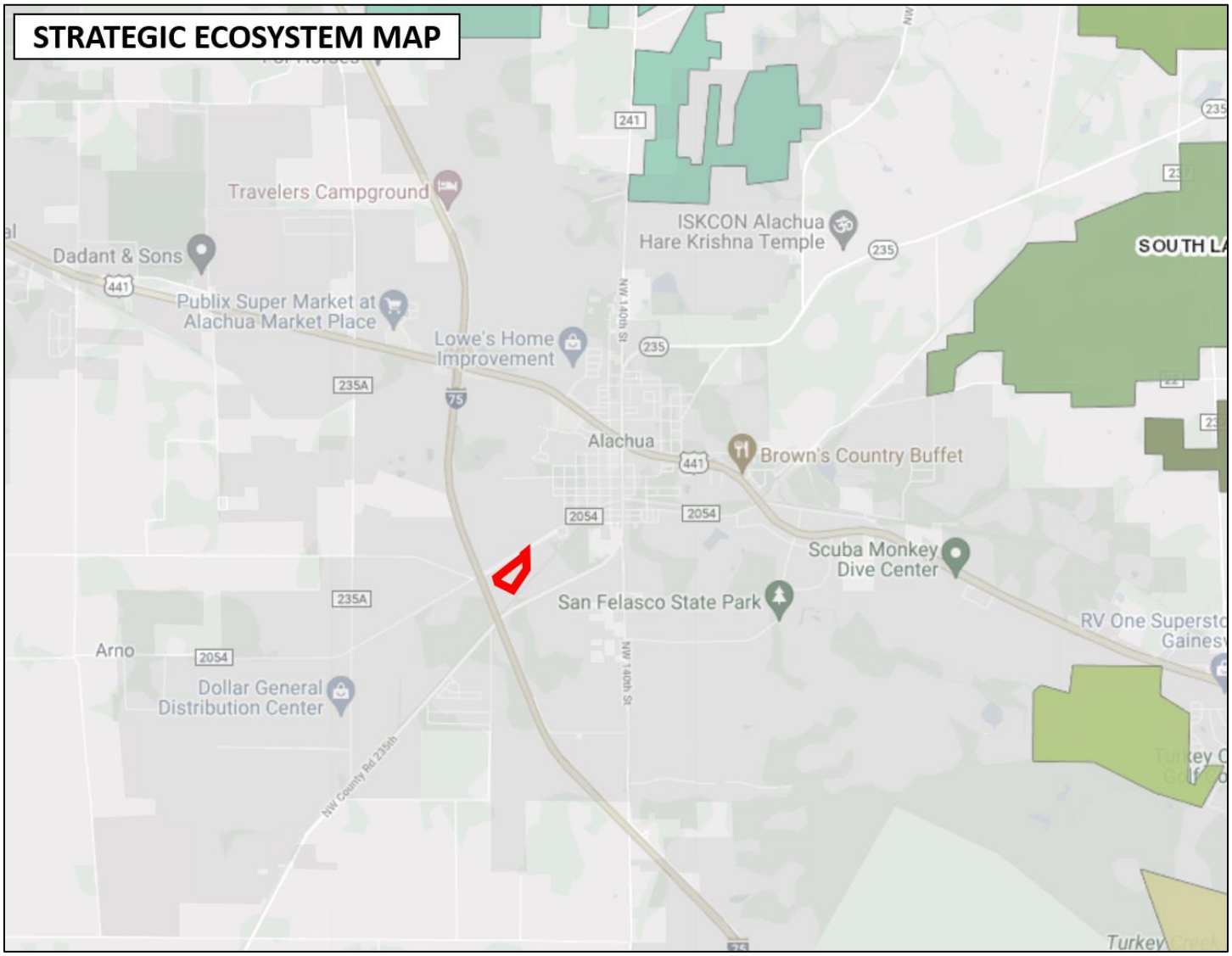
100-Year Flood Zone / Flood Potential:

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



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



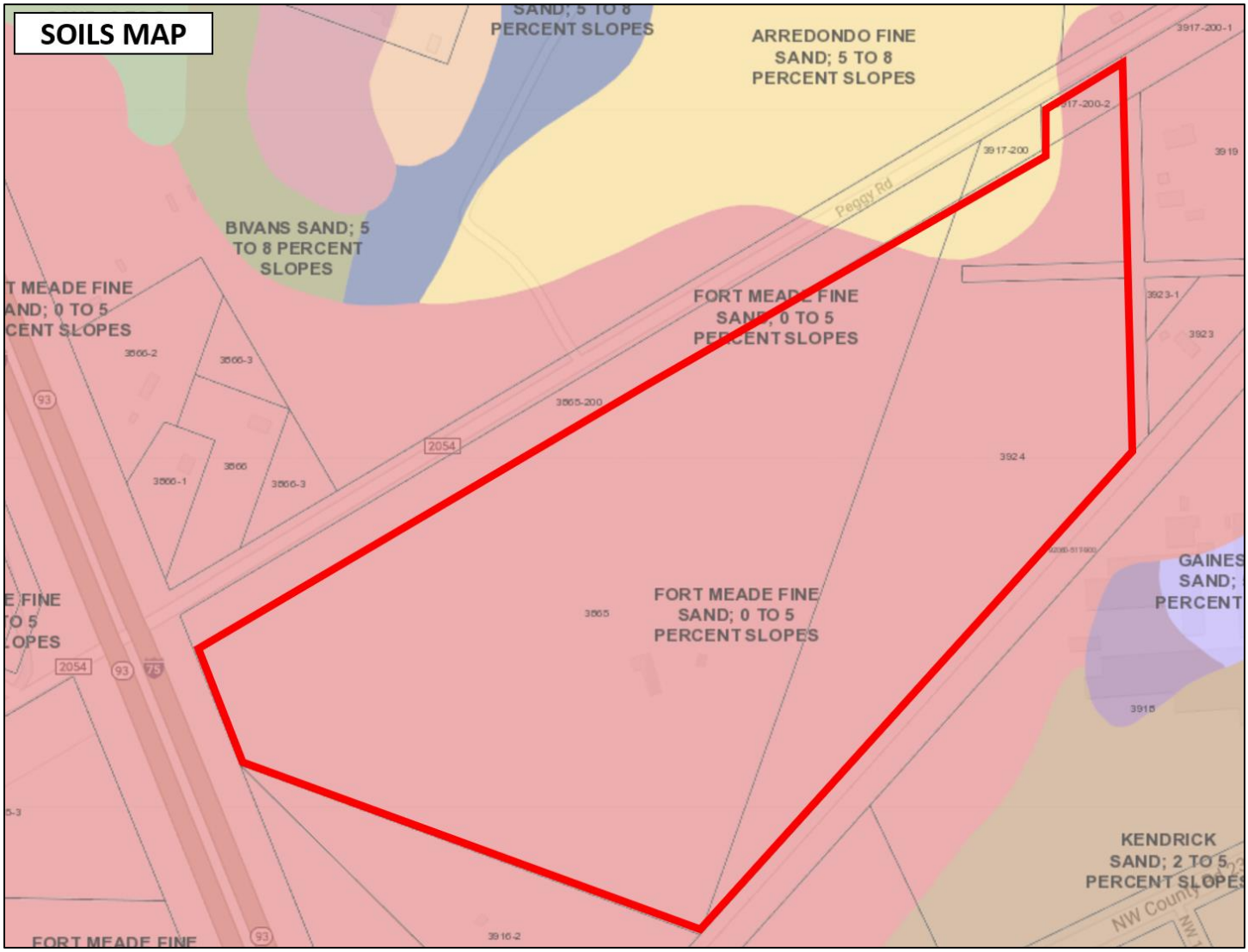
Soils:

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

According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as

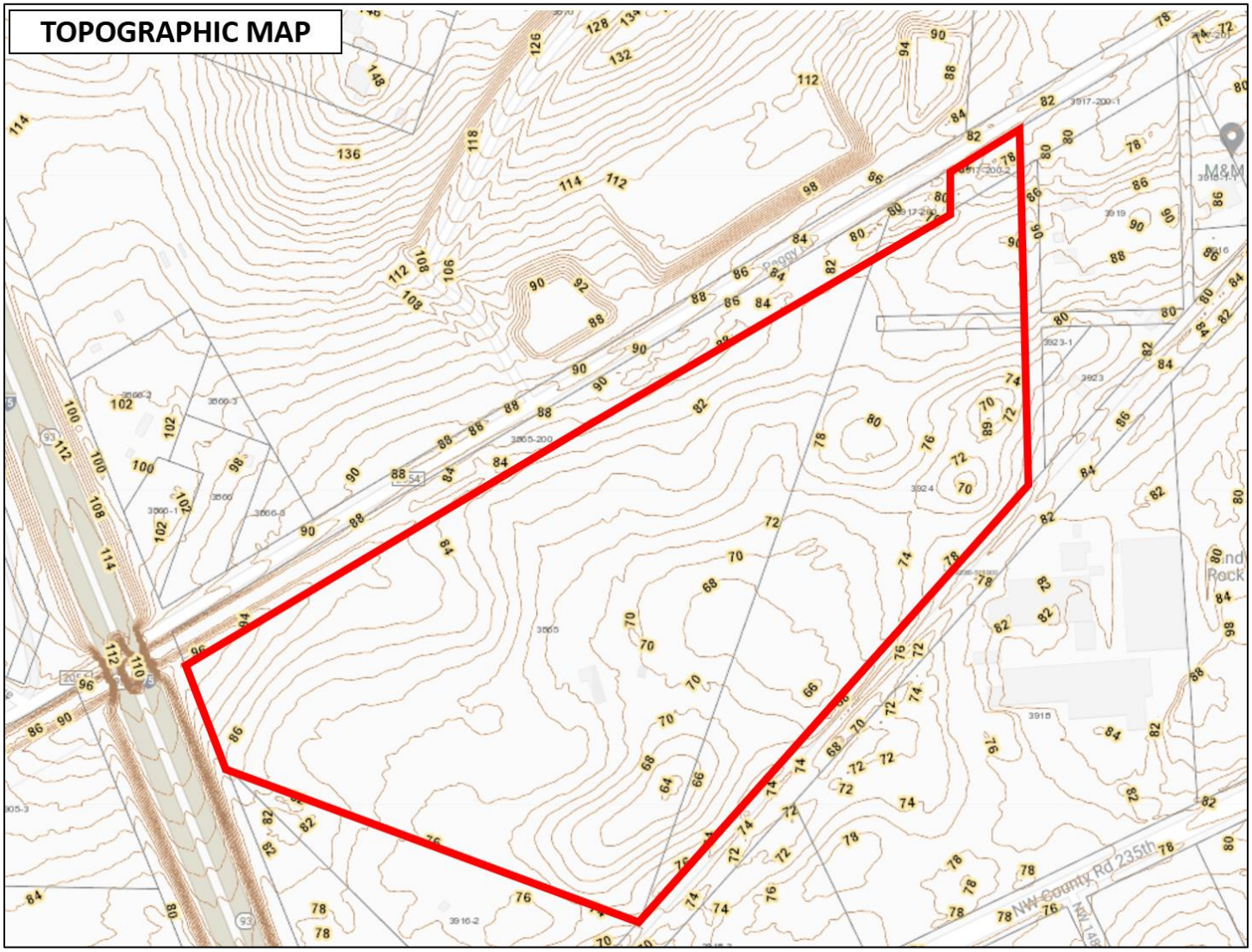
sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

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



Topography:

The following figure illustrates the topography of the site. The site generally slopes from north to south on the property with typical slopes spanning over a large expanse of land and thus, poses no impediments to site development.



Wellfield Protection Zone:

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

Wetlands:

The following figure illustrates that there no wetlands located on the subject property, according to the National Wetlands Inventory map below:



Needs Analysis

State Requirements

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

Based on existing development and existence of public facilities intended to serve development, the site is located within urbanizing portion of the City of Alachua, abutting Peggy Road (CR 2054) and in proximity to employment sectors of the City. A major civic facility owned and maintained by the City of Alachua (Legacy Park Multipurpose Center) is immediately north of the project site. Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Land areas with a mix of residential, non-residential and civic designations are located within 1/8 mile of the subject property, and development of this land will support the concept of urban development.

Existing vs. Proposed Designations

The proposed land use change to Moderate Density Residential on the 51.7 (+/-) acre subject property will result in an increase of density for the site. The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum intensity scenario on the site.

Existing FLUM Designation	**Acreage**	**Max. Density/Intensity**	**Max Dev. Scenario**
Agriculture	51.7	1 Unit / 5 Acres	10 Units

Proposed FLUM Designation	**Acreage**	**Max. Density/Intensity**	**Max Dev. Scenario**
Mod. Density Residential	51.7	4 UPA	207 Units

The City of Alachua Moderate Density Residential future land use designation allows for a variety of residential use types within the City of Alachua. Further, as single family detached development is in high demand, the land use change will help facilitate this development type. In addition, the subject property is located adjacent to the City of Alachua Legacy Park, which according to the City of Alachua, 'provides a welcoming, flexible park that provides a full spectrum of sports and cultural activities, open space, and passive recreation to the residents of Alachua.'

Public Facilities Analysis

A future land use map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed land use categories.

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

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed future land use designation is described below:

Proposed FLUM Designation	Acreage	Max Dev. Scenario
Mod. Density Residential	51.7	207 Units

Traffic:

Development Scenario –Moderate Density Residential FLU

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	207	Single Family	9.43 / Unit	1,952
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	207	Single Family	0.94 / Unit	195

Source: ITE, 11th Edition

Total Trip Generation:
- **1,952 ADT**
- **195 PM PEAK**

Affected Roadway Segments (Above 5% MSV)
- Segment 14 - CR 2054 (From SR 235 to West City Limit)
- Segment 8 - SR 235 (From NW 143rd Place to US 441)
- Segment 17 – CR 235A (From US 441 to CR 235)

Trip Distribution on Affected Roadway Segments
- 100% Distribution on CR 2054 (Segment 14) (1,952 ADT, 195 PM Peak)
  - 70% East (1,366 ADT, 137 PM PEAK) / 30% West (586 ADT, 58 PM PEAK)
- 70% Distribution on SR 235 (Segment 8) (1,366 ADT, 137 PM Peak)
- 30% Distribution on CR 235A (Segment 17) (586 ADT, 58 PM PEAK)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,952
Available Capacity	8,972

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

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	1,359

Existing Traffic and Reserved Trips	395
Project Trips (PM Peak)	195
Available Capacity	769

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,366
Available Capacity	3,629

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

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	1,290
Existing Traffic and Reserved Trips	894
Project Trips (PM Peak)	137
Available Capacity	259

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	586
Available Capacity	9,120

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

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	516
Project Trips (PM Peak)	58
Available Capacity	785

Traffic background data provided via May 2022 City Concurrency Report.

Sanitary Sewer:

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

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33%

of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations using a maximum development scenario, an increase of 51,750 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	51,750
Residual Capacity	506,382

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 250 Gal/Unit per day x 207 = 51,750 GPD*

Potable Water:

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

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

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 56,925 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity[2]	203,857
Parcel Demand for Site	56,925
Residual Capacity	729,801

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 275 Gal/Unit per day x 207 = 56,925 GPD*

Solid Waste:

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

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (207 units x 2.55 residents per unit x 0.73 tons/year per capita = 385 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	385 Tons

1. *Formula: (0.73 tons / year per capita @ 2.55 residents per unit)*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

Student Generation Calculations: Single Family Residential Development

Elementary School	207	units	x	0.12	Elementary School Multiplier*	25	Student Stations
Middle School	207	units	x	0.06	Middle School Multiplier*	12	Student Stations
High School	207	units	x	0.09	High School Multiplier*	19	Student Stations

Approval of the application will result in a projected school enrollment impact of 25 elementary, 12 middle and 19 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	2.6
Available Recreation Acreage	75.64

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Calculations for Proposed Project: 207 Units x 2.55 persons/household x 5 acres / 1,000 persons = 2.6 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational

facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

STORMWATER

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

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in future land use.

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

North: Peggy Road (CR 2054), Legacy Park Multipurpose Center, CSX Land
Recreation & Agriculture future land use designations

East: Residential
Moderate Density Residential & Agriculture future land use designations

West: Residential & Interstate 75
Residential and Agriculture future land use designations

South: CSX Railway & Industrial
Industrial future land use designation

The proposed Moderate Density Residential future land use designation is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a collector roadway (Peggy Road / CR 2054) and within close proximity to employment areas and the City of Alachua Legacy Park, a major civic facility serving local residents. Public

services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development.

Urban Sprawl Analysis

Urban Sprawl Indicators

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

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

Response: This proposed land use map amendment to Moderate Density Residential is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) along a collector highway (Peggy Road / CR 2054) and proximity to employment areas within the City. In addition, future development in the future shall comply with the regulations applicable to the protection of natural resources.

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

Response: The subject property is currently served by an existing roadway with adequate capacity to serve the development. Existing public utilities are also available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. In addition, the City of Alachua's Legacy Park Multipurpose Center is located adjacent to the property on the north side of Peggy Road / CR 2054, which provides an excellent amenity for residential areas.

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

Response: Currently, there are minor agricultural operations within the subject property. However, most of the nearby lands within the City of Alachua already have a land use and zoning designation that is not agricultural, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.

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

Response: The proposed land use map amendment for the property to Moderate Density Residential will help serve the growing residential population in the City and will provide

additional housing stock to serve the community in an area with centralized services available. This residential use will support the non-residential uses in the City by providing housing opportunities for the employees of local businesses.

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

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

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

Response: The proposed amendment will promote the already existing mix of residential , non-residential and civic uses in a portion of the City of Alachua that is primed for continued economic development due to geographic considerations, available public facilities and availability of centralized utilities. Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

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

Response: The subject property is located in an urbanizing area along Peggy Road / CR 2054 that has all necessary public facilities needed to support development, including water & sewer services and a major City park (Legacy Park) to the immediate north of the property. Existing centralized public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection of potable water and wastewater lines. In addition, a majority of the properties in the immediate vicinity already have an urban land use and zoning designation and properties to the east and west are already residential in use.

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

Response: No radial, strip, isolated or ribbon patterns will be created by this land use change. The development of the subject property for residential development will not promote strip development based on the proposed map's consistency with the overall land use pattern in the immediate area. Urban land use and zoning designations are existing on a majority of the

adjacent parcels in the immediate area and this change will be consistent with those designations.

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

Response: There are no identified regulated natural resources on the property (wetlands, floodplains, etc.). In addition, any on site environmental resources (if any) will be protected at the development stage in accordance with the City of Alachua Comprehensive Plan and Land Development Regulations.

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

Response: Currently, there are minor agricultural operations within the subject property. However, most of the nearby lands within the City of Alachua already have a land use and zoning designation that is not agricultural, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.

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

Response: Upon approval of the land use change and development of the site, all existing utilities provided by the City of Alachua shall be utilized. Peggy Road / CR 2054 provides access to the property for full vehicular access. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection of potable water and wastewater lines.

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

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

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

Response: **The subject property is located in the urbanizing portion of the City of Alachua abutting an existing county collector roadway with a major City civic facility (Legacy Park Multipurpose Center) across the street. Potable water and sanitary sewer facilities are available to the site and connections shall be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Adequate vehicular capacity is currently available on the local road network to serve future development on site. All other public services are currently available. Due to the immediate proximity of the site to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.**

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

Response: **The subject property falls within urbanized area the City of Alachua due to its adjacency to Peggy Road / CR 2054, availability of centralized utilities and land use pattern in the area.**

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

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The development of this site as a residential subdivision along Peggy Road / CR 2054 has public services available (water, sewer, police, fire, etc.) and as such, should be considered an area that is urbanizing in nature based on the existing local development pattern and urban future land use designations within the immediate vicinity of the subject property.

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

Response: **The proposed land use change will help add to a functional mix of uses in the immediate area, which includes a mix of commercial and residential use types, along with civic uses (Legacy Park) provided by the City of Alachua.**

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

Response: **The proposed amendment will not result in poor accessibility among linked and related uses. Future development will provide connectivity to the extent feasible.**

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

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

Comprehensive Plan Consistency

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

Future Land Use Element:

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

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): *The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.*

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory dwelling units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. *Mobile homes only within mobile home parks;*
5. *Duplexes and quadplexes;*
6. *Townhomes;*
7. ***Residential Planned Developments****; and,*
8. *Supporting community services such as schools, houses of worship, parks, and community centers.*

Consistency: As described in the policies listed above, the proposed Moderate Density Residential future land use designation is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use map designation is appropriate due to is location in an area with a mix of residential and non-residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the subject property is located adjacent to the City of Alachua Legacy Park Multipurpose Center, which according to the City of Alachua, 'provides a welcoming, flexible park that provides a full spectrum of sports and cultural activities, open space, and passive recreation to the residents of Alachua.' The property is also served by all necessary public facilities to serve future development of the site.

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

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

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

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

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

Consistency: **Future development on the site will identify and address on-site natural features and will address them in compliance with local regulations.**

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

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

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

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

GOAL 9: *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan*

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

Transportation Element:

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

Consistency: **An analysis of the proposed land use change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on land use maximum development scenarios indicate that the proposed future land use map amendment will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.**

Community Facilities Element:

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

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

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

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

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

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

Consistency: **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. Future development on the parcel will be required to connect with potable water and wastewater facilities consistent with**

the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.

Conservation & Open Space Element:

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

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

Consistency: Any future development proposal associated with these parcels will meet the City's air quality standards.

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

Consistency: As described in the Environmental Analysis section of this application, the existing soil types on site have minimal limitations for urban development.

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Response: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the future development of the site and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas that comply with all applicable City, County and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

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

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

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

Consistency: There are no known or identified geological resources on the property.

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

Consistency: **The development is proposed to be residential in nature and therefore, no hazardous materials shall be utilized.**

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

Consistency: **Currently, there are minor agricultural operations within the subject property. However, most of the nearby lands within the City of Alachua already have a land use and zoning designation that is not agricultural, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.**

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

Consistency: **No wetlands are located on the subject property.**

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

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

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

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

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

Response: **There are no surface water bodies located on the project site.**

Capital Improvements Element:

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

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

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

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

NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, February 24, 2022

Time: 5:00 p.m.

Place: Legacy Park Multi-Purpose Center
Meeting Room
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



Contact:

Clay Sweger, AICP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
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Gainesville, FL 32611

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Alachua, FL 32616

Lynn Coullias
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Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
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Alachua, FL 32616

Michele L. Lieberman
County Manager
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Gainesville, FL 32601

Bonnie Flynn
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Alachua, FL 32615

Hugh & Jean Calderwood
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Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

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

Sworn to and subscribed before me this **15th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

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

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 5:00 pm on Thursday, February 24, 2022 in the Legacy Park Multi-Purpose Center at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.
Phone: (352) 373-3541

E-mail: csweger@edafl.com

(Published: Alachua County Today - February 10, 2022)

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning & Comprehensive Plan Amendment

Date & Time: February 24, 2022, 5:30 PM

Location: Legacy Park Multi-Purpose Center Meeting Room
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
William Kirkland	15151 Peggy Road	386-462-2730	BigMonkey0676@yahoo.com
Margaret Kirkland	15151 Peggy Road	386462.2730	" " "
Stephen F. Smith	13122 NW CR235	352328-5151	SSmith3205@ASU.COM
Robert Hartley	P.O. Box 1627 Al	352-258-5009	
Gerald Cyr	Gainesville.	813-477-5674	gcyr@gardenstreetcommunities.com

Neighborhood Meeting Minutes

Project: Peggy Road Land Use Change & Rezoning

Meeting Date & Time: February 24 at 5:00 p.m.

Community Participants: 5 participants in total
Gerald Cyr – Developer
William Kirkland
Margaret Kirkland
Stephen Smith
Robert Hartley

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger gave a presentation to inform the participants of the details of the proposed land use and zoning change and then opened up the floor for questions:

Q: Where are you in the process?
A: We are about to submit the land use and zoning change applications to the City and we anticipate that the review will take approx. 4 months. You will see signs posted and notices mailed to notify you of the City meetings. Engineering and platting phases would come after that.

Q: What is the green area on the PD Master Plan?
A: The green areas represent green spaces, which include stormwater basins, buffers, landscaped areas and other similar common areas.

Q: So, almost half of the site is green space?
A: Yes, approx. 48% of the site will be common areas, stormwater areas, green space, landscape buffers, etc.

Q: Did you know that the existing cattle fence on the south side is not located on the property line? It is actually farther north.
A: Thank you for letting us know. We will make sure the survey reflects the fence and property line.

Q: What is proposed to the west / southwest of the existing Duke Energy powerline?
A: Green space is proposed in that area of the project, which will provide a nice buffer between the neighbor in that direction.

Q: Where are utilities coming from?
A: City of Alachua will provide water and sewer service through new lines running from Peggy Road into the project entrance at the NE corner of the site.

Q: Where is the project access?
A: The project access is proposed to be at the NE corner of the site onto Peggy Road.

Comment: Neighbor to the SW is pleased with the project layout and has requested that efforts be made to retain the large oak trees along the common property line between the development and his property and the applicant indicated that those trees should remain and that noted his request.

offering a sense of privacy

Teatime, Tranquility and Treasures at Willow's Rest opened to the public two weeks ago and is already so popular that the owners suggest reservations during the lunch hour. "We have

is open Tuesday-Saturday, 9 a.m.to 4 p.m. Additional information or reservations can be made by calling 386-243-9199.

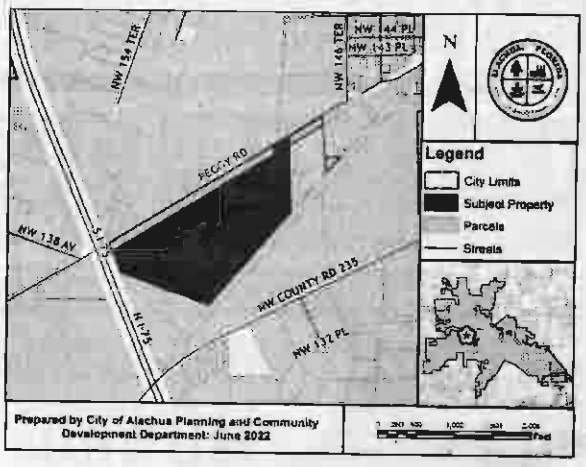
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Email rcarson@alachuatoday.com

City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±51.7 acre subject property from Agriculture and Rural/ Agriculture (Alachua County) to Moderate Density Residential; located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing FLUM: Agriculture and Rural/ Agriculture (Alachua County); Proposed FLUM: Moderate Density Residential; Existing Zoning: Agricultural (A) and Agricultural (A)(Alachua County).



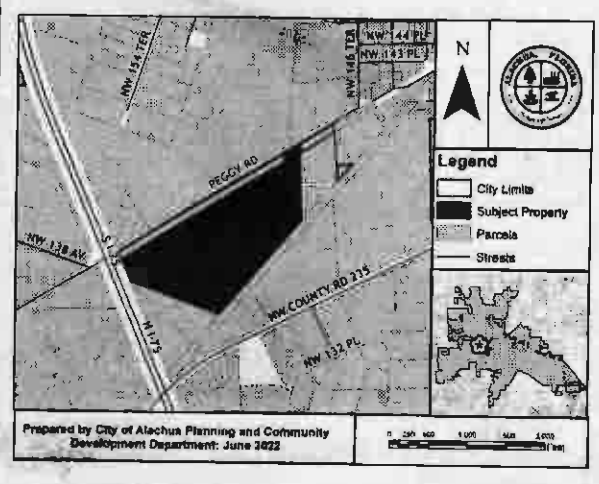
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 30, 2022)

City of ALACHUA

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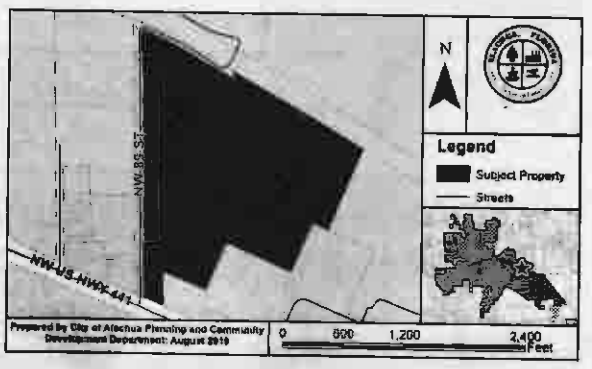
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At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 30, 2022)

Challengers take Florida's abortion ban to court, saying it violates privacy right

John Kennedy
Capital Bureau | USA TODAY NETWORK – FLORIDA

TALLAHASSEE — Only days before Florida is poised to ban most abortions after 15 weeks of pregnancy, a Leon County judge was asked this week to block the new law as a violation of the state constitutional right to privacy.

Circuit Judge John Cooper has indicated he expects to rule in the case before Friday, when the new restriction is set to take effect. Planned Parenthood affiliates in Florida and allied organizations sued this month to block the law.

"Abortion is a very common procedure," Dr. Shelly Tien of Jacksonville said, in testimony Monday before Cooper. "It's a very safe procedure."

Tien, among the plaintiffs in the case, is a maternal-fetal medicine specialist who performs abortions with Planned Parenthood of South, East and North Florida. She also travels around the country to provide abortions in regions with limited access.

In mostly party-line votes, Florida's Republican-controlled House and Senate approved overhauling the state's abortion law earlier this year. The legislation, HB 5, was signed by Gov. Ron DeSantis in April.

Florida's law has allowed abortions for up to 24 weeks of pregnancy for most of the decades since the U.S. Supreme Court's Roe v. Wade decision legalizing the procedure in 1973.

The U.S. Supreme Court last Friday overturned Roe v. Wade, stripping away federal constitutional protections for abortion and potentially leading to abortion bans in half the states. In their 6-3 ruling, justices also upheld Mississippi's 15-week abortion limit, which is identical to the Florida law about to take effect.

But Florida's constitutional right to privacy, approved overwhelmingly by voters in 1980, adds certain safeguards that Planned Parenthood and others argue should halt the new 15-week ban.

Attorneys for the state, however, questioned Tien who acknowledged that data showed that 96.4% of abortions in Florida in 2019 occurred before the thirteenth week of pregnancy. When Tien was asked to acknowledge that few women seeking abortions would be affected by the new law, Cooper interrupted, also citing the 2019 statistics.

"Sixteen hundred (women) would be" barred from abortions under the 15-week standard, Cooper said. "And all those who have become pregnant by rape would be affected by HB 5."

The state Supreme Court in 1989 relied on the state's privacy right in striking down a parental consent law for minors seeking abortion, and the constitutional standard was cited by courts blocking other abortion restrictions in subsequent years.

But the current, seven-member state Supreme Court, comprised of three DeSantis appointees and all appointed by Republican governors, is viewed as conservative and potentially poised to reinterpret the privacy right, which states "every natural person has the right to be let alone and free from governmental intrusion."

DeSantis and Republican leaders in the Legislature haven't spoken about what could happen next in Florida, now that federal justices have given states authority to enact event stricter abortion laws or outright bans.

DeSantis in his comments following the Supreme Court ruling said his focus is on defending the state's new restriction "against state court challenges," hinting he is not eager to call lawmakers back into special session to enact tougher limits.

A Florida Atlantic University poll in May found that 67% of Floridians think abortion should be legal in all or most cases. For now, DeSantis and most Florida lawmakers up for election this year appear inclined to gauge how reaction to the Supreme Court ruling plays across the nation and state.

Elections

Continued from Page 3A

Boatner also comes to the office with an impressive resume, Barton added.

The political science major is just 10 credits shy of earning his degree, the least anyone has needed for anyone who held the position prior. He also played a role in helping draw new district lines locally, assisting UF professors Dan Smith and Michael McDonald.

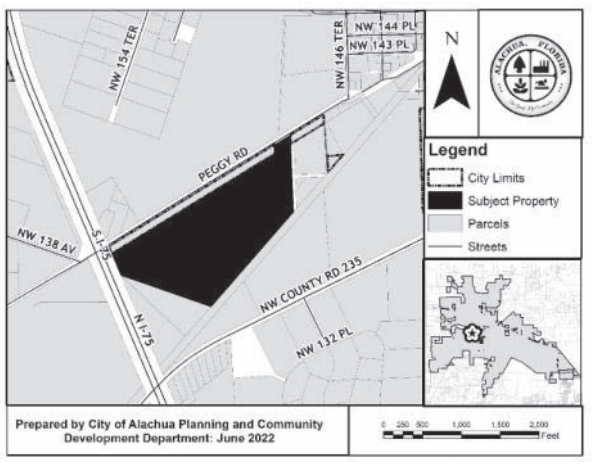
Candidates often rely on UF students to help with campaigns during election years, though many understand the job is only temporary. Those campaign workers then develop experience and skills to move on to careers in politics. Campaign expenses show that Arreola's campaign last paid $750 to Boatner for his help on April 12.

Arreola praised Boatner for his work and congratulated him on his new role, adding that Boatner was immediately removed as treasurer and severed all campaign accounts and activity once he received the job offer.

"I hired him for a reason," Arreola said. "I encourage anybody who wants to know more about elections and politics to work for campaigns. It really is an educational experience."

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±51.7 acre subject property from Agriculture and Rural/ Agriculture (Alachua County) to Moderate Density Residential; located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing FLUM: Agriculture and Rural/ Agriculture (Alachua County); Proposed FLUM: Moderate Density Residential; Existing Zoning: Agricultural (A) and Agricultural (A)(Alachua County).

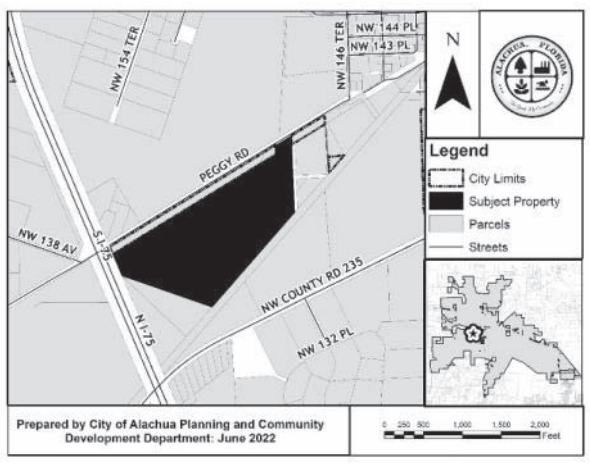


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30946574

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

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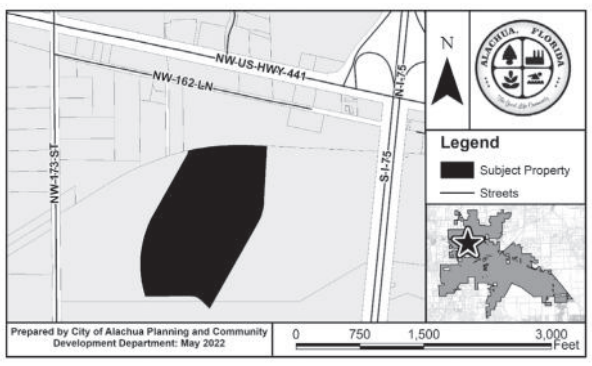


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GF-30946532

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

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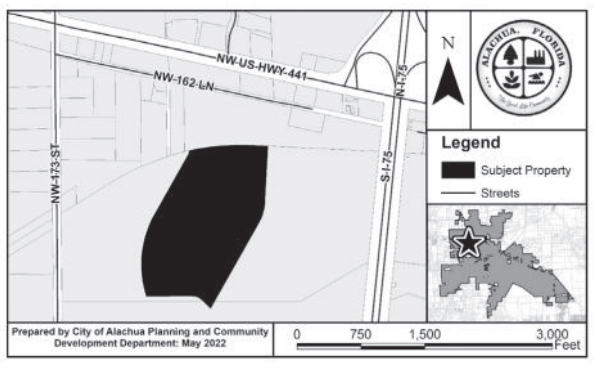


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GF-30946323

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

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At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30946402

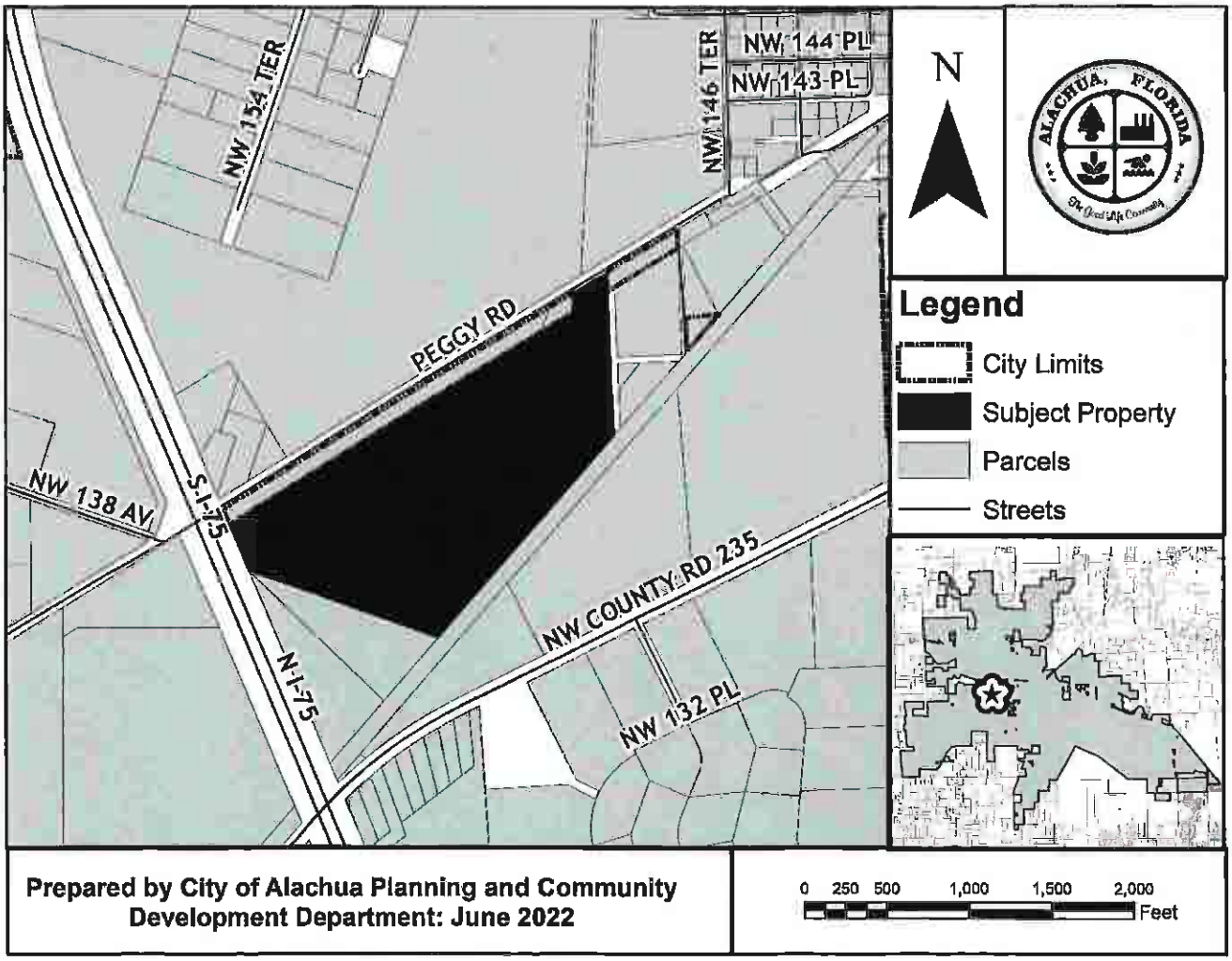
City of ALACHUA
the good life community

Mailed 6/27/22
KC

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

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At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

Allez à avery.ca/gabarits
Utilisez le gabarit d'étiq. 5160
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Pour utiliser les étiquettes Easy Peel, ...
Go to avery.com/templates
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Easy Peel® Address Labels
Bend along line to expose Pop-up Edge™
AVERY 5160

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/23/22 FOR THE Peggy Rd Planned Development LSCPA/RZ
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

One (1)
(Number of signs)

Planning and Zoning Board
Minutes
July 12, 2022

Chair Sandy Burgess
Member Joe Hancock
Member Virginia Johns
Member William "Bill" Menadier
Member Dave Ferro
School Board Member Tina Certain

City Manager Mike DaRoza

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

Meeting Date: July 12, 2022

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 Sandy Burgess called the meeting to order. School Board Member Tina Certain was 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 Dave Ferro.

Motion Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the June 14, 2022 PZB Meeting

Member Johns moved to approve the minutes; seconded by Member Joe Hancock.

Passed by unanimous consent.

B. Selection of Vice Chair

Member Ferro moved to appoint Member Joe Hancock as vice chair; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

C. Small Scale Comprehensive Plan Amendment (SSCPA) – Tomoka Hills Non-Residential: A request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of SSCPA to amend the Future Land Use Map (FLUM) on a ±45.3 acre subject property from Agriculture to Community Commercial; Consisting of Portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000 (Legislative Hearing).

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Craig Brashier, AICP, of CHW Inc., provided additional information and availed himself for questions.

Member Johns inquired about future development plans.

Mr. Brashier responded.

Member Johns inquired about available fire flow.

Mr. Brashier responded.

Chair Burgess inquired about future development plans.

Mr. Brashier responded.

Chair Burgess inquired about transportation impacts and potential for traffic improvements.

Mr. Brashier responded.

Vice Chair Hancock moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills

Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Johns.

Busy Shires discussed future development plans for adjacent lands owned by the property owner and potential impacts on lands to the south.

Carrie Luke expressed concerns about future traffic and impacts to 235-A, the impacts upon the rural character on the land to the south, and the timeframe for construction.

Mr. Brashier responded.

Chair Burgess noted that additional Neighborhood Meetings will be required before any development plans are proposed.

Chris Mellanson inquired about the proposed housing and potential tenants.

Carrie Luke commented on the impacts to 235-A from existing development and the maintenance of 235-A.

Mr. Brashier responded.

Motion Passed 5-0 in a roll call vote.

D. Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – Tomoka Hills Non-Residential: A request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Rezoning to amend the Official Zoning Atlas from Agricultural (A) to Community Commercial (CC) on a ±45.3 acre subject property; Consisting of Portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000 (Quasi-Judicial Hearing).

Planning Technician Kenyata Curtis swore in all parties entering testimony.

Principal Planner Tabor, AICP, presented the Staff Report.

Vice Chair Hancock moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

E. Site Plan –Tucker Davis Building Addition : A request by Sergio Reyes, P.E., of eda consultants, inc., applicant and agent, for Tucker Davis Technologies, Inc, property owner, for consideration of a Site Plan to construct a ± 6,630 square foot addition with associated site improvements on a ±2.68 acre subject property located at 11930 Research Circle. Tax Parcel Number 03956-010-011 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Adam Hall, AICP, presented the Staff Report.

Stephanie Sutton, of eda consultants, inc., accepted the conditions recommended by Staff and availed herself for questions.

Vice Chair Hancock moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Tucker-Davis Technologies. Inc., subject to the two (2) conditions provided in Exhibit "A" and located on page 17 of the July 12, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

F. Site Plan – San Felasco Tech City Phase 4: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan proposing the construction of three (3) nonresidential buildings totaling ±88,413 square feet, 20 attached residential units, ten (10) single family residential units, a ±3,140 square foot neighborhood recreation center, and a ±1,044 square foot amenity center on a ±13.23 acre subject property; Portions of Tax Parcel Numbers 05844-004-001 and 05855-005-000 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Tabor, AICP, presented the Staff Report.

Member Ferro moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Laser Investment Group, LLC, for San Felasco Tech City Phase 4 subject to the six (6) conditions provided in Exhibit "A" and located on page 20 of the July 12, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Chair Burgess inquired about the time limit for the approval of the site plan.

Principal Planner Tabor, AICP, responded.

Stephanie Sutton, of eda consultants, inc., accepted the conditions recommended by Staff and availed herself for questions.

Chris Mellanson inquired about the proposed housing and potential tenants.

Stephanie Sutton responded.

Motion Passed 5-0 in a roll call vote.

G. Large Scale Comprehensive Plan Amendment (LSCPA) – Peggy Road LSCPA: A request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for consideration of a LSCPA to amend the Future Land

Use Map (FLUM) on a ±51.7 acre subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential; Tax Parcel Numbers03924-000-000, 03865-000-000, 03917-200-002(Legislative Hearing).

Principal Planner Hall, AICP, presented the Staff Report.

Clay Sweger, AICP, LEED AP, of eda consultants, inc., provided additional information, accepted the conditions, and availed himself for questions.

Member Ferro inquired about the alignment of the connection to Peggy Road and if a traffic light would be needed.

Clay Sweger responded.

Member Bill Menadier clarified limitations to aligning the connection to Peggy Rd with the entrance to Legacy Park.

Clay Sweger responded.

Carrie Luke discussed compatibility and traffic impact.

Vice Chair Hancock moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Ferro.

Motion Passed 5-0 in a roll call vote.

H. Site-Specific Amendment to the Official Zoning Atlas - Peggy Road PD-R: a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc. , applicant and agent for William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") on a ±51.7 acre subject property. Consisting of Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall, AICP, presented the Staff Report.

Clay Sweger, AICP, LEED AP, of eda consultants, inc., provided additional information, accepted the conditions, and availed himself for questions.

Vice Chair Hancock moved that based upon the substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 26 conditions provided in Exhibit "A" and located on page 36 of the July 12, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be August 9, 2022 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Vice Chair Hancock moved to adjourn; seconded by Member Johns.

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

Candidates

Continued from Page 3A

stories, four stories, none of that."

Commissioner Harvey Ward told the crows he plans to vote against the proposal.

"I don't think the community is prepared for it, quite frankly," he said. "There should be an opportunity in a community like ours to have an in-depth, nuanced discussion about how we solve the housing crisis."

Ed Bielarski, the former general manager of Gainesville Regional Utilities, who also opposes the zoning change, said the vast majority of residents he has met on the campaign trail are concerned the change would negatively impact property values.

"They have a 30-year investment in an asset that is being changed mid-stream," Bielarski said. "The idea that we are going to end racial inequity by opening up single-family parcels of land to multiplexes is kind of incredulous to me. It needs a very broad discussion."

In Minneapolis, a much larger city than Gainesville where they eliminated the exclusionary single-family zoning in 2018, only a handful of properties have ended up becoming multi-family so far, experts say.

"We're talking in a few years we might get a few duplexes on the northwest side (of Gainesville)," candidate July Thomas added. "There is no reason the commission needs to rush this."

School board races

School board candidates debated over employee pay, as well as finding the next superintendent.

A majority of the candidates said teachers and bus drivers are leaving the school district due to poor pay and that student discipline issues have gotten worse and uncontrollable.

Kay Abbitt, an educator in Alachua County for 10 years who is running for the District 5 seat, said it has been difficult to retain teachers due to those reasons.

"Behavior is out of control in the district, and it's very difficult to learn in a classroom where there is this misbehavior," she said. "A lot of the teachers that I have spoken to have talked about how they are not supported by the administration."

Her opponent, Prescott Cowles, who currently serves as the special projects manager for the district's office of accountability, said when he served on the instructional bargaining team, teachers in Alachua County received the largest salary increase in the history of the district.

He said educators have been "under attack from legislators in Tallahassee," and need a "champion who can bring forth meaningful change to restore the dignity of the profession."

A majority of the school board candidates also expressed interest in conducting a national search for the new permanent superintendent, but only after the board outlines its priorities and engages the community.

In March, the Alachua County School Board named Shane Andrew the district's interim superintendent two weeks after firing Carlee Simon from the role.

The primary election is scheduled for August 23, with early voting set to begin on August 13. For races with more than two candidates in which no one earns more than 50% of the vote, there will be a runoff in November pitting the top two finishers against each other.

Summit

Continued from Page 3A

band, Christian Ziegler, is the vice chair of the Florida GOP.

The group gained momentum, and criticism, after confronting school leaders over COVID-19 restrictions and how race was being taught in classrooms, carving out a vocal presence in a Republican-led push to win control of local school boards.

It has since grown to 211 chapters in 38 states and close to 100,000 active members, Justice said. It has expanded its reach to issues including how and when schools can teach students about LGBTQ issues — even as teachers, advocates and other parents argued the subjects they're targeting isolate already vulnerable queer students and students of color and erase key aspects of U.S. history.

Justice attributed that rapid growth to the organization's ability to tap into frustrations of parents who got an in-depth look at how their children were being taught as schools shifted to online, at-home instruction during the ongoing pandemic.

"We're moms, and we know what moms are worried about," Justice said.

The group incorporated as a 501(c)(4) "social welfare" nonprofit, which means it can do some political work without having to disclose its funders.

The group's three federal political action committees and one Florida political committee — which are required to disclose donors — had no money in them as of Tuesday. Justice repeated denials that the group's rapid growth was funded by dark money.

While the organization has billed itself as a nonpartisan parental rights movement, the summit will feature a host of Republican speakers including Florida Gov. Ron DeSantis, First Lady Casey DeSantis, U.S. Sen. Rick Scott, and former President Donald Trump Secretary of Housing and Urban Development Ben Carson.

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The ordinance title is as follows:

ORDINANCE 22-15

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 ARTICLE 4, SECTION 4.3.4 (J), RELATED TO USE-SPECIFIC STANDARDS FOR VEHICLE SALES AND SERVICES; 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 andCommunity Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31179030

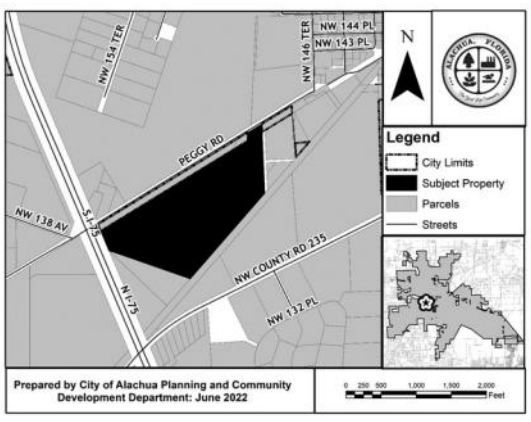
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AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±51.7 ACRES FROM AGRICULTURE AND RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-31178780

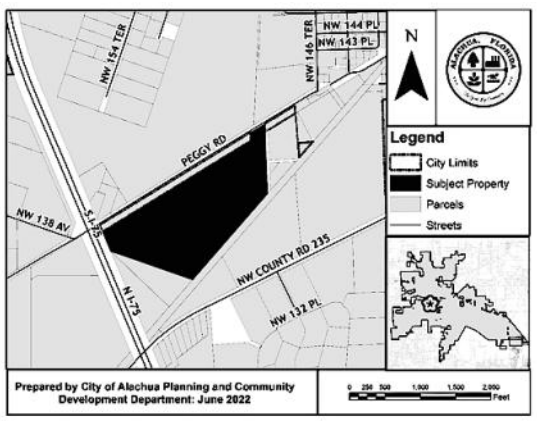
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ORDINANCE 22-19

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") AND AGRICULTURAL ("A")(ALACHUA COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 51.7 ACRES; LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-31178823

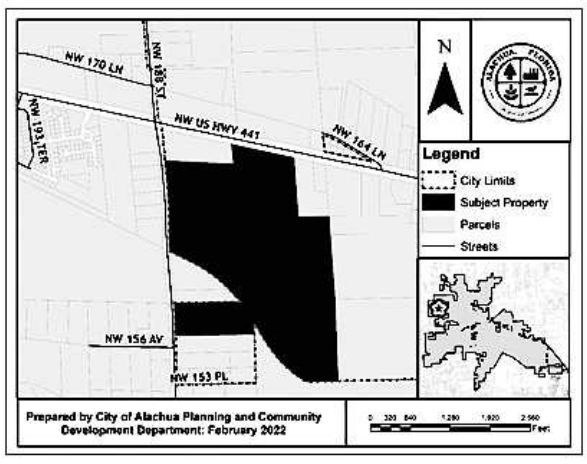
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The ordinance title is as follows:

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC") (±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-31178938

City of ALACHUA

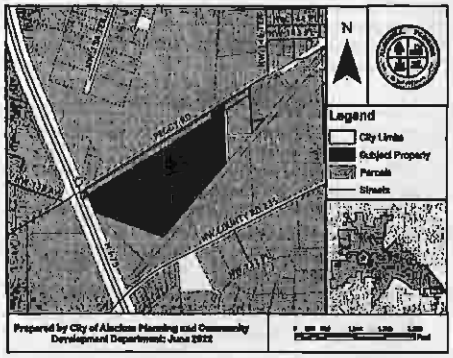
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(Published: Alachua County Today - July 14, 2022)

City of ALACHUA

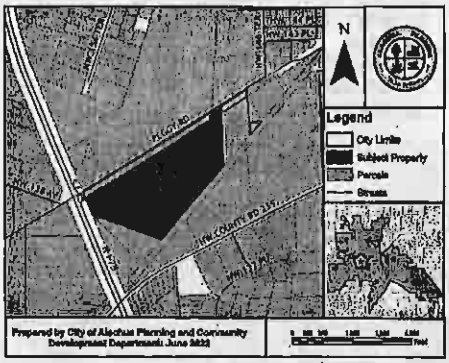
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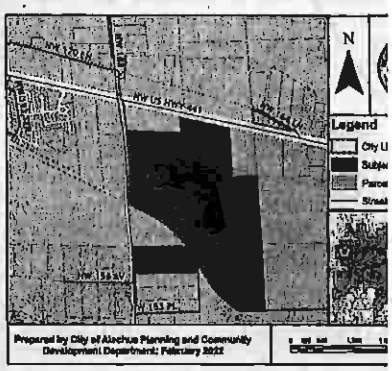
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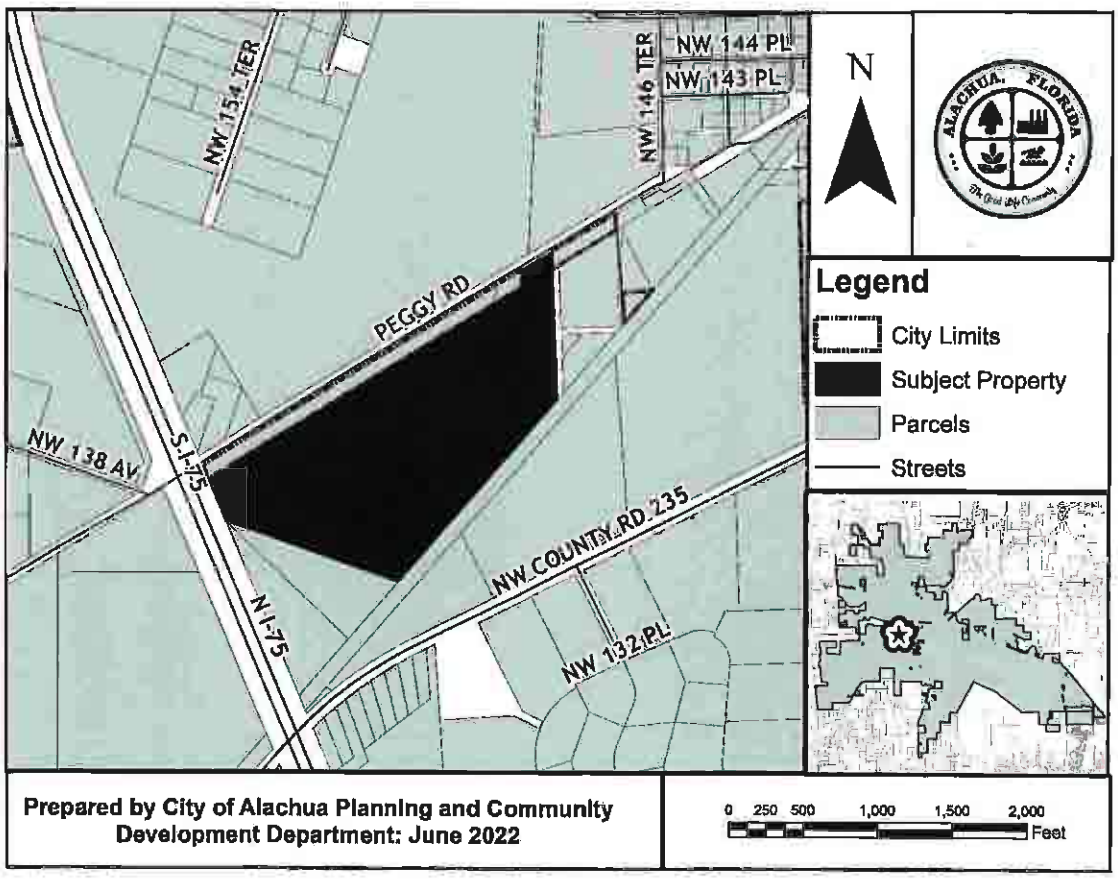
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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

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Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
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Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
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Alachua, FL 32615

Hugh & Jean Calderwood
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Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

~~Shasta Schoelhorn~~
~~15907 NW 188th~~ St.
~~Alachua, FL 32615~~

Shasta Schuelhorn
15907 NW 188th St
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/23/22 FOR THE Peggy Rd Planned Development LSCPA/RZ
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

One (1)
(Number of signs)

Ron DeSantis
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Dane Eagle
SECRETARY

August 27, 2022

The Honorable Gib Coerper
Mayor City of Alachua
5100 NW Terrace
Alachua, Florida 32615

Dear Mayor Coerper:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for The City of Alachua (Amendment No. 22-04ESR) received on July 28, 2022. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Adrian Youngl, Planning Analyst, by telephone at (850) 717-8515 or by email at Adrian.young@deo.myflorida.com.

Sincerely,

Barbara Powell, Regional Planning Administrator
Bureau of Community Planning and Growth

BP/ay

Enclosure(s): Procedures for Adoption

cc: Kathy Winburn, Planning and Community Development Director, Alachua City
Scott R. Koons, Executive Director, North Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

Zimbra **ad_hall@cityofalachua.org**

FW: Alachua city 22-04ESR Proposed

From : Kathy Winburn <kwinburn@cityofalachua.org> Mon, Aug 29, 2022 09:11 AM
Subject : FW: Alachua city 22-04ESR Proposed 1 attachment
To : Justin Tabor <jtabor@cityofalachua.org>, ad hall <ad_hall@cityofalachua.org>

From: Plan_Review [mailto:Plan.Review@dep.state.fl.us]
Sent: Friday, August 26, 2022 4:53 PM
To: kwinburn@cityofalachua.com; dcpexternalagencycomments@deo.myflorida.com
Cc: Plan_Review
Subject: Alachua city 22-04ESR Proposed

To: Ms. Kathy Winburn, AICP, Planning and Community Development Director

Re: Alachua city 22-04ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department offers the following technical assistance:

The Florida Springs and Aquifer Protection Act (Sections 373.801-.813, F.S.) identifies and outlines actions DEP must take to address and restore impaired Outstanding Florida Springs (OFS). The Act provides OFS special protection by prohibiting certain activities in their vicinity, especially in the area of the Priority Focus Area (PFA) if identified in the BMAP. The location of the amendment site is within the springshed boundaries of the Santa Fe River BMAP and the Hornsby PFA, and activities associated with this project have the potential to impact water quality. Appropriate measures should be taken to minimize any potential nutrient loadings to the spring(s), including the proper treatment and disposal of wastewater and stormwater. Any additional loading to the basin will be evaluated during future updates to the BMAP and may require additional restoration actions by the City if deemed necessary.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.





CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

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

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.
SECRETARY

August 16, 2022

Kathy Winburn, AICP
Planning and Community Development Director
City of Alachua
PO Box 9
Alachua, Fl 32616

SUBJECT: City of Alachua Proposed Comprehensive Plan Amendment (22-4ESR)

Dear Ms. Winburn,

Pursuant to Section 163.3184(3), Florida Statutes, (F.S.) in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment, City of Alachua 22-4ESR.

The City of Alachua has transmitted a Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 51.7 acres, located on the south side of Peggy Road, east of I-75. The amendment changes the land use from Alachua County Agriculture and Rural/Agriculture to City of Alachua Moderate Density Residential. The existing land uses allows a total of 11 dwelling units while the proposed land use allow 206 dwelling units.

As proposed, the amendment is not anticipated to have significant adverse impacts to transportation resources or facilities of state importance. We appreciate the opportunity to review the proposed comprehensive plan amendment and request that a copy of the amendment, along with the supporting data and analysis be transmitted to the FDOT upon its adoption.

If you have any questions, please do not hesitate to contact me by email: brian.austin@dot.state.fl.us or call: (904) 360-5664.

Sincerely,

Brian Austin

Brian Austin
Transportation Planner
FDOT District Two

North Central Florida Regional Planning Council

Serving Alachua
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2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

August 31, 2022

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 22-18
DEO No. 22-4ESR

Dear Kathy:

At its regularly scheduled meeting held August 25, 2022, 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 22-4esr.txt\ca 22-4esr.txt.ltr.docx

FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

Regional Planning Council: North Central Fl
Review Date: 8/25/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 120
Local Government: City of Alachua
Local Government Item No.: Ord. No. 22-18
State Land Planning Agency Item No.: 22-4 ESR

Date Mailed to Local Government and State Land Planning Agency: 8/26/22 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment reclassifies approximately 51.7 acres from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential (City) (See attached).

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

The subject property is located adjacent to Interstate 75, which is identified and mapped in the regional plan as part of the Regional Road Network. However, the staff report states that there are no transportation facilities that would be deficient as a result of this amendment. Therefore, adverse transportation impacts to the Regional Road Network are nor anticipated as a result of the amendment.

The subject property is located in an Area of High Recharge Potential to the Floridan Aquifer and a Stream-to-Sink Watershed area, identified and mapped as a Natural Resource of Regional Significance in the North Central Florida Strategic Regional Policy Plan. Nevertheless, no significant adverse impacts to Natural Resources of Regional Significance are anticipated as the City Comprehensive Plan contains adequate policy direction to prevent significant adverse impacts to the natural resources.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

Yes ___X___ No _____

Not Applicable _____

Council Action: At its August 25, 2022 meeting, the Council voted to adopt this report.

Ron DeSantis
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Dane Eagle
SECRETARY

July 28, 2022

RESPONSE VIA E-MAIL ONLY

Ms. Kathy Winburn, AICP
Director
City of Alachua
Planning and Community Development
Post Office Box 9
Alachua, Florida 32616

RE: Clay Sweger

Dear Ms. Winburn:

Thank you for submitting Alachua City's proposed comprehensive plan amendment for our review pursuant to the Expedited State Review process. The reference number for this amendment package is 22-04ESR.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than August 27, 2022.

If you have any questions please contact Donna Harris, Plan Processor at (850) 717-8491 or Barbara Powell, Regional Program Administrator, who will be overseeing the review of the amendments, at (850)717-8504.

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE/dh

cc: External Agencies

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.

City of Alachua

MAYOR GIB COERPER
Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts

OFFICE OF THE CITY MANAGER
MIKE DAROZA

July 28, 2022

Mr. Ray Eubanks, Plan Processing Administrator
Florida Department of Economic Opportunity (DEO)
Division of Community Planning
State Land Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399

RE: TRANSMITTAL OF PROPOSED COMPREHENSIVE PLAN AMENDMENT PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS

CITY OF ALACHUA ORDINANCE 22-18

Dear Mr. Eubanks:

Enclosed please find a proposed Comprehensive Plan Amendment (the "Amendment") and supporting data and analysis, submitted through the Florida Department of Economic Opportunity's electronic amendment submittal portal pursuant to the Expedited State Review Process as set forth in Section 163.3184(3), Florida Statutes.

The City of Alachua Planning and Zoning Board, serving as the City's Local Planning Agency (LPA), held a public hearing on the Amendment on July 12, 2022 and recommended approval to the City Commission. On July 25, 2022, the City of Alachua City Commission held a public hearing on the Amendment and approved the transmittal of the Amendment pursuant to the Expedited State Review Process.

This transmittal includes one (1) Amendment to the City of Alachua Comprehensive Plan, as described below. The Amendment is not within an area of critical state concern, a rural land stewardship area, or an area subject to a sector plan. The City of Alachua anticipates the adoption hearing for the Amendment will be held in September 2022.

This transmittal includes:

1. Ordinance 22-18: A request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for the consideration of a Large-Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±51.7-acre subject property.

I certify that the complete amendment package including supporting data and analysis was transmitted on July 28, 2022 to the following agencies: The Florida Department of Environmental Protection; the Florida Department of Transportation - District 2; the Florida Department of State; the North Central Florida Regional Planning Council; the Department of Economic Opportunity, Bureau of Economic Development; the Suwannee River Water Management District; the Department of Education; Alachua County; the School Board of Alachua County; the City of Gainesville; and the City of High Springs. As such, the proposed amendment has been submitted to all parties required by Chapter 163.3184(3)(b), Florida Statutes.

The name, title, address, e-mail, telephone number, and fax number of the local contact person is:

Ms. Kathy Winburn, AICP,
Planning and Community Development Director
City of Alachua
PO Box 9
Alachua, FL 32616
kwinburn@cityofalachua.com
office: (386) 418-6100 ext. 1601
fax: (386) 418-6130

If you have any questions regarding this transmittal, please contact Ms. Kathy Winburn, AICP, Planning and Community Development Director.

Respectfully,

Mike DaRoza
City Manager

ENCLOSURES

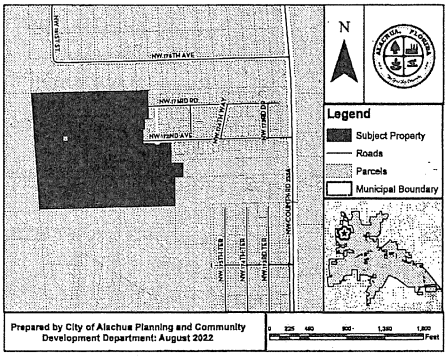
cc (full packet [electronic copy in PDF format]):
Shane Andrew, Superintendent, Alachua County Public Schools
Brian Austin, Transportation Planner, Florida Department of Transportation, District 2
Cynthia Curry, City Manager, City of Gainesville
Missy Daniels, AICP, Growth Management Director, Alachua County
Ben Glass, Community Affairs Manager, Suwannee River Water Management District
Scott R. Koons, AICP, Executive Director, North Central Florida Regional Planning Council
Michele L. Lieberman, County Manager, Alachua County
Debbie Matchett, Facilities Department, Alachua County Public Schools
Timothy A. Parsons, Ph.D., Preservation Officer, Bureau of Historic Preservation, Florida Department of State
Plan Review, Office of Intergovernmental Programs, Florida Department of Environmental Protection
Morgan Runion, AICP, Office of Educational Facilities, Florida Department of Education
Ashley Stathatos, City Manager, City of High Springs

cc (letter only):
Mayor and City Commission (*by electronic mail*)
Marian B. Rush, City Attorney (*by electronic mail*)
Kathy Winburn, AICP, Planning and Community Development Director (*by electronic mail*)
Justin Tabor, AICP, Principal Planner (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION 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 September 26, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Tivia Bryan, of Allen & Company, Inc., applicant and agent, for Troon Creek LLC, property owner, for consideration of the Final Plat for Briarwood Phase 2 and Phase 3. The final plat proposes to subdivide the ±45.16 acre subject property into a total of 145 lots with associated common areas and road right-of-way. The subject property is located south of Meadowglen and west of CR235A and Briarwood Phase 1. Consisting of Tax Parcel Number 03044-010-003. Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single-Family-4 (RSF-4).



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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 15, 2022)

ADVERTISE IN
ALACHUA COUNTY TODAY

City of ALACHUA

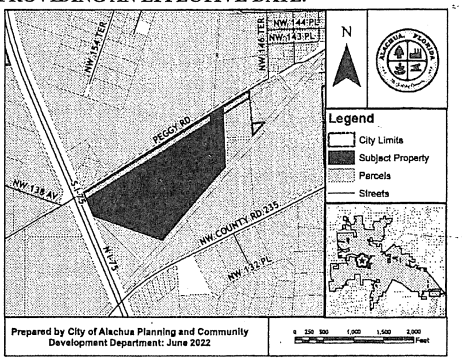
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 26, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-18

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±51.7 ACRES FROM AGRICULTURE AND RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 15, 2022)

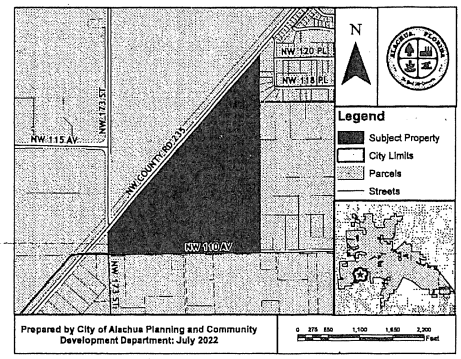
48 hours prior to the public hearing.

(Published: Alachua County Today - September 15, 2022)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION 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 September 26, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Travis Hastay, P.E., of CHW, Inc., agent for Waco of Alabama, Inc., applicant and property owner, for consideration of the Preliminary Plat and Final PD Plan for the Fletcher Trace PD-R, which proposes the subdivision of a ±118.2 acre property into a total of 472 lots, with associated common areas and right-of-way. The subject property is located to the east of CR 235, north of 110th Ave, and south and west of the Pilot Forest subdivision. Parcel Number 03980-002-001; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 15, 2022)

Motorcyclist killed in crash on Archer Road near Clark Butler Blvd.

Special to Gainesville Sun | USA TODAY NETWORK

A 23-year-old man is dead following a Tuesday morning crash involving an SUV and motorcycle in the area of Southwest Archer Road and Clarke Butler Boulevard, the Gainesville Police Department reported.

After several calls received by the Combined Communication Center at 6:31 a.m., police located the driver of the motorcycle, the victim, in the roadway with obvious signs of head trauma, according to the report.

The cause of the crash is still under investigation. Charges, if any, have not been determined.

Hearing

Continued from Page 1A

Lawmakers say there is more to come. The nine-member panel – seven Democrats and two Republicans – interviewed witnesses through all of August, and panelists are hoping to have at least one hearing by the end of the month. Members met Tuesday to discuss the panel's next steps.

Because the Jan. 6 panel is a temporary, or "select," committee, it expires at the end of the current Congress. If Republicans take the majority in November's elections, as they are favored to do, they are expected to dissolve the committee in January. So the panel is planning to issue a final report by the end of December.

What's left for the committee in 2022:

Hearings

The panel's Democratic chairman, Mississippi Rep. Bennie Thompson, said after the private members' meeting Tuesday in the Capitol that the committee's goal is to hold a hearing Sept. 28, but that members were still discussing whether it would happen at all.

"We're still in the process of talking," Thompson said. "If it happens, it will be that date. We're not sure at this point."

Members of the committee had promised more hearings in September as they wrapped up the series of summer hearings. Wyoming Rep. Liz Cheney, the Republican vice chairwoman, said the committee "has far more evidence to share with the American people and more to gather."

"Doors have opened, new subpoenas have been issued, and the dam has begun to break," Cheney said at a July 21 hearing that was held in prime time and watched by 17.7 million people. "We have considerably more to do."

It's unclear if the hearing would provide a general overview of what the panel has learned or if members would be focused on new information and evidence. The committee conducted several interviews at the end of July and into August with Trump's Cabinet secretaries, some of whom had discussed invoking the constitutional process in the 25th Amendment to remove Trump from office after the insurrection.

Witnesses

The panel has already interviewed more than 1,000 people, but lawmakers and staff are still pursuing new threads. The committee recently spoke to several of the Cabinet secretaries, including former Treasury Secretary Steven Mnuchin in July and former Secretary of State Mike Pompeo and former Transportation Secretary Elaine Chao in August.

The committee also wants to get to the bottom of missing Secret Service texts from Jan. 5-6, 2021, which could shed further light on Trump's actions during the insurrection, particularly after earlier testimony about his confrontation with security as he tried to join supporters at the Capitol. Thompson said Tuesday that the committee has recently obtained "thousands" of documents from the Secret Service.

The committee has also pursued an interview with conservative activist Virginia "Ginni" Thomas, who's married to Supreme Court Justice Clarence Thomas. Lawmakers want to know more about her role in trying to help Trump overturn the election. She contacted lawmakers in Arizona and Wisconsin as part of that effort.

Trump and Pence

Members of the committee are still debating how aggressively to pursue testimony from Trump and former Vice President Mike Pence.

Some have questioned whether the committee needs to call Pence, who resisted Trump's pressure to try and block Biden's certification on Jan. 6. Many of his closest aides have already testified, including Greg Jacob, his top lawyer at the White House who was with him during the insurrection as they hid from rioters who were threatening the vice president's life. Jacobs characterized much of Pence's thought process during the time when Trump was pressuring him.

The panel has been in discussions with Pence's lawyers for months, without any discernible progress. Still, the committee could invite Pence for closed-door testimony or ask him to answer written questions.

The calculation is different for the former president. Members have debated whether they should call Trump, who is the focus of their probe but also a witness who has fought against the investigation in court, denied much of the evidence and floated the idea of presidential pardons for Jan. 6 rioters. Trump is also facing scrutiny in several other investigations, including at the Justice Department and over the classified documents he took to his private club.

House Republicans

Another bit of unfinished business is the committee's subpoenas to five House Republicans, including Minority Leader Kevin McCarthy.

In May the panel subpoenaed McCarthy, R-Calif., and Reps. Jim Jordan of Ohio, Scott Perry of Pennsylvania, Andy Biggs of Arizona and Mo Brooks of Alabama. The panel has investigated McCarthy's conversations with Trump the day of the attack and meetings the four other lawmakers had with the White House beforehand as Trump and some of his allies worked to overturn his election defeat.

The five Republicans, all of whom have repeatedly downplayed the investigation's legitimacy, have simply ignored the request to testify. But the Jan. 6 committee seems unlikely to meet their defiance with contempt charges, as it has with other witnesses, in the weeks before the November elections. Not only would it be a politically risky move, but it is unclear what eventual recourse the panel would have against its own colleagues.

Final report

The committee must shut down within a month after issuing a final report, per its rules. But lawmakers could issue some smaller reports before then, perhaps even before the November elections. Thompson said earlier this summer that there may be an interim report in the fall.

The release of the final report will likely come close to the end of the year so the panel can maximize its time. While much of the findings will already be known, the report is expected to thread the story together in a definitive way that lays out the committee's conclusions for history.

Legislative recommendations

The committee is expected to weigh in on possible legislative changes to the Electoral Count Act, which governs how a presidential election is certified by Congress.

A bipartisan group of senators released proposed changes over the summer that would clarify the way states submit electors and the vice president tallies the votes. Trump and his allies tried to find loopholes in that law ahead of Jan. 6 as the former president worked to overturn his defeat to Biden and unsuccessfully pressured Pence to go along.

The Jan. 6 panel's final report is expected to include a larger swath of legislative recommendations.

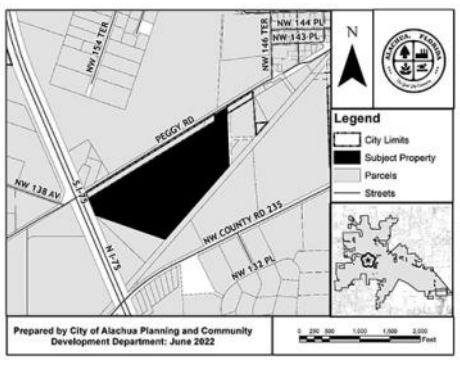
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 26, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-18

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±51.7 ACRES FROM AGRICULTURE AND RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-32101712

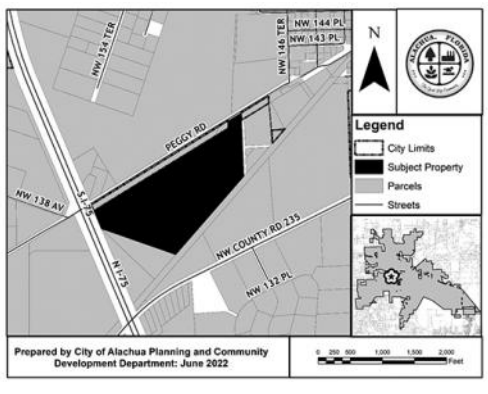
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The ordinance title is as follows:

ORDINANCE 22-19

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") AND AGRICULTURAL ("A")(ALACHUA COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 51.7 ACRES; LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-32101858

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The ordinance title is as follows:

ORDINANCE 23-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 4, TABLE 4.1-1, TABLE OF ALLOWED USES, TO ALLOW SELF-SERVICE STORAGE AS A PERMITTED USE IN THE LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT: 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 1501 at least 48 hours prior to the public hearing.

GF-32134109

City of ALACHUA
the good life community

Mailed 9/12/22 (KC)

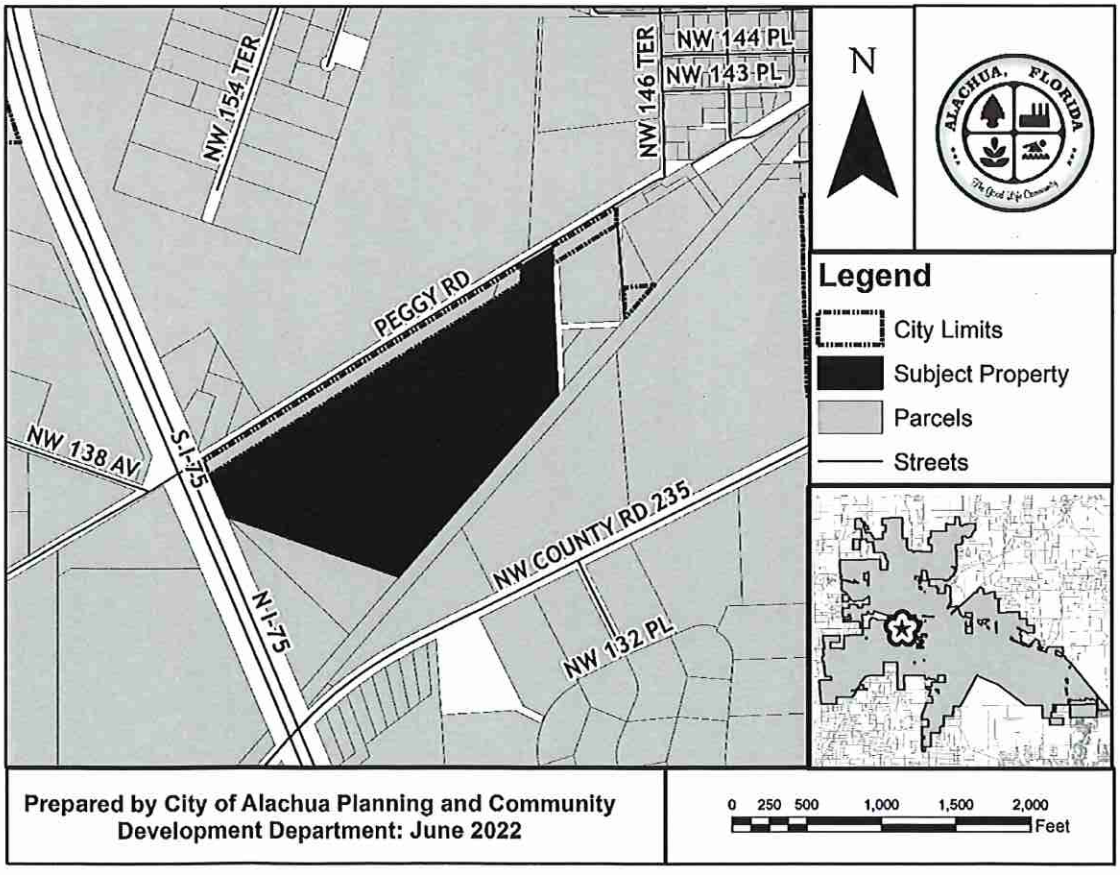
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03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615

03865-200-000
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03917-200-000
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

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

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03865-000-000
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03924-000-000
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03917-200-002
KIRKLAND WILLIAM & MARGARET
PO BOX 1360
ALACHUA, FL 32616

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

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Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
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Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
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Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
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Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

Hugh & Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

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AFFIDAVIT FOR POSTED LAND USE SIGN

I MELISSA WATSON, POSTED THE LAND USE
(Name)
SIGN ON 9/8/2022 FOR THE Peggy Rd Planned Development LSCPA/RZ
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

One (1)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 9/26/2022
SUBJECT: Ordinance 22-19, Second and Final Reading: Site-Specific Amendment to the Official Zoning Atlas - Peggy Road PD-R: a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc. , applicant and agent for William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") on a ±51.7 acre subject property. Consisting of Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 (Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Based upon the competent substantial evidence presented at the hearing, the presentation before the Commission, and Staff's recommendation, the City Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas for the Peggy Road PD-R to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore I move that this Commission:

(1) Adopt Ordinance 22-19 on second and final reading;
(2) Approve the Planned Development Agreement for the Peggy Road PD-R Project and authorize the Mayor the sign the Agreement; and,
(3) Authorize Staff to record the Planned Development Agreement for the Peggy Road PD-R Project in the Public Records of Alachua County.

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., on behalf of William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R").
The subject property is comprised of Tax Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 and is approximately 51.7 acres in size. The subject property is located south of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75.
The subject property presently has Future Land Use Designations of Agriculture and Rural/Agriculture (Alachua County), which permits up to 1 dwelling unit per 5 acres

(10 total units maximum for the subject property). A related application for a Large Scale Amendment to the City's Future Land Use Map would amend the Future Land Use Designation from the existing designations to Moderate Density Residential, which permits up to 4 units per acre (206 total units maximum for the subject property). The proposed PD-R zoning district would permit a maximum of 155 residential units, which is consistent with the maximum density of the existing FLUM Designations for the subject property.

Development would consist of single family detached structures with associated improvements and minor accessory recreational uses. One ingress/egress to the development is proposed to connect to Peggy Road/CR 2054. Peggy Road/CR 2054 is a County maintained collector therefore Alachua County Public Works is responsible for ultimately permitting the connections to the subject property.

The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> (1) Increasing Flexibility
>
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> (2) Greater Freedom to Provide Access, Open Space, and Amenities
>
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> (3) Greater Freedom to Provide Mix of Uses and Housing Types
>
> Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
>
> (4) Providing Greater Opportunity for More Efficient Land Use Patterns
>
> Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
>
> (5) Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics
>
> Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
>
> (6) Quality Design Through Density Increases
>
> In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

The Planning and Zoning Board voted 5-0 at their July 12, 2022 meeting to forward the rezoning application to the City Commission with a recommendation to approve. The City Commission approved Ordinance 22-19 on first reading at the August 8, 2022 regular City Commission meeting.

ATTACHMENTS:

Description

- Ordinance 22-19
- PD Master Plan
- Staff Report and Staff Supporting Materials
- PD Agreement
- Application and Supporting Materials
- Neighborhood Workshop Materials
- Public Notice Materials for the 07/12/22 PZB Hearing
- Newspaper Advertisements and Posted Notices for July 25, 2022 City Commission Hearing
- Public Notice Materials for the 09/26/22 City Commission Hearing

ORDINANCE 22-19

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") AND AGRICULTURAL ("A")(ALACHUA COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 51.7; LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, the Owners desire to obtain approval for a Planned Development ("PD") in the City known as Peggy Road Planned Development ("PD-R" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 155 residential units on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; 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 June 30, 2022; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on July 12, 2022, 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 July 14, 2022 and on September 15, 2022; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on August 8, 2022, and September 26, 2022, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

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

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural ("A") and Agricultural ("A")(Alachua County) to Planned Development–Residential ("PD-R") for Tax Parcel Numbers 03924-000-000, 03865-000-000 and 03917-200-002 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Development Parameters

The development shall consist of single-family residential development, and common area/stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

1. The development shall consist of single-family detached, single family attached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'Residential Lot Area' 8 du/acre	Single Family Detached Residential on Platted Lots, Stormwater Drainage Areas	155 dwelling units	±21	*Minimum Lot Area* 5,500 square feet *Minimum Lot Width* 50 feet *Setbacks*	±40.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Front (Primary) = 20' Side = 5' Rear=15'	
Development Area 'Common Area/Stormwater/ Open Space' 0 du/acre	Active and Passive Recreation, Landscaping, Utilities, Stormwater Management Facilities	NA	±25	**Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	±48%
Development Area 'Right-of-Way' 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±6	**Streets** Minimum Right-of-Way Width – 50 feet Minimum Wearing Surface – 24 feet FDOT Type F Curb and Gutter 5' minimum sidewalk on both sides of all streets	±12%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be

implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs. Shifts of less than 50' shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.

    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's

LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement or common area permitting pedestrian access through blocks longer than 600 feet is provided. This easement or common area shall be a minimum of 20 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 1000 feet.

ii. Pavement widths may not be less than 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

15. If a roadway improvement is required by Alachua County as part of its review process, the applicant shall include a crosswalk across Peggy Road and 50' of sidewalk on either side of the crosswalk landing on the north side of Peggy Road. Alternatively to extending sidewalk along Peggy Road 50' in both directions, a connection to the internal sidewalk system at Hal Brady Recreation Complex/ Legacy Park may be made.

16. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

17. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

18. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

19. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

20. The Final PD Plan shall be a Preliminary Plat for single-family detached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

21. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

22. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

23. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

24. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

25. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

26. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

Section 4. Ordinance to be Construed Liberally

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

Section 5. Repealing Clause

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

Section 6. Providing for Severability

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

Section 7. Effective Date

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

PASSED on first reading on the 8th day of August , 2022.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 26th day of September, 2022.

(Signatures next page)

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza , City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

Tax Parcel Numbers 03924-000-000, 03865-000-000 and 03917-200-002

LEGAL DESCRIPTION:

Legal Description

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twen6ty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the public Records of Alachua County, Florida.

Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

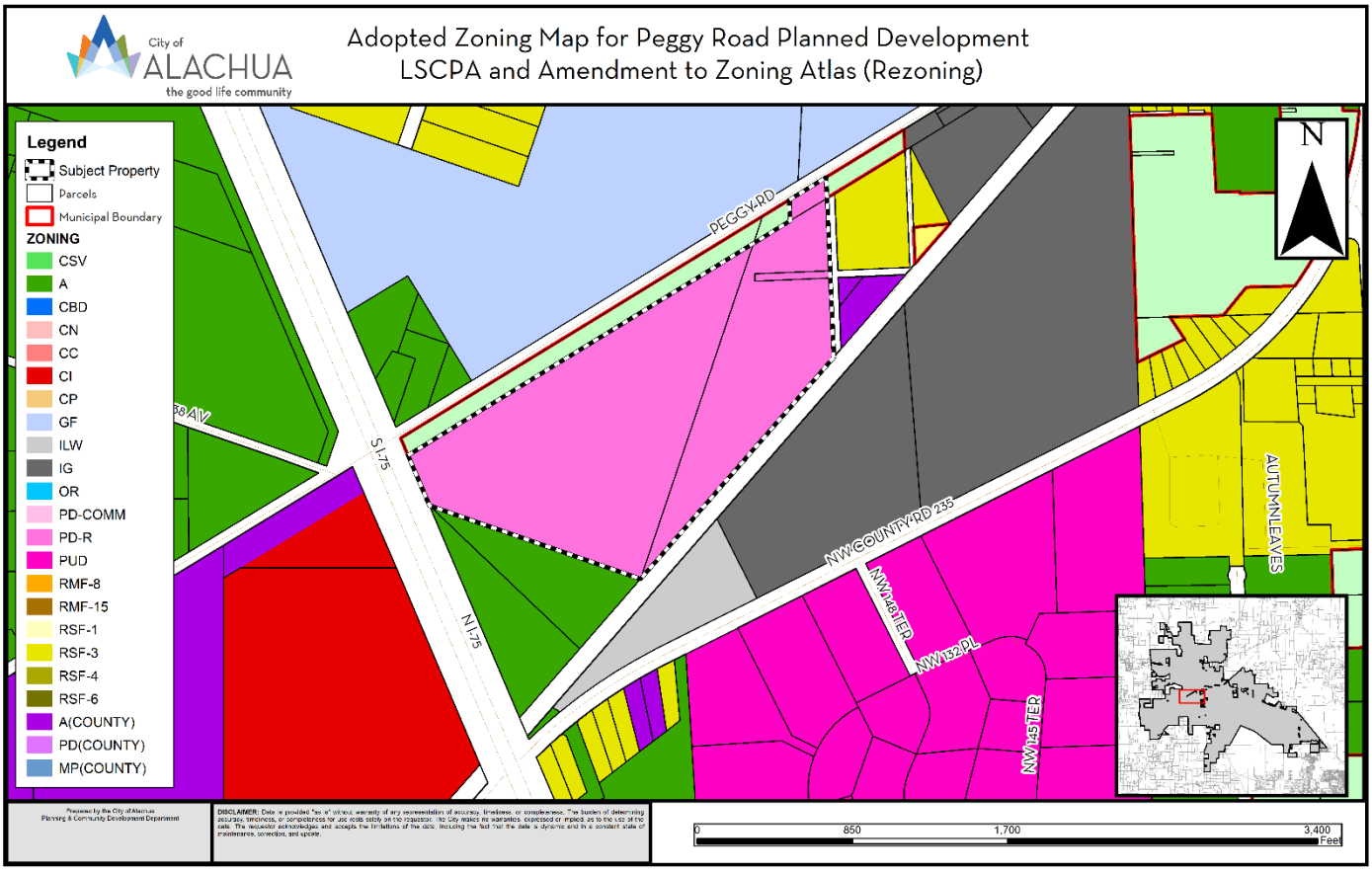
Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

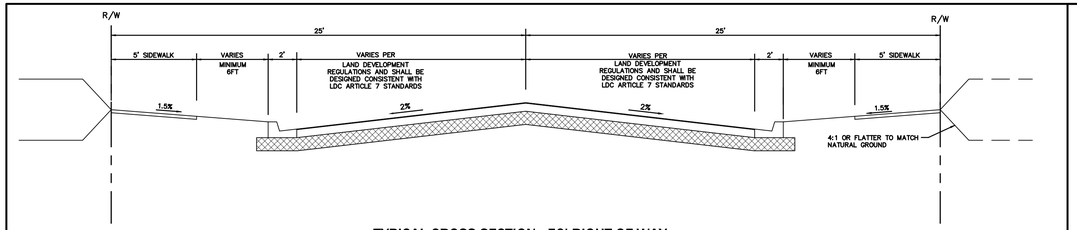
Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

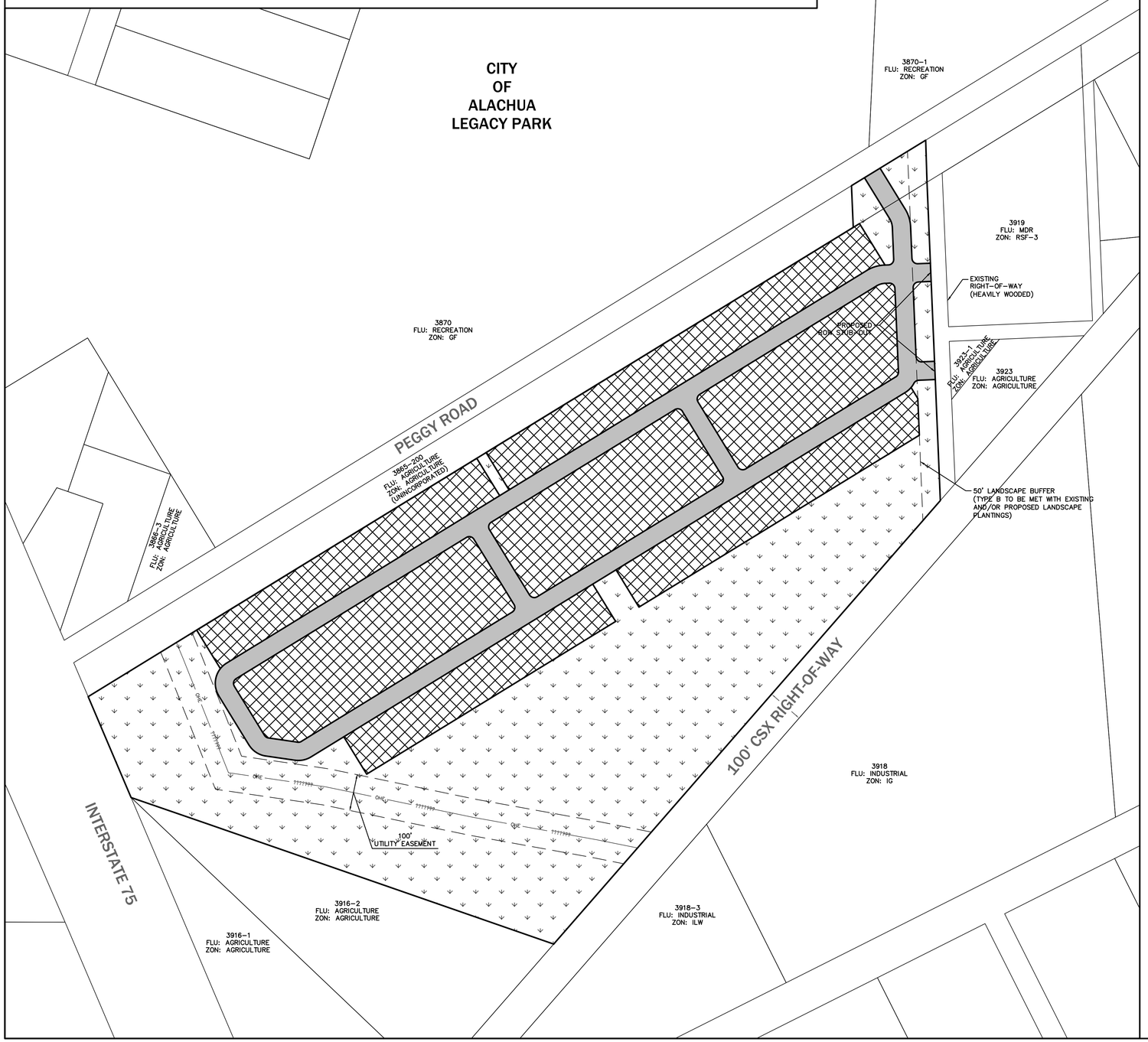
EXHIBIT "B"


City of ALACHUA
the good life community
Adopted Zoning Map for Peggy Road Planned Development
LSCPA and Amendment to Zoning Atlas (Rezoning)
Legend
Subject Property
Parcels
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
PEGGY RD
S I-75
N I-75
NW COUNTY RD 235
NW 148 TER
NW 132 PL
NW 145 TER
AUTUMN LEAVES
N
0
850
1,700
3,400
Feet



TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

N.T.S.



GENERAL NOTES

1. SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "RESIDENTIAL LOT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT IS 5,500 S.F.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF 1 PHASE, WITH THE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE PRELIMINARY PLAT SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN.
3. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
4. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS & PICNIC AREAS ARE ONLY PERMITTED IN OPEN SPACE AREAS AND SHALL BE AT LEAST 50 FEET FROM THE PROJECT PERIMETER..
5. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED AND MAY BE SLIGHTLY ADJUSTED.
8. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATLEY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. STORMWATER: THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS. WHILE A MAJORITY OF PROPOSED STORMWATER FACILITIES SHALL BE LOCATED IN THE AREA LABELED "COMMON AREA/STORMWATER/OPEN SPACE" IN THE LAND USE DATA TABLE BELOW, SOME STORMWATER AREAS ARE PERMISSIBLE IN THE OTHER LAND USE AREAS. IN ADDITION, ALL STORMWATER PONDS SHALL BE AT LEAST 5 FEET (FROM TOP OF BANK) FROM ALL LOT LINES (EXISTING & PROPOSED).
10. USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST APPLICABLE STANDARDS AND CITY OF ALACHUA REGULATIONS.
12. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13. NO PROPOSED LOT SHALL BE WITHIN LESS THAN 100 FEET FROM ANY LOT UTILIZED FOR RESIDENTIAL PURPOSES.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT LIMITS	52 AC.	100%
	RESIDENTIAL LOT AREA	21 AC.	40%
	COMMON AREA/ STORMWATER/ OPEN SPACE	25 AC.	48%
	RIGHT-OF-WAY	6 AC.	12%

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	5,500 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	40 FT.
LOT COVERAGE, MAX. (% OF LOT)	55%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
RESIDENTIAL LOT AREA	140-155

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP

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

NORTH

SCALE: 1" = 150'

0 75 150 300

GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

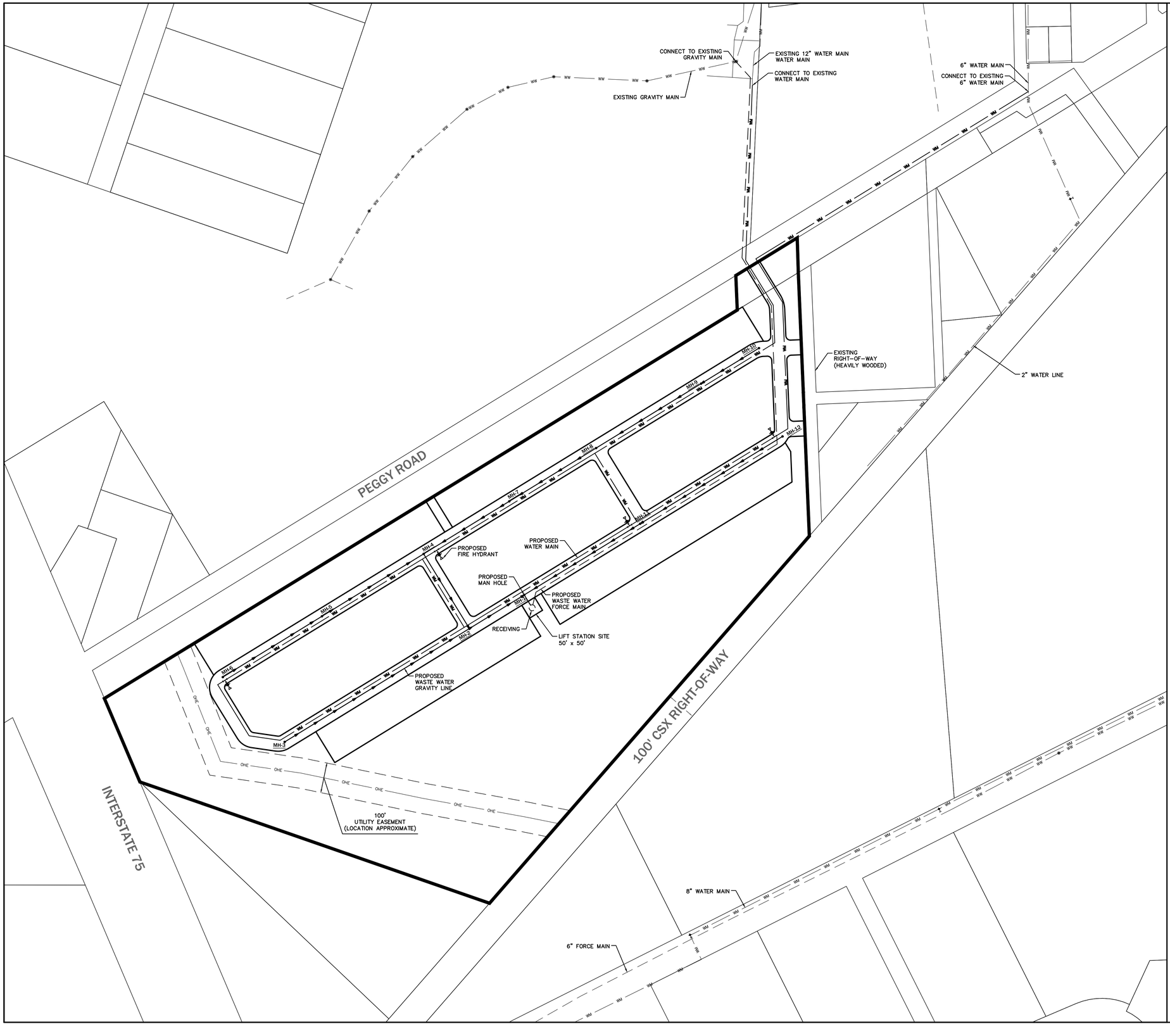
Project title: PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

Sheet title: PD MASTER PLAN

Designed: SR
Drawn: LBO
Checked: TAR
Date: 06/23/22

Sheet No.: P100

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LEGEND

- EXISTING WASTE WATER LINE
- EXISTING WATER MAIN LINE
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- PROPOSED WATER MAIN LINE
- PROPOSED WASTE WATER GRAVITY MAIN
- PROPOSED WASTE WATER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE

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

NORTH

SCALE: 1" = 150'

0 75 150 300

GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title:

PEGGY ROAD PD
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN

Designed:	SR	Sheet No.: P200
Drawn:	LBO	
Checked:	TAR	
Date:	02/23/22	

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ROADWAYS & TRANSPORTATION

The affected roadways are Segments 14, 8 & 17. The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – ADT & PM PEAK

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	155	Single Family	9.43 / Unit	1,462
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	155	Single Family	0.94 / Unit	146

Source: ITE, 11th Edition

Total Trip Generation:

- **1,462 ADT**
- **146 PM PEAK**

Affected Roadway Segments (Above 5% MSV)

- Segment 14 - CR 2054 (From SR 235 to West City Limit)
- Segment 8 - SR 235 (From NW 143rd Place to US 441)
- Segment 17 – CR 235A (From US 441 to CR 235)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on CR 2054 (Segment 14) (1,462 ADT, 146 PM Peak)
  - 70% East (1,023 ADT, 102 PM PEAK) / 30% West (439 ADT, 44 PM PEAK)
- 70% Distribution on SR 235 (Segment 8) (1,023 ADT, 102 PM Peak)
- 30% Distribution on CR 235A (Segment 17) (439 ADT, 44 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,462
Available Capacity	9,462

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

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	395
Project Trips (PM Peak)	146
Available Capacity	818

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,023
Available Capacity	3,972

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

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	1,290
Existing Traffic and Reserved Trips	894
Project Trips (PM Peak)	102
Available Capacity	294

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	439
Available Capacity	9,267

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

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	516
Project Trips (PM Peak)	44
Available Capacity	799

Traffic background data provided via May 2022 City Concurrency Report

SANITARY SEWER

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 38,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	38,750
Residual Capacity	519,382

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 250 Gal/Unit per day x 155 = 38,750 GPD*

POTABLE WATER

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 42,625 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity[2]	203,857
Parcel Demand for Site	42,625
Residual Capacity	744,101

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 275 Gal/Unit per day x 155 = 42,625 GPD*

SOLID WASTE

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (155 units x 2.55 residents per unit x 0.73 tons/year per capita = 289 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	289 Tons

1. *Formula: (0.73 tons / year per capita @ 2.55 residents per unit)*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

Student Generation Calculations: Single Family Residential Development

Elementary School	155	units	x	0.12	Elementary School Multiplier*	19	Student Stations
Middle School	155	units	x	0.06	Middle School Multiplier*	9	Student Stations
High School	155	units	x	0.09	High School Multiplier*	14	Student Stations

Approval of the application will result in a projected school enrollment impact of 19 elementary, 9 middle and 14 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	1.97
Available Recreation Acreage	76.27

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Calculations for Proposed Project: 155 Units x 2.55 persons/household x 5 acres / 1,000 persons = 1.97 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

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

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title: PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

Sheet title: NOTES AND TABLES

Designed: SR
Drawn: LBO
Checked: TAR
Date: 06/06/22

Sheet No.: P210

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EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. THE PROPERTY IS PRIMARILY USED AS A MAINTAINED LARGE RESIDENTIAL PROPERTY WITH WOODED AREAS AROUND THE PERIMETER OF THE PROJECT

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NORTH

SCALE: 1" = 150'

0 75 150 300

GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title: PEGGY ROAD PD
CITY OF ALACHUA,
FLORIDA

Sheet title: EXISTING CONDITIONS MAP

Designed: SR	Sheet No.: P300
Drawn: LBO	
Checked: TAR	
Date: 06/06/22	

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City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: July 12, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R")
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP, of eda consultants, inc.
PROPERTY OWNER:	William and Margaret Kirkland
LOCATION:	South of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75
PARCEL ID NUMBERS:	03924-000-000, 03865-000-000, 03917-200-002
ACREAGE:	± 51.7
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 26 conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 26 conditions provided in Exhibit "A" and located on page 36 of the July 12, 2022 Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., on behalf of William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R").

The subject property is comprised of Tax Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 and is approximately 51.7 acres in size. The subject property is located south of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75.

The subject property presently has Future Land Use Designations of Agriculture and Rural/Agriculture (Alachua County), which permits up to 1 dwelling unit per 5 acres (10 total units maximum for the subject property). A related application for a Large Scale Amendment to the City's Future Land Use Map would amend the Future Land Use Designation from the existing designations to Moderate Density Residential, which permits up to 4 units per acre (206 total units maximum for the subject property). The proposed PD-R zoning district would permit a maximum of 155 residential units, which is consistent with the maximum density of the existing FLUM Designations for the subject property.

Development would consist of single family detached structures with associated improvements and minor accessory recreational uses. One ingress/egress to the development is proposed to connect to Peggy Road/CR 2054. Peggy Road/CR 2054 is a County maintained collector therefore Alachua County Public Works is responsible for ultimately permitting the connections to the subject property.

The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> **(1)** *Increasing Flexibility*
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> **(2)** *Greater Freedom to Provide Access, Open Space, and Amenities*
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

(3) *Greater Freedom to Provide Mix of Uses and Housing Types*
Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

(4) *Providing Greater Opportunity for More Efficient Land Use Patterns*
Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

(5) *Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics*
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(6) *Quality Design Through Density Increases*
In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

EXISTING USES

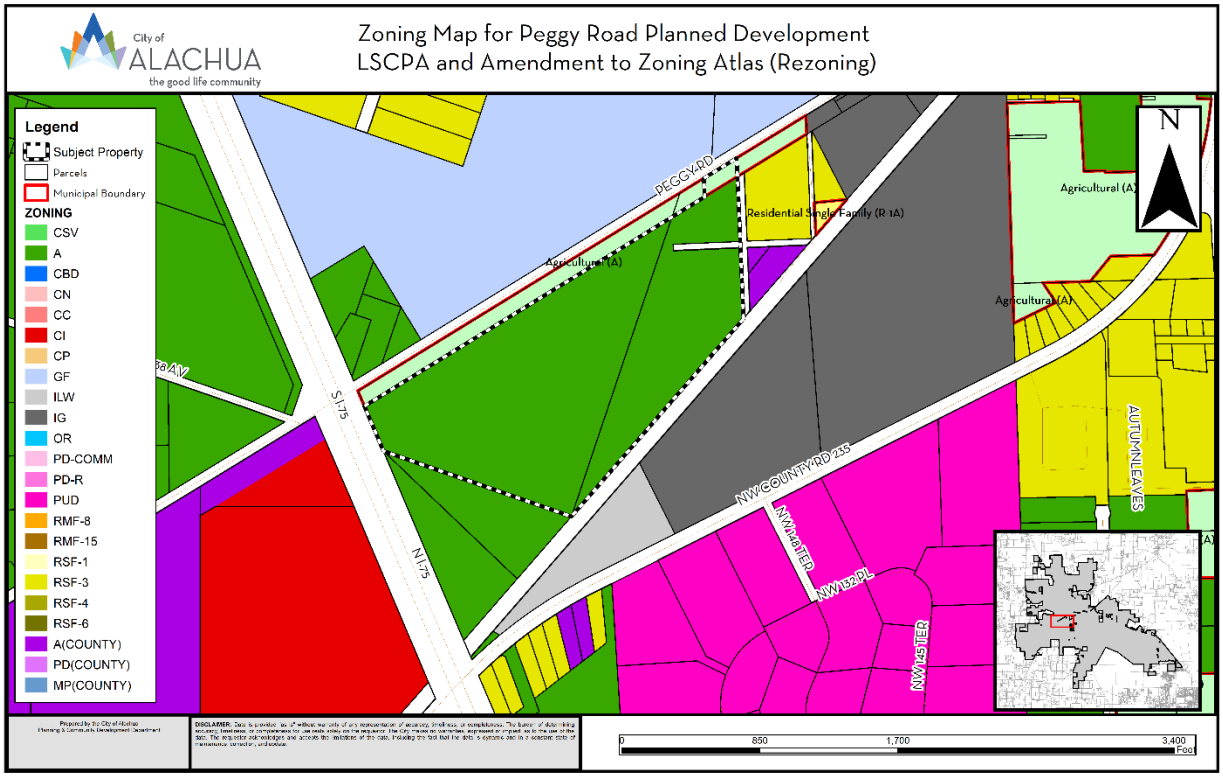
There is one existing residential structure on the subject property, which has historically been used as a residence with minor agricultural activities also taking place on the property.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

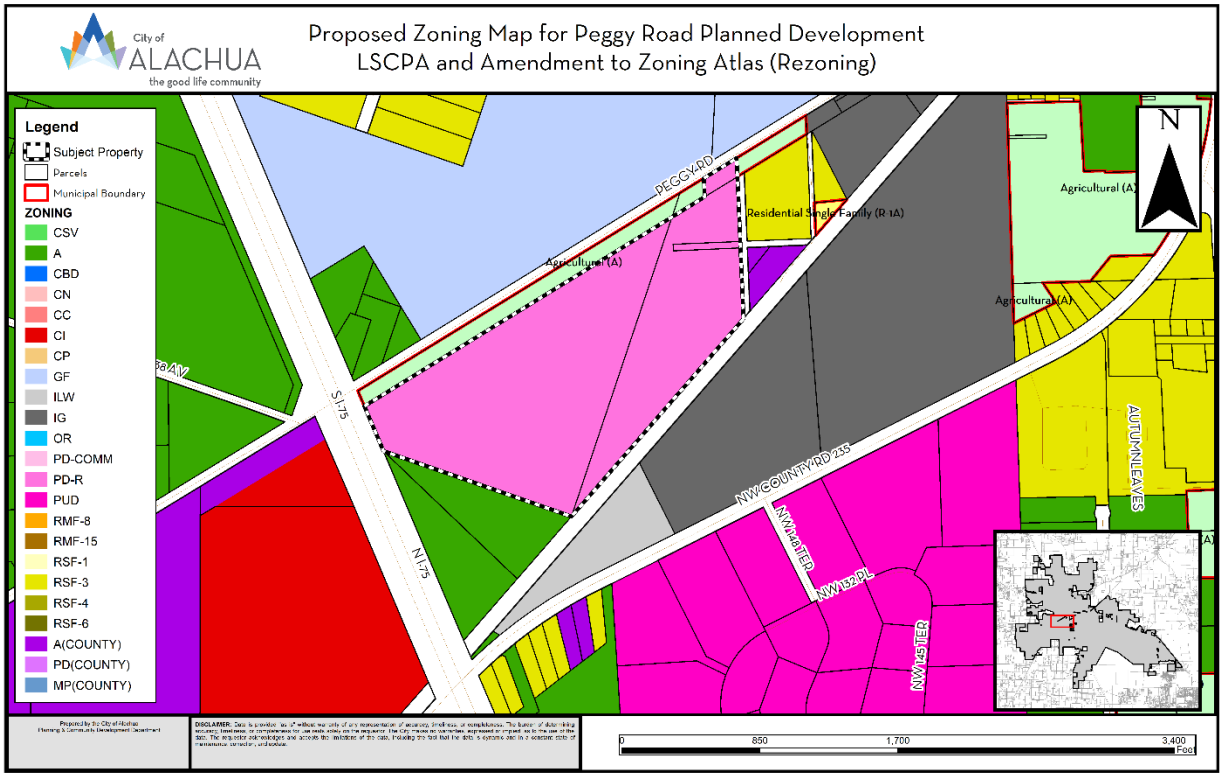
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning Districts	Proposed Zoning District
Zoning District:	Agricultural (A)/Agricultural (A)(Alachua County) 51.7 acres	Planned Development – Residential (PD-R) 51.7 acres
Max. Gross Density:	.2 dwelling units per acre *Maximum of 10 dwelling units*	Established by PD Master Plan *155 dwelling units*
Floor Area Ratio:	N/A	Established by PD Master Plan *0 square feet*
Typical Permitted Uses:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Single family attached and detached, townhouse, stormwater management facilities, common areas, open space

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

The subject property is located south of Peggy Road and Legacy Park/Hal Brady Recreation Facility, north of the CSX rail right-of-way and Sandvik Mining, and east of Interstate- 75.

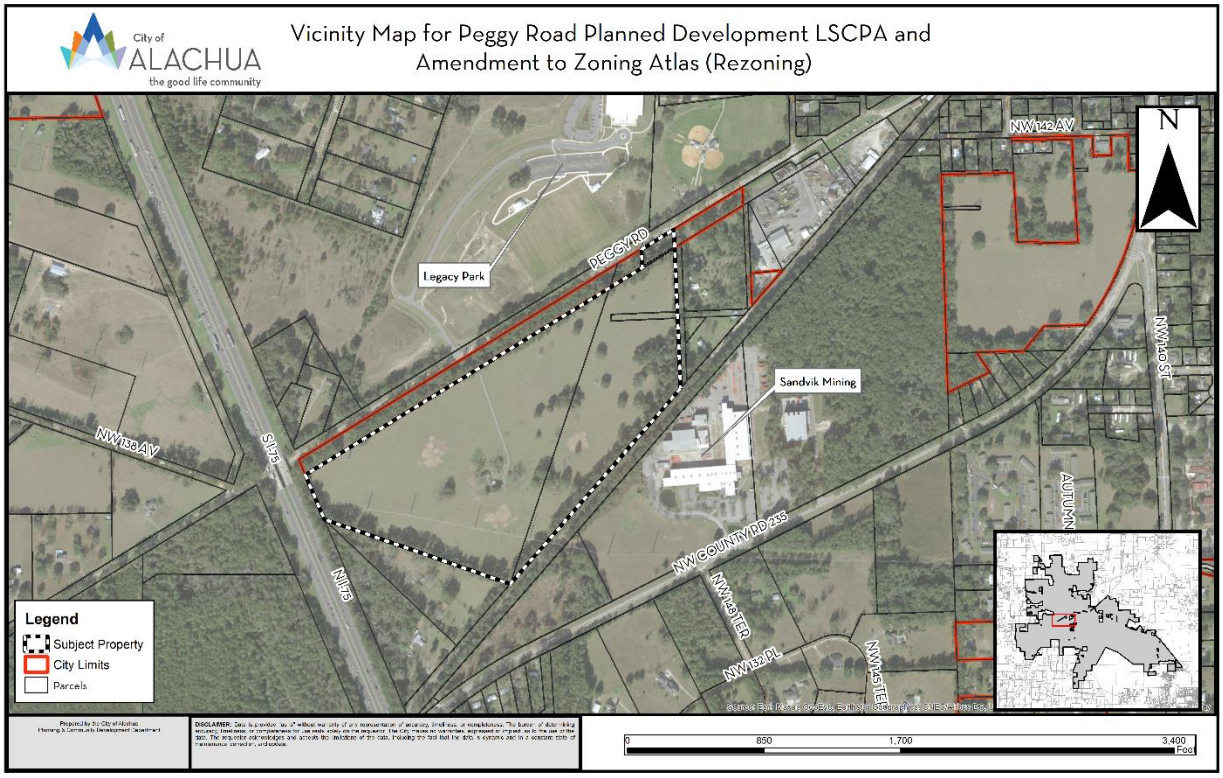
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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

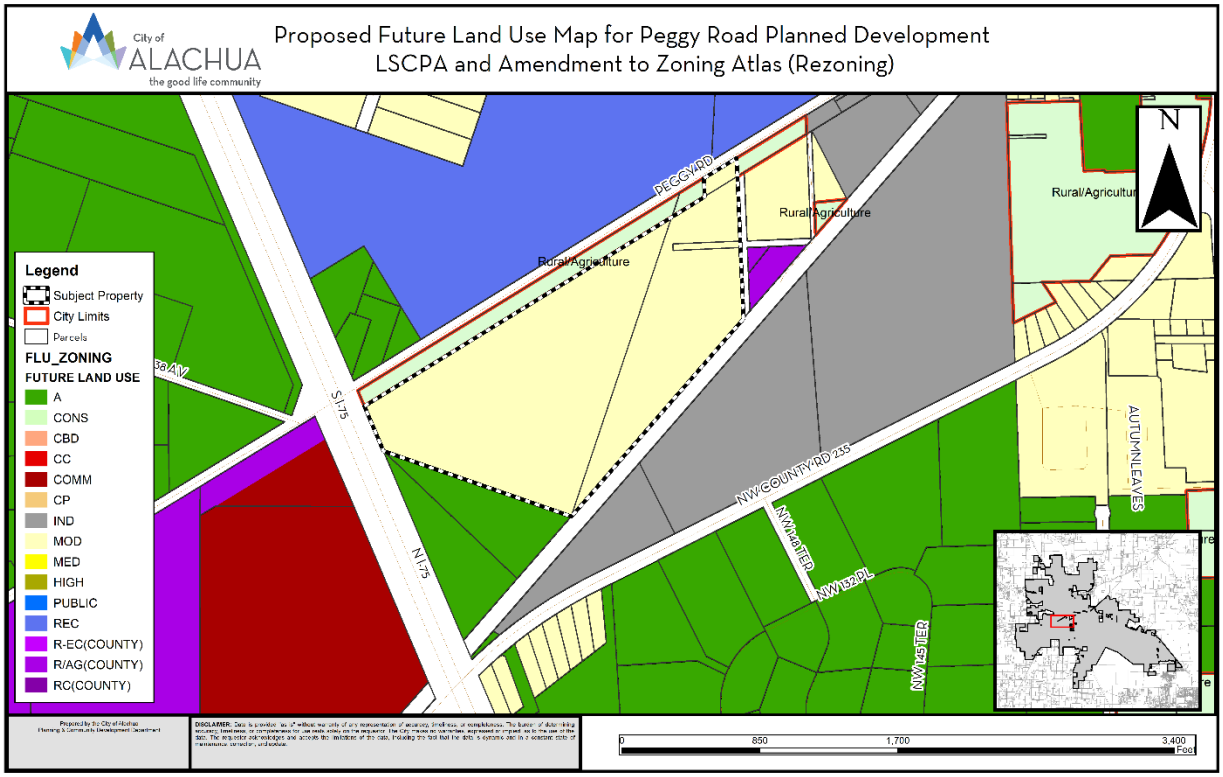
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Rail Right-of-way Legacy Park	Recreation Rural/Agriculture	GF (Government Facilities) A (Agricultural) (Alachua County)
East	Major Utility (Deerhaven Generating Plant)/ Commercial	Public Facilities (City of Gainesville)/ Commercial	PS (City of Gainesville), CI
West	Residential	Moderate Density Residential	RSF-3 (Residential Single Family -3) A (Agricultural) (Alachua County)
South	Rail Right-of-Way Sandvik Mining	Industrial	IG (Industrial General) ILW (Light and Warehouse Industrial)

Map 3. Vicinity Map



Map 4. Proposed Future Land Use Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on February 24, 2022, at the Legacy Park Multi-Purpose Center Meeting Room to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by 5 members of the public.

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.

The property currently has a Future Land Use Map Designation of Moderate Density Residential, which permits up to 4 units per acre. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> *Policy 1.2.a:* Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. **Residential Planned Developments;**
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: The proposed zoning to Residential Planned Development is permitted under this policy.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments.

> **Objective 2.1:** Planned Development (PD) Standards
>
> In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes to rezone the subject property to PD-R, which is a zoning districts established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, and Policy 2.1. and are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report.

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

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

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

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations

on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for residential and minor agricultural uses. There are no known listed species, wetlands, special flood hazard areas, or other significant natural features. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

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

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size,

that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

<u>Housing Element</u>

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.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

<u>Recreation Element</u>

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

<u>Transportation Element</u>

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

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

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report.

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

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The

distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold

for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

As a condition of the Planned Development zoning, the applicant will be required to provide a listed special and habitat survey at time of Final PD plan (preliminary plat). Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 1.10: Wetlands

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

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

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:

a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed,

except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.

d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

    i. Clustering of units shall be located in the perimeter areas of the wetlands; and

    ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

    a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
    b. All support buildings and other support facilities shall be constructed outside the wetland.
    c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
    d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
    e. All residences shall be connected to a central sewage system owned and operated by the City.
    f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
        i. Clustering of units shall be located along the perimeter area of the wetland; and
        ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or

associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table:

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum

Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

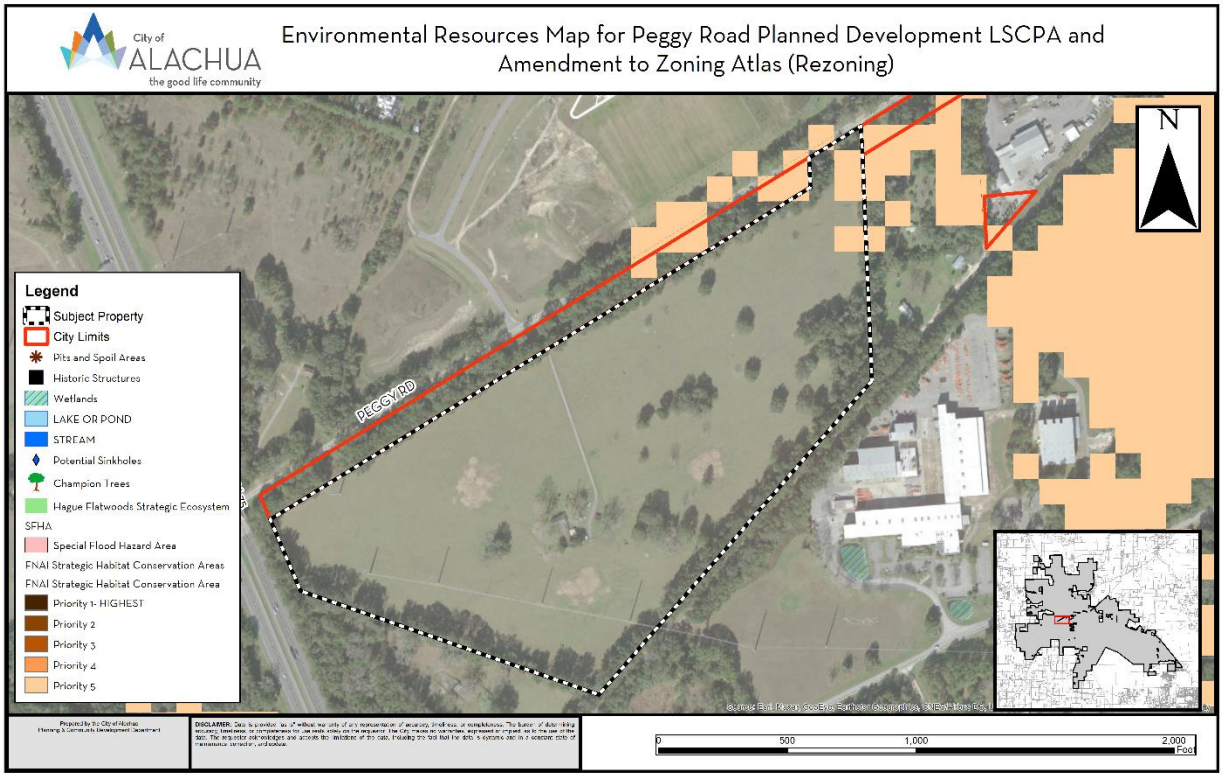
Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Analysis of Consistency with Objective 1.10:

There are no known wetlands on the subject property. If wetlands are discovered, applicable Goals, Objectives, and Policies of the City's Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 4. Environmental Features



Wetlands

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

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. There are no identifiable wetlands on the subject property, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern, other than those described below. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff).

There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are two (2) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	97.4
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	2.6

Evaluation: The soil types located within the subject property do not pose any significant limitations for development of residential dwellings.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: Since the subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: GIS data available from Alachua County does not indicate any karst sensitive areas on the subject property. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

Evaluation: The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventor, therefore, no issues related to historic structures or markers.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. A companion application proposes to amend the subject's property to Moderate Density Residential, which permits Planned Developments.

(b) ***Consistent with Ordinances*** – The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: An analysis of the application's compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City's LDRs.

(c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation: The proposed amendment would be adjacent to existing residential uses, and in the vicinity of improved recreational facilities.

(d) *Pre-Mature Development* – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: The subject property is either adjacent to existing development or adjacent to transportation infrastructure.

(e) *Incompatible with Adjacent Lands* – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation: The uses permitted by the PD-R Zoning are compatible with adjacent lands or uses or appropriate buffers and separation are provided.

(f) *Adverse Effect on Local Character* – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation: The proposed amendment would permit single-family residential uses near existing residential development and existing major employment centers (warehouses and central city area).

(g) *Not Deviate from Pattern of Development* – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: Similar residential development exists in the vicinity including Clover Ranch Estates, and residential development in the downtown area.

(h) *Encourage Sprawl* – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses."

The subject property is located adjacent to developed residential properties, and is located near major employment centers.

The subject property is located adjacent to existing water and wastewater facilities, which will be extended to connect the developed property.

The uses proposed by the PD-R are consistent with surrounding area, which consists primarily of residential and industrial uses.

(i) *Spot Zoning* – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The lands to the north and east are all developed residential areas; the lands to the south and east are low density residential uses. The proposed zoning application provides for additional residential adjacent to existing residential.

(j) *Public Facilities* – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: The PD Utility plan indicates that the City's water and wastewater lines will be extended to serve the subject property.

(k) *No Adverse Effect on the Environment* – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: There are no significant impacts on the environment that would be caused by this application.

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) *Master Plan*

The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation: The PD Master Plan identifies three (3) development areas: Residential Lot Area, Common Area/Stormwater/ Open Space, and Right-of-Way.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the Planned Development and each development area.

(c) Identifies the general location of open space;

Evaluation: The applicant has shown the location of open space by a identifying Stormwater/Open Space area on the PD Master Plan.

(d) Identifies the location of environmentally-sensitive lands, wildlife habitat, and stream corridors;

Evaluation: There are no environmentally sensitive lands to be mapped.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation: The PD Master Plan identifies the location of the on-site transportation circulation system and connection points to external roadways. No roads within the proposed development are classified as arterial or collector roads.

(f) Identifies on-site potable water and wastewater facilities; and

Evaluation: The PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste, and schools.

Evaluation: The applicant has identified on the PD Master Plan the location of internal circulation. The PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the PD Master Plan.

(2) ***Consistency with the Comprehensive Plan***

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(3) *Compatibility with Surrounding Residential Areas*

Development along the perimeter of a PD District is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD District that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation: The uses permitted by the proposed PD-R zoning district are comparable to those presently located on nearby properties. Areas to the east and north of the subject property are developed with residential uses. The proposed Development Areas adjacent to existing development have been so designed so as to provide complimentary character. A minimum 50' Type B landscape buffer will be provided along the project's eastern perimeter where the proposed lots will be closest to existing residential development.

(4) *Development Phasing Plan*

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation: The proposed development may be constructed in one or more phases. Each phase would be required to meet the conditions created by the Planned Development Ordinance, the PD Master Plan, and applicable standards of the City's Comprehensive Plan and Land Development Regulations. The PD Master Plan shall be valid for a period of ten years.

(5) *Conversion Schedule*

The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of non-residential uses (i.e., residential to residential, or non-residential to non-residential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation: No conversion scheduled is proposed.

(6) *Public Facilities*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on

the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the three (3) roadway segments affected by this project and monitored for concurrency: Segment 14 (CR 2054 from SR 235 to West City Limit), Segment 8 (SR 235 from NW 143rd Place to US 441), and Segment 17 (CR 235A from US 441 to CR 235).

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility

capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The applicant has identified the location of development areas where stormwater facilities on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD).

(7) *Planned Development Agreement*

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

(a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit "B"). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

(b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

(c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit "A" to this report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

(e) Provisions related to environmental protection and monitoring.

Evaluation: For more information please see the Environmental Conditions and Site Suitability Analysis found above.

Conditions 3, 4, 5, 6, 7 and 8 all provide for provisions related to environmental protection. These provisions include the applicant providing a listed species and habitat survey as part of any Final PD Plan (Condition 3), the developer removing and destroying all Category I and II exotic plants species and assuring a long term exotic plants management plan is in place (Conditions 5 and 6), prohibiting the planting of any invasive plant species (Condition 7), and ensuring that the development utilizes best management practices to avoid flooding and erosion (Condition 8).

(f) Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff's recommended conditions are provided in Exhibit "A" to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) ***Minimum Area***

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 51.7 acres in area, exceeding the minimum 10 acre size requirement.

(2) ***Uses***

The uses allowed in the PD-R District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-R District.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

(3) *Densities/Intensities*

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-R District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone district(s) being replaced by the PD designation.

Evaluation: The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the proposed Moderate Density Residential Future Land Use designation.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. A 50' separation between any proposed lot and any existing residential use.

(5) *Development Standards*

Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards,* and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT	
Development Standard	**Procedure for Modification [1]**
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). The applicant has requested modifications to Article 7 requirements for required subdivision improvements.

Land Development Regulations Section	Summary of Required Improvement Standard	Summary of Proposed Improvement Standard
7.2.3 (B)	Maximum block length of 600'	Where block length of 600' is exceeded a midblock crossing such as a speed table or bulbout must be provided. See condition 14.a of proposed PD Ordinance.

The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation – 155 dwelling units.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
14	CR 2054 (From SR 235 to West City Limit)	2/U	Major Collector	Comm	D
8 (108)	SR 235 (From NW 143rd Place to US 441)	2/U	Major Collector	Comm	D
17	CR235A (From US 441 to CR 235)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Amendment	Residential [1]	1,462 (731/731)	118 (31/87)	146 (93/53)
Potential Trips		**1,462 (731/731)**	**118 (31/87)**	**146 (93/53)**

1 ITE Code 210: AADDT= 9.43 trips/ unit = 155 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 155 x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 155 x .76 = 157 (26% enter/ 74 % exit)

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	14 CR 2054 (From SR 235 to West City Limit) [1]	8 (108) SR 235 (From NW 143rd Place to US 441))[1]	17 CR235A (From US 441 to CR 235)[1]
Maximum Service Volume[2]	15,120	14,400	15,120
Existing Traffic[3]	4,161	9,400	5,302
Reserved Trips[4]	35	5	112
Available Capacity[4]	10,924	4,995	9,706
Potential Impact Generated by Proposed Comprehensive Plan Amendment[5]	1,462	1,023	439
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**9,462**	**3,963**	**9,267**
PM Peak Hour Traffic Analysis	14 CR 2054 (From SR 235 to West City Limit) [1]	8 (108) SR 235 (From NW 143rd Place to US 441))[1]	17 CR235A (From US 441 to CR 235)[1]
Maximum Service Volume[2]	1,359	1,290	1,359
Existing Traffic[3]	395	893	504
Reserved Trips[4]	0	1	12
Available Capacity[4]	964	396	843
Potential Impact Generated by Proposed Comprehensive Plan Amendment [5]	146	102	44
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**818**	**294**	**799**

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida Department of Transportation, District Two, Level of Service Reporting Tool , accessed April 14, 2022
4 Source: City of Alachua June 2022 Development Monitoring Report.
5 ITE Code 210: AADDT= 9.43 trips/ unit = 155 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 155x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 155 x .76 = 157 (26% enter/ 74 % exit); Trip Assignment: Segment 14 = 100%, Segment 8 = 70%, Segment 17 = 30%.
6 The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown in Table 5, affected segments 8, 14, and 17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,309,417
Reserved Capacity*	239,932
Potential Potable Water Demand from Proposed Amendment **	42,625
Residual Capacity	**708,026**
Percentage of Permitted Design Capacity Utilized	**69.21%**

Sources:
** City of Alachua June 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 155 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 42,625 gallons per day at build out. This analysis is based on the practicable development potential of 155 residential dwellings that would be permitted by the proposed FLUM Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	758,000
Reserved Capacity*	216,718
Projected Potential Wastewater Demand from Proposed Amendment **	38,750
Residual Capacity	**486,532**
Percentage of Permitted Design Capacity Utilized	**67.56%**

Sources:
** City of Alachua June 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 155 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 38,750 gallons per day. This analysis is based on the practicable development potential of 155 residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	5.10
Potential Demand Generated by Development[3]	1.97
Residual Recreational Capacity After Impacts	**74.63**

Sources:
1 *City of Alachua June 2022 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Element; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 155 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.78 acres
Acreage Required to Serve Demand Generated by Development[2]	0.39 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.17 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**35.95 %**

1 *Source: City of Alachua June 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (1.97 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 1.97 recreational acres, and for improved passive park space by .39 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[2]	36,992.38	6,751.11
Projected Solid Waste Demand from Application[3]	1,583.56	289
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2022; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per year)*
2 *City of Alachua January 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 155 dwellings x.73 tons/yr per capita)*
4 *New River Solid Waste Facility, April 2022*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 289tons per year. Concurrency and impacts to the solid waste

system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment on May 23, 2022. Final determination is required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 42 total student stations (19 for elementary, 9 for middle, and 14 for high school).

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

WILLIAM AND MARGARET KIRKLAND

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

PEGGY ROAD – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)

STAFF REPORT

1. The development shall consist of single-family detached, single family attached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'Residential Lot Area' 8 du/acre	Single Family Detached Residential on Platted Lots, Stormwater Drainage Areas	155 dwelling units	±21	*Minimum Lot Area* 5,500 square feet *Minimum Lot Width* 50 feet *Setbacks* Front (Primary) = 20' Side = 5' Rear=15'	±40.00%
Development Area 'Common Area/Stormwater/ Open Space' 0 du/acre	Active and Passive Recreation, Landscaping, Utilities, Stormwater Management Facilities	NA	±25	**Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	±48%
Development Area 'Right-of-Way' 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±6	**Streets** Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet FDOT Type F Curb and Gutter 5' minimum sidewalk on both sides of all streets	±12%

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs. Shifts of less than 50' shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.

b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement or common area permitting pedestrian access through blocks longer than 600 feet is provided. This easement or common area shall be a minimum of 20 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 1000 feet.

ii. Pavement widths may not be less than 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

15. If a roadway improvement is required by Alachua County as part of its review process, the applicant shall include a crosswalk across Peggy Road and 50' of sidewalk on either side of the crosswalk landing on the north side of Peggy Road. Alternatively to extending sidewalk along Peggy Road 50' in both directions, a connection to the internal sidewalk system at Hal Brady Recreation Complex/ Legacy Park may be made.

16. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

17. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

18. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

19. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

20. The Final PD Plan shall be a Preliminary Plat for single-family detached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

21. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

22. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

23. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

24. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

25. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

26. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

EXHIBIT "B"

TO

WILLIAM AND MARGARET KIRKLAND

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

PEGGY ROAD – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)

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

June 22, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: Notice of Hearing Scheduled for:
-Peggy Road Planned Development (LSCPA)
-Peggy Road Planned Development (PD-R Rezoning)

Dear Mr Sweger:

On June 8, 2022 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that these applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of PD Master Plans, and a digital copy of all materials in PDF format on a CD *no later 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 **July 12, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, June 27, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Monday, June 27, 2022.*** . These signs will be ready for pick up after 12 PM on Thursday, June 23, 2022.

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, July 11, 2022).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, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 24, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: -Peggy Road Large Scale Comprehensive Plan Amendment (LSCPA)
-Peggy Road Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Sweger:

On March 3, 2022 the City of Alachua received your applications for a Large Scale Comprehensive Plan Map Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) on behalf of William and Margaret Kirkland, property owners. The applications propose the amendment of the Future Land Use Map Designation on the Subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential, and the amendment of the zoning designation from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R) on a ±51.7 acre subject property (Parcels 03924-000-000, 03865-000-000, and 03917-200-002). These applications were tentatively accepted, pending the annexation application related to these applications. On May 9, 2022, the City Commission approved Ordinance 22-11, which annexed parcel 03917-200-002 into the City of Alachua. A Project Assistance Team (PAT) meeting is scheduled to be held on May 25, 2022 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Wednesday, June 8, 2022.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

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

LSCPA Review Comments

1. *General*
   a. Page 1 of Justification Report states that project acreage is 151.7 acres. This appears to be typographical error. Please correct.

2. *Concurrency Impact Analysis*
   a. Identify edition of ITE used for automobile trip generation rates.
   b. Revise concurrency impact analysis with May 2022 data.
   c. Different average household sizes are used for solid waste generation and for recreation uses. Please utilize same household size for concurrency calculations.

PD-R Rezoning Review Comments

1. *General Standards for all PD Districts (Section 3.6.2)*
   a. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Consider also allow stormwater facilities within residential lot area for additional flexibility.
         2. Please clarify what uses are permitted within 50' landscape buffer shown on eastern perimeter. Will any plantings be provided? Suggest Type B perimeter buffer.

2. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses. Please indicate how close any proposed lot will be on each perimeter to any lot utilized for residential purposes.
   b. Per Section 3.6.3 (A)(4)(b), Staff is proposing a minimum 50' setback from project perimeter for active recreation uses.
   c. Please verify if any common area buildings will be included such as pool house/ community center, gazebos or shade structures, etc. If so, please provide proposed square footage.
   d. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
      a. The reduction or modification is necessary as a traffic-calming measure;
      b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
      c. Access for emergency service vehicles is not substantially impaired;
      d. Adequate off-street parking is provided for the uses proposed; and
      e. Adequate space for public utilities is provided within the right-of-way.

Please provide response to these standards.

3. *Concurrency Impact Analysis*
    a. Provided concurrency analysis assumes a 50/50 split of trips in the east and west directions. However, Staff believes this should be closer to a 70/30 split of trips with 70% of the trips being assigned to an eastward movement towards SR235 and 30% of trips being assigned to a westward movement.
    b. Segment 17 must also be analyzed for traffic concurrency.

4. *Development and Subdivision Standards*
    a. Per Section 7.3.2 (A), sidewalks shall be provided along arterial and collector streets. Please note that sidewalks will be required along the project area's frontage on Peggy Road.

5. *Miscellaneous / General Comments*
    a. Proposed PD Master Plan displays development areas using different colors, however, when recorded in the Public Records, the PD Master Plan will be in black and white and it may be difficult to differentiate the development areas on the PD Master Plan.
    b. Provide setbacks for stormwater facilities of 5'.
    c. Clarify Note 4 regarding active and passive recreation uses and permitted locations.

6. Potential Development Conditions
    a. If a roadway improvement is required by Alachua County as part of its review process, the applicant shall include a crosswalk across Peggy Road and 50' of sidewalk on either side of the crosswalk landing on the north side of Peggy Road. Alternatively to extending sidewalk along Peggy Road 50' in both directions, a connection to the internal sidewalk system at Hal Brady Recreation Complex/ Legacy Park may be made. Please coordinate a potential connection with the City of Alachua Recreation Department.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Shane L. Andrew, Superintendent

Alachua County Public Schools

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

Mission Statement: We are committed to the success of every student!

May 23, 2022

RE: ACPS – Peggy Road Rezone

Alachua County Public Schools ("ACPS") has received notification of rezoning within the City of Alachua. The project encompasses 51.7 acres identified as Parcels. 03924-000-000, 03865-000-000 and 03917-200-002. This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*. The proposed amendment will entitle 155 single family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction and maintenance and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities, policies, and student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,134 high students and is operating at 88% of its permanent capacity of 1,291 student stations. At buildout, this project is projected to generate 14 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 336 middle students and is operating at 43% of its permanent capacity of 788 student stations. At buildout, this project is projected to generate 9 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,303 elementary students and is operating at 80% of its permanent capacity of 1,625 student stations. At buildout, this project is projected to generate 19 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate satisfactory and long term solutions, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions please contact Suzanne Wynn, Director of Community Planning at 352-955-7400 x 1445

Sincerely,

Shane Andrew
Superintendent
cc: ACPS Director of Community Planning

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 10, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: Acceptance of Peggy Road Large Scale Comprehensive Plan Amendment (LSCPA) and Rezoning (RZ) Applications

Dear Mr Sweger:

On March 3, 2022 the City of Alachua received your applications for a Large Scale Comprehensive Plan Map Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) on behalf of William and Margaret Kirkland, property owners. The applications propose the amendment of the Future Land Use Map Designation on the Subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential, and the amendment of the zoning designation from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R) on a ±51.7 acre subject property (Parcels 03924-000-000, 03865-000-000, and 03917-200-002). These applications were tentatively accepted, pending the annexation application related to these applications. On May 9, 2022, the City Commission approved Ordinance 22-11, which annexed parcel 03917-200-002 into the City of Alachua.

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 applications are complete.

The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the applications will be performed and any issues with content will be provided to you at the Project Assistance Team (PAT) meeting, which will be scheduled separately from this letter if such meeting is determined to be necessary. Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

PLANNED DEVELOPMENT REGULATORY AGREEMENT
FOR PEGGY ROAD PLANNED DEVELOPMENT (PD-R) PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of September 26, 2022 by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **WILLIAM AND MARGARET KIRKLAND**, their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **Peggy Road Planned Development ("PD-R" or "Project")**, which is proposed to consist of ±51.7 acres;

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD-R, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property");

WHEREAS, as part of the approval process for the PD-R, required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Agricultural ("A") and Agricultural ("A")(Alachua County) to Planned Development – Residential ("PD-R") has been filed with the City;

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Agricultural ("A") to Planned Development – Residential ("PD-R") at a quasi-judicial public hearing held on July 12, 2022;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on July 25, 2022, to consider the proposed rezoning of the Property pursuant to Ordinance Number 22-19;

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 22-19;

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved;

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.

2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 22-19, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **Final PD Plan** for the Project (known as a **Preliminary Plat** for single-family detached or attached residential development) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 22-19, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD-R zone district classification of the Project. If the PD-R zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning districts of Agricultural ("A").

4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.

5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer ,or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

8. This PD Agreement shall be recorded in the Public Records of Alachua County, Florid and its terms shall run with the land set forth on attached Exhibit "A", the PD, or the Project. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 22-19.

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by

the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

City of Alachua
ATTN: Department of Planning & Community Development
P.O. Box 9
Alachua, Florida 32616

Owner/Developers:

William and Margaret Kirkland
PO BOX 1360
Alachua, FL 32616

11. This PD Agreement shall be binding on the Owner/Developer and its successors, assigns and anyone acting on behalf of the Owner/Developer or its successors or assigns. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

12. If any section, sentence, clause, phrase, or provision of this PD Agreement 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 PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City

and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 22-19 do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies under the City's Land Development Regulations. Thereafter, Owner/Developer's remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written.

Witnesses:

Robert Hartley
(NAME)

OWNER/DEVELOPER:
William Kirkland

By: William Kirkland

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 15th day of Sept 20 23 by William Kirkland, who is personally known to me or who has produced FL DL as identification, and who took an oath.

(SEAL)

KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2026

Kristy Lee Thornton
Notary Public, State of Florida at large
Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

Robert HARTLEY
(NAME)

OWNER/DEVELOPER:
Margaret Kirkland

By: Margaret M. Kirkland

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 5 day of Sept 20~~22~~, by Margaret Kirkland who is personally known to me or who has produced FL DL as identification, and who took an oath.

Kristy Lee Thornton
Notary Public, State of Florida at large
Commission No.:
Commission Expiration:

(SEAL)

KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2026

SIGNATURES CONTINUE ON NEXT PAGE

Attest:

CITY OF ALACHUA

_____
Mike DaRoza
City Manager/Clerk

By:_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this __ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
Commission No.:
Commission Expiration:

(SEAL)

EXHIBIT "A"

Tax Parcel Numbers 03924-000-000, 03865-000-000 and 03917-200-002

LEGAL DESCRIPTION:

Legal Description

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twen6ty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the public Records of Alachua County, Florida.

Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

EXHIBIT "B"

[EXECUTED/SIGNED ORDINANCE 22-19]

ORDINANCE 22-19

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") AND AGRICULTURAL ("A")(ALACHUA COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 51.7; LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, the Owners desire to obtain approval for a Planned Development ("PD") in the City known as Peggy Road Planned Development ("PD-R" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 155 residential units on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; 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 June 30, 2022; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on July 12, 2022, 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 July 14, 2022 and on September 15, 2022; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on August 8, 2022, and September 26, 2022, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

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

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural ("A") and Agricultural ("A")(Alachua County) to Planned Development–Residential ("PD-R") for Tax Parcel Numbers 03924-000-000, 03865-000-000 and 03917-200-002 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Development Parameters

The development shall consist of single-family residential development, and common area/stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

1. The development shall consist of single-family detached, single family attached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'Residential Lot Area' 8 du/acre	Single Family Detached Residential on Platted Lots, Stormwater Drainage Areas	155 dwelling units	±21	*Minimum Lot Area* 5,500 square feet *Minimum Lot Width* 50 feet *Setbacks* Front (Primary) = 20' Side = 5' Rear=15'	±40.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'Common Area/Stormwater/ Open Space' 0 du/acre	Active and Passive Recreation, Landscaping, Utilities, Stormwater Management Facilities	NA	±25	**Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	±48%
Development Area 'Right-of-Way' 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±6	**Streets** Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet FDOT Type F Curb and Gutter 5' minimum sidewalk on both sides of all streets	±12%

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs. Shifts of less than 50' shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.

    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

    c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be

maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement or common area permitting pedestrian access through blocks longer than 600 feet is provided. This easement or common area shall be a minimum of 20 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 1000 feet.

ii. Pavement widths may not be less than 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

15. If a roadway improvement is required by Alachua County as part of its review process, the applicant shall include a crosswalk across Peggy Road and 50' of sidewalk on either side of the crosswalk landing on the north side of Peggy Road. Alternatively to extending sidewalk along Peggy Road 50' in both directions, a connection to the internal sidewalk system at Hal Brady Recreation Complex/ Legacy Park may be made.

16. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

17. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

18. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

19. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

20. The Final PD Plan shall be a Preliminary Plat for single-family detached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

21. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

22. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

23. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

24. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

25. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

26. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

Section 4. Ordinance to be Construed Liberally

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

Section 5. Repealing Clause

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

Section 6. Providing for Severability

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

Section 7. Effective Date

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

PASSED on first reading on the 8th day of August , 2022.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 26th day of September, 2022.

(Signatures next page)

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza , City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

Tax Parcel Numbers 03924-000-000, 03865-000-000 and 03917-200-002

LEGAL DESCRIPTION:

Legal Description

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twen6ty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the public Records of Alachua County, Florida.

Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

EXHIBIT "B"

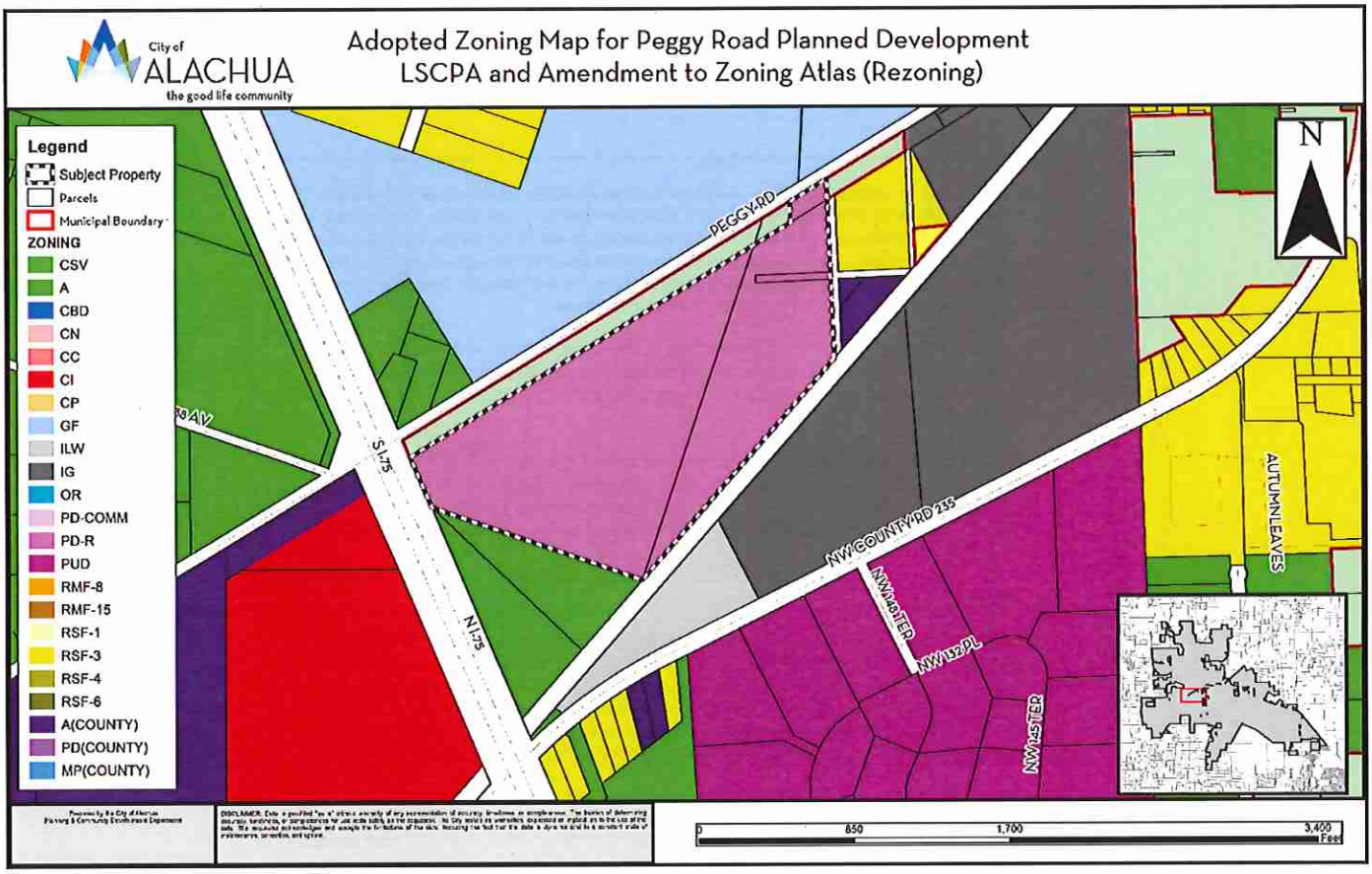
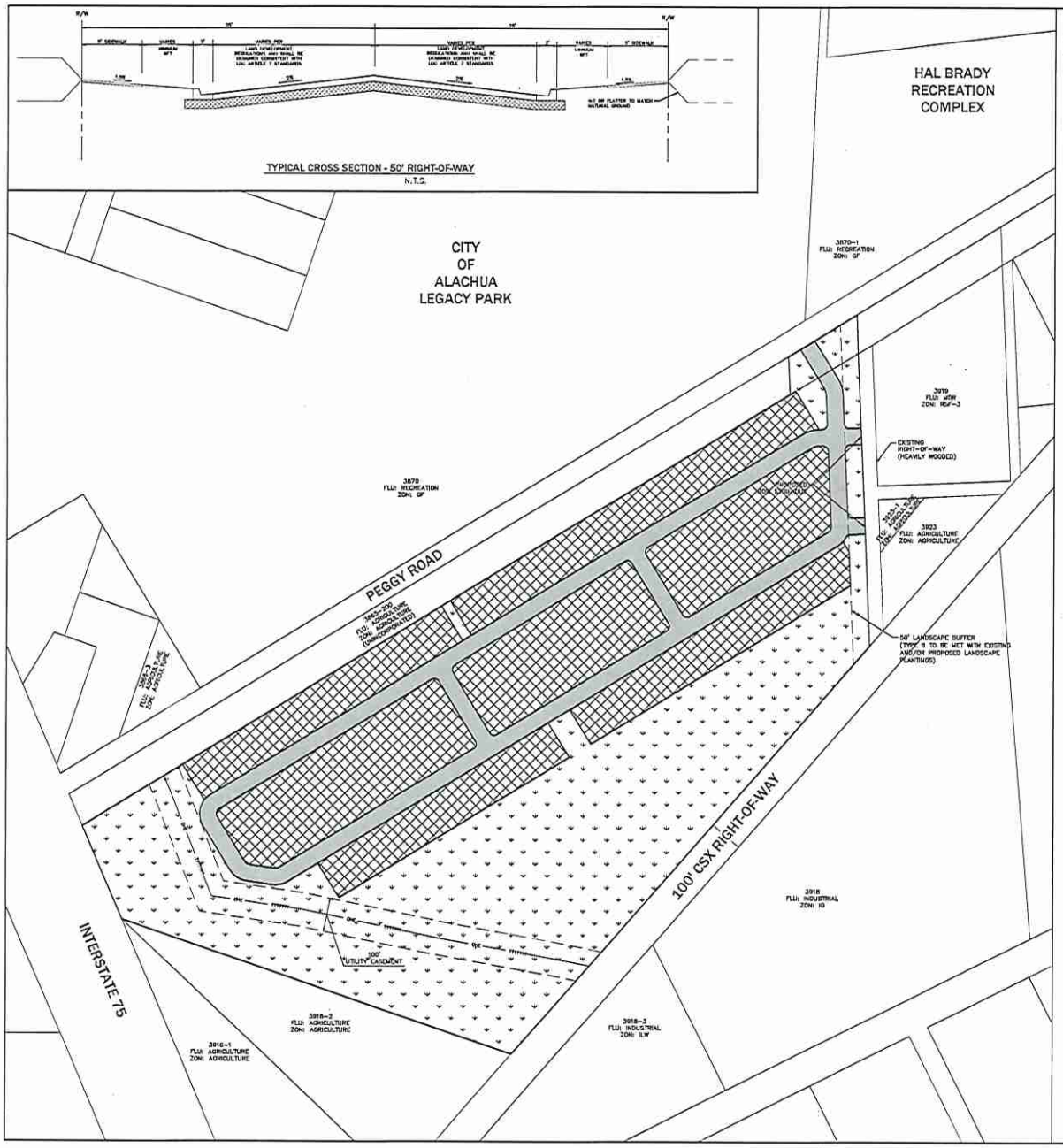

City of ALACHUA
the good life community
Adopted Zoning Map for Peggy Road Planned Development
LSCPA and Amendment to Zoning Atlas (Rezoning)
Legend
Subject Property
Parcels
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
N
PEGGY RD
S 441
S 175
N 175
NW COUNTY RD 235
NW 140TER
NW 132 PL
NW 145TER
AUTUMN LEAVES
0
850
1,700
3,400
Feet

EXHIBIT "C"

PD MASTER PLAN TO BE INSERTED



GENERAL NOTES

1. SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "RESIDENTIAL LOT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT IS 5,000 S.F.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF 1 PHASE, WITH THE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE PRELIMINARY PLAT SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN.
3. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
4. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS & PICNIC AREAS ARE ONLY PERMITTED IN OPEN SPACE AREAS AND SHALL BE AT LEAST 50 FEET FROM THE PROJECT PERIMETER.
5. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(D)(II). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THOSE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED AND MAY BE SLIGHTLY ADJUSTED.
8. BLOCK FACES. ANY BLOCK FACES GREATER THAN 800' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(D)(2) AND SEC. 3.6.3(A)(5)(D)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. STORMWATER: THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS. WHILE A MAJORITY OF PROPOSED STORMWATER FACILITIES SHALL BE LOCATED IN THE AREA LABELED "COMMON AREA/STORMWATER/OPEN SPACE" IN THE LAND USE DATA TABLE BELOW, SOME STORMWATER AREAS ARE POSSIBLE IN THE OTHER LAND USE AREAS. IN ADDITION, ALL STORMWATER PONDS SHALL BE AT LEAST 5 FEET (FROM TOP OF BANK) FROM ALL RESIDENTIAL LOT LINES (EXISTING & PROPOSED).
10. USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST APPLICABLE STANDARDS AND CITY OF ALACHUA REGULATIONS.
12. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13. NO PROPOSED LOT SHALL BE WITHIN LESS THAN 100 FEET FROM ANY LOT UTILIZED FOR RESIDENTIAL PURPOSES.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT LIMITS	52 AC.	100%
	RESIDENTIAL LOT AREA	21 AC.	40%
	COMMON AREA/ STORMWATER/ OPEN SPACE	25 AC.	48%
	RIGHT-OF-WAY	6 AC.	12%

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA, MIN. (SF)	5,500 S.F.
LOT WIDTH, MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	40 FT.
LOT COVERAGE, MAX. (% OF LOT)	55%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
RESIDENTIAL LOT AREA	140-155

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP

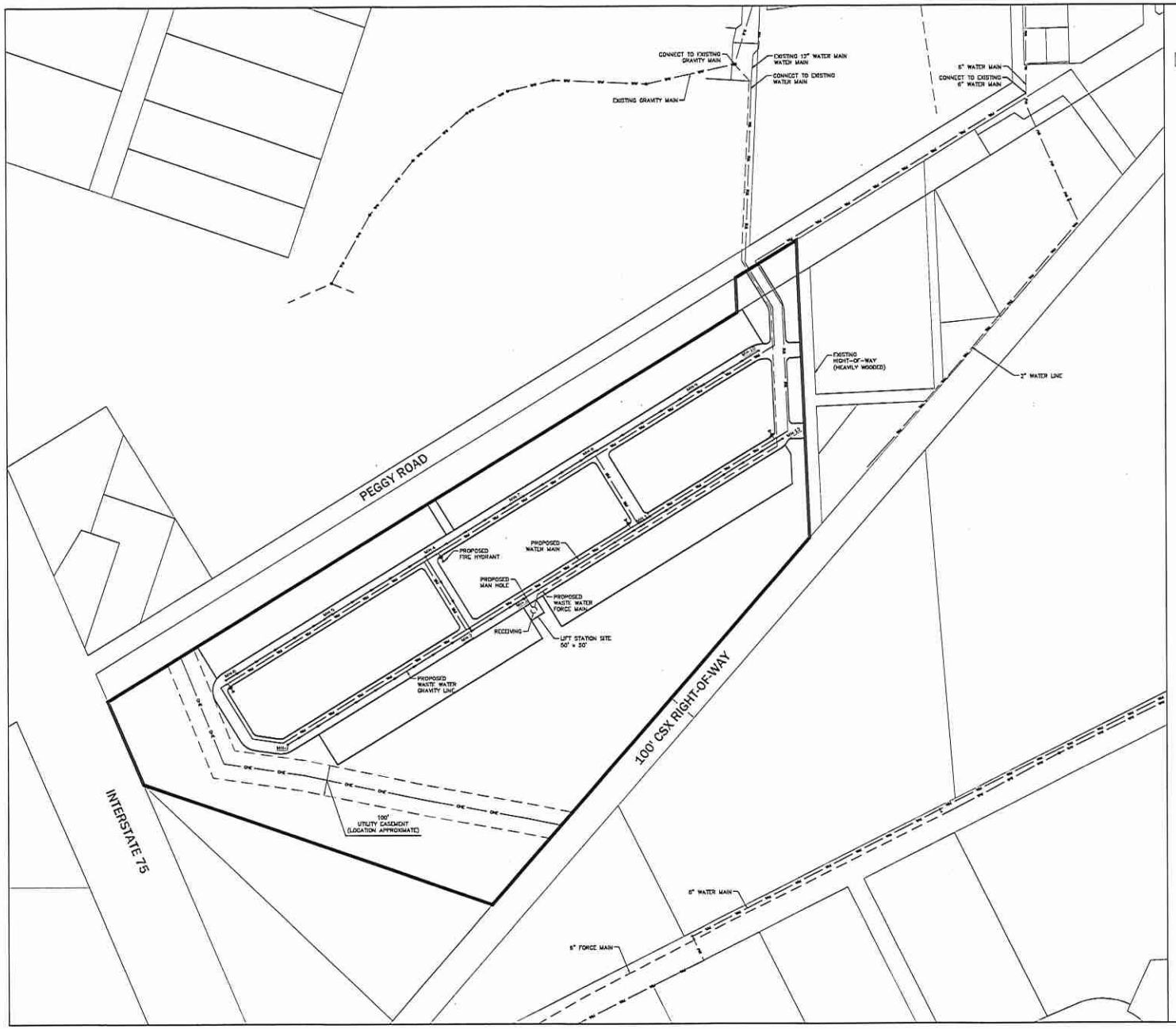
eda consultants inc.
CIVIL
720 S.W. 2nd Ave. South Tower, Suite 206
GAINESVILLE, FLORIDA 32601
(T) (352) 373-3541
www.eda-fl.com mail@eda-fl.com

NORTH
SCALE: 1" = 150'
0 75 150 300
GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011
Project phase: ZONING
Project title: PEGGY ROAD PD CITY OF ALACHUA, FLORIDA
Sheet title: PD MASTER PLAN
Designed: SR
Drawn: LNG
Checked: TAR
Date: 06/06/22
Sheet No.: P100

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LEGEND

- EXISTING WASTE WATER LINE
- EXISTING WATER MAIN LINE
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- PROPOSED WATER MAIN LINE
- PROPOSED WASTE WATER GRAVITY MAIN
- PROPOSED WASTE WATER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE

eda consultants inc.
LAKE HELLE, FLORIDA 32744

NORTH

SCALE: 1" = 150'

0 75 150 300

GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title:

PEGGY ROAD PD
CITY OF ALACHUA,
FLORIDA

Sheet title:

UTILITY PLAN

Designed: SK
Drawn: LNO
Checked: TAR
Date: 02/23/22

Sheet No:

P200

\\server1\projects\Peggy Road Alachua - Garden Street Communities - Civil\Cgr - 2022-011\Plans\Current\DWG\PD PLAN\A22011PD1.dwg, UTILITY PLAN, 2/23/2022 4:01:51 PM, YAR, 1DWG To PDF.pc3

ROADWAYS & TRANSPORTATION

The affected roadways are Segments 14, 8 & 17. The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – ADT & PM PEAK

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	155	Single Family	9.43 / Unit	1,462
ITE CODE	**UNITS**	**DESCRIPTION**	**RATE**	**PM PEAK HOUR OF ADJACENT STREET TRAFFIC**
210	155	Single Family	0.94 / Unit	146

Source: ITE, 11th Edition

Total Trip Generation:
- **1,462 ADT**
- **146 PM PEAK**

Affected Roadway Segments (Above 5% MSV)
- Segment 14 - CR 2054 (From SR 235 to West City Limit)
- Segment 8 - SR 235 (From NW 142nd Place to US 441)
- Segment 17 – CR 235A (From US 441 to CR 235)

Trip Distribution on Affected Roadway Segments
- 100% Distribution on CR 2054 (Segment 14) (1,462 ADT, 146 PM Peak)
  - 70% East (1,023 ADT, 102 PM PEAK) / 30% West (439 ADT, 44 PM PEAK)
- 70% Distribution on SR 235 (Segment 8) (1,023 ADT, 102 PM Peak)
- 30% Distribution on CR 235A (Segment 17) (438 ADT, 44 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	10,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,462
Available Capacity	9,462

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

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	395
Project Trips (PM Peak)	146
Available Capacity	818

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,023
Available Capacity	3,972

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

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	1,290
Existing Traffic and Reserved Trips	894
Project Trips (PM Peak)	102
Available Capacity	294

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	10,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	439
Available Capacity	9,267

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

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	516
Project Trips (PM Peak)	44
Available Capacity	799

Traffic background data provided via May 2022 City Concurrency Report

SANITARY SEWER

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 38,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	730,000
Reserved Capacity	193,998
Parcel Demand for Site	38,750
Residual Capacity	519,382

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 250 Gal/Unit per day x 155 = 38,750 GPD*

POTABLE WATER

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 42,625 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity[2]	203,857
Parcel Demand for Site	42,625
Residual Capacity	744,101

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 275 Gal/Unit per day x 155 = 42,625 GPD*

SOLID WASTE

Maximum Development Scenario Project Impact. Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (155 units x 2.55 residents per unit x 0.73 tons/year per capita = 289 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	289 Tons

1. *Formula: (0.73 tons / year per capita @ 2.55 residents per unit)*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

Student Generation Calculations: Single Family Residential Development

Elementary School	155	units	x 0.12	Elementary School Multiplier*	19	Student Stations
Middle School	155	units	x 0.06	Middle School Multiplier*	9	Student Stations
High School	155	units	x 0.09	High School Multiplier*	14	Student Stations

Approval of the application will result in a projected school enrollment impact of 19 elementary, 9 middle and 14 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	1.97
Available Recreation Acreage	76.27

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Calculations for Proposed Project: 155 Units x 2.55 persons/household x 5 acres / 1,000 persons = 1.97 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

eda consultants inc.
GAINESVILLE, FLORIDA 32601

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title: PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

Sheet title: NOTES AND TABLES

Designed: SR | Drawn: LNG | Checked: TAR | Date: 06/09/22

Sheet No.: P210

\\Server\Projects\Peggy Road Alachua - Garden Street Communities - Gen\Mgt - 2022\011\Plans\Current\DWG\PD\PLAN\A2011101.dwg P210 - NOTES AND TABLES, 6/7/2022 12:21:42 PM, sgreen15_A - ANSI D Print (General Documentation).pc3



EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. THE PROPERTY IS PRIMARILY USED AS A MAINTAINED LARGE RESIDENTIAL PROPERTY WITH WOODED AREAS AROUND THE PERIMETER OF THE PROJECT

eda consultants inc.
FL 32614
352.373.3541
www.edafl.com mail@edafl.com

NORTH
SCALE: 1" = 150'
0 75 150 300
GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011
Project phase: ZONING
Project title: PEGGY ROAD PD
CITY OF ALACHUA, FLORIDA
Sheet title: EXISTING CONDITIONS MAP

Designed: SK	Sheet No:
Drawn: LSD	P300
Checked: TAR	
Date: 06/06/22	

Users\Documents\Peggy Road Mobile Garden Street Communities\Group\22-011\Plans\Current\DWG\PD PLAN\22011PD01.dwg 11x17 - EXISTING CONDITIONS V03, 6/7/2022 12:18:03 PM, engineer18, J:\eda\DWG\General Documents\stamp.jpg

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Peggy Road Planned Development
2. Address of Subject Property: 15151 Peggy Road
3. Parcel ID Number(s): 03924-000-000, 03865-000-000 & 03917-200-002
4. Existing Use of Property: Residential & Grazing land soil capability Class II
5. Future Land Use Map Designation : Moderate Density Residential (Proposed)
6. Existing Zoning Designation: City of Alachua Agriculture and Alachua County Agricultural zoning
7. Proposed Zoning Designation: PD-R
8. Acreage: 51.7 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( ) 352-373-3541 FAX: ( ) -- e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): William & Margaret Kirkland
   Mailing Address: PO Box 1360
   City: Alachua State: FL ZIP: 32616

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. Consistent with Comprehensive Plan
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. Incompatible with Adjacent Lands
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. Adverse Effect on Local Character
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. Not Deviate from Pattern of Development
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. Encourage Sprawl
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. Spot Zoning
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

   x. Public Facilities
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

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

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

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

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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

Signature of Applicant

Signature of Co-applicant

Clay Sweger

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 21st day of February, 2022, by Clay Sweger

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

as identification.

NOTARY SEAL

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

Audra Burrell

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning

   Company (if applicable): eda consultants, inc.

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

   City: Gainesville State: FL ZIP: 32601

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

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): William & Margaret Kirkland

   Mailing Address: PO Box 1360

   City: Alachua State: FL ZIP: 32616

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

B. PROJECT

1. Project Name: Peggy Road PD Rezoning Application
2. Address of Subject Property: 15151 Peggy Road
3. Parcel ID Number(s): 03924-000-000, 03865-000-000 & 03917-200-002
4. Section 22 Township 08 Range 18 Grant N/A Acreage: 51.7 +/-
5. Existing Use of Property: Residential & Grazing land soil capability Class II
6. Future Land Use Map Designation: Moderate Density Residential
7. Zoning Designation: Planned Development - Residential (PD-R)
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 155

   □ Multi-Family Residential Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
□ Comprehensive Plan Amendment	□ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan

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

□ *Revised*

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

    Elementary: Irby

    Middle: Mebane

    High: Santa Fe

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

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
of Middle School Student Stations = # of housing units x Middle school student generation multiplier
of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	155	units	x	0.12	Elementary School Multiplier*	19	Student Stations**
Middle School	155	units	x	0.06	Middle School Multiplier*	9	Student Stations**
High School	155	units	x	0.09	High School Multiplier*	14	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x	0.06	Elementary School Multiplier*		Student Stations**
Middle School		units	x	0.03	Middle School Multiplier*		Student Stations**
High School		units	x	0.03	High School Multiplier*		Student Stations**

* ***Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
** ***Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Signature of Applicant

Signature of Co-applicant

Clay Sweger
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 31st day of February, 2022 by Clay Sweger

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

NOTARY SEAL

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

Audra Burrell
Signature of Notary Public, State of Florida

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

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

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

_____

_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date:_____

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15151 Peggy Rd

Parcel ID Number(s): 03924-000-000, 03865-000-000, and 03917-200-002

Acreage: 52.87 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William & Margaret Kirkland Title: Owner

Company (if applicable): N/A

Mailing Address: PO BOX 1360

City: Alachua State: FL ZIP: 32616

Telephone: _____ FAX: N/A e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

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

D. REQUESTED ACTION:

Comprehensive Plan Amendment / Land Use Change & Rezoning

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

William L. Kirkland
Signature of Applicant

Margaret M. Kirkland
Signature of Co-applicant

William L. Kirkland
Typed or printed name and title of applicant

Margaret M. Kirkland
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14 day of Feb 22 by William L. Kirkland who is/are personally known to me, or who has/have produced FL DL as identification.

NOTARY SEAL

KRISTY LEE THORNTON
Commission # GG 178433
Expires March 17, 2022
Bonded Thru Budget Notary Services

Kristy Lee Thornton
Signature of Notary Public, State of Florida

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

Parcel Summary

Parcel ID	03865-000-000
Prop ID	15034
Location Address	15151 PEGGY RD ALACHUA, FL 32615
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	GARVIN GRANT PB A-60 LOTS 10 11 S OF SAL RR IN GARVIN GRANT AS PER GOV PLATS LESS R/W FOR SR-93 OR 545/49 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	00-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	30.600
Homestead	Y

View Map

Owner Information

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$102,146	$91,698	$91,698	$108,500	$101,700
Land Value	$2,900	$2,900	$2,900	$2,900	$2,900
Land Agricultural Value	$7,400	$7,400	$7,400	$7,400	$4,400
Agricultural (Market) Value	$85,840	$85,840	$85,840	$85,800	$85,800
Just (Market) Value	**$190,886**	**$180,438**	**$180,438**	**$197,200**	**$190,400**
Assessed Value	$101,708	$100,406	$98,315	$96,620	$91,790
Exempt Value	$50,000	$50,000	$50,000	$50,000	$50,000
Taxable Value	$51,708	$50,406	$48,315	$46,620	$41,790
Maximum Save Our Homes Portability	$10,738	$1,592	$3,683	$22,180	$17,210

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	29.60	1289376	0	0	A
0115	SFR ACREAGE	1.00	43560	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	3,325	**HC&V**	04-FORCED AIR
Heated Area	1,535	**HVAC**	03-CENTRAL
Exterior Walls	05-AVERAGE; 20-FACE BRICK	**Bathrooms**	2.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	3-3 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1973
Floor Cover	06-VINYL TILE; 14-CARPET	**Effective Year Built**	1975

Type	SOH MISC	**Heat**	
Total Area	525	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1973

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,535	3	0100	SINGLE FAMILY	$66,673
FOP	FINISHED OPEN PORCH	104	3	0100	SINGLE FAMILY	$1,355
UGR	UNFINISHED GARAGE	960	3	0100	SINGLE FAMILY	$18,763
UOP	UNFIN OPEN PORCH	240	3	0100	SINGLE FAMILY	$2,084
UST	UNFINISHED STORAGE	486	3	0100	SINGLE FAMILY	$9,499

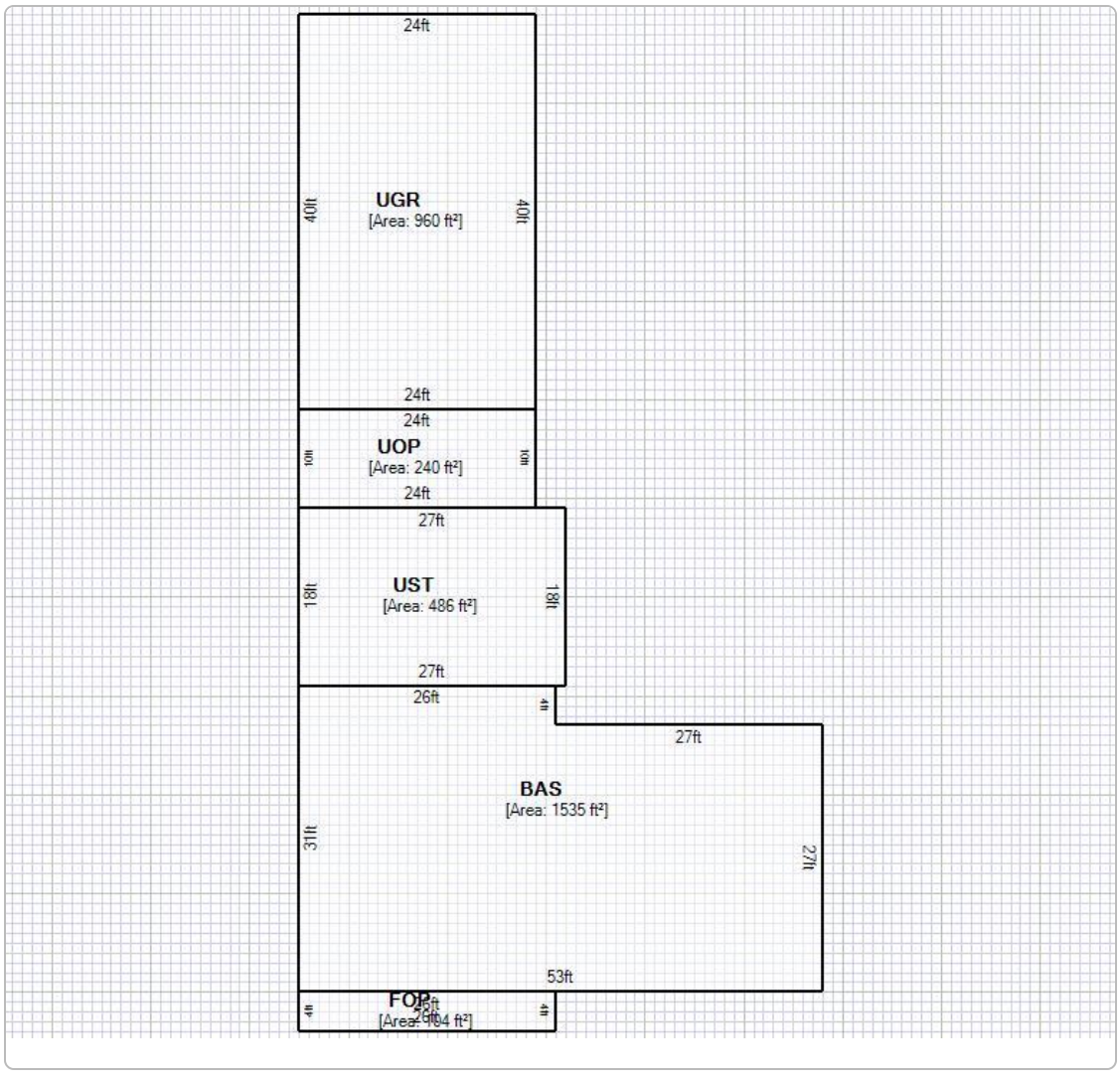
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2021	SHED 1	210		R2	RES	$252
2221	STG 1	315		R2	RES	$888

Permits

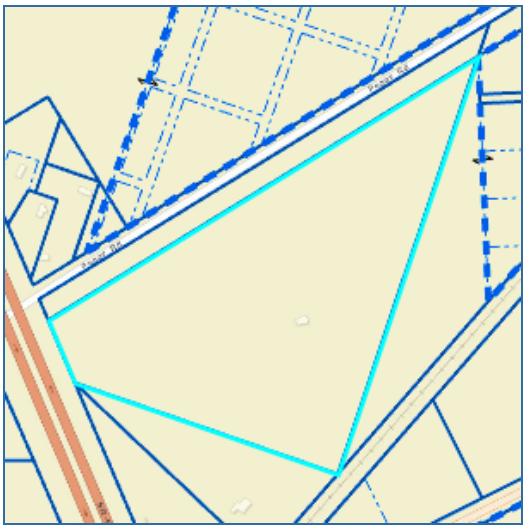
Permit Number	Type	Primary	Active	Issue Date	Value
10-09-1520	ROOFING	Yes	Yes	10/20/2009	$12,865

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

Sketches



Map



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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 2/23/2022, 5:29:57 AM

Version 2.3.177

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

Parcel Summary

Parcel ID	03924-000-000
Prop ID	15420
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INTERSECTION S R/W SAL RR & E LINE GARVIN GRT POB SW/LY ALONG GRT LINE TO INTERSECTION ACL RR NE/LY ALONG RR 1109 FT N 1074 FT TO POB ALSO LOTS 1 2 BK 2 & LOTS 1 2 3 4 5 6 7 BK 3 ALACHUA REALTY CO ADD PB A-106 OR 545/0049 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	22-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	21.000
Homestead	N

View Map

Owner Information

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$5,300	$5,300	$5,300	$5,300	$3,200
Agricultural (Market) Value	$60,900	$60,900	$60,900	$60,900	$60,900
Just (Market) Value	**$60,900**	**$60,900**	**$60,900**	**$60,900**	**$60,900**
Assessed Value	$5,300	$5,300	$5,300	$5,300	$3,200
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$5,300	$5,300	$5,300	$5,300	$3,200
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	21.00	914760	0	0	A

Map



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

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

Parcel Summary

Parcel ID	03917-200-002
Prop ID	504466
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM NE COR OF LOT 1 BLK 2 OF ALACHUA REALTY CO S/D PB A-106 POB N 02 DEG 08 MIN 31 SEC E 83.27 FT TO SLY R/W OF PEGGY ROAD N 59 DEG 29 MIN 24 SEC E 234.80 FT S 02 DEG 08 MIN 31 SEC E 78.43 FT TO THE NE COR OF LOT 1 BLK 2 S 58 DEG 27 MIN 44 SEC W 237.13 FT (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	22-08-18
Tax District	SUWANNEE (District 0300)
Millage Rate	20.2241
Acreage	0.440
Homestead	N

View Map

Owner Information

KIRKLAND WILLIAM & MARGARET
PO BOX 1360
ALACHUA, FL 32616

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0115	SFR ACREAGE	0.44	19166.4	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/14/2021	$45,000	WD	4942	1289	01 - EXAMINATION OF DEED	Vacant	HUNTER CHRISTINE A	KIRKLAND WILLIAM & MARGARET	Link (Clerk)
1/15/1993	$4,000	QD	1895	2500	Q - QUALIFIED	Vacant	* CSX TRANSPORTATION INC	HUNTER BILLY RAY, HUNTER CHRIS	Link (Clerk)

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

Map



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

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15034

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03865 000 000	15151 PEGGY RD	1700

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

EXEMPTIONS:
HOMESTEAD,
HOMESTEAD ADD'L 25K

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	101,708	50,000	51,708	406.75
LIBRARY GENERAL	1.0856	101,708	50,000	51,708	56.13
SCHOOL CAP36 PROJECT	1.5000	101,708	25,000	76,708	115.06
SCHOOL DISCRNRY & CN	0.7480	101,708	25,000	76,708	57.38
SCHOOL GENERAL	3.5950	101,708	25,000	76,708	275.77
SCHOOL VOTED	1.0000	101,708	25,000	76,708	76.71
CHILDREN'S TRUST	0.5000	101,708	50,000	51,708	25.85
SUWANNEE RIVER WATER MGT DIST	0.3615	101,708	50,000	51,708	18.69
CITY OF ALACHUA	5.3900	101,708	50,000	51,708	278.71

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $1,311.05

LEGAL DESCRIPTION

GARVIN GRANT PB A-60 LOTS 10 11 S OF SAL RR IN GARVIN GRANT AS PER GOV PLATS LES
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
710 BOCC SOLID WASTE MGMT	1.000	@ 20.7800	20.78
550 COUNTY FIRE SERVICES	1.000	Varies	256.89

NON-AD VALOREM ASSESSMENTS $277.67

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $1,588.72

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15034

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03865 000 000	15151 PEGGY RD

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0025868 $1,525.17 Paid 11/16/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15420

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03924 000 000	UNASSIGNED LOCATION RE	1700

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	5,300	0	5,300	41.69
LIBRARY GENERAL	1.0856	5,300	0	5,300	5.75
SCHOOL CAP36 PROJECT	1.5000	5,300	0	5,300	7.95
SCHOOL DISCRNRY & CN	0.7480	5,300	0	5,300	3.96
SCHOOL GENERAL	3.5950	5,300	0	5,300	19.05
SCHOOL VOTED	1.0000	5,300	0	5,300	5.30
CHILDREN'S TRUST	0.5000	5,300	0	5,300	2.65
SUWANNEE RIVER WATER MGT DIST	0.3615	5,300	0	5,300	1.92
CITY OF ALACHUA	5.3900	5,300	0	5,300	28.57

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $116.84

LEGAL DESCRIPTION

COM INTERSECTION S R/W SAL RR & E LINE GARVIN GRT POB SW/LY ALONG GRT LINE TO IN
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $116.84

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15420
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03924 000 000	UNASSIGNED LOCATION RE

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0025868 $112.17 Paid 11/16/2021

PROOF OF TAX PMT FOR 3917-200-1 & 3917-200-2 (3917-206-2 WAS CREATED AFTER 2021 TAX PAYMENT VIA DEED DATED 10/14/21

John Power | TAX COLLECTOR
Serving Alachua County

2021 PAID REAL ESTATE (OR BK 4942 PG 1289) 15409

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03917 200 001	UNASSIGNED LOCATION RE	0300

HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	8,350	0	8,350	65.68
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	8,350	0	8,350	29.79
LIBRARY GENERAL	1.0856	8,350	0	8,350	9.06
SCHOOL CAP36 PROJECT	1.5000	8,350	0	8,350	12.53
SCHOOL DISCRNRY & CN	0.7480	8,350	0	8,350	6.25
SCHOOL GENERAL	3.5950	8,350	0	8,350	30.02
SCHOOL VOTED	1.0000	8,350	0	8,350	8.35
CHILDREN'S TRUST	0.5000	8,350	0	8,350	4.18
SUWANNEE RIVER WATER MGT DIST	0.3615	8,350	0	8,350	3.02
TOTAL MILLAGE	20.2241			AD VALOREM TAXES	$168.88

John Power | TAX COLLECTOR Serving Alachua County

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

LEGAL DESCRIPTION

COM NE COR OF BLK 1 OF ALACHUA REALTY CO S/D PB A-106 POB S 59 DEG W 729.26 FT T
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69
NON-AD VALOREM ASSESSMENTS			$90.69

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$259.57

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

JOHN POWER, CFC 2021 PAID REAL ESTATE 15409
ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03917 200 001	UNASSIGNED LOCATION RE

HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0020548 $249.19 Paid 11/12/2021

FORM 1104 WARRANTY DEED-(Statutory Form.)

STATE OF FLORIDA DOCUMENTARY SUR TAX $1.10

STATE OF FLORIDA DOCUMENTARY SUR TAX $1.10

$1.10

STATE OF FLORIDA DOCUMENTARY SUR TAX $5.50

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00

REGISTERED U.S. PAT. OFFICE Print, Publishers, Rutland, Vt.

This Indenture

Wherever used herein, the term "party" shall include the heirs, successors and/or assigns of the respective parties hereto; the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 16th *day of* December *A. D. 1968*

Between

JAMES G. TYRE, a single man,

of the County of Alachua *in the State of* Florida
party of the first part, and

WILLIAM KIRKLAND and his wife, MARGARET M. KIRKLAND, husband and wife,
1432 SE 43rd Place, Gainesville, Florida
of the County of *in the State of*
party of the second part,

Witnesseth *that the said party of the first part, for and in consideration of the sum of* ---------Ten and No/100 ($10.00)---------- *Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of* Alachua *, State of Florida, to wit:*

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twenty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the Public Records of Alachua County, Florida.

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

In Witness Whereof, *the said party of the first part has hereunto set his hand and seal the day and year first above written.*

Signed, Sealed and Delivered in Our Presence:

James G. Tyre
JAMES G. TYRE

James Stuart Wershow

STATE OF FLORIDA DOCUMENTARY STAMP TAX
DEC 16'68
5400
COMPTROLLER
P.D. 190149
ALACHUA COUNTY
1968 DEC 16 AM 11:

State of Florida

County of ALACHUA

I Hereby Certify *That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,*

JAMES G. TYRE, a single man,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he *acknowledged before me that* he *executed the same freely and voluntarily for the purposes therein expressed.*

Witness *my hand and official seal at* Gainesville *County of* Alachua *, and State of Florida, this* 16th *day of* December *, A. D. 19*

James Stuart Wershow
Notary Public

My Commission Expires
Notary Public, State of Florida at Large
My Commission Expires Nov. 13, 1971
Bonded thru American Fire & Casualty Co.

THIS INSTRUMENT PREPARED BY
JAMES S. WERSHOW, ATTORNEY AT LAW
212 S. E. 1ST STREET, GAINESVILLE, FLA. 32601

DEED REC'D 545 PAGE 49

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3373928 2 PG(S)
10/20/2021 8:47 AM
BOOK 4942 PAGE 1289
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1044926
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $315.00
Intang. Tax: $0.00

Prepared by and return to:
Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 412
Alachua, FL 32615
(352) 565-7800
File No 21-185

Parcel Identification No 03917-200-001

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the **14th day of October, 2021** between **Christine A. Hunter, a widow**, whose post office address is **14905 Peggy Road, Alachua, FL 32615**, of the County of Alachua, State of Florida, Grantor, to **William Kirkland and Margaret Kirkland, husband and wife**, whose post office address is **P.O. Box 1360, Alachua, FL 32616**, of the County of Alachua, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Alachua, Florida, to-wit:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 40 FOOT WIDE PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF "ALACHUA REALTY COMPANY SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 106 OF SAID PUBLIC RECORDS, LESS ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD No. 2054 (PEGGY ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR AND CAP (LB 2903) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID "ALACHUA REALTY COMPANY SUBDIVISION" AND THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 02°08'31" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 83.27 FEET TO A 5/8" REBAR (NO IDENTIFICATION) ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID PEGGY ROAD; THENCE RUN NORTH 59°29'24" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 234.80 FEET TO A 5/8" REBAR AND CAP (PSM 6602) AT THE INTERSECTION WITH SAID NORTHERLY EXTENSION OF THE WEST LINE OF A PLATTED 40 FOOT RIGHT OF WAY AS SHOWN ON SAID "ALACHUA REALTY COMPANY SUBDIVISION"; THENCE RUN SOUTH 02°08'31" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 78.43 FEET TO A 3/4" IRON PIPE (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, LYING ON THE SOUTH LINE OF THE FORMER CSX TRANSPORTATION, INC.'S OPERATING PROPERTY, AND ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500; THENCE RUN SOUTH 58°27'44" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, AND THE SOUTH LINES OF SAID FORMER CSX PROPERTY AND SAID LANDS, A DISTANCE OF 237.13 FEET TO THE POINT OF BEGINNING.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and

will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Crystal L. Curran

Christine A. Hunter

WITNESS
PRINT NAME: Susan K King

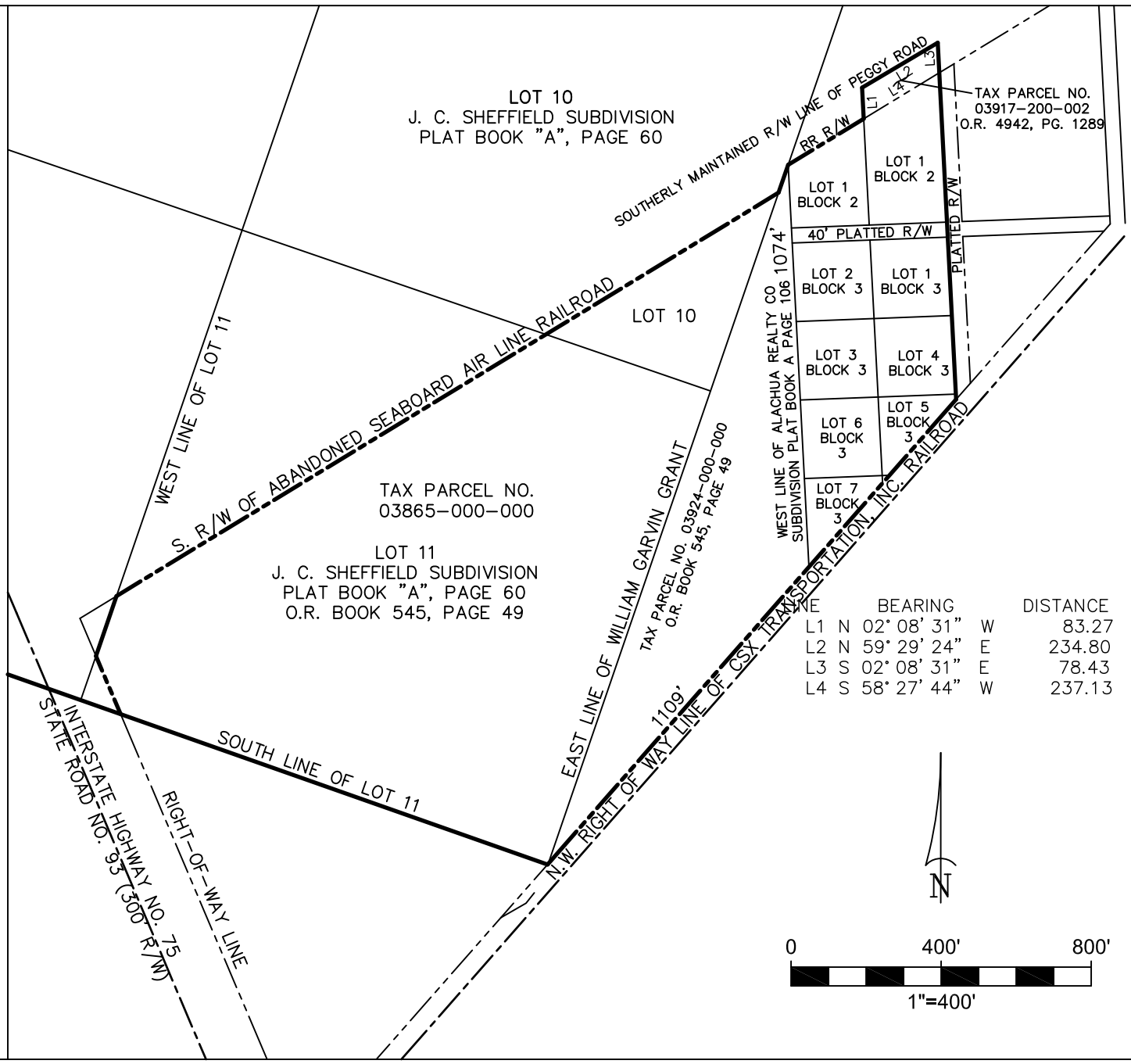
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 14th day of October, 2021, by Christine A. Hunter.

Signature of Notary Public
Print, Type/Stamp Name of Notary

CRYSTAL LANE CURRAN
Notary Public - State of Florida
Commission # GG 227129
My Comm. Expires Jun 18, 2022
Bonded through National Notary Assn.

Personally Known: Crystal L. Curran OR Produced Identification: _____
Type of Identification
Produced: _____



J:\BOB\2022-011Overall.dwg plot

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		2/7/2022	2022-011		

LEGAL DESCRIPTION SKETCH OF

A PORTION OF LOT 1 OF SECTION 22, TOWNSHIP 8 SOUTH RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND A PORTION OF THE WILLIAM GARVIN GRANT

FOR: GARDEN STREET COMMUNITIES

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization No. LB 2389

eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

Legal Description

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twen6ty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the public Records of Alachua County, Florida.

Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, February 24, 2022

Time: 5:00 p.m.

Place: Legacy Park Multi-Purpose Center
Meeting Room
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



Contact:

Clay Sweger, AICP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

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

Sworn to and subscribed before me this **15th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

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

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 5:00 pm on Thursday, February 24, 2022 in the Legacy Park Multi-Purpose Center at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.
Phone: (352) 373-3541

E-mail: csweger@edafl.com

(Published: Alachua County Today - February 10, 2022)

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning & Comprehensive Plan Amendment

Date & Time: February 24, 2022, 5:30 PM

Location: Legacy Park Multi-Purpose Center Meeting Room
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
William Kirkland	15151 Peggy Road	386-462-2730	BigMonkey0676@yahoo.com
Margaret Kirkland	15151 Peggy Road	386462.2730	" " "
Stephen F. Smith	13122 NW CR235	352328-5151	SSmith3205@ASU.COM
Robert Hartley	P.O. Box 1627 Al	352-258-5009	
Gerald Cyr	Gainesville.	813-477-5674	gcyr@gardenstreetcommunities.com

Neighborhood Meeting Minutes

Project: Peggy Road Land Use Change & Rezoning

Meeting Date & Time: February 24 at 5:00 p.m.

Community Participants: 5 participants in total
Gerald Cyr – Developer
William Kirkland
Margaret Kirkland
Stephen Smith
Robert Hartley

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger gave a presentation to inform the participants of the details of the proposed land use and zoning change and then opened up the floor for questions:

Q: Where are you in the process?
A: We are about to submit the land use and zoning change applications to the City and we anticipate that the review will take approx. 4 months. You will see signs posted and notices mailed to notify you of the City meetings. Engineering and platting phases would come after that.

Q: What is the green area on the PD Master Plan?
A: The green areas represent green spaces, which include stormwater basins, buffers, landscaped areas and other similar common areas.

Q: So, almost half of the site is green space?
A: Yes, approx. 48% of the site will be common areas, stormwater areas, green space, landscape buffers, etc.

Q: Did you know that the existing cattle fence on the south side is not located on the property line? It is actually farther north.
A: Thank you for letting us know. We will make sure the survey reflects the fence and property line.

Q: What is proposed to the west / southwest of the existing Duke Energy powerline?
A: Green space is proposed in that area of the project, which will provide a nice buffer between the neighbor in that direction.

Q: Where are utilities coming from?
A: City of Alachua will provide water and sewer service through new lines running from Peggy Road into the project entrance at the NE corner of the site.

Q: Where is the project access?
A: The project access is proposed to be at the NE corner of the site onto Peggy Road.

Comment: Neighbor to the SW is pleased with the project layout and has requested that efforts be made to retain the large oak trees along the common property line between the development and his property and the applicant indicated that those trees should remain and that noted his request.

Rezoning Justification Report



Request:	A proposed rezoning from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Agricultural (03917-200-002) to City of Alachua Planned Development – Residential (PD-R).
Location:	15151 Peggy Road
Parcel Numbers:	03924-000-000; 03865-000-000; 03917-200-002
Acreage:	51.7 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP
Date:	June 6, 2022

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

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

Background

The subject property is located at 15151 Peggy Road (CR 2054) in the City of Alachua. The property is located east of I-75, north of NW County Road 235, and south of Peggy Road (CR 2054) near the Legacy Park Multipurpose Center. The proposal concerns an approximately 51.7 (+/-) acre property that contains a residential structure and is also utilized as grazing land. The tax parcel numbers associated with the project are 03924-000-000; 03865-000-000 & 03917-200-002. The parcel is located within Section 22, Township 8, Range 18.

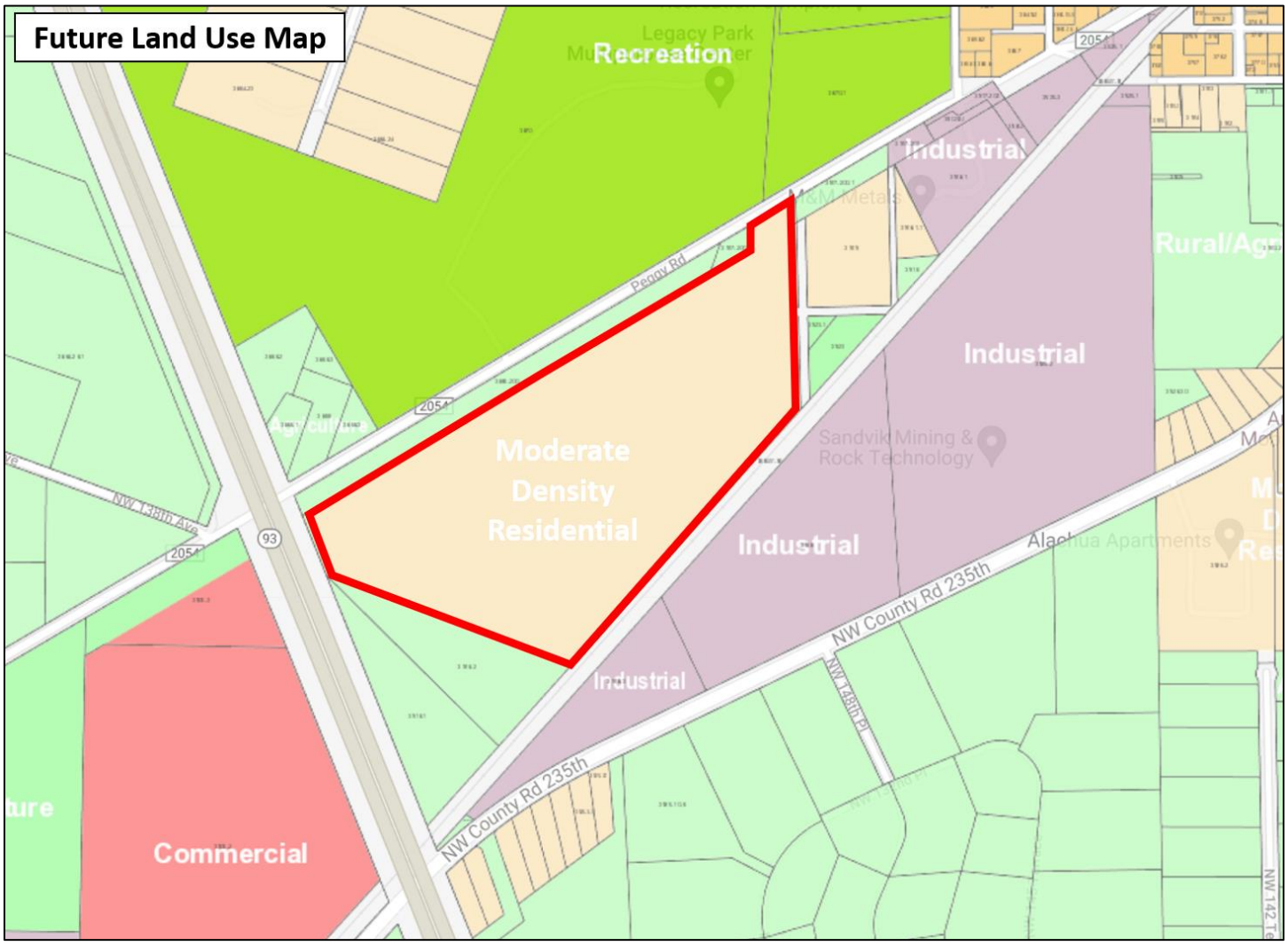
An aerial photo showing the existing conditions of the subject property and surrounding properties is indicated below:



Statement of Proposed Change

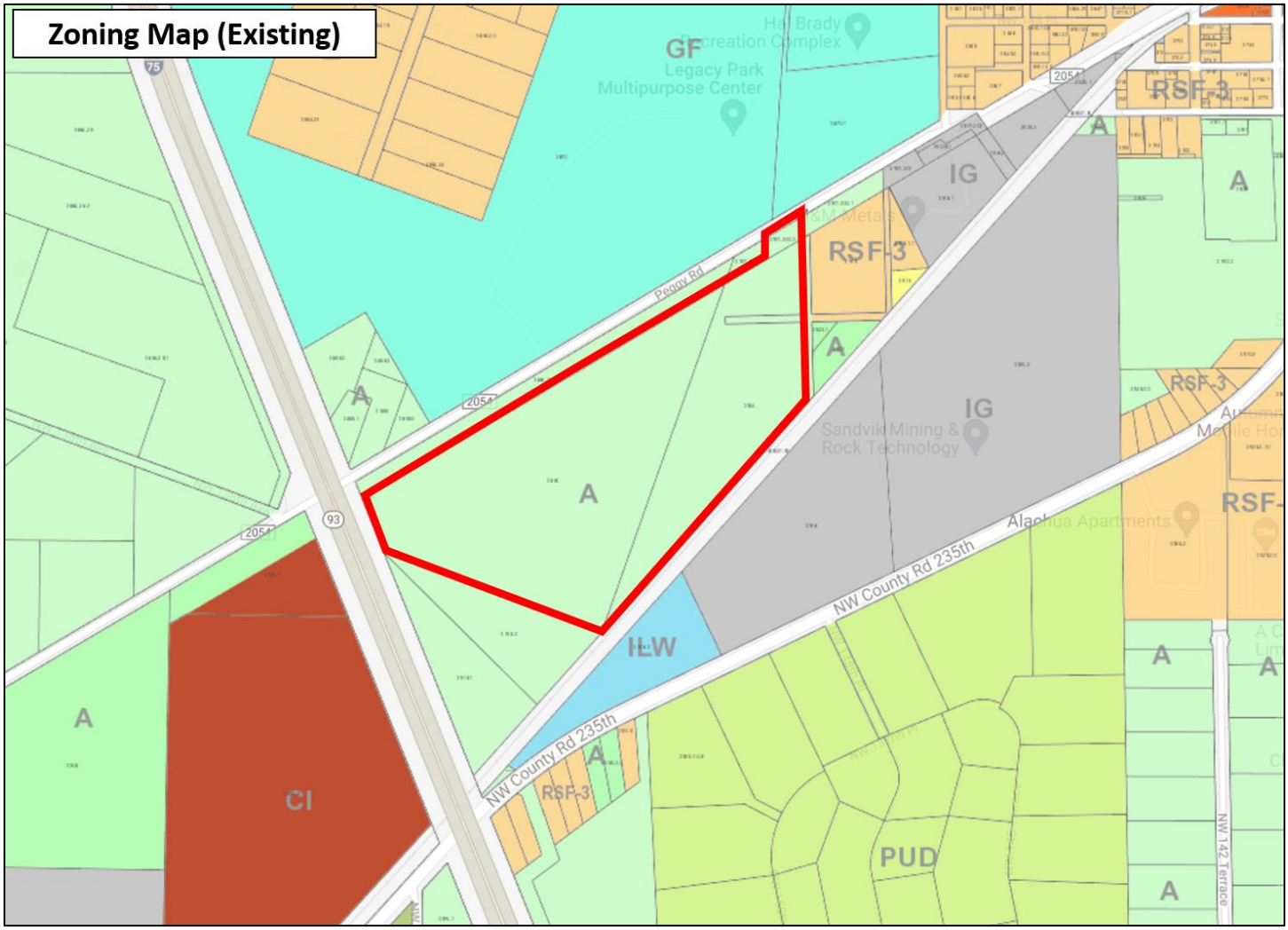
The property owners request a rezoning from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Agricultural to Planned Development – Residential (PD-R) on approximately 51.7 acres for consistency with the proposed future land use designation of Moderate Density Residential on Tax Parcels 03924-000-000; 03865-000-000 & 03917-200-002.

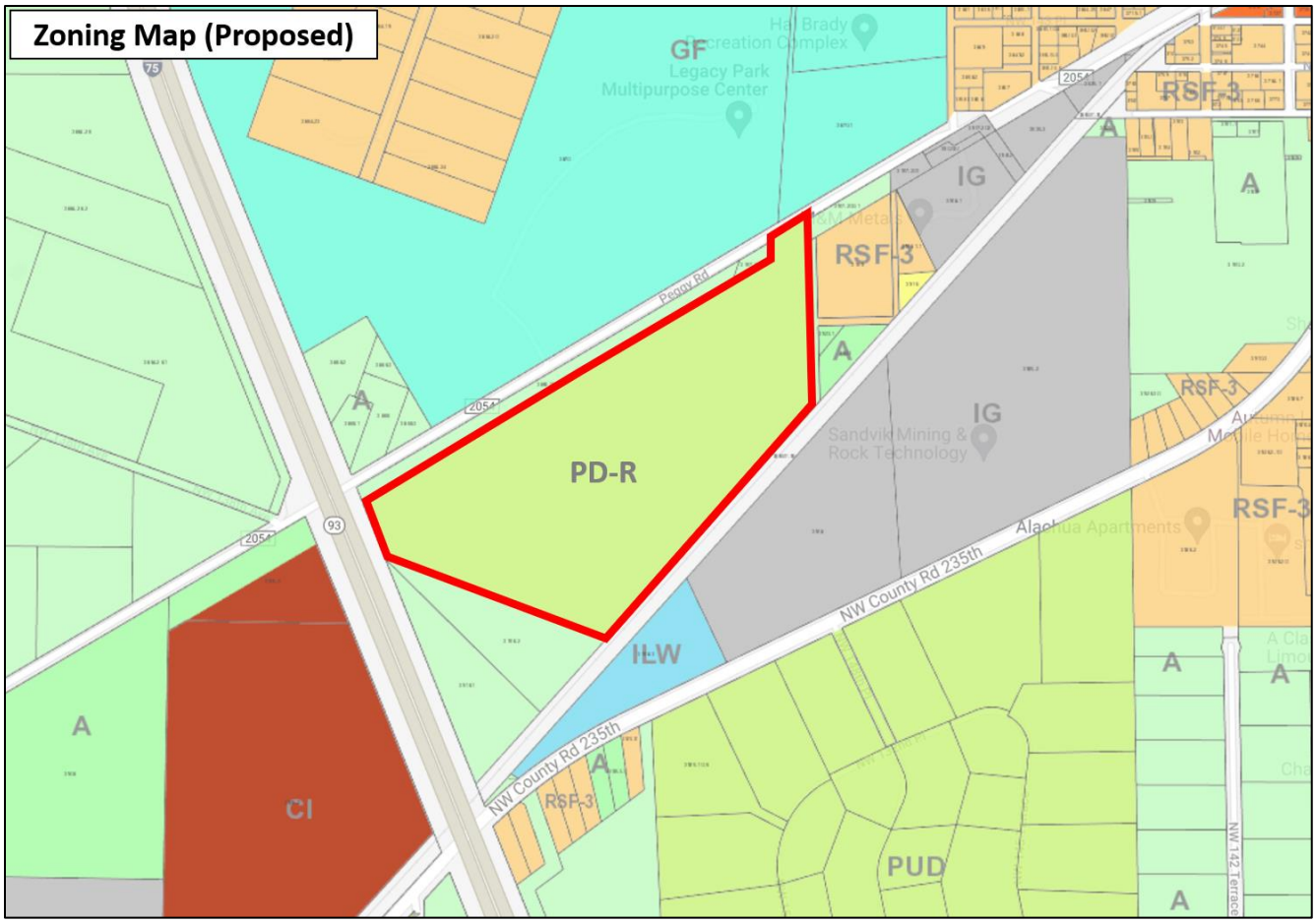
The proposed Future Land Use Map for the project site and surrounding area is shown below:



The subject parcel has a Moderate Density Residential future land use designation (proposed concurrently) and is bounded by a mix of residential, recreation, non-residential and agricultural designations.

The existing and proposed Zoning Maps for the project site and surrounding area are shown on the following pages:


Zoning Map (Existing)
GF
Legacy Park
Multipurpose Center
Hal Brady
Recreation Complex
RSF-3
IG
A
Peggy Rd
2054
Sandvik Mining &
Rock Technology
NW County Rd 235th
Alachua Apartments
93
ILW
CI
PUD
NW 142 Terrace



The proposed rezoning would place a Planned Development – Residential (PD-R) zoning on the property that would be consistent with the future land use map designation of Moderate Density Residential on the property.

The Moderate Density Residential future land use designation allows for a variety of residential use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate Density future land use category as shown below:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): *The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.*

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached dwelling units;*

2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
***7. Residential Planned Developments**; and,*
8. Supporting community services such as schools, houses of worship, parks, and community centers.

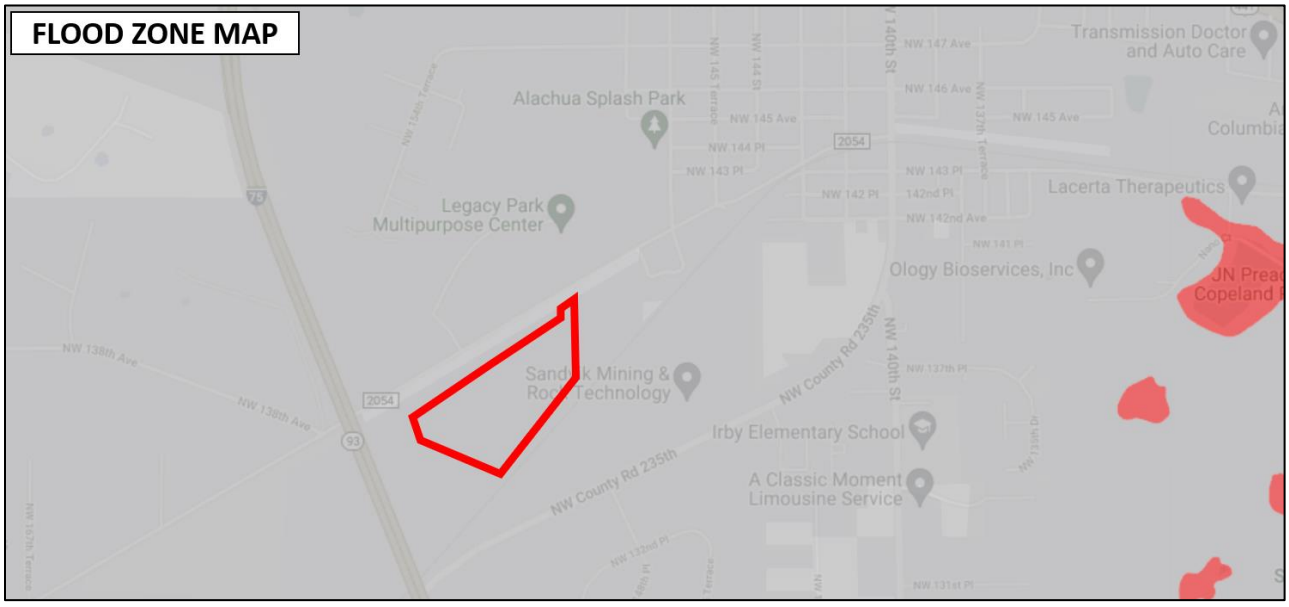
As described in the policy listed above, the Moderate Density Residential future land use designation considers residential planned developments (PD-R's) as an allowable use. In addition, the proposed PD-R zoning is consistent with the underlying Moderate Density Residential future land use designation and is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed zoning district is appropriate due to is location in an area with a mix of residential, civic and non-residential development areas and is well suited to accommodate an urban residential development type that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site (with connections made at developer expense).

Environmental / Suitability Analysis

The subject property has very few environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

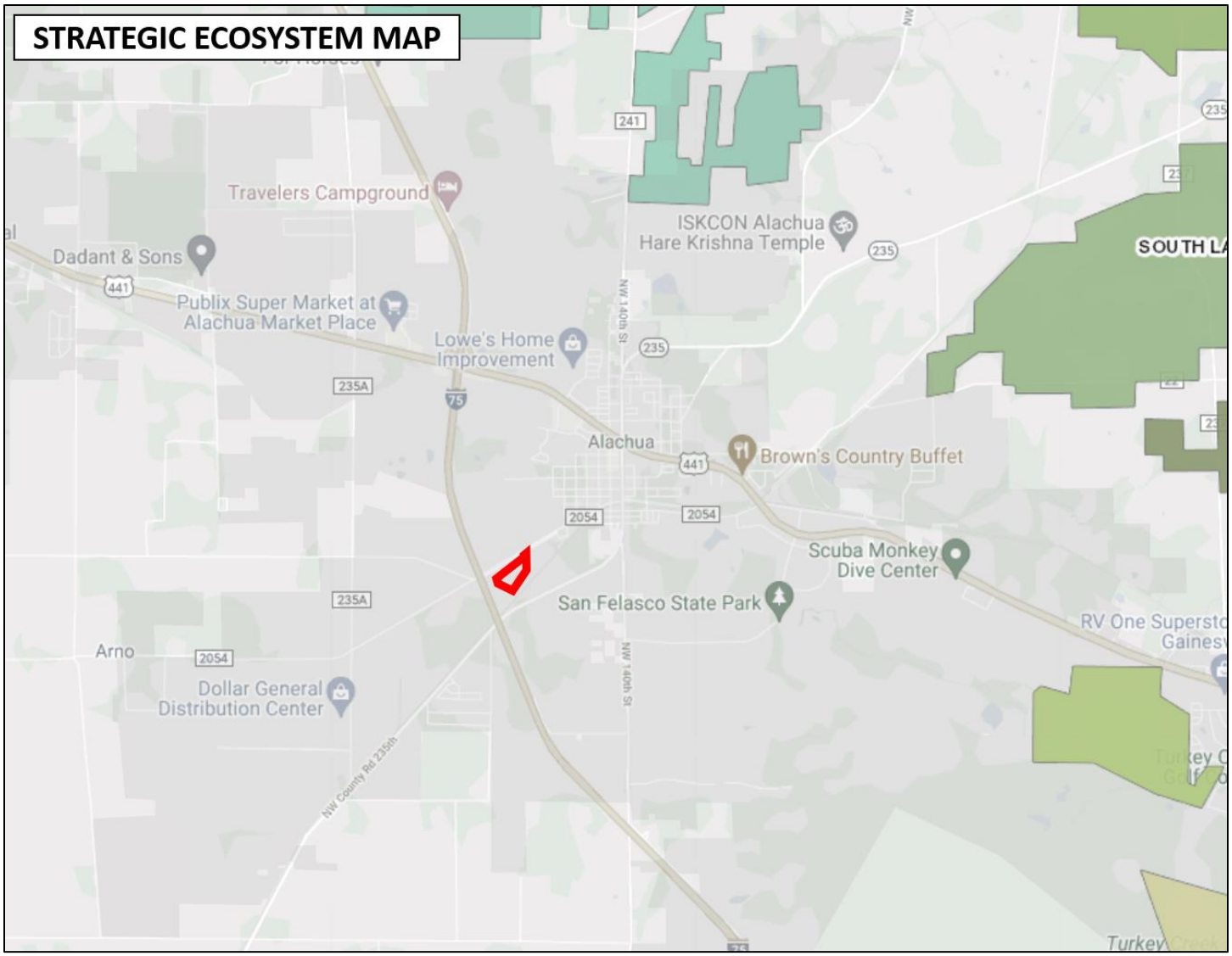
100-Year Flood Zone / Flood Potential:

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



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



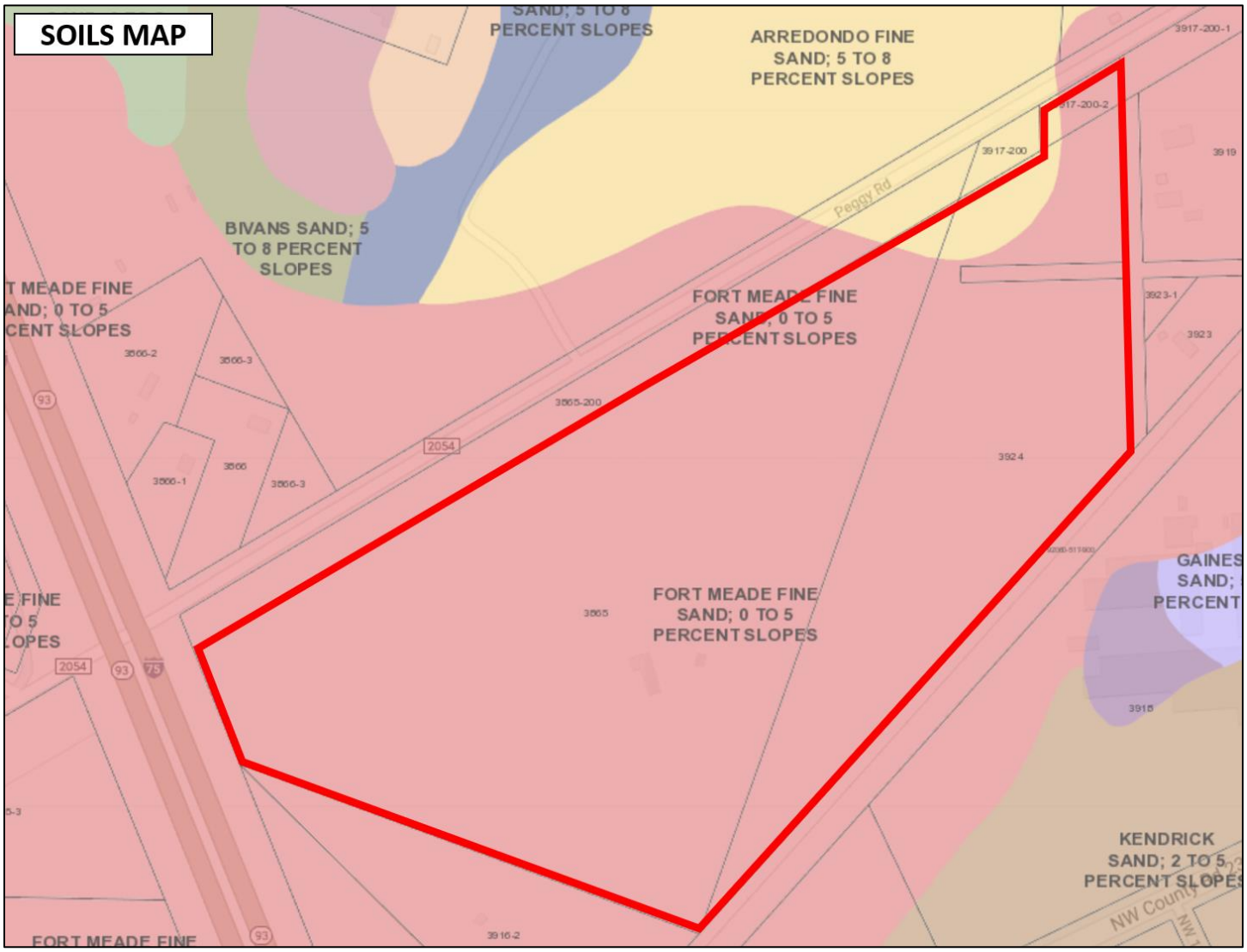
Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed rezoning application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as

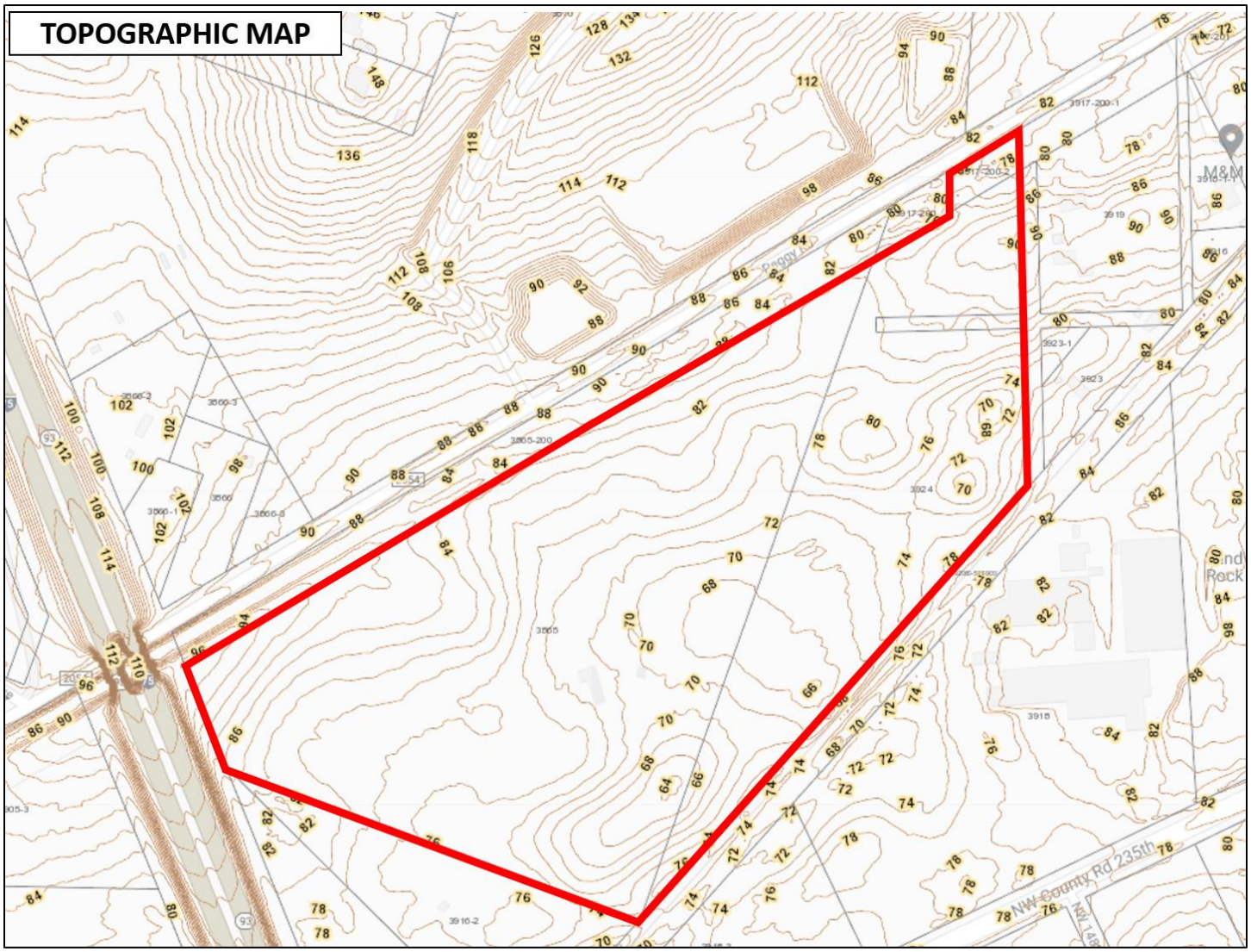
sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

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



Topography:

The following figure illustrates the topography of the site. The site generally slopes from north to south on the property with typical slopes spanning over a large expanse of land and thus, poses no impediments to site development.



Wellfield Protection Zone:

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

Wetlands:

The following figure illustrates that there are no wetlands located on the subject property, according to the National Wetlands Inventory map below:



Existing vs. Proposed Zoning Designations

The proposed rezoning to PD-R on the 51.7-acre subject property will result in an increase of density & intensity for the site. The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum intensity scenario on the site.

Existing Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Agriculture (City & County)	51.7 (+/-)	1 Unit / 5 Acres	10 Units

Proposed Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
PD-R	51.7 (+/-)	3 UPA	155 Units

Based on existing development and the existence of public facilities intended to serve development, the site is located within the urbanizing portion of the City of Alachua, abutting Peggy Road (CR 2054) and in proximity to employment sectors of the City. A major civic facility owned and maintained by the City of Alachua (Legacy Park Multipurpose Center) is immediately north of the project site. Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Land areas with a mix of residential, non-residential and civic designations are located within 1/8 mile of the subject property, and development of this land will support the concept of urban development.

The proposed PD-R zoning designation will allow single family detached development at the gross density indicated above. Further, as single family detached development is in high demand, the zoning change will help facilitate this development type.

Public Facilities Analysis

A rezoning change may result in changes in overall impacts on public facilities if the proposed zoning changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning districts.

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

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed zoning designation is described below:

Proposed Zoning Designation	Acreage	Max Dev. Scenario
Planned Development - Residential (PD-R)	51.7 (+/-)	155 Units

Traffic:

Development Scenario: PD-R Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	155	Single Family	9.43 / Unit	1,462
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC

210	155	Single Family	0.94 / Unit	146

Source: ITE, 11th Edition

Total Trip Generation:

- **1,462 ADT**
- **146 PM PEAK**

Affected Roadway Segments (Above 5% MSV)

- Segment 14 - CR 2054 (From SR 235 to West City Limit)
- Segment 8 - SR 235 (From NW 143rd Place to US 441)
- Segment 17 – CR 235A (From US 441 to CR 235)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on CR 2054 (Segment 14) (1,462 ADT, 146 PM Peak)
  - 70% East (1,023 ADT, 102 PM PEAK) / 30% West (439 ADT, 44 PM PEAK)
- 70% Distribution on SR 235 (Segment 8) (1,023 ADT, 102 PM Peak)
- 30% Distribution on CR 235A (Segment 17) (439 ADT, 44 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,462
Available Capacity	9,462

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

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	395
Project Trips (PM Peak)	146
Available Capacity	818

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,023
Available Capacity	3,972

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

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	1,290
Existing Traffic and Reserved Trips	894

Project Trips (PM Peak)	102
Available Capacity	294

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	439
Available Capacity	9,267

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

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	516
Project Trips (PM Peak)	44
Available Capacity	799

Traffic background data provided via May 2022 City Concurrency Report

Sanitary Sewer:

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

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

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 38,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	38,750
Residual Capacity	519,382

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 250 Gal/Unit per day x 155 = 38,750 GPD*

Potable Water:

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

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

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 42,625 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity[2]	203,857
Parcel Demand for Site	42,625
Residual Capacity	744,101

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 275 Gal/Unit per day x 155 = 42,625 GPD*

Solid Waste:

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

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (155 units x 2.55 residents per unit x 0.73 tons/year per capita = 289 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	289 Tons

1. *Formula: (0.73 tons / year per capita @ 2.55 residents per unit)*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

Student Generation Calculations: Single Family Residential Development

Elementary School	155	units	x	0.12	Elementary School Multiplier*	19	Student Stations
Middle School	155	units	x	0.06	Middle School Multiplier*	9	Student Stations
High School	155	units	x	0.09	High School Multiplier*	14	Student Stations

Approval of the application will result in a projected school enrollment impact of 19 elementary, 9 middle and 14 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	1.97
Available Recreation Acreage	76.27

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Calculations for Proposed Project: 155 Units x 2.55 persons/household x 5 acres / 1,000 persons = 1.97 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

STORMWATER

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

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning designation.

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

North: Peggy Road (CR 2054), Legacy Park Multipurpose Center, CSX Land
Recreation & Agriculture future land use designations

East: Residential
Moderate Density Residential & Agriculture future land use designations

West: Residential & Interstate 75
Residential and Agriculture future land use designations

South: CSX Railway & Industrial
Industrial future land use designation

The proposed PD-R zoning is consistent with the underlying Moderate Density Residential future land use designation and is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a collector roadway (Peggy Road / CR 2054) and within close proximity to employment areas and the City of Alachua Legacy Park, a major civic facility serving local residents. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development.

Comprehensive Plan Consistency

This rezoning Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed rezoning application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element and Capital Improvements Element

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed rezoning application:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.

The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
***7. Residential Planned Developments;** and,*
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Consistency: As described in the policies listed above, the proposed Planned Development-Residential (PD-R) zoning designation is appropriate for the subject property and will implement the underlying future land use map designation as illustrated in the previous land use map exhibits. The proposed zoning map designation is appropriate due to is location in an area with a mix of residential, civic and non-residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. The subject property is located adjacent to the City of Alachua Legacy Park Multipurpose Center, which according to the City of Alachua, 'provides a welcoming, flexible park that provides a full spectrum of sports and cultural activities, open space, and passive recreation to the residents of Alachua.' The property is also served by all necessary public facilities to serve future development of the site with connections to be provided at the developer's expense.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD's for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

Consistency: As shown in the PD Master Plan submitted with this application, all onsite dwelling units shall be detached, single-family homes, which are consistent with Policy 2.1.a.1.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

Consistency No non-residential activities are being proposed within the proposed PD-R zoning area at this time. However, if nonresidential onsite uses are desired in the future, a revised PD Master Plan shall be submitted that includes all current and proposed uses for project area.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

Consistency: The subject PD-R will meet or exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. Permitted onsite activities are indicated on the PD Master Plan.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

Consistency: As will be indicated during the subsequent development review process, the site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and street lighting systems.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Consistency: The proposed project is designed in a manner to provide efficient use of land and infrastructure and public facilities, including roads, utilities and other local services.

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

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

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

Consistency: As illustrated in the proposed PD Master Plan submitted with this report, the proposed development will meet or exceed the required 10% minimum. Permitted uses in the open space area are identified on the PD Master Plan.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Consistency: This application and the related materials demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

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

Consistency: As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to an existing public streets for vehicular access (Peggy

Road / CR 2054). In addition, public utilities are available to serve the site and connections to such utilities will be provided at the developer's expense. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

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

Consistency: There are no steep slopes onsite that will impede site development.

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

Consistency: There are currently two types of soils located onsite. According to the NRCS soil database, each of the two (2) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

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

The City shall establish standards for a limitation on filling in flood prone areas.

Consistency: There are no FEMA flood zone areas located on the project site.

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

Consistency: There are no wetland areas located on the project site.

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

Consistency: No listed species are known onsite.

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

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

GOAL 9: *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan*

Consistency: As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to existing public streets for vehicular access (Peggy Road / CR 2054). In addition, public utilities are available to serve the site and connections to such utilities will be provided at the developer's expense. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

Transportation Element:

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

Consistency: An analysis of the proposed rezoning impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on the maximum development scenarios reveals that the proposed future zoning map changes will not negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.

Community Facilities Element:

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

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

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

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

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

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

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

Conservation & Open Space Element:

Consistency: The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

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

Consistency: The proposed PD zoning will be residential in nature and should not create any air quality issues and will meet the City's air quality standards. The proposed zoning does not permit any industrial-type, non residential uses, which are more likely to create concerns with air quality.

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

Consistency: As described in the Environmental Analysis section of this application, there are two soil types present on the site. Neither of these soil types has limitations for urban development.

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Consistency: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the future development of the site and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas that comply with all applicable City, County and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

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

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

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

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

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

Consistency: The proposed zoning of PD is residential in nature and will not include the utilization of hazardous materials. Since the PD-R zoning does not permit industrial-type uses or many automotive-oriented uses therefore, future activities on site will not utilize hazardous materials.

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

Consistency: Currently, there are minor agricultural operations within the subject property. However, most of the nearby lands within the City of Alachua already have a land use and zoning designation that is not agricultural, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.

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

Consistency: No wetlands are located on the subject property.

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

Consistency: The required open and green space requirements shall be met upon subsequent development of the site.

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

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

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

Response: There are no surface water bodies located on the project site.

Capital Improvements Element:

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

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

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

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report).

Consistency with the Land Development Code

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(1) Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the "Comprehensive Plan Consistency" section of this report. The proposed PD-R zoning is an appropriate implementing district for the Moderate Density Residential future land use category (concurrent application).

(b) Consistent with Ordinances

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and a neighborhood meeting with the public. If the property is rezoned to PD-R, development on the site will comply with all the applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Regulations.

(c) Logical Development Pattern

Consistency: The proposed rezoning will promote the overall pattern of development in the area. The immediate area includes a mix of residential, civic and non-residential development types in the vicinity. Specifically, regarding residential development, the proposed maximum PD density range of approximately 2.7 – 3 units per acre, is appropriate for single family development in portions of the City in which public facilities are available (water, sewer, fire, etc.). In addition, as indicated on the PD Master Plan, green space areas have been allocated on the perimeter of the project where abutting existing residential development (far in excess of standard residential setbacks & buffers) in order to ensure compatibility. As such, the development of this site as a residential PD will help promote a logical urban development pattern in the area.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern as it is served by all necessary City public services, is located along a collector roadway, within close proximity to a major civic use that is intended to serve local residents (Legacy Park Multipurpose Center) and is in direct proximity to other urban development land use and zoning designations.

(e) Incompatible with Adjacent Lands

Consistency: This zoning change request will not result in any incompatibility with adjacent lands. Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

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

North: Peggy Road (CR 2054), Legacy Park Multipurpose Center, CSX Land
Recreation & Agriculture future land use designations

East: Residential
Moderate Density Residential & Agriculture future land use designations

West: Residential & Interstate 75
Residential and Agriculture future land use designations

South: CSX Railway & Industrial
Industrial future land use designation

The proposed PD-R zoning designation is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a collector roadway (Peggy Road / CR 2054) and within close proximity to employment areas and the City of Alachua Legacy Park, a major civic facility serving local residents. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development.

(f) Adverse Effect on Local Character

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The immediate area includes a mix of residential, civic and non-residential development types in the vicinity. In addition, a major civic use that is intended to serve local residents (Legacy Park Multipurpose Center) is located immediately north of the project area. The development of this site as a residential PD will help continue this development pattern.

(g) Not Deviate from Pattern of Development

Consistency: The proposed rezoning will not deviate from the overall pattern of development in the area. The immediate area includes a mix of residential, civic and non-residential development types in the vicinity. Specifically, regarding residential development, the proposed maximum PD density range of approximately 2.7 – 3 units per acre, is appropriate for single family development in portions of the City in which public facilities are available (water, sewer, fire, etc.). In addition, as indicated on the PD Master Plan, green space areas have been allocated on the perimeter of the project where abutting existing residential development (far in excess of standard residential setbacks & buffers) in order to ensure compatibility. As such, the development of this site as a residential PD will help promote a logical urban development pattern in the area.

(h) Encourage Sprawl

Consistency: The following Urban Sprawl Analysis indicates that the rezoning application should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

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

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

Response: This proposed rezoning to PD-R is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) along a county collector roadway (Peggy Road / CR 2054). Development of this land as a residential neighborhood will promote local economic development and housing stock. In addition, no regulated natural resources or ecosystems have been identified on the property and all future development shall comply with the regulations applicable to the protection of natural resources.

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

Response: The subject property is currently served by existing roadways for vehicular access via Peggy Road (CR 2054). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

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

Response: Currently, there are minor agricultural operations within the subject property. However, most of the nearby lands within the City of Alachua already have a land use and zoning designation that is not agricultural, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.

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

Response: The proposed rezoning of the property to PD-R will provide an addition to the local housing stock in the City along Peggy Road / CR 2054 in an area with centralized services available.

(i) Spot Zoning

Consistency: The subject property is located abutting other residentially zoned property to the east and is south of a property with a complementary GF zoning (Legacy Park). In addition, the proposed zoning is compatible with nearby non-residential zoning that provide employment opportunities for the future residents of the neighborhood.

(j) Public Facilities

Consistency: The site can be served by electric, potable water, and wastewater services. As demonstrated in the "Public Facilities Analysis" section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

(k) No Adverse Effect on the Environment

Consistency: As demonstrated in the "Environmental Analysis" section of this report, this proposed rezoning will not have adverse effects on the environment because there are no regulated natural resources on the property.

3.6.1 General Provisions

(A) General Purpose. The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

> *(3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;*

Consistency: The proposed Planned Development will include a maximum of 155 single family residential units. The proposed PD-R zoning is necessary to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts. This will result in a more innovative, creative project to serve the residents of the City.

(B) Types of PD districts. There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:

> *(1) Planned Development-Residential District (PD-R). The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.*

Consistency: The intent of this PD-R rezoning application is to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts in order to more efficiently utilize the land beyond traditional zoning allowances and to ensure that the project can achieve the residential units permitted by the site's underlying Moderate Density Residential FLU designation.

3.6.2. General Standards for all PD districts.

(A) Development parameters. Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

> *(1) Master Plan. The PD Master Plan:*
>
> > *(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;*

Consistency: As shown on the PD Master Plan, the subject property will contain single family detached units with an allowance for a flexible range of sizes along with a gridded street network and provision of usable open spaces. No nonresidential uses are proposed in the PD.

> > (b) Calculates the number, type, and mix of land uses, including the total *number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the*

total number, type, and mix of land uses for the entire PD Master Plan;

Consistency: The PD Master Plan illustrates that up to 155 dwelling units are being requested for the project, which is consistent with the site's underlying Moderate Density Residential FLU. No nonresidential uses are proposed within the PD zoning area.

(c) Identifies the general location of open space;

Consistency: Onsite open spaces shall be comprised of active and passive recreation uses, as indicated and labeled on the PD Master Plan.

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

Consistency: As discussed in earlier sections of this report, no regulated natural resources are known to be present on the site, and if any are found in the future, the project will comply with all applicable regulations.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Consistency: The PD Master Plan shows all proposed internal roadways and a typical cross-section. The site design includes pedestrian-friendly block sizes and sidewalk infrastructure internal to the development. Blocks that exceed 600' in length (if any) shall include a 10' easement for a pedestrian way consistent with that described in LDR Sec. 7.2.3(B)(4).

(f) Identifies on-site potable water and wastewater facilities; and

Consistency: The PD Utility Plan shows all proposed internal potable water and sanitary sewer mains.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

Consistency: As shown on the PD Master Plan, the site is currently serviced by City of Alachua potable water and sanitary sewer via existing infrastructure within the Peggy Road / CR 2054 right of way.

(2) Consistency with the Comprehensive Plan. The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Consistency: As demonstrated in this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed rezoning to the PD-R district is compatible with the site's proposed Moderate Density Residential FLU designation (concurrent application).

(3) Compatibility with surrounding residential areas. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of

compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Consistency: The proposed residential development is located immediately adjacent to only three residential developments, located near the east and southwestern portions of the project. As indicated on the PD Master Plan, green space areas / setbacks have been allocated on the perimeter of the project where abutting existing residential development (far in excess of standard residential setbacks & buffers) in order to ensure compatibility. As such, the proposed PD design will ensure compatibility with surrounding residential areas.

(4) Development phasing plan. If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Consistency: This Planned Development proposes that the project may be developed in one (1) phase.

(5) Conversion schedule. The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Consistency: A conversion schedule is unnecessary for this submittal, as non-residential uses are not proposed.

(6) Public facilities.

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Consistency: As indicated in this report, adequate capacity exists for the intended residential development along the applicable roadway segments.

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Consistency: As shown on the PD Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems and onsite uses shall not negatively impact potable water and wastewater LOS.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Consistency: According to information provided by the City of Alachua, the City currently possesses excess acreage for local recreation activities in relation to LOS standards. In addition, the proposed PD Master Plan illustrates that the project will have onsite recreational amenity areas. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

(d) *The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.*

Consistency: As calculated in this report, local solid waste capacity exists to adequately facilitate the intended residential development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Consistency: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

(7) Planned development agreement. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan, including any PD standards.
(b) Conditions related to the approval of the PD Master Plan.
(c) Conditions related to the form and design of development in the PD.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.
(e) Provisions related to environmental protection and monitoring.
(f) Provisions addressing concurrency compliance requirements.
(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Consistency: The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

(A) PD-R, Planned Development-Residential District

(1) Minimum area. A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Consistency: The proposed PD-R project site is approx. 51.7 (+/-) acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

(2) Uses. The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Consistency: Table 4.1-1 of the LDR shows that the intended use of single-family detached dwelling units is permitted within the proposed PD-R district and is also consistent with the uses permitted within the site's proposed Moderate Density Residential FLU designation (concurrent application).

(3) Densities/intensities. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

Consistency: This Rezoning application requests to change the 51.7 (+/-) acre site's existing zoning designation from City of Alachua Agriculture and Alachua County Agricultural to PD-R at a density consistent with the subject parcels' proposed Moderate Density Residential FLU (concurrent application).

(4) Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PDR district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) Minimum dimensional requirements. The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Consistency: As shown on the PD Master Plan submitted with this report, the proposed development will include a maximum of 155 single-family residential units. The proposed PD-R zoning is necessary to allow for more flexibility in residential lot sizes and types, beyond what is allowed in the traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan.

(b) Setbacks from adjoining residential uses. Minimum setbacks or buffers from adjoining residential development or zone districts.

Consistency: As shown on the PD Master Plan submitted with this report, the proposed PD-R zoning will allow more flexibility in residential lot sizes and types, beyond what is allowed in the traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, including setbacks, are identified on the PD Master Plan. The modified setbacks should not result in incompatibility with any adjacent use. In addition, as seen on the PD Master Plan, there are sizable setbacks between existing adjacent residential units and the proposed lots within the PD through the provision of green spaces, which far exceed any setback prescribed for adjacency between residential uses.

(5) Development standards. Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

Consistency: Unless otherwise noted on the PD Master Plan or in the final PD conditions, the subject property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

(a) General development standards. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.

Consistency: The development standards referenced in Table 3.6-1. shall be adhered to the maximum extent practicable throughout the site's design process. If modification to these standards is necessary for optimal site development, then the appropriate procedures for modifications included in the previously mentioned table will be adhered to.

> *(b) Public facilities standards. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:*
>
> *(i) Potable water. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.*
>
> *(ii) Wastewater. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or* other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

Consistency: The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines within the project site. In addition, this report illustrates that the site's projected potable water and wastewater demand will not cause City infrastructure to drop below its adopted LOS standards.

> *(iii) Streets. The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:*
>
> *a. The reduction or modification is necessary as a traffic-calming measure;*
> *b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;*
> *c. Access for emergency service vehicles is not substantially impaired;*
> *d. Adequate off-street parking is provided for the uses proposed; and*
> *e. Adequate space for public utilities is provided within the right-of-way.*

Consistency: The PD Master Plan submitted concurrently with this report shows the proposed design of the roadway and pedestrian infrastructure for the portion of the project that will be a platted subdivision. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan, that is consistent with LDR standards.

The PD Master Plan is designed to provide block faces that do not exceed 600 feet. However, if at Preliminary Plat review stage it is determined that any block face exceeds 600 feet, the PD design proposes that flexibility be granted by the City Commission by allowing block faces to exceed 600 feet

in such cases where pedestrian ways or crosswalks, not less than 10 feet wide, are provided through the block to create an enhanced pedestrian-focused design.

Design measures that will be incorporated under these circumstances for this project will include the provision of a 10' (min.) easement for a pedestrian way (consistent with LDR Sec. 7.2.3(B)(4)) that will be improved with concrete, brick, pavers or similar hard surface) with the intent is to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and the crossings of these pedestrian ways will be utilized for traffic calming, including striped crosswalks and appropriate safety signage. All proposed internal roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs. Specifically, the subdivision will have a fully functional external access point and stub-outs to adjacent properties to the east.

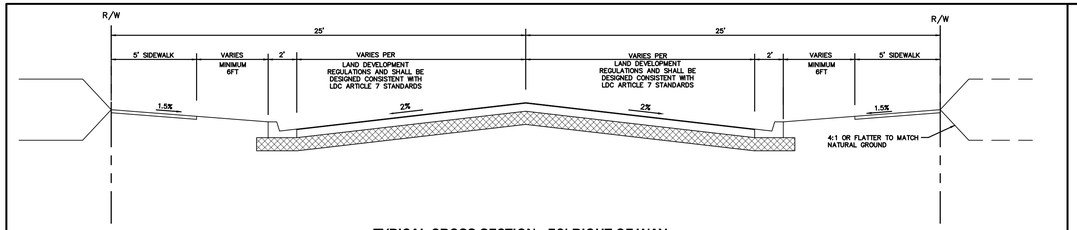
This request is consistent with the applicable criteria indicated in 3.6.3(A)(5)(b)(iii)(a)-(e) above. Specifically, the provision of additional crosswalks (at mid-blocks) will serve as a traffic calming measure, separation of vehicular and pedestrian traffic will be accomplished (via pedestrian paths away from streets), access for emergency vehicles will not be impaired, adequate street parking will not be limited (spaces will be provided on street and on individual lots (driveways and garages) and adequate space for public utilities is provided in proposed right-of-way (as no changes to required ROW cross-sections is proposed).

> *(iv) Stormwater. The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.*

<u>Consistency</u>: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

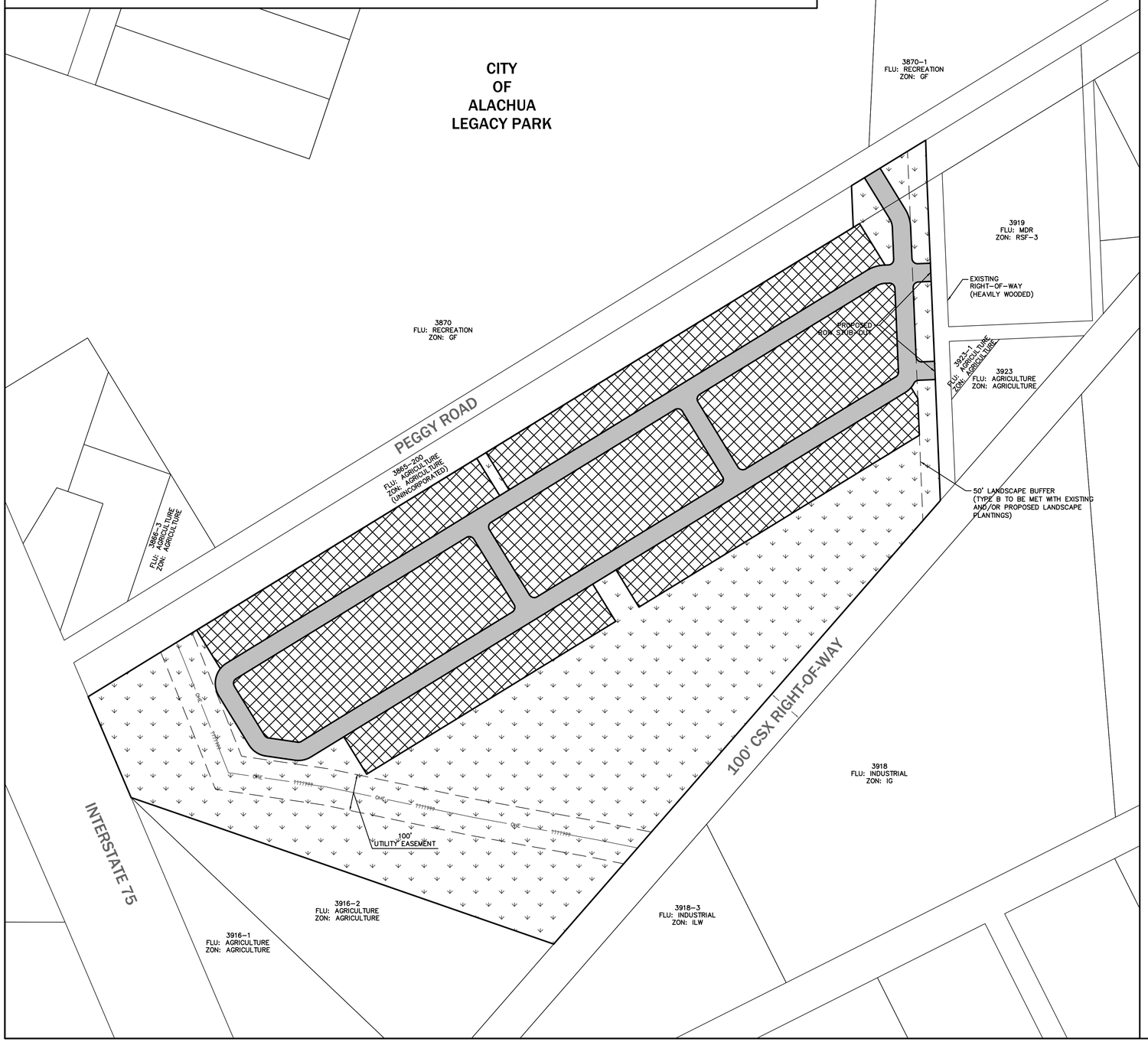
> *(v) Other. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.*

<u>Consistency</u>: The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.



TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

N.T.S.



GENERAL NOTES

1. SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "RESIDENTIAL LOT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT IS 5,500 S.F.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF 1 PHASE, WITH THE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE PRELIMINARY PLAT SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN.
3. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
4. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS & PICNIC AREAS ARE ONLY PERMITTED IN OPEN SPACE AREAS AND SHALL BE AT LEAST 50 FEET FROM THE PROJECT PERIMETER..
5. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED AND MAY BE SLIGHTLY ADJUSTED.
8. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATLEY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. STORMWATER: THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS. WHILE A MAJORITY OF PROPOSED STORMWATER FACILITIES SHALL BE LOCATED IN THE AREA LABELED "COMMON AREA/STORMWATER/OPEN SPACE" IN THE LAND USE DATA TABLE BELOW, SOME STORMWATER AREAS ARE PERMISSIBLE IN THE OTHER LAND USE AREAS. IN ADDITION, ALL STORMWATER PONDS SHALL BE AT LEAST 5 FEET (FROM TOP OF BANK) FROM ALL LOT LINES (EXISTING & PROPOSED).
10. USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST APPLICABLE STANDARDS AND CITY OF ALACHUA REGULATIONS.
12. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13. NO PROPOSED LOT SHALL BE WITHIN LESS THAN 100 FEET FROM ANY LOT UTILIZED FOR RESIDENTIAL PURPOSES.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT LIMITS	52 AC.	100%
	RESIDENTIAL LOT AREA	21 AC.	40%
	COMMON AREA/ STORMWATER/ OPEN SPACE	25 AC.	48%
	RIGHT-OF-WAY	6 AC.	12%

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	5,500 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	40 FT.
LOT COVERAGE, MAX. (% OF LOT)	55%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
RESIDENTIAL LOT AREA	140-155

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP

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NORTH

SCALE: 1" = 150'

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GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

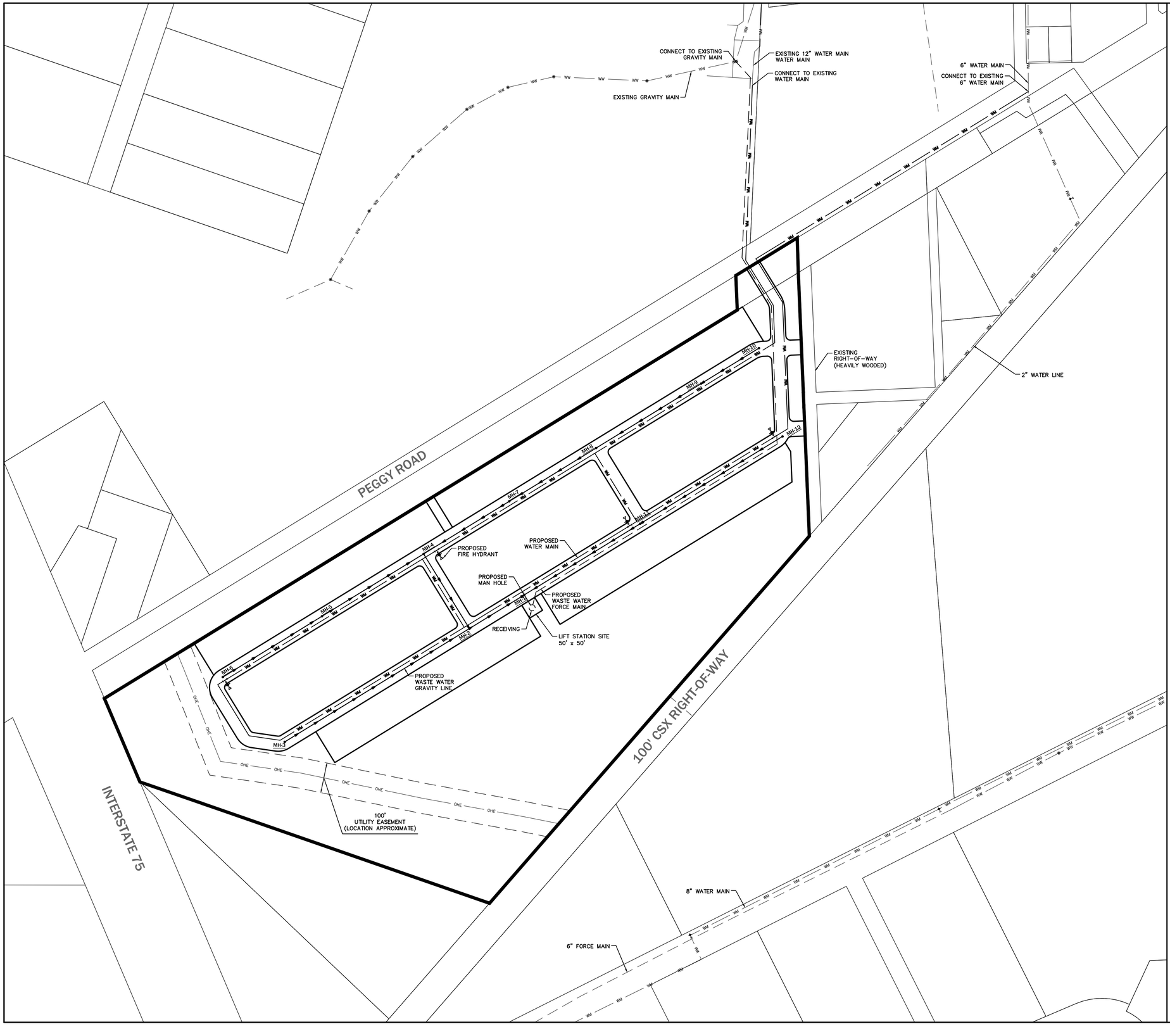
Project title: PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

Sheet title: PD MASTER PLAN

Designed: SR
Drawn: LBO
Checked: TAR
Date: 06/23/22

Sheet No.: P100

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LEGEND

- EXISTING WASTE WATER LINE
- EXISTING WATER MAIN LINE
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- PROPOSED WATER MAIN LINE
- PROPOSED WASTE WATER GRAVITY MAIN
- PROPOSED WASTE WATER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE

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SCALE: 1" = 150'

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GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title:

PEGGY ROAD PD
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN

Designed:	SR	Sheet No.: P200
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ROADWAYS & TRANSPORTATION

The affected roadways are Segments 14, 8 & 17. The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – ADT & PM PEAK

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	155	Single Family	9.43 / Unit	1,462
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	155	Single Family	0.94 / Unit	146

Source: ITE, 11th Edition

Total Trip Generation:

- **1,462 ADT**
- **146 PM PEAK**

Affected Roadway Segments (Above 5% MSV)

- Segment 14 - CR 2054 (From SR 235 to West City Limit)
- Segment 8 - SR 235 (From NW 143rd Place to US 441)
- Segment 17 – CR 235A (From US 441 to CR 235)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on CR 2054 (Segment 14) (1,462 ADT, 146 PM Peak)
  - 70% East (1,023 ADT, 102 PM PEAK) / 30% West (439 ADT, 44 PM PEAK)
- 70% Distribution on SR 235 (Segment 8) (1,023 ADT, 102 PM Peak)
- 30% Distribution on CR 235A (Segment 17) (439 ADT, 44 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,462
Available Capacity	9,462

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

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	395
Project Trips (PM Peak)	146
Available Capacity	818

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,023
Available Capacity	3,972

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

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	1,290
Existing Traffic and Reserved Trips	894
Project Trips (PM Peak)	102
Available Capacity	294

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	439
Available Capacity	9,267

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

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	516
Project Trips (PM Peak)	44
Available Capacity	799

Traffic background data provided via May 2022 City Concurrency Report

SANITARY SEWER

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 38,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	38,750
Residual Capacity	519,382

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 250 Gal/Unit per day x 155 = 38,750 GPD*

POTABLE WATER

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 42,625 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity[2]	203,857
Parcel Demand for Site	42,625
Residual Capacity	744,101

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 275 Gal/Unit per day x 155 = 42,625 GPD*

SOLID WASTE

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (155 units x 2.55 residents per unit x 0.73 tons/year per capita = 289 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	289 Tons

1. *Formula: (0.73 tons / year per capita @ 2.55 residents per unit)*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

Student Generation Calculations: Single Family Residential Development

Elementary School	155	units	x	0.12	Elementary School Multiplier*	19	Student Stations
Middle School	155	units	x	0.06	Middle School Multiplier*	9	Student Stations
High School	155	units	x	0.09	High School Multiplier*	14	Student Stations

Approval of the application will result in a projected school enrollment impact of 19 elementary, 9 middle and 14 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	1.97
Available Recreation Acreage	76.27

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Calculations for Proposed Project: 155 Units x 2.55 persons/household x 5 acres / 1,000 persons = 1.97 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

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No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title: PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

Sheet title: NOTES AND TABLES

Designed: SR
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Date: 06/06/22

Sheet No.: P210

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EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. THE PROPERTY IS PRIMARILY USED AS A MAINTAINED LARGE RESIDENTIAL PROPERTY WITH WOODED AREAS AROUND THE PERIMETER OF THE PROJECT

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GRAPHIC SCALE

No.	Date	Comment

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Project phase: ZONING

Project title: PEGGY ROAD PD
CITY OF ALACHUA,
FLORIDA

Sheet title: EXISTING CONDITIONS MAP

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NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, February 24, 2022

Time: 5:00 p.m.

Place: Legacy Park Multi-Purpose Center
Meeting Room
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



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Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

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

Sworn to and subscribed before me this **15th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

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

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 5:00 pm on Thursday, February 24, 2022 in the Legacy Park Multi-Purpose Center at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.
Phone: (352) 373-3541

E-mail: csweger@edafl.com

(Published: Alachua County Today - February 10, 2022)

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning & Comprehensive Plan Amendment

Date & Time: February 24, 2022, 5:30 PM

Location: Legacy Park Multi-Purpose Center Meeting Room
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
William Kirkland	15151 Peggy Road	386-462-2730	BigMonkey0676@yahoo.com
Margaret Kirkland	15151 Peggy Road	386462.2730	" " "
Stephen F. Smith	13122 NW CR235	352328-5151	SSmith3205@ASU.COM
Robert Hartley	P.O. Box 1627 Al	352-258-5009	
Gerald Cyr	Gainesville.	813-477-5674	gcyr@gardenstreetcommunities.com

Neighborhood Meeting Minutes

Project: Peggy Road Land Use Change & Rezoning

Meeting Date & Time: February 24 at 5:00 p.m.

Community Participants: 5 participants in total
Gerald Cyr – Developer
William Kirkland
Margaret Kirkland
Stephen Smith
Robert Hartley

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger gave a presentation to inform the participants of the details of the proposed land use and zoning change and then opened up the floor for questions:

Q: Where are you in the process?
A: We are about to submit the land use and zoning change applications to the City and we anticipate that the review will take approx. 4 months. You will see signs posted and notices mailed to notify you of the City meetings. Engineering and platting phases would come after that.

Q: What is the green area on the PD Master Plan?
A: The green areas represent green spaces, which include stormwater basins, buffers, landscaped areas and other similar common areas.

Q: So, almost half of the site is green space?
A: Yes, approx. 48% of the site will be common areas, stormwater areas, green space, landscape buffers, etc.

Q: Did you know that the existing cattle fence on the south side is not located on the property line? It is actually farther north.
A: Thank you for letting us know. We will make sure the survey reflects the fence and property line.

Q: What is proposed to the west / southwest of the existing Duke Energy powerline?
A: Green space is proposed in that area of the project, which will provide a nice buffer between the neighbor in that direction.

Q: Where are utilities coming from?
A: City of Alachua will provide water and sewer service through new lines running from Peggy Road into the project entrance at the NE corner of the site.

Q: Where is the project access?
A: The project access is proposed to be at the NE corner of the site onto Peggy Road.

Comment: Neighbor to the SW is pleased with the project layout and has requested that efforts be made to retain the large oak trees along the common property line between the development and his property and the applicant indicated that those trees should remain and that noted his request.

offering a sense of privacy

Teatime, Tranquility and Treasures at Willow's Rest opened to the public two weeks ago and is already so popular that the owners suggest reservations during the lunch hour. "We have

is open Tuesday-Saturday, 9 a.m.to 4 p.m. Additional information or reservations can be made by calling 386-243-9199.

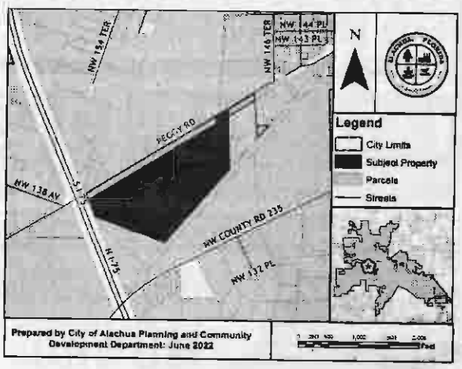
# # #

Email rcarson@alachuatoday.com

City of ALACHUA

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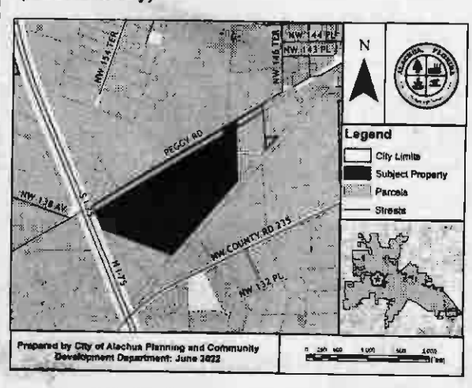
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(Published: Alachua County Today - June 30, 2022)

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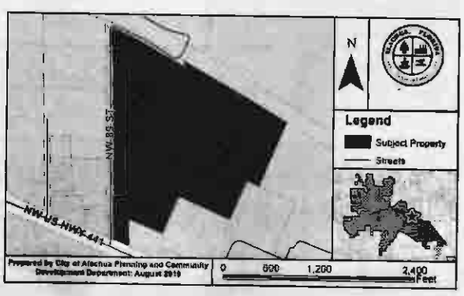
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(Published: Alachua County Today - June 30, 2022)

Challengers take Florida's abortion ban to court, saying it violates privacy right

John Kennedy
Capital Bureau | USA TODAY NETWORK – FLORIDA

TALLAHASSEE — Only days before Florida is poised to ban most abortions after 15 weeks of pregnancy, a Leon County judge was asked this week to block the new law as a violation of the state constitutional right to privacy.

Circuit Judge John Cooper has indicated he expects to rule in the case before Friday, when the new restriction is set to take effect. Planned Parenthood affiliates in Florida and allied organizations sued this month to block the law.

"Abortion is a very common procedure," Dr. Shelly Tien of Jacksonville said, in testimony Monday before Cooper. "It's a very safe procedure."

Tien, among the plaintiffs in the case, is a maternal-fetal medicine specialist who performs abortions with Planned Parenthood of South, East and North Florida. She also travels around the country to provide abortions in regions with limited access.

In mostly party-line votes, Florida's Republican-controlled House and Senate approved overhauling the state's abortion law earlier this year. The legislation, HB 5, was signed by Gov. Ron DeSantis in April.

Florida's law has allowed abortions for up to 24 weeks of pregnancy for most of the decades since the U.S. Supreme Court's Roe v. Wade decision legalizing the procedure in 1973.

The U.S. Supreme Court last Friday overturned Roe v. Wade, stripping away federal constitutional protections for abortion and potentially leading to abortion bans in half the states. In their 6-3 ruling, justices also upheld Mississippi's 15-week abortion limit, which is identical to the Florida law about to take effect.

But Florida's constitutional right to privacy, approved overwhelmingly by voters in 1980, adds certain safeguards that Planned Parenthood and others argue should halt the new 15-week ban.

Attorneys for the state, however, questioned Tien who acknowledged that data showed that 96.4% of abortions in Florida in 2019 occurred before the thirteenth week of pregnancy. When Tien was asked to acknowledge that few women seeking abortions would be affected by the new law, Cooper interrupted, also citing the 2019 statistics.

"Sixteen hundred (women) would be" barred from abortions under the 15-week standard, Cooper said. "And all those who have become pregnant by rape would be affected by HB 5."

The state Supreme Court in 1989 relied on the state's privacy right in striking down a parental consent law for minors seeking abortion, and the constitutional standard was cited by courts blocking other abortion restrictions in subsequent years.

But the current, seven-member state Supreme Court, comprised of three DeSantis appointees and all appointed by Republican governors, is viewed as conservative and potentially poised to reinterpret the privacy right, which states "every natural person has the right to be let alone and free from governmental intrusion."

DeSantis and Republican leaders in the Legislature haven't spoken about what could happen next in Florida, now that federal justices have given states authority to enact event stricter abortion laws or outright bans.

DeSantis in his comments following the Supreme Court ruling said his focus is on defending the state's new restriction "against state court challenges," hinting he is not eager to call lawmakers back into special session to enact tougher limits.

A Florida Atlantic University poll in May found that 67% of Floridians think abortion should be legal in all or most cases. For now, DeSantis and most Florida lawmakers up for election this year appear inclined to gauge how reaction to the Supreme Court ruling plays across the nation and state.

Elections

Continued from Page 3A

Boatner also comes to the office with an impressive resume, Barton added.

The political science major is just 10 credits shy of earning his degree, the least anyone has needed for anyone who held the position prior. He also played a role in helping draw new district lines locally, assisting UF professors Dan Smith and Michael McDonald.

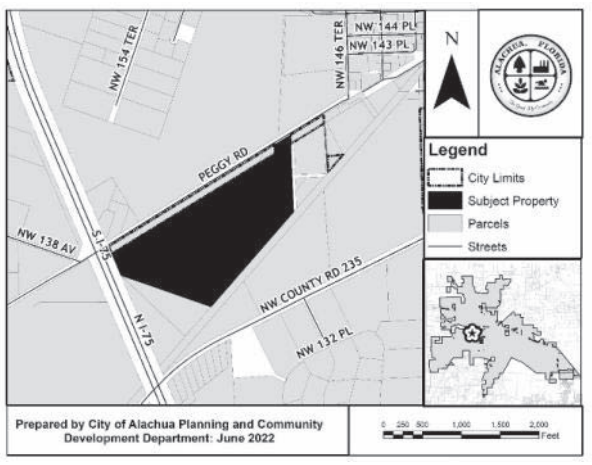
Candidates often rely on UF students to help with campaigns during election years, though many understand the job is only temporary. Those campaign workers then develop experience and skills to move on to careers in politics. Campaign expenses show that Arreola's campaign last paid $750 to Boatner for his help on April 12.

Arreola praised Boatner for his work and congratulated him on his new role, adding that Boatner was immediately removed as treasurer and severed all campaign accounts and activity once he received the job offer.

"I hired him for a reason," Arreola said. "I encourage anybody who wants to know more about elections and politics to work for campaigns. It really is an educational experience."

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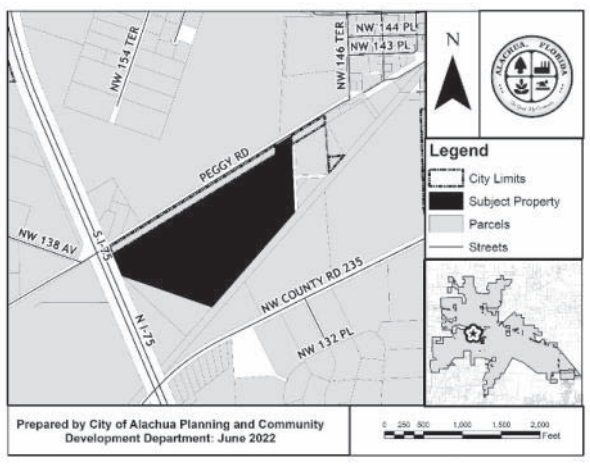


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GF-30946574

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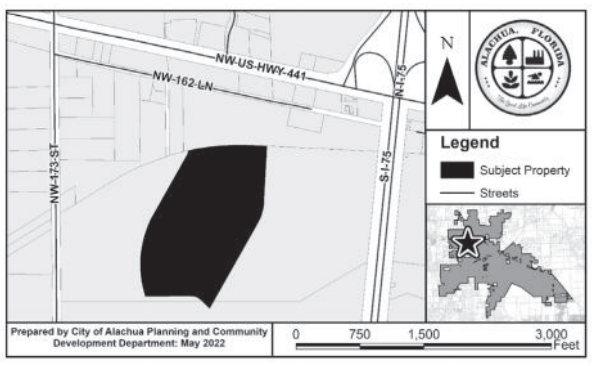


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GF-30946532

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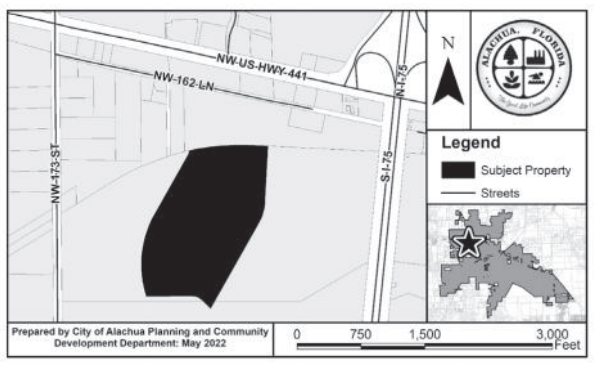


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GF-30946323

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GF-30946402

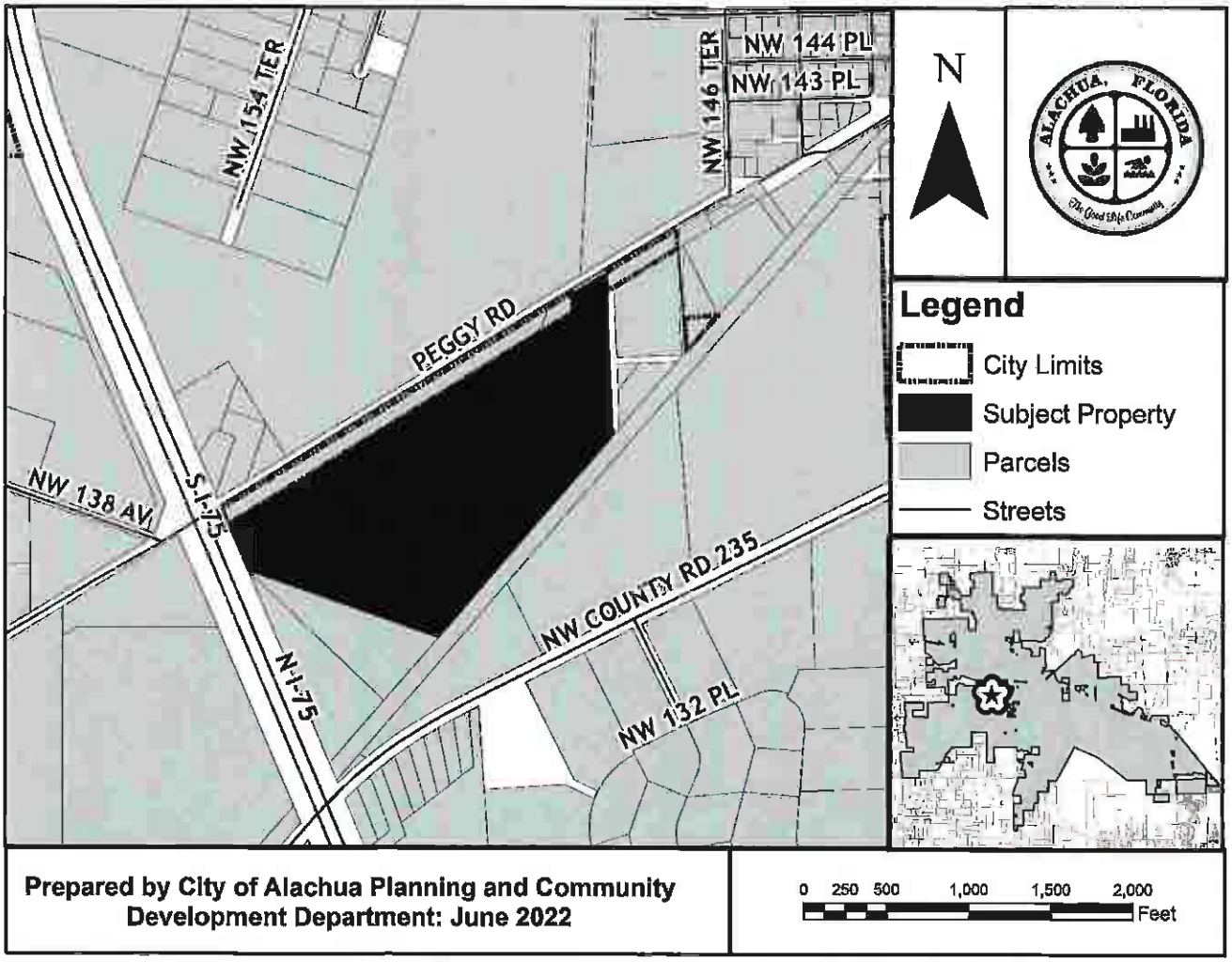
City of ALACHUA
the good life community

mailed 6/27/22 KC

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±51.7 acre subject property from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R); located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing Zoning: Agricultural; (A) and Agricultural (A)(Alachua County); Proposed Zoning: Planned Development – Residential (PD-R); Existing FLUM: Agriculture and Rural/Agriculture (Alachua County).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/23/22 FOR THE Peggy Rd Planned Development LSCPA/RZ
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

One (1)
(Number of signs)

Candidates

Continued from Page 3A

stories, four stories, none of that."

Commissioner Harvey Ward told the crows he plans to vote against the proposal.

"I don't think the community is prepared for it, quite frankly," he said. "There should be an opportunity in a community like ours to have an in-depth, nuanced discussion about how we solve the housing crisis."

Ed Bielarski, the former general manager of Gainesville Regional Utilities, who also opposes the zoning change, said the vast majority of residents he has met on the campaign trail are concerned the change would negatively impact property values.

"They have a 30-year investment in an asset that is being changed mid-stream," Bielarski said. "The idea that we are going to end racial inequity by opening up single-family parcels of land to multiplexes is kind of incredulous to me. It needs a very broad discussion."

In Minneapolis, a much larger city than Gainesville where they eliminated the exclusionary single-family zoning in 2018, only a handful of properties have ended up becoming multi-family so far, experts say.

"We're talking in a few years we might get a few duplexes on the northwest side (of Gainesville)," candidate July Thomas added. "There is no reason the commission needs to rush this."

School board races

School board candidates debated over employee pay, as well as finding the next superintendent.

A majority of the candidates said teachers and bus drivers are leaving the school district due to poor pay and that student discipline issues have gotten worse and uncontrollable.

Kay Abbitt, an educator in Alachua County for 10 years who is running for the District 5 seat, said it has been difficult to retain teachers due to those reasons.

"Behavior is out of control in the district, and it's very difficult to learn in a classroom where there is this misbehavior," she said. "A lot of the teachers that I have spoken to have talked about how they are not supported by the administration."

Her opponent, Prescott Cowles, who currently serves as the special projects manager for the district's office of accountability, said when he served on the instructional bargaining team, teachers in Alachua County received the largest salary increase in the history of the district.

He said educators have been "under attack from legislators in Tallahassee," and need a "champion who can bring forth meaningful change to restore the dignity of the profession."

A majority of the school board candidates also expressed interest in conducting a national search for the new permanent superintendent, but only after the board outlines its priorities and engages the community.

In March, the Alachua County School Board named Shane Andrew the district's interim superintendent two weeks after firing Carlee Simon from the role.

The primary election is scheduled for August 23, with early voting set to begin on August 13. For races with more than two candidates in which no one earns more than 50% of the vote, there will be a runoff in November pitting the top two finishers against each other.

Summit

Continued from Page 3A

band, Christian Ziegler, is the vice chair of the Florida GOP.

The group gained momentum, and criticism, after confronting school leaders over COVID-19 restrictions and how race was being taught in classrooms, carving out a vocal presence in a Republican-led push to win control of local school boards.

It has since grown to 211 chapters in 38 states and close to 100,000 active members, Justice said. It has expanded its reach to issues including how and when schools can teach students about LGBTQ issues — even as teachers, advocates and other parents argued the subjects they're targeting isolate already vulnerable queer students and students of color and erase key aspects of U.S. history.

Justice attributed that rapid growth to the organization's ability to tap into frustrations of parents who got an in-depth look at how their children were being taught as schools shifted to online, at-home instruction during the ongoing pandemic.

"We're moms, and we know what moms are worried about," Justice said.

The group incorporated as a 501(c)(4) "social welfare" nonprofit, which means it can do some political work without having to disclose its funders.

The group's three federal political action committees and one Florida political committee — which are required to disclose donors — had no money in them as of Tuesday. Justice repeated denials that the group's rapid growth was funded by dark money.

While the organization has billed itself as a nonpartisan parental rights movement, the summit will feature a host of Republican speakers including Florida Gov. Ron DeSantis, First Lady Casey DeSantis, U.S. Sen. Rick Scott, and former President Donald Trump Secretary of Housing and Urban Development Ben Carson.

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

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The ordinance title is as follows:

ORDINANCE 22-15

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 ARTICLE 4, SECTION 4.3.4 (J), RELATED TO USE-SPECIFIC STANDARDS FOR VEHICLE SALES AND SERVICES; 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 andCommunity Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31179030

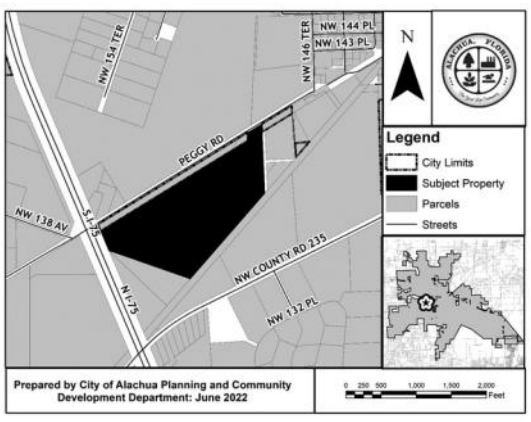
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The ordinance title is as follows:

ORDINANCE 22-18

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±51.7 ACRES FROM AGRICULTURE AND RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-31178780

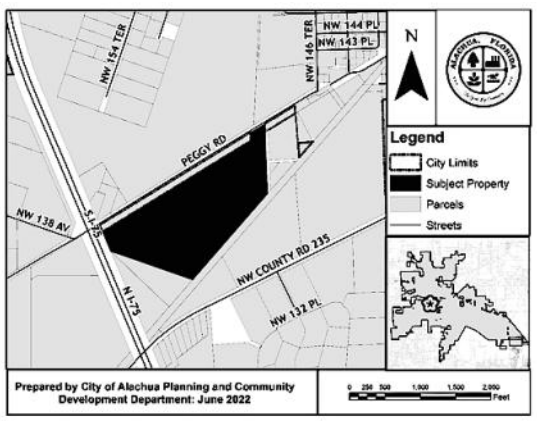
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The ordinance title is as follows:

ORDINANCE 22-19

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") AND AGRICULTURAL ("A")(ALACHUA COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 51.7 ACRES; LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-31178823

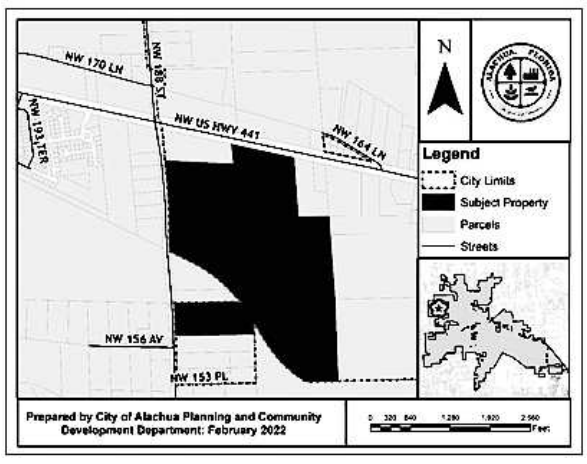
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The ordinance title is as follows:

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC") (±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-31178938

City of ALACHUA

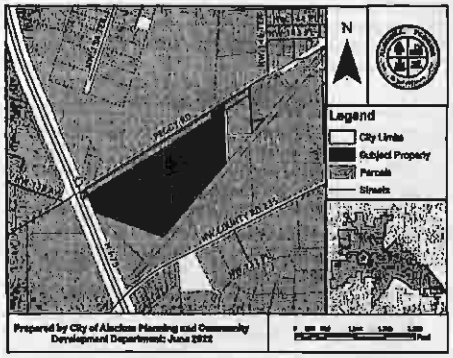
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(Published: Alachua County Today - July 14, 2022)

City of ALACHUA

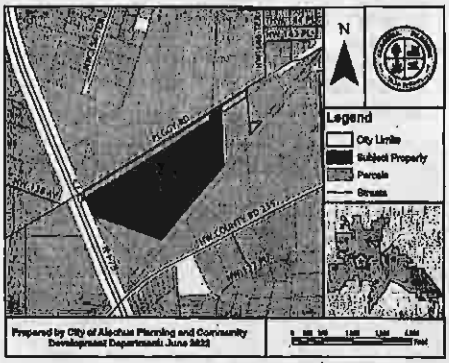
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City of ALACHU

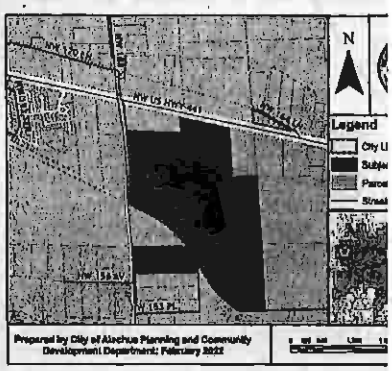
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(Published: Alachua County Today - July 14, 202

ADVERTISE IN ALACHUA COUNTY TODAY

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/23/22 FOR THE Peggy Rd Planned Development LSCPA/RZ
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

One (1)
(Number of signs)

pedestrian was hit while walking along a road in on U.S. Highway 41 (State Road 25) approaching this time, was walking northbound on U.S. The driver stayed at the scene until law enforcement

Alachua man arrested for child molestation

By C.M. WALKER
Today Reporter

ALACHUA – An Alachua man has been charged with lewd and lascivious molestation on a child. Ricky Rodriguez, 48, of Alachua, was served a warrant on Sept. 8 and was subsequently charged with lewd and lascivious molestation on a child between the ages of 12 and 16.

Rodriguez was originally charged with three counts of lewd and lascivious molestation, but he was only formally charged with one count. The alleged offense occurred in January 2022. A sworn complaint was filed in July and a warrant for his arrest was issued on Aug. 30.

Rodriguez has been released on $250,000 bond.

# # #

Email cwalker@alachuatoday.com

HORIZON
REALTY of ALACHUA, INC.

info@HorizonRealtyFL.com

SERVING THE COMMUNITY SINCE 1979



Here is a once in a lifetime opportunity to own 9.02 acres on the Suwannee River in an air park! The view is magnificent, and the location is at the end of the road with no neighbors close and no one driving by - quiet and peaceful! The property is in three separate parcels so you can add another home or two or keep it all for yourself - the deer and wildlife are abundant! The manicured property around the home is park-like with huge oak trees and some areas are heavily wooded. The home is well maintained and comfortable for year-round living or vacations! You can sit on the front porch/balcony or the swing and watch the peaceful Suwannee River go by - and the canoe can stay for you to paddle wherever you want to go! Do you have a small engine airplane? There are two air-strips for your small engine plane also! Less than 2 miles to Peacock Springs as well as many more to enjoy diving, swimming, etc. A private shooting range is 10 minutes away for target enthusiasts also! Call today to take a look and fall in love! MLS GC 448228

YOUR HOME TOWN REALTOR WITH GLOBAL CONNECTIONS

RESIDENTIAL

Own your own perfect spot on the beautiful Suwannee River!! This move-in ready home is perfect for full time living, vacationing, or an investment for vacation rentals. Enjoy the gorgeous river views from the large back porch of the very, well maintained, 3 bedroom, 2 bath home. Plenty of space for the whole family to play and enjoy time together that includes a full kitchen & 1/2 bath downstairs. Plenty of parking for either vehicles, boats, and or buggy under the house. Spacious work shop area, new drain field, Aerobic sewer system with new air compressor and new field lines. Newer appliances, water filter system, and metal roof! MLS GC447302

MUST SEE this absolutely gorgeous property to appreciate the almost 11 beautiful acres in historic High Springs. If you're looking for privacy and seclusion, this is the perfect location. Private driveway off county maintained road that opens up to property. Two mobile homes on the property. First (1975) is used as living quarters with front and back decks to enjoy your morning coffee or an evening libation while watching the deer and turkey wander about. The second (1993) is used for storage. Well and two septic tanks. Multitude of trees and wild life throughout the entire property. This home works for hunting lodge, building your dream home, or barn-dominium as it has plenty of cleared open area to build with woods around the property. Its worth the short drive to check out the scenery! MLS GC500812

VACANT LAND

Looking for a place to escape the hustle and bustle of life? Come take a look at this gorgeous 1.73 acre on the Suwannee River. Over 220 feet of river frontage. You will enjoy relaxing with the peace and quiet of Florida's natural habitat. Serene area with Peacock Springs Conservation Area across the river. This lot has an abundance of wildlife, oak trees and lush vegetation just what you imagine "Old Florida" to be like. Build your dream vacation getaway or a permanent home with builder of your choice. Great recreational river with so much to offer! Whether you like power boating, canoeing or just like sitting on a dock gazing at the sunsets you will love owning this property on the historic Suwannee river! MLS #: GC501456

Ready for your new home! This 5 acres is cleared and ready - located just off SR 47 on a paved road that is a dead end street so no through traffic! Come take a look today - site built-homes only. MLS GC500866

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City of ALACHUA

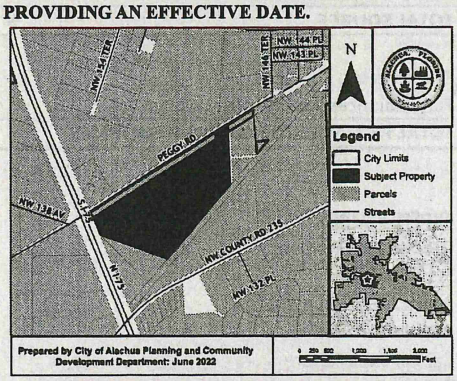
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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The ordinance title is as follows:

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AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") AND AGRICULTURAL ("A")(ALACHUA COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 51.7 ACRES; LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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(Published: Alachua County Today - September 15, 2022)

Motorcyclist killed in crash on Archer Road near Clark Butler Blvd.

Special to Gainesville Sun | USA TODAY NETWORK

A 23-year-old man is dead following a Tuesday morning crash involving an SUV and motorcycle in the area of Southwest Archer Road and Clarke Butler Boulevard, the Gainesville Police Department reported.

After several calls received by the Combined Communication Center at 6:31 a.m., police located the driver of the motorcycle, the victim, in the roadway with obvious signs of head trauma, according to the report.

The cause of the crash is still under investigation. Charges, if any, have not been determined.

Hearing

Continued from Page 1A

Lawmakers say there is more to come. The nine-member panel – seven Democrats and two Republicans – interviewed witnesses through all of August, and panelists are hoping to have at least one hearing by the end of the month. Members met Tuesday to discuss the panel's next steps.

Because the Jan. 6 panel is a temporary, or "select," committee, it expires at the end of the current Congress. If Republicans take the majority in November's elections, as they are favored to do, they are expected to dissolve the committee in January. So the panel is planning to issue a final report by the end of December.

What's left for the committee in 2022:

Hearings

The panel's Democratic chairman, Mississippi Rep. Bennie Thompson, said after the private members' meeting Tuesday in the Capitol that the committee's goal is to hold a hearing Sept. 28, but that members were still discussing whether it would happen at all.

"We're still in the process of talking," Thompson said. "If it happens, it will be that date. We're not sure at this point."

Members of the committee had promised more hearings in September as they wrapped up the series of summer hearings. Wyoming Rep. Liz Cheney, the Republican vice chairwoman, said the committee "has far more evidence to share with the American people and more to gather."

"Doors have opened, new subpoenas have been issued, and the dam has begun to break," Cheney said at a July 21 hearing that was held in prime time and watched by 17.7 million people. "We have considerably more to do."

It's unclear if the hearing would provide a general overview of what the panel has learned or if members would be focused on new information and evidence. The committee conducted several interviews at the end of July and into August with Trump's Cabinet secretaries, some of whom had discussed invoking the constitutional process in the 25th Amendment to remove Trump from office after the insurrection.

Witnesses

The panel has already interviewed more than 1,000 people, but lawmakers and staff are still pursuing new threads. The committee recently spoke to several of the Cabinet secretaries, including former Treasury Secretary Steven Mnuchin in July and former Secretary of State Mike Pompeo and former Transportation Secretary Elaine Chao in August.

The committee also wants to get to the bottom of missing Secret Service texts from Jan. 5-6, 2021, which could shed further light on Trump's actions during the insurrection, particularly after earlier testimony about his confrontation with security as he tried to join supporters at the Capitol. Thompson said Tuesday that the committee has recently obtained "thousands" of documents from the Secret Service.

The committee has also pursued an interview with conservative activist Virginia "Ginni" Thomas, who's married to Supreme Court Justice Clarence Thomas. Lawmakers want to know more about her role in trying to help Trump overturn the election. She contacted lawmakers in Arizona and Wisconsin as part of that effort.

Trump and Pence

Members of the committee are still debating how aggressively to pursue testimony from Trump and former Vice President Mike Pence.

Some have questioned whether the committee needs to call Pence, who resisted Trump's pressure to try and block Biden's certification on Jan. 6. Many of his closest aides have already testified, including Greg Jacob, his top lawyer at the White House who was with him during the insurrection as they hid from rioters who were threatening the vice president's life. Jacobs characterized much of Pence's thought process during the time when Trump was pressuring him.

The panel has been in discussions with Pence's lawyers for months, without any discernible progress. Still, the committee could invite Pence for closed-door testimony or ask him to answer written questions.

The calculation is different for the former president. Members have debated whether they should call Trump, who is the focus of their probe but also a witness who has fought against the investigation in court, denied much of the evidence and floated the idea of presidential pardons for Jan. 6 rioters. Trump is also facing scrutiny in several other investigations, including at the Justice Department and over the classified documents he took to his private club.

House Republicans

Another bit of unfinished business is the committee's subpoenas to five House Republicans, including Minority Leader Kevin McCarthy.

In May the panel subpoenaed McCarthy, R-Calif., and Reps. Jim Jordan of Ohio, Scott Perry of Pennsylvania, Andy Biggs of Arizona and Mo Brooks of Alabama. The panel has investigated McCarthy's conversations with Trump the day of the attack and meetings the four other lawmakers had with the White House beforehand as Trump and some of his allies worked to overturn his election defeat.

The five Republicans, all of whom have repeatedly downplayed the investigation's legitimacy, have simply ignored the request to testify. But the Jan. 6 committee seems unlikely to meet their defiance with contempt charges, as it has with other witnesses, in the weeks before the November elections. Not only would it be a politically risky move, but it is unclear what eventual recourse the panel would have against its own colleagues.

Final report

The committee must shut down within a month after issuing a final report, per its rules. But lawmakers could issue some smaller reports before then, perhaps even before the November elections. Thompson said earlier this summer that there may be an interim report in the fall.

The release of the final report will likely come close to the end of the year so the panel can maximize its time. While much of the findings will already be known, the report is expected to thread the story together in a definitive way that lays out the committee's conclusions for history.

Legislative recommendations

The committee is expected to weigh in on possible legislative changes to the Electoral Count Act, which governs how a presidential election is certified by Congress.

A bipartisan group of senators released proposed changes over the summer that would clarify the way states submit electors and the vice president tallies the votes. Trump and his allies tried to find loopholes in that law ahead of Jan. 6 as the former president worked to overturn his defeat to Biden and unsuccessfully pressured Pence to go along.

The Jan. 6 panel's final report is expected to include a larger swath of legislative recommendations.

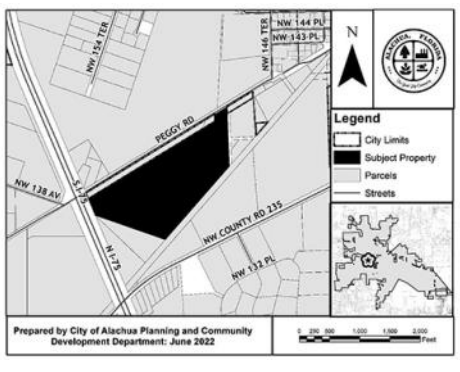
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The ordinance title is as follows:

ORDINANCE 22-18

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±51.7 ACRES FROM AGRICULTURE AND RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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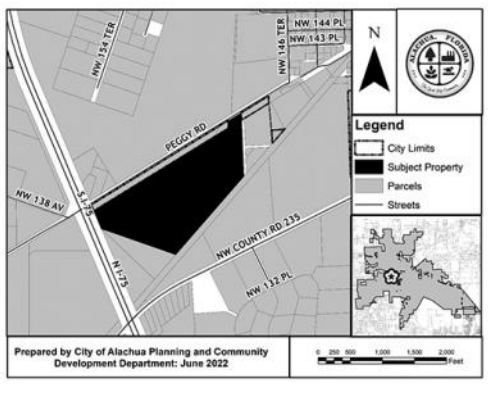
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GF-32101858

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The ordinance title is as follows:

ORDINANCE 23-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 4, TABLE 4.1-1, TABLE OF ALLOWED USES, TO ALLOW SELF-SERVICE STORAGE AS A PERMITTED USE IN THE LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT: PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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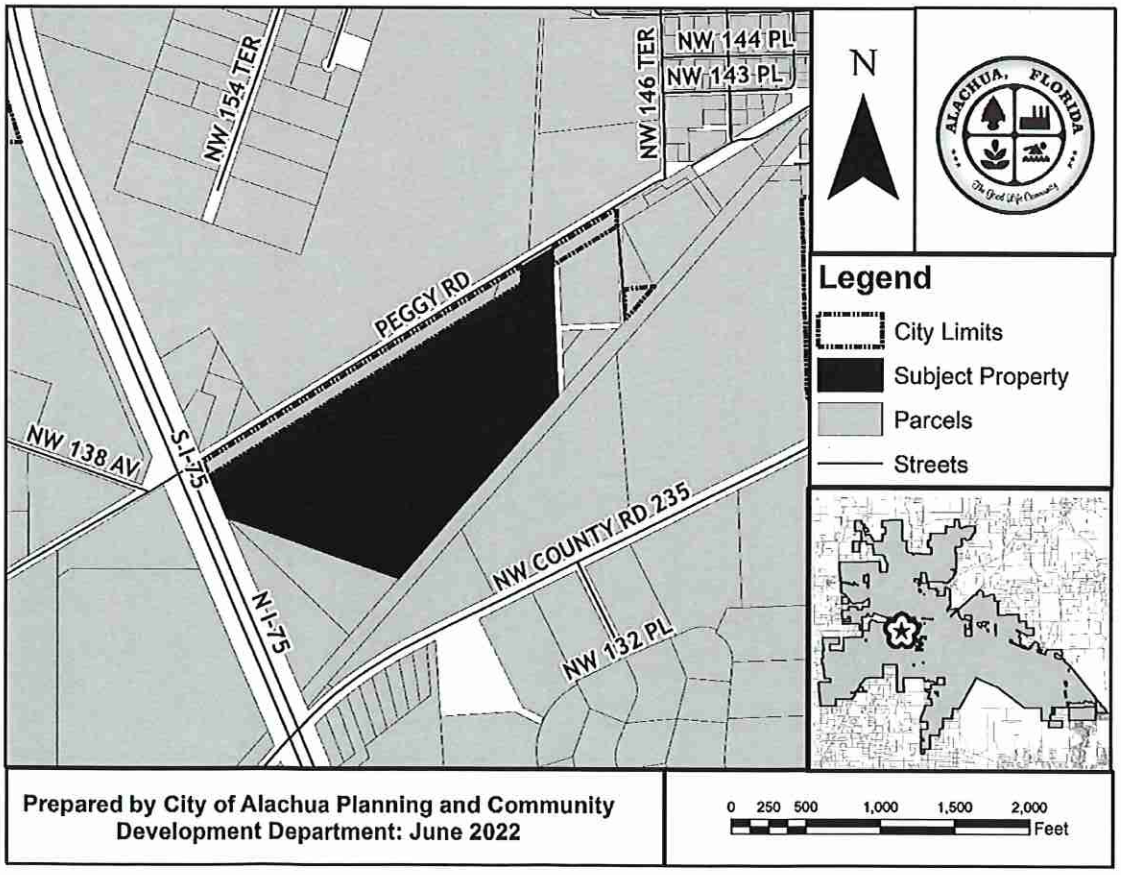
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Richard Gorman
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Peggy Arnold
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David Forest
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Alachua, FL 32615

Lynda Coon
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Alachua, FL 32615

Tamara Robbins
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Alachua, FL 32616

Michele L. Lieberman
County Manager
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Gainesville, FL 32601

Bonnie Flynn
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Alachua, FL 32615

Hugh & Jean Calderwood
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Alachua, FL 32616

Lisia Jenkins
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Alachua, FL 32616

Shasta Schoellhorn
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Alachua, FL 32615

Carrie Luke
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Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

High & Jean Calderwood
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AFFIDAVIT FOR POSTED LAND USE SIGN

I MELISSA WATSON, POSTED THE LAND USE
(Name)
SIGN ON 9/8/2022 FOR THE Peggy Rd Planned Development LSCPA/RZ
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

One (1)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 9/26/2022
SUBJECT: Resolution 22-30 Relating to the Levy of General City Purpose Ad Valorem Taxes for the 2022 Tax Year; Resolution 22-31 Relating to the City's Budget for the 2022-2023 Fiscal Year; and Resolution 22-32 Relating to the 2023-2027 Capital Improvement Program
PREPARED BY: Robert A. Bonetti, Finance & Administrative Services Director

RECOMMENDED ACTION:
1) Conduct the public hearing
2) Adopt Resolution 22-30, Resolution 22-31 and Resolution 22-32

Summary

The City of Alachua Commission held a Public Hearing on September 12, 2022 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 22, 2022 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 4.9860 mills with the final millage rate being 5.3900 mills. The final millage rate is more than the rolled-back rate by 8.10%. On September 12, 2022, the

City Manager presented a Tentative Budget totaling $57,651,391. The Final Budget totals $60,659,853 which is a $3,008,462 increase from the Tentative Budget adopted on September 12, 2022. 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

2022-2023.

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:60,659,853

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 22-30 (Final Millage)
- Resolution 22-31 (Final Budget)
- FY 2022-2023 Final Budget
- Resolution 22-32 (CIP)
- Resolution 22-32 Exhibit A
- Public Hearing Script
- Budget Changes
- All Funds Category Final Budget FY23

RESOLUTION 22-30

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; RELATING TO THE LEVY OF GENERAL PURPOSE AD VALOREM TAXES FOR THE 2022 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 12th, 2022, the City of Alachua Commission adopted Resolution 22-27 approving the proposed tentative millage rate and Resolution 22-28 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 26th, 2022; and,

WHEREAS, the September 26th, 2022 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 2022-2023 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 4.9860 by 8.10 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 26th day of September, 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

RESOLUTION 22-31

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; RELATING TO ITS BUDGET FOR THE 2022-2023 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 8, 2022 and August 22, 2022, 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 22-28 on September 12th, 2022, 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 2022-2023 Final Budget".

SECTION 2. The final general City budget contained in the document entitled "City of Alachua Fiscal Year 2022-2023 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 26th day of September, 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

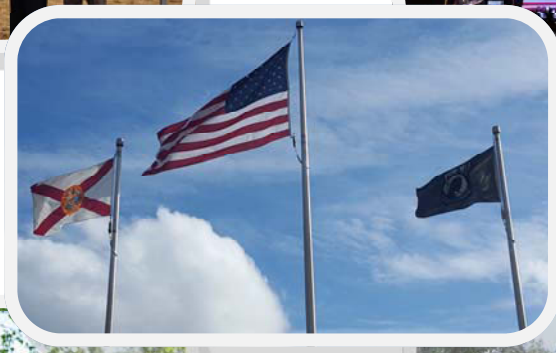
ATTEST:

Mike DaRoza, City Manager/Clerk

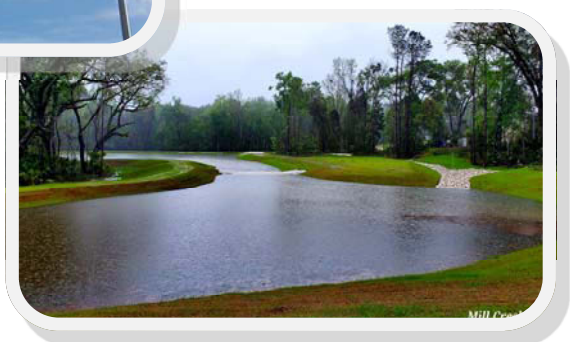
City of
ALACHUA
the good life community











FISCAL YEAR 2022-2023

FINAL BUDGET



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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 Coordinator
Allen A. Jones	Meter Reader Supervisor
Regina A. Reed	Senior Accountant
Tyler S. Williams	Senior Accountant
Heather L. Carter	Accountant
Katelynn T. Bayles	Accounts Payable Specialist
Megan E. Hoyt	Utility Billing Assistant
Tara Z. Clarke	Customer Service Representative
Kelly H. Jones	Customer Service Representative
Bibi S. Bacchus	Customer Service Representative
Lisa D. Baldree	Receptionist
Jason L. Baker	IT Technical Assistant
Anthony D. Nathan II	IT Technical Assistant
Alexander D. Watson	Facilities Maintenance Technician
William P. Cone	Facilities Maintenance Technician
Deondre S. Jerkins	Facilities Custodial Worker
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
Tara L. Malone, Human Resources Director
Jesse J. Sandusky, 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 all City employees for their contribution to 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 10,844.

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 2022-2023. 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 2022-2023 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

TABLE OF CONTENTS

Section One: Budget Message

Budget Message II

Section Two: Budget Summary

Introduction to City Budgeting 2
The Budget Process 3
City Organizational Chart 5
Budget Sources and Uses 7
Budget Revenues by Source 8
Budget Uses by Function 9
Budget by Function - All Funds 10
Budget Revenues by Source – General Fund 12
Budget Uses by Function – General Fund 13
Budget by Function – General Fund 14
Full Time Equivalent Positions Summary 15
Estimation of the City's Ending Fund Balance 16
Fund Balance Summary 17
Interfund Transfer Overview 18
Interfund Transfer Summary 19

Section Three: Fund Summaries

Basis of Accounting and Budgeting 22
Fund Accounting 24
Budget by Fund Type 25
General Fund 26
Electric Utility Fund 27
Water Utility Fund 28
Wastewater Utility Fund 29
Mosquito Control Fund 30
Additional Court Costs Fund 31
Tree Bank Fund 32
Explorer Post 537 Fund 33
TK Basin Stormwater Assessment Fund 34
Wild Spaces Public Places Fund 35
Children's Trust Grant Fund 36
Debt Service Fund 37
Donation Fund 38
Community Redevelopment Agency Fund 39
San Felasco Conservation Corridor Fund 40
Heritage Oaks Improvements Fund 41
CDBG-Neighborhood Revitalization Fund 42
Mill Creek Sink Fund 43
Florida Job Growth Fund 44
CDBG-Economic Development Fund 45
Internal Service Fund 46

Section Four: Department Summaries

City Commission....49
City Manager....50
City Attorney....51
Human Resources....52
Finance and Administrative Services....53
Planning and Community Development....55
Compliance and Risk Management....56
Recreation and Culture....57
Police Department....59
Public Services....61
Debt Service....64
Community Redevelopment Agency - CRA....65
Special Expense....66

Section Five: Glossary

Glossary....68



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City of
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Section 1
Budget
Message

City of Alachua

MAYOR GIB COERPER
Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts

OFFICE OF THE CITY MANAGER
MIKE DAROZA

September 12, 2022

RE: CITY MANAGER'S FISCAL YEAR 2022-2023 BUDGET MESSAGE

Honorable Mayor and Members of the City Commission:

It is my honor and privilege to present the Fiscal Year 2022-2023 Budget for your consideration. The City Commission's Strategic Plan has served as the guiding light for the FY 2023 Budget, ensuring we continue to provide premium service delivery and a commitment to a strong quality of life.

As we continue to face residual impacts of the COVID-19 pandemic, City staff has remained flexible and prepared to augment operations and plans for this 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.

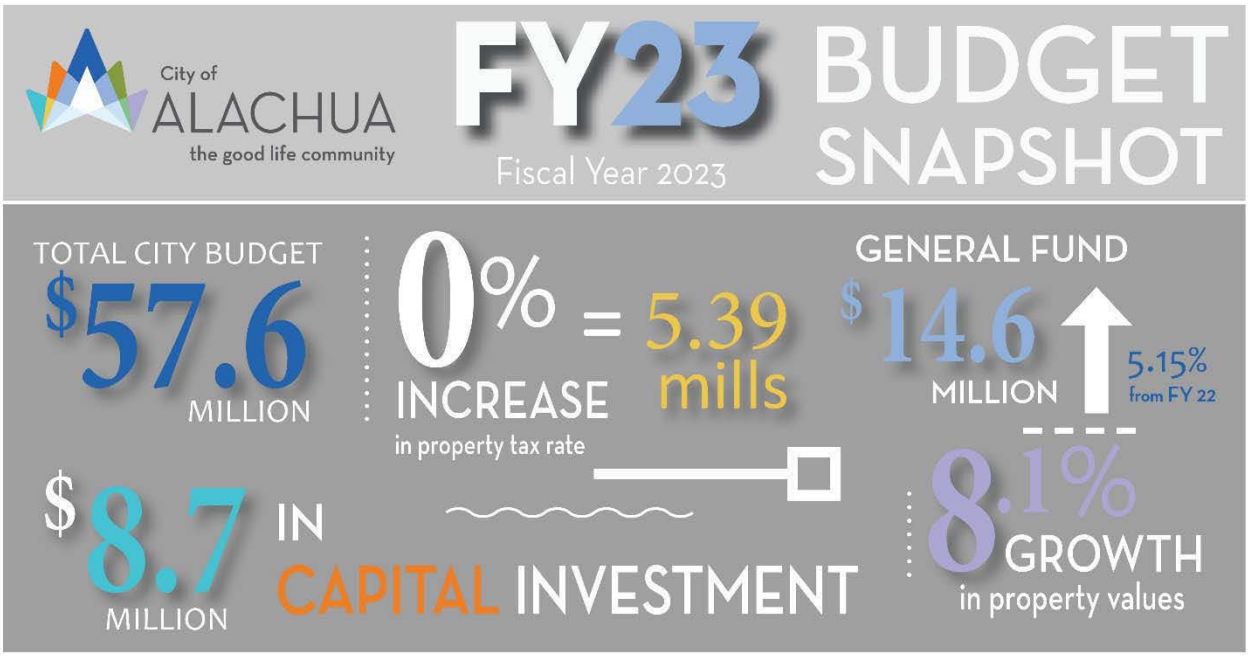
While the FY 2023 Budget highlights an increase in the levels of service to meet the continued growth of the city, it also focuses on building a stronger, vibrant and more sustainable community.

I am proud to submit the balanced Fiscal Year 2022-2023 Tentative Budget for the City of Alachua. As proposed, the Tentative Budget totals $57,651,391, which represents an 18.29% increase from the prior fiscal year of $48,738,643 (amended). The increase from the prior year is due in large part to capital projects and increased operating costs.

The General Fund Tentative Budget is $14,651,246 an increase of 5.15% from the prior fiscal year amount of $13,933,763 (amended). The increase is mostly due to operating costs for additional positions and an increase in levels of service. Ad valorem taxes, which make up 37.91% of the General Fund, are projected to generate $5.6 million. The City's overall ad valorem revenues increased 8.1%.

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 2023 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 2023 is balanced at 5.3900 mills. Once again, this millage rate remains unchanged from the prior five 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 2023

provides for no increase in electric rates. The water and wastewater budgets have been developed with a 6% and 3% rate increase, respectively, to meet rising costs.

The Tentative Budget focuses on four (4) major areas:

- Affordable Senior Housing
- Economic Development
- Infrastructure and Sustainability
- Talent Recruitment and Retention

The tentative Budget, both the operating and capital allocations, ensures that these major areas are supported and funded appropriately.

Affordable Senior Housing



Affordable Senior Housing is a pressing need being addressed by the City and ACHA as there is currently 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.

Key Budget Allocations:

- **Alachua County Housing Authority -** $200,000
  Funding to ensure the improvement of the quality of life of seniors in Alachua by increasing the amount of adequate, safe and affordable senior housing.

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, by investing in key business retention and attraction activities, 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 -** $54,000
  Funding to attract, enhance and cultivate the growth of the life sciences industry in Alachua.

- **Business Incentive Program -** $79,000
  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 -** $90,000
  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 -** $43,000
  Funding targeted toward attracting and retaining business activities within the Community Redevelopment Agency Area through, but not limited to, promotions, events and lead generation.

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 continue building upon the water quality improvements to Mill Creek Sink in the year ahead by investing in a new

water well field to 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 2023, 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:

- **New Well Field -** $5,332,950
  Funding to design and construct a new well field that will establish enhanced protection and redundancy of the City's drinking water supply.

- **Consumptive Use Permit -** $50,000
  Funding to apply for permitting to increase the specified amount of water drawn from City wells to meet future water demands.

- **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 -** $1,075,000
  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 in the post COVID-19 pandemic era. 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 three (3) years, 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 2023 Budget strengthens this commitment to our public servants.

Key Budget Allocations:

- **Merit Increase -** $174,991
  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 -** $253,701
  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 relating to residual impacts from 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 2023 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 2023 Tentative Budget.

Sincerely,

Mike DaRoza
City Manager



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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 2022 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 2022. 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 2022. This includes public hearings with the City Commission to discuss the operating budget and the capital improvement program budget.

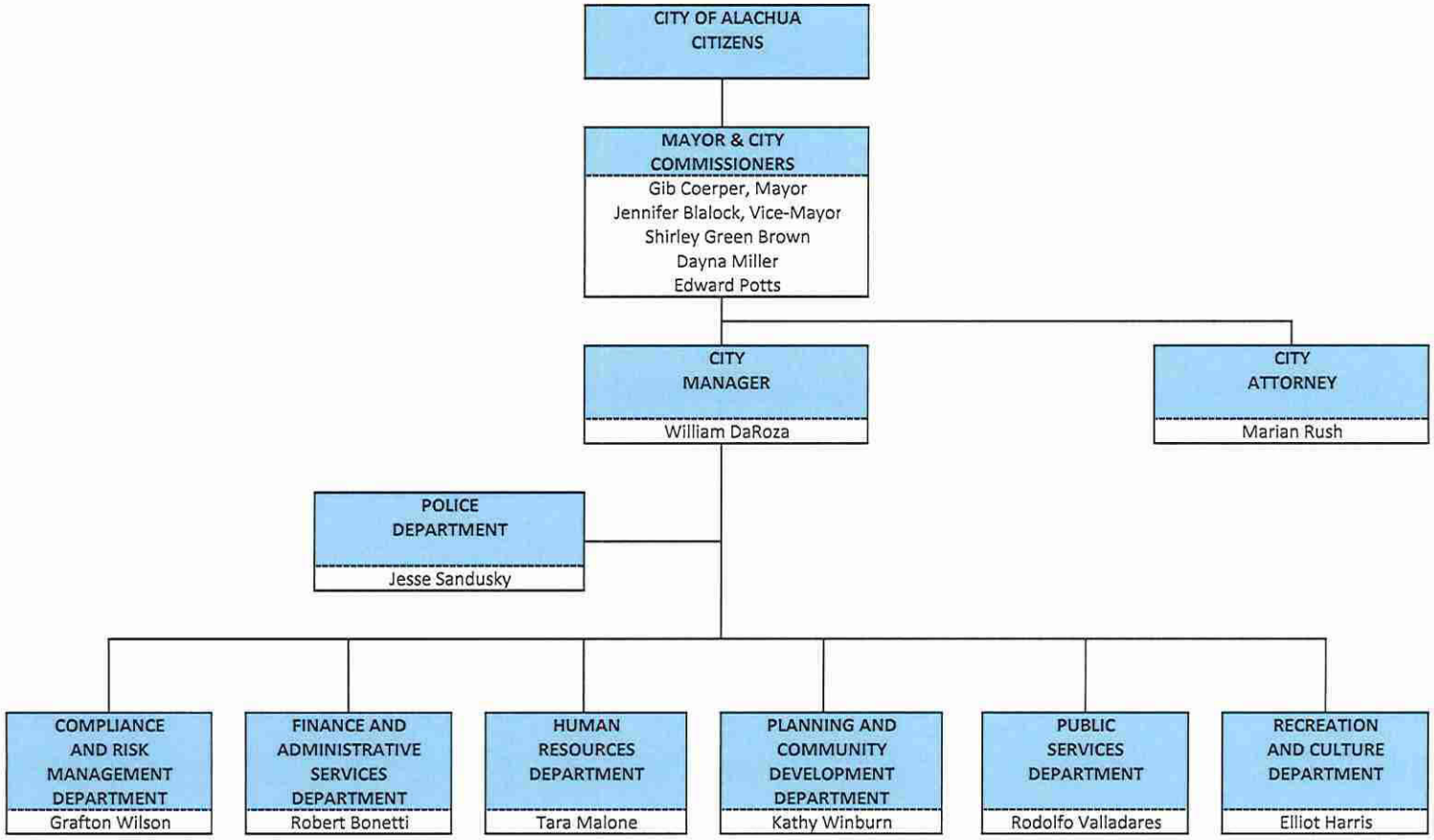
The proposed millage rate for FY 2022-2023 was established on July 25, 2022. The tentative millage rate was used by the Property Appraiser to prepare Truth-in-Millage or "TRIM" notices distributed in mid-August. TRIM notices advise County taxpayers of how tax rates proposed by all local taxing authorities, 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 12, 2022. After hearing public testimony, the City Commission adopted the tentative millage rate and the FY 2022-2023 Tentative Budget. The second public hearing will be held on September 26, 2022. The hearing was advertised by a published notice along with a published millage rate and a breakdown of the FY 2022-2023 Final Budget. Like the first public hearing, the City Commission will hear public testimony prior to adopting the final millage rate and the FY 2022-2023 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 14	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 8 and 22	City Manager presents proposed budgets to the City Commission.
	September 12	First Public Hearing to Adopt the Tentative Millage Rate for the 2022 Tax Roll Year and the FY 2022-2023 Tentative Budget (required by State law).
	September 26	Second Public Hearing to Adopt Final Millage Rate for the 2022 Tax Roll Year and the FY 2022-2023 Final Budget (required by State law).

CITY OF ALACHUA GOVERNMENT





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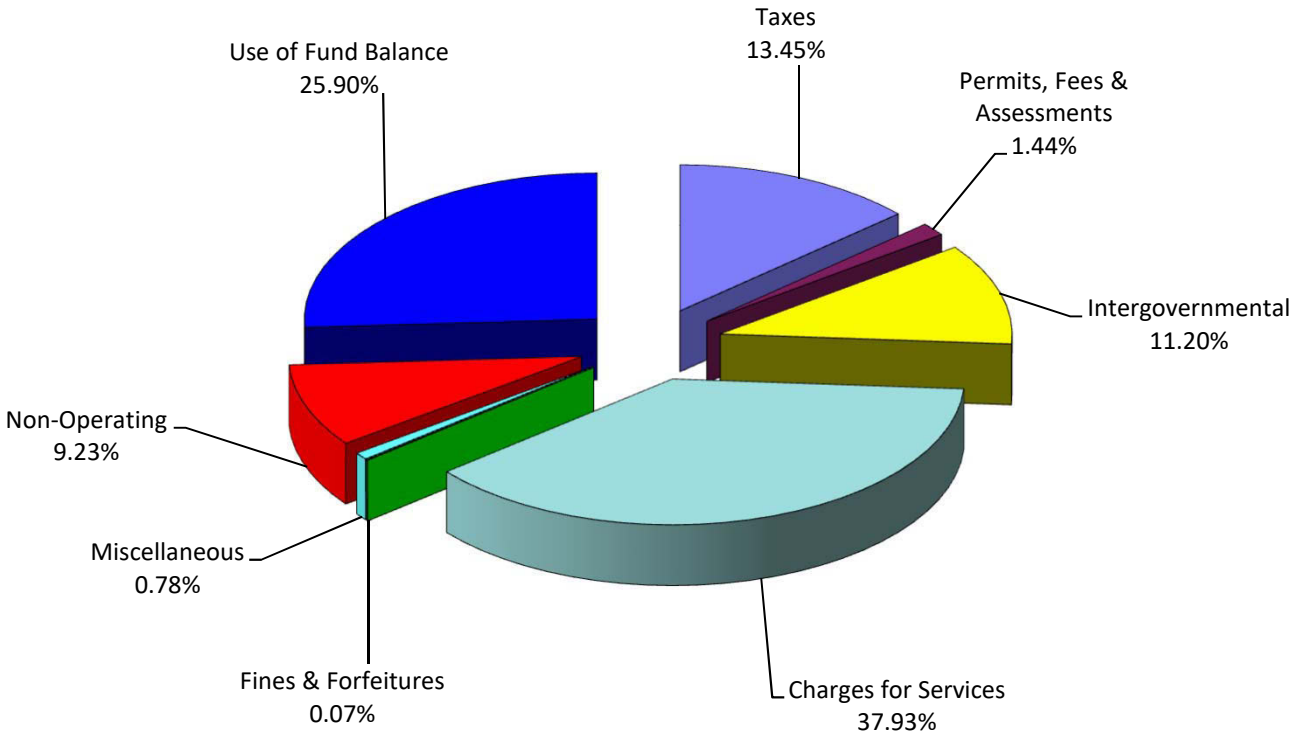
BUDGET SOURCES AND USES

Sources	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Use of Fund Balance	$0	$0	$4,885,181	$15,711,926
Revenue:				
Ad Valorem Taxes	4,489,384	4,727,001	5,068,089	5,559,133
Other Taxes	2,708,250	2,934,928	2,891,280	2,597,648
Permits, Fees & Assessments	582,274	798,258	768,489	872,600
Intergovernmental Revenue	8,205,851	2,923,312	2,623,682	6,795,536
Charges for Services	22,141,588	23,048,334	20,957,242	23,009,304
Fines and Forefeitures	39,937	46,208	33,500	45,000
Miscellaneous Revenue	597,460	671,461	417,320	472,420
Total Revenue	38,764,744	35,149,502	32,759,602	39,351,641
Transfers-In	3,033,621	3,048,522	6,029,630	6,752,279
Other Non-Revenues	0	138,665	0	0
Less Undercollection	0	0	(1,063,710)	(1,155,993)
	3,033,621	3,187,187	4,965,920	5,596,286
TOTAL SOURCES	**$41,798,365**	**$38,336,689**	**$42,610,703**	**$60,659,853**

USES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Operating Budget				
Personnel Services	$9,812,178	$10,001,746	$12,200,804	$13,249,071
Operating Expenses	16,760,777	18,270,351	15,855,749	25,498,135
Capital Outlay	8,408,320	2,781,479	6,008,612	12,274,052
Total Operating Budget	34,981,275	31,053,576	34,065,165	51,021,258
Grants & Aids	4,134	62,527	109,000	322,438
Debt Service	1,476,797	867,990	1,971,908	1,968,878
Transfers to Other Funds	3,033,621	3,048,522	6,029,630	6,752,279
Other Uses	402,584	(141,770)	0	0
Contingency	0	0	435,000	595,000
TOTAL USES	**$39,898,411**	**$34,890,845**	**$ 42,610,703**	**$ 60,659,853**

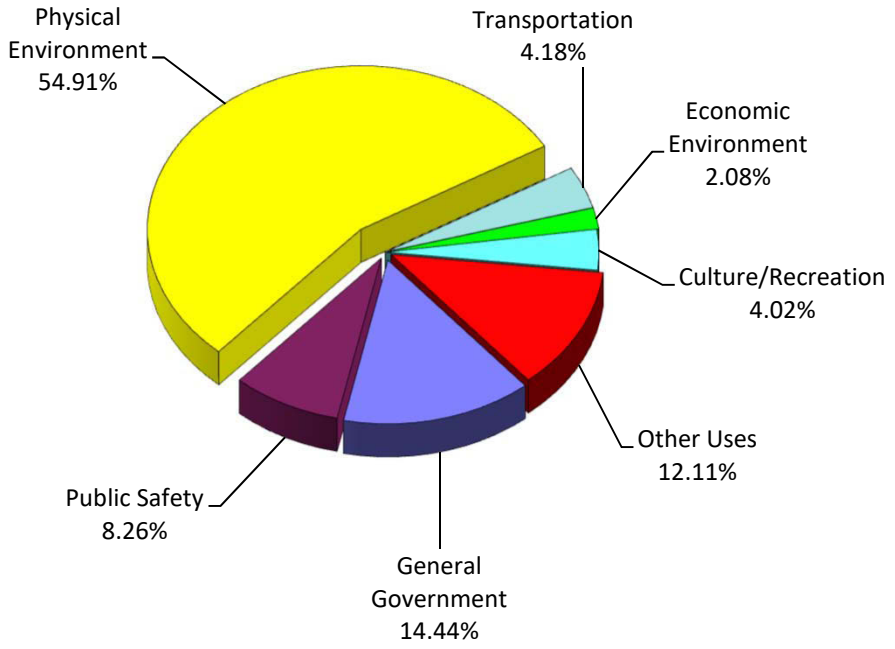
FY 2022-2023 BUDGET REVENUES BY SOURCE

Taxes	$	8,156,781
Permits, Fees & Assessments		872,600
Intergovernmental		6,795,536
Charges for Services		23,009,304
Fines & Forfeitures		45,000
Miscellaneous		472,420
Non-Operating		5,596,286
Use of Fund Balance		15,711,926
TOTAL	**$**	**60,659,853**



FY 2022-2023 BUDGET USES BY FUNCTION

General Government	$	8,757,546
Public Safety		5,007,671
Physical Environment		33,309,327
Transportation		2,536,647
Economic Environment		1,262,878
Culture/Recreation		2,438,505
Other Uses		7,347,279
TOTAL	**$**	**60,659,853**



FY 2022-2023 BUDGET BY FUNCTION - ALL FUNDS

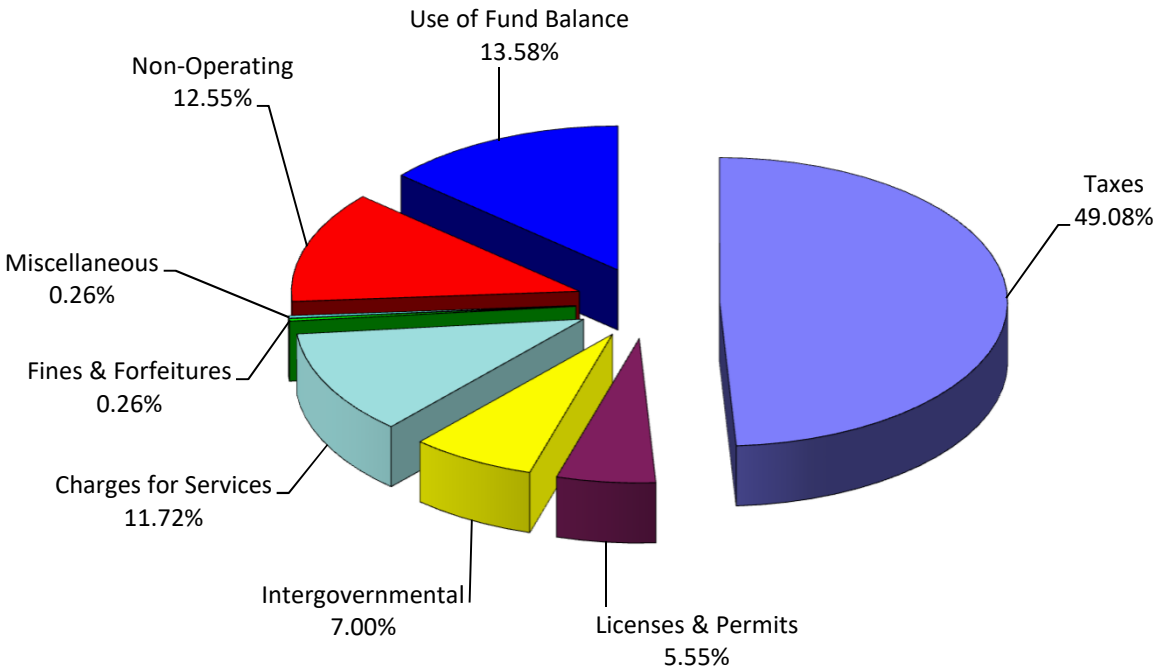
	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
General Government				
Legislative	$ 127,642	$ 136,437	$ 142,546	$ 156,307
Executive	599,901	812,153	925,356	913,237
Financial & Administrative	2,836,384	3,378,412	3,840,878	3,170,083
Legal Counsel	172,500	233,861	186,831	174,060
Comprehensive Planning	921,096	960,207	1,077,469	1,309,543
Debt Service Payments	983,364	996,173	875,064	1,083,814
Other General Government	810,894	1,282,213	1,034,104	1,950,502
Subtotal	6,451,781	7,799,456	8,082,248	8,757,546
Public Safety				
Law Enforcement	3,905,089	3,736,983	4,150,635	4,699,268
Fire Services	0	0	0	0
Protective Inspections	196,821	225,072	256,779	308,403
Other Public Safety	0	0	0	0
Subtotal	4,101,910	3,962,055	4,407,414	5,007,671
Physical Environment				
Electric Utility Services	10,661,918	11,232,321	12,698,024	21,922,649
Water Utility Services	1,475,786	1,758,539	1,313,087	5,793,392
Garbage/Solid Waste Services	692,897	709,241	736,948	1,079,066
Sewer/Wastewater Services	2,666,896	2,689,827	2,597,272	3,556,023
Water Distribution/Collection Services	668,206	677,650	837,275	881,090
Flood Control/Stormwater Management	112,886	455,333	927,339	28,126
Mosquito Control	37,147	43,856	46,714	48,981
Subtotal	16,315,736	17,566,767	19,156,659	33,309,327
Transportation				
Transit Systems	0	0	0	0
Streets & Roads Facilities	7,317,357	934,116	1,459,456	2,536,647
Subtotal	7,317,357	934,116	1,459,456	2,536,647
Economic Environment				
Housing & Urban Development	0	0	0	0
Industry Development	0	10,077	54,000	54,000
Other Economic Environment	374,297	394,230	960,030	1,208,878
Subtotal	374,297	404,307	1,014,030	1,262,878
Human Services				
Health	0	0	0	0
Welfare	0	0	0	0
Other Human Services	51,786	128,524	0	0
Subtotal	51,786	128,524	0	0
Culture/Recreation				
Recreation and Culture	1,849,339	1,188,868	2,026,266	2,438,505
Subtotal	1,849,339	1,188,868	2,026,266	2,438,505

FY 2022-2023 BUDGET BY FUNCTION - ALL FUNDS

	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Courts				
Court-Related Services	0	0	0	0
Subtotal	0	0	0	0
Other Uses				
Interfund Transfers	3,033,621	3,048,522	6,029,630	6,752,279
Other Uses	402,584	(141,770)	0	0
Contingency	0	0	435,000	595,000
Subtotal	3,436,205	2,906,752	6,464,630	7,347,279
Grand Total	**$ 39,898,411**	**$ 34,890,845**	**$ 42,610,703**	**$ 60,659,853**

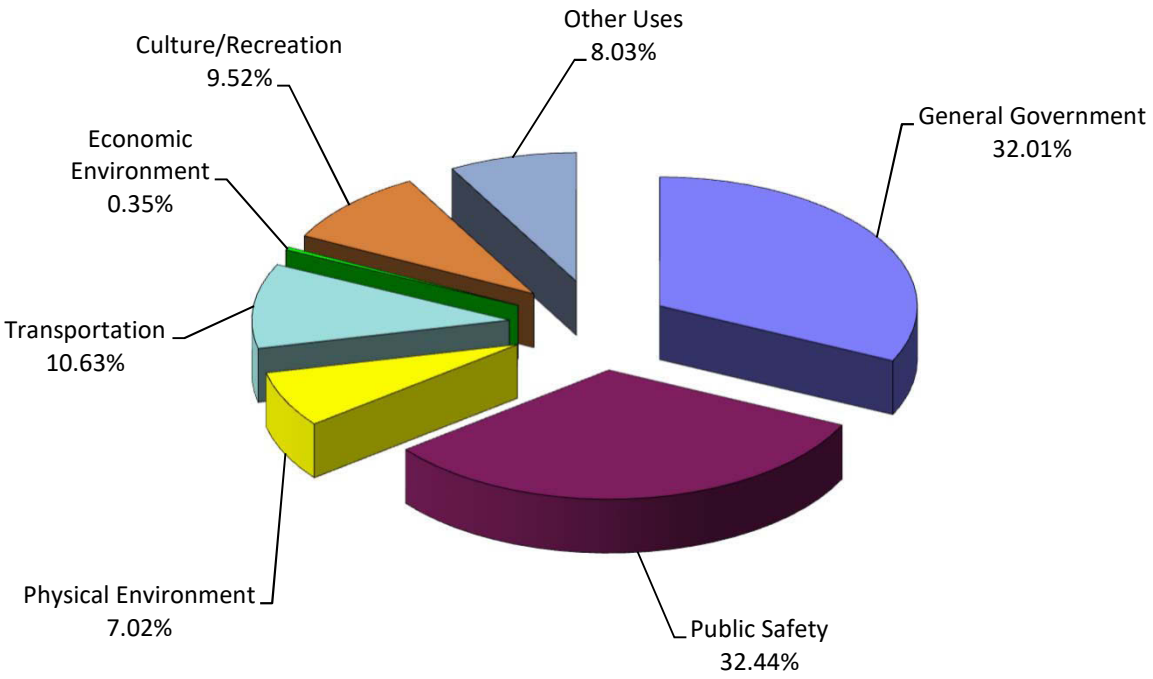
FY 2022-2023 BUDGET REVENUES BY SOURCE - GENERAL FUND

Taxes	$	7,546,146
Licenses & Permits		853,000
Intergovernmental		1,076,265
Charges for Services		1,801,940
Fines & Forfeitures		40,000
Miscellaneous		40,600
Non-Operating		1,930,000
Use of Fund Balance		2,087,212
TOTAL	**$**	**15,375,163**



FY 2022-2023 BUDGET USES BY FUNCTION - GENERAL FUND

General Government	$	4,921,358
Public Safety		4,987,671
Physical Environment		1,079,066
Transportation		1,634,998
Economic Environment		54,000
Culture/Recreation		1,463,062
Other Uses		1,235,008
TOTAL	**$**	**15,375,163**



BUDGET BY FUNCTION - GENERAL FUND

	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
General Government				
Legislative	$ 127,642	$ 136,437	$ 142,546	$ 156,307
Executive	599,901	812,153	925,356	913,237
Financial & Administrative	1,416,434	2,042,674	1,950,408	1,071,774
Legal Counsel	172,500	233,861	186,831	174,060
Comprehensive Planning	885,469	912,297	991,899	1,108,143
Other General Government	463,574	834,046	571,875	1,497,837
Subtotal	3,665,520	4,971,468	4,768,915	4,921,358
Public Safety				
Law Enforcement	3,903,250	3,734,893	4,139,585	4,679,268
Protective Inspections	196,821	225,072	256,779	308,403
Fire Rescue Services	0	0	0	0
Subtotal	4,100,071	3,959,965	4,396,364	4,987,671
Physical Environment				
Garbage/Solid Waste Control Services	694,688	710,191	736,948	1,079,066
Subtotal	694,688	710,191	736,948	1,079,066
Transportation				
Streets & Roads Facilities	815,574	920,319	1,453,156	1,634,998
Subtotal	815,574	920,319	1,453,156	1,634,998
Economic Environment				
Employment Opportunity	0	0	0	0
Industry Development	0	10,077	54,000	54,000
Other Economic Development	0	0	0	0
Subtotal	0	10,077	54,000	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	1,260,404	1,186,844	1,285,473	1,463,062
Subtotal	1,260,404	1,186,844	1,285,473	1,463,062
Courts				
Court-Related Services	0	0	0	0
Subtotal	0	0	0	0
Other Uses				
Interfund Transfers	965,944	976,881	1,027,196	1,035,008
Contingency	0	0	200,000	200,000
Other Non-Operating	1,791	950	0	0
Contribution to Fund Balance	0	0	0	0
Subtotal	967,735	977,831	1,227,196	1,235,008
Grand Total	**$ 11,503,992**	**$ 12,736,695**	**$ 13,922,052**	**$ 15,375,163**

FULL-TIME EQUIVALENT (FTE) POSITIONS SUMMARY

Department Name	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Tentative FY 22/23
City Commission	5.00	5.00	5.00	5.00
City Manager (7)(8)	6.00	6.00	7.00	7.00
Human Resources (9)	2.00	2.00	3.00	3.00
Finance & Administrative Svcs. (1) (6) (10) (16)	27.00	28.00	29.00	26.00
Planning & Community Development (17)	9.00	9.00	9.00	10.00
Compliance & Risk Management (9)	4.00	4.00	3.00	3.00
Recreation & Culture (16) (18)	8.00	8.00	8.00	12.00
Alachua Police-APD (2) (11) (19) (20)	36.50	36.50	38.50	41.50
Public Services (3) (4) (5) (12) (13) (14) (15) (21) (22)	41.00	43.00	48.00	50.00
Personnel Totals	138.50	141.50	150.50	157.50

(1) Finance & Administrative Services added a Facilities Custodial Worker (1.0 FTE) added for FY 20.

(2) APD added two Police Officer positions (2.0 FTE) added to APD for FY 20.

(3) Public Services added a Public Works Technician (1.0 FTE) for FY 20.

(4) Public Services added a new Public Works Crew Leader position (1.0 FTE) for FY 21.

(5) Public Services added a new Water System Supervisor position (1.0 FTE) for FY 21.

(6) Finance & Administrative Services added a new Meter Reader position (1.0 FTE) for FY 21.

(7) Assistant City Manager Position replaced by Assitant to the City Manager position for FY22.

(8) City Manager's office has added an Economic Development Manager position (1.0 FTE) for FY 22.

(9) Safety Specialist position has been transferred to Human Resources from Compliance & Risk Management for FY22.

(10) Finance & Administrative Services added a new Facilities Custodial Worker position (1.0 FTE) for FY 22.

(11) APD added two Police Officer positions (2.0 FTE) added to APD for FY 22.

(12) Public Services added a new Public Services Assistant Director position (1.0 FTE) for FY22.

(13) Public Services added a new Public Services Engineer position (1.0 FTE) for FY22.

(14) Public Services added a new Electric Engineer position (1.0 FTE) for FY22.

(15) Public Services added a new Electric Line Worker position (1.0 FTE) for FY22.

(16) Finance & Administrative Services transfers maintenance positions to Recreation and Culture (3.0 FTE) for FY 23.

(17) Planning & Community Development added a Planner position (1.0 FTE) for FY 23.

(18) Recreation & Culture added two part-time Recreation Assistant positions (1.0 FTE) for FY 23.

(19) APD added two Police Officer positions (2.0 FTE) added to APD for FY 23.

(20) APD added a Evidence Technician position (1.0 FTE) for FY 23.

(21) Public Services added a warehouse Staff Assistant position (1.0 FTE) for FY 23.

(22) Public Services added a Public Services Systems Coordinator (1.0 FTE) for FY 23.

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

ESTIMATION OF THE CITY'S ENDING FUND BALANCE FOR FY 2022-2023

The City's estimation of ending fund balance, for budgetary purposes as of FY 23, represents the useable, unrestricted cash balance position on September 30, 2023. 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 $10.1 million.

A factor that should be reviewed when estimating the City's position on September 30, 2023, 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, 2023.

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 23 FINAL BUDGET FUND BALANCE SUMMARY

Fund Title	Estimated Beginning Fund Balance	Revenues/ Sources	Expenditures/ Uses	Estimated Ending Fund Balance
General Fund	$ 5,922,100	$ 13,287,951	$ 15,375,163	$ 3,834,888
Subtotal General Fund	**5,922,100**	**13,287,951**	**15,375,163**	**3,834,888**
Special Revenue Funds				
Additional Court Costs	14,191	5,000	15,000	4,191
Tree Bank Fund	201,400	0	201,400	0
Explorer Post 537 Fund	5,139	0	5,000	139
TK Basin Special Assessment Fund	18,761	19,620	33,800	4,581
Wild Spaces Public Places Fund	343,990	610,635	954,625	0
Donation Fund	19,161	0	19,161	0
Community Redevelopment Agency (CRA) Fund	859,650	567,567	1,228,878	198,339
Subtotal Special Revenue Funds	**1,462,292**	**1,202,822**	**2,457,864**	**207,250**
Debt Service Funds				
Debt Service Fund	701,441	809,977	802,217	709,201
Subtotal Debt Service Funds	**701,441**	**809,977**	**802,217**	**709,201**
Capital Projects Funds				
San Felasco Conservation Corridor Fund	1,657	0	1,657	0
Heritage Oaks Fund	4,326	0	4,326	0
CDBG Neighborhhod Revitalization Grant Fund	221,614	680,035	901,649	0
CDBG Economic Development Grant Fund	0	0	0	0
Subtotal Capital Projects Funds	**227,597**	**680,035**	**907,632**	**0**
Enterprise Funds				
Electric Utility Fund	14,360,695	15,232,551	25,314,562	4,278,684
Water Utility Fund	867,211	6,846,420	7,464,787	248,844
Wastewater Utility Fund	1,805,850	3,112,400	4,384,486	533,764
Mosquito Control Fund	152,900	57,800	99,481	111,219
Subtotal Enterprise Funds	**17,186,656**	**25,249,171**	**37,263,316**	**5,172,511**
Internal Service Funds				
Utility Administration & Operations Fund	294,333	3,717,971	3,853,661	158,643
Subtotal Internal Service Funds	**294,333**	**3,717,971**	**3,853,661**	**158,643**
Trust & Agency Funds	0	0	0	0
Subtotal Trust & Agency Funds	**0**	**0**	**0**	**0**
Total	**$ 25,794,419**	**$ 44,947,927**	**$ 60,659,853**	**$ 10,082,493**

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 provide for 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.

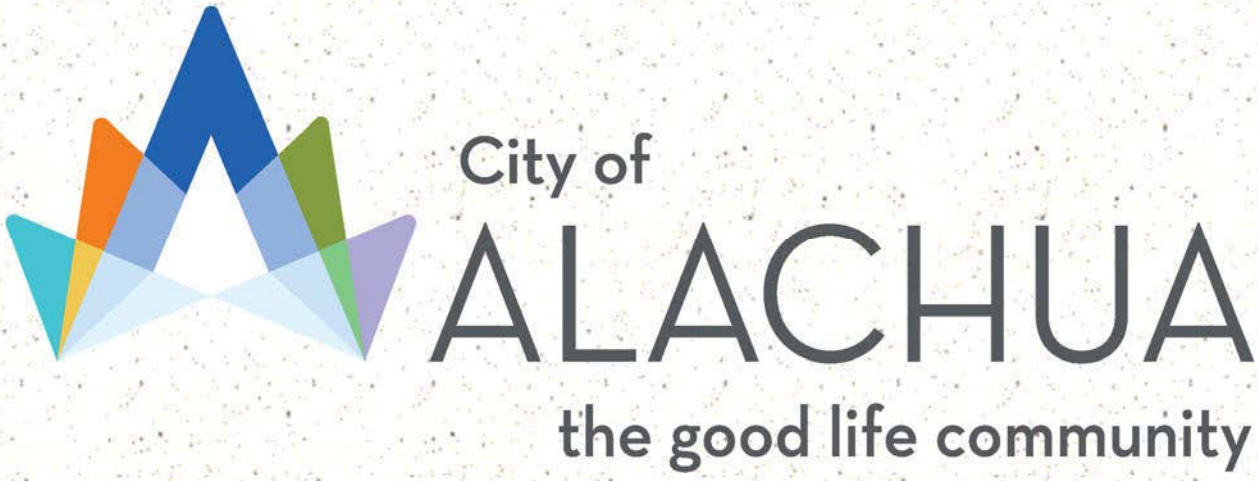
Lastly, the Electric and Water Utility Funds provide for the payment of the Internal Services Fund portion of the Series 2016 debt payment.

SUMMARY OF INTERFUND TRANSFERS FISCAL YEAR 2022-2023

	TRANSFERS OUT	AMOUNT		TRANSFERS IN	AMOUNT
001	GENERAL FUND	$ 1,035,008	070	DEBT SERVICE FUND	$ 809,977
			057	WILD SPACES PUBLIC PLACES FUND	0
			303	MUNICIPAL COMPLEX FUND	0
			310	CRA FUND	225,031
010	ELECTRIC UTILITY FUND	3,391,913	001	GENERAL FUND	2,000,000
			303	MUNICIPAL COMPLEX FUND	0
			700	INTERNAL SERVICE FUND	1,391,913
020	WATER UTILITY FUND	1,571,395	700	INTERNAL SERVICE FUND	1,571,395
030	WASTEWATER UTILITY FUND	728,463	700	INTERNAL SERVICE FUND	728,463
042	MOSQUITO CONTROL FUND	25,500	700	INTERNAL SERVICE FUND	25,500
TOTAL TRANSFERS		$ 6,752,279			$ 6,752,279



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SECTION 3
FUND SUMMARIES

BASIS OF ACCOUNTING AND BUDGETING

Because the revenue and expenditure estimates contained in the Tentative Fiscal Year 2022-2023 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.



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FUND ACCOUNTING

All Fund Types: **FY 23--$60,659,853**

THE FUND STRUCTURE AND GOVERNMENTAL ACCOUNTING AND BUDGETING

The City of Alachua developed the revenue and expenditure estimates contained in the Tentative Fiscal Year 2022-2023 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 23--$15,375,163**

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 23--$802,217**

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 23--$2,457,864**

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 23--$907,632**

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 23--$37,263,316**

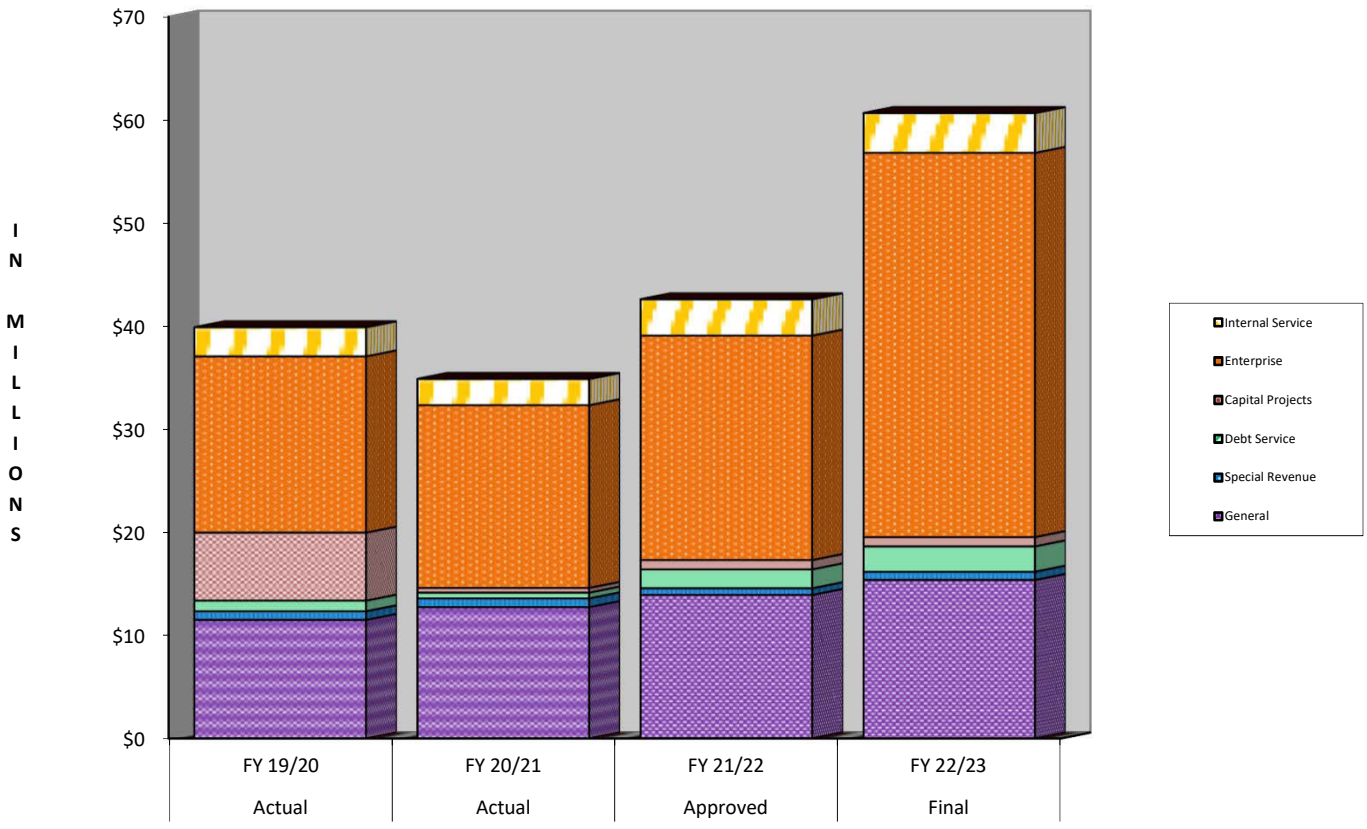
Enterprise Funds are used to account for operations that are financed and operated in a manner similar to private business enterprises in which the intent of the governing body is that all costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily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

Internal Service Funds: **FY 23--$3,853,661**

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 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
General	$ 11,502,201	$ 12,735,745	$ 13,922,052	$ 15,375,163
Debt Service	837,127	856,326	647,742	802,217
Special Revenue	1,029,797	556,926	1,837,900	2,457,864
Capital Projects	6,601,729	451,877	903,182	907,632
Enterprise	17,104,951	17,739,903	21,782,531	37,263,316
Internal Service	2,822,606	2,550,068	3,517,296	3,853,661
Trust & Agency	-	-	-	-
Total	$39,898,411	$34,890,845	$42,610,703	$60,659,853



GENERAL FUND (001)

REVENUE	Actual FY19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING REVENUE:				
TAXES	$ 6,626,107	$ 6,977,373	$ 7,332,527	$ 7,546,146
PERMITS, FEES & ASSESSMENTS	571,211	787,149	743,989	853,000
INTERGOVERNMENTAL REVENUE	988,730	1,304,384	1,062,899	1,076,265
CHARGES FOR SERVICES	1,312,746	1,415,203	1,334,742	1,801,940
FINES AND FORFEITURES	37,367	40,762	30,000	40,000
MISCELLANEOUS REVENUE	63,170	39,665	33,600	40,600
TOTAL OPERATING	9,599,331	10,564,536	10,537,757	11,357,951
NON-OPERATING REVENUE:				
OPERATING TRANSFERS IN	2,000,000	2,000,000	2,000,000	2,000,000
USE OF FUND BALANCE	0	0	1,454,295	2,087,212
OTHER NON-REVENUES	0	0	(70,000)	(70,000)
TOTAL NON-OPERATING	2,000,000	2,000,000	3,384,295	4,017,212
TOTAL REVENUE	$ 11,599,331	$ 12,564,536	$ 13,922,052	$ 15,375,163

EXPENDITURE	Actual FY19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 6,444,642	$ 7,039,475	$ 7,763,865	$ 8,457,892
OPERATING EXPENSES	2,863,471	3,339,543	3,552,806	4,172,883
CAPITAL OUTLAY	1,226,353	1,316,369	1,294,185	1,211,942
DEBT SERVICE	0	0	0	0
GRANTS AND AIDS	0	62,527	84,000	297,438
TOTAL OPERATING	10,534,466	11,757,914	12,694,856	14,140,155
NON-OPERATING:				
OPERATING TRANSFERS OUT	965,944	976,881	1,027,196	1,035,008
RESERVE FOR CONTINGENCY	0	0	200,000	200,000
NON-OPERATING	1,791	950	0	0
CONTRIBUTION TO FUND BALANCE	0	0	0	0
TOTAL NON-OPERATING	967,735	977,831	1,227,196	1,235,008
TOTAL EXPENDITURES	$ 11,502,201	$ 12,735,745	$ 13,922,052	$ 15,375,163

ELECTRIC UTILITY FUND (010)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING REVENUE:				
TAXES	$ 0	$ 0	$ 0	$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	8	0	0	0
CHARGES FOR SERVICES	14,096,528	14,332,165	15,000,000	15,674,264
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	474,203	569,791	329,000	360,000
TOTAL OPERATING	14,570,739	14,901,956	15,329,000	16,034,264
NON-OPERATING REVENUE:				
USE OF FUND BALANCE	0	0	1,274,787	10,082,011
OTHER NON-REVENUES	0	0	(766,450)	(801,713)
TOTAL NON-OPERATING	0	0	508,337	9,280,298
TOTAL REVENUE	$ 14,570,739	$ 14,901,956	$ 15,837,337	$ 25,314,562

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 911,259	$ 945,714	$ 1,323,068	$ 1,427,905
OPERATING EXPENSES	9,756,841	10,297,267	9,277,522	17,756,674
CAPITAL OUTLAY	0	0	2,097,434	2,738,070
DEBT SERVICE	16,242	0	0	0
TOTAL OPERATING	10,684,342	11,242,981	12,698,024	21,922,649
NON-OPERATING:				
OPERATING TRANSFERS OUT	2,000,000	2,000,000	3,139,313	3,391,913
OTHER NON-OPERATING	97,829	(42,173)	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	2,097,829	1,957,827	3,139,313	3,391,913
TOTAL EXPENDITURES	$ 12,782,171	$ 13,200,808	$ 15,837,337	$ 25,314,562

WATER UTILITY FUND (020)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING REVENUE:				
TAXES	$ 0	$ 0	$ 0	$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	375,000	4,715,000
CHARGES FOR SERVICES	1,793,847	2,060,093	1,825,000	2,223,100
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	14,193	18,513	18,200	20,500
TOTAL OPERATING	1,808,040	2,078,606	2,218,200	6,958,600
NON-OPERATING REVENUE:				
USE OF FUND BALANCE	0	0	499,836	618,367
OTHER NON-REVENUES	0	47,182	(91,160)	(112,180)
TOTAL NON-OPERATING	0	47,182	408,676	506,187
TOTAL REVENUE	$ 1,808,040	$ 2,125,788	$ 2,626,876	$ 7,464,787

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 210,029	$ 245,896	$ 205,391	$ 211,243
OPERATING EXPENSES	1,180,542	1,451,409	344,231	594,004
CAPITAL OUTLAY	0	0	493,355	4,823,925
DEBT SERVICE	87,276	67,449	270,110	164,220
TOTAL OPERATING	1,477,847	1,764,754	1,313,087	5,793,392
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	1,263,789	1,571,395
OTHER NON-OPERATING	20,506	(10,266)	0	0
RESERVES	0	0	50,000	100,000
TOTAL NON-OPERATING	20,506	(10,266)	1,313,789	1,671,395
TOTAL EXPENDITURES	$ 1,498,353	$ 1,754,488	$ 2,626,876	$ 7,464,787

WASTEWATER UTILITY FUND (030)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING REVENUE:				
TAXES	$ 0	$ 0	$ 0	$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	2,550,539	3,048,311	2,736,500	3,250,000
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	20,697	25,081	25,500	31,500
TOTAL OPERATING	2,571,236	3,073,392	2,762,000	3,281,500
NON-OPERATING REVENUE:				
USE OF FUND BALANCE	0	0	597,704	1,272,086
OTHER NON-REVENUES	0	91,483	(133,100)	(169,100)
TOTAL NON-OPERATING	0	91,483	464,604	1,102,986
TOTAL REVENUE	$ 2,571,236	$ 3,164,875	$ 3,226,604	$ 4,384,486

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 435,941	$ 460,556	$ 466,604	$ 473,084
OPERATING EXPENSES	1,942,708	1,986,888	812,023	843,292
CAPITAL OUTLAY	0	0	591,191	1,618,083
DEBT SERVICE	290,636	244,555	727,454	621,564
TOTAL OPERATING	2,669,285	2,691,999	2,597,272	3,556,023
NON-OPERATING:				
OPERATING TRANSFERS OUT	67,677	71,641	579,332	728,463
OTHER NON-OPERATING	49,584	(22,886)	0	0
RESERVES	0	0	50,000	100,000
TOTAL NON-OPERATING	117,261	48,755	629,332	828,463
TOTAL EXPENDITURES	$ 2,786,546	$ 2,740,754	$ 3,226,604	$ 4,384,486

MOSQUITO CONTROL FUND (042)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING REVENUE:				
TAXES	$ 0	$ 0	$ 0	$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	196	15,000	0	0
CHARGES FOR SERVICES	60,410	61,171	61,000	60,000
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	1,018	913	750	800
TOTAL OPERATING	61,624	77,084	61,750	60,800
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	32,964	41,681
OTHER NON-REVENUES	0	0	(3,000)	(3,000)
TOTAL NON-OPERATING	0	0	29,964	38,681
TOTAL REVENUE	$ 61,624	$ 77,084	$ 91,714	$ 99,481

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 4,208	$ 1,619	$ 7,713	$ 7,773
OPERATING EXPENSES	33,121	42,365	39,001	41,208
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	37,329	43,984	46,714	48,981
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	20,000	25,500
OTHER NON-OPERATING	551	(131)	0	0
RESERVES	0	0	25,000	25,000
TOTAL NON-OPERATING	551	(131)	45,000	50,500
TOTAL EXPENDITURES	$ 37,880	$ 43,853	$ 91,714	$ 99,481

ADDITIONAL COURT COSTS FUND (044)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
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	2,570	5,446	3,500	5,000
MISC REVENUE	11	3	0	0
TOTAL OPERATING	2,581	5,449	3,500	5,000
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	2,550	10,000
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	2,550	10,000
TOTAL REVENUE	$ 2,581	$ 5,449	$ 6,050	$ 15,000

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 0	$ 0	$ 0	$ 0
OPERATING EXPENSES	0	2,090	6,050	15,000
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	0	2,090	6,050	15,000
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	$ 2,090	$ 6,050	$ 15,000

TREE BANK FUND (046)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING REVENUE:				
TAXES	$ 0	$ 0	$ 0	$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	30,602	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	302	40	0	0
TOTAL OPERATING	302	30,642	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	85,570	201,400
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	85,570	201,400
TOTAL REVENUE	$ 302	$ 30,642	$ 85,570	$ 201,400

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 0	$ 0	$ 0	$ 0
OPERATING EXPENSES	0	12,805	85,570	201,400
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	0	12,805	85,570	201,400
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	$ 12,805	$ 85,570	$ 201,400

EXPLORER POST 537 FUND (052)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING REVENUE:				
TAXES	$ 0	$ 0	$ 0	$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	1,050	100	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	1,050	100	0	0
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	0	0	5,000	5,000
TOTAL REVENUE	$ 1,050	$ 100	$ 5,000	$ 5,000

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 0	$ 0	$ 0	$ 0
OPERATING EXPENSES	1,839	0	5,000	5,000
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	1,839	0	5,000	5,000
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	$ 1,839	$ 0	$ 5,000	$ 5,000

TK BASIN STORMWATER ASSESSMENT FUND (054)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING REVENUE:				
TAXES	$ 0	$ 0	$ 0	$ 0
PERMITS, FEES & ASSESSMENTS	10,623	10,614	24,500	19,600
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	112	12	20	20
TOTAL OPERATING	10,735	10,626	24,520	19,620
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	9,780	14,180
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	9,780	14,180
TOTAL REVENUE	$ 10,735	$ 10,626	$ 34,300	$ 33,800

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 0	$ 0	$ 0	$ 0
OPERATING EXPENSES	12,940	17,253	34,300	23,800
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	12,940	17,253	34,300	23,800
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	10,000
TOTAL NON-OPERATING	0	0	0	10,000
TOTAL EXPENDITURES	$ 12,940	$ 17,253	$ 34,300	$ 33,800

WILD SPACES PUBLIC PLACES FUND (057)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING REVENUE:				
TAXES	$ 571,527	$ 684,556	$ 626,842	$ 610,635
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	571,527	684,556	626,842	610,635
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	90,000	343,990
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	90,000	343,990
TOTAL REVENUE	$ 571,527	$ 684,556	$ 716,842	$ 954,625

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 0	$ 0	$ 0	$ 0
OPERATING EXPENSES	0	0	546,842	592,739
CAPITAL OUTLAY	586,753	0	170,000	361,886
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	586,753	0	716,842	954,625
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	$ 586,753	$ 0	$ 716,842	$ 954,625

CHILDREN'S TRUST GRANT FUND (061)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING REVENUE:				
TAXES	$ 0	$ 0	$ 0	$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	51,787	113,451	0	0
CHARGES FOR SERVICES	0	15,072	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	51,787	128,523	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	$ 51,787	$ 128,523	$ 0	$ 0

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 0	$ 0	$ 0	$ 0
OPERATING EXPENSES	51,786	128,524	0	0
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	51,786	128,524	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	$ 51,786	$ 128,524	$ 0	$ 0

DEBT SERVICE FUND (070)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
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	109	89	0	0
TOTAL OPERATING	109	89	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	849,789	857,416	827,957	809,977
USE OF FUND BALANCE	0	0	(180,215)	(7,760)
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	849,789	857,416	647,742	802,217
TOTAL REVENUE	$ 849,898	$ 857,505	$ 647,742	$ 802,217

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 0	$ 0	$ 0	$ 0
OPERATING EXPENSES	0	0	0	0
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	837,127	856,326	647,742	802,217
TOTAL OPERATING	837,127	856,326	647,742	802,217
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	$ 837,127	$ 856,326	$ 647,742	$ 802,217

DONATION FUND (167)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
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	8,066	11	0	0
TOTAL OPERATING	8,066	11	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	20,108	19,161
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	20,108	19,161
TOTAL REVENUE	$ 8,066	$ 11	$ 20,108	$ 19,161

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 0	$ 0	$ 0	$ 0
OPERATING EXPENSES	2,182	2,024	20,108	19,161
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	2,182	2,024	20,108	19,161
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	$ 2,182	$ 2,024	$ 20,108	$ 19,161

COMMUNITY REDEVELOPMENT AGENCY - CRA FUND (310)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING REVENUE:				
TAXES	$ 0	$ 0	$ 0	$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	282,352	282,740	290,770	324,236
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	6,131	12,909	10,000	18,300
TOTAL OPERATING	288,483	295,649	300,770	342,536
NON-OPERATING REVENUE:				
TRANSFERS IN	183,832	191,106	199,239	225,031
USE OF FUND BALANCE	0	0	470,021	661,311
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	183,832	191,106	669,260	886,342
TOTAL REVENUE	$ 472,315	$ 486,755	$ 970,030	$ 1,228,878

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 79,647	$ 77,839	$ 118,634	$ 122,597
OPERATING EXPENSES	150,038	217,111	311,382	323,417
CAPITAL OUTLAY	41,199	0	405,734	638,584
GRANTS AND AIDS	4,134	0	25,000	25,000
DEBT SERVICE	99,279	99,280	99,280	99,280
TOTAL OPERATING	374,297	394,230	960,030	1,208,878
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	10,000	20,000
TOTAL NON-OPERATING	0	0	10,000	20,000
TOTAL EXPENDITURES	$ 374,297	$ 394,230	$ 970,030	$ 1,228,878

SAN FELASCO CONSERVATION CORRIDOR FUND (313)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
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	17	2	0	0
TOTAL OPERATING	17	2	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	3,843	1,657
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	3,843	1,657
TOTAL REVENUE	$ 17	$ 2	$ 3,843	$ 1,657

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 0	$ 0	$ 0	$ 0
OPERATING EXPENSES	0	0	3,843	1,657
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	0	0	3,843	1,657
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	$ 3,843	$ 1,657

HERITAGE OAKS IMPROVEMENTS FUND (319)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
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	0	0	0	0
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	0	0	4,326	4,326
TOTAL REVENUE	$ 0	$ 0	$ 4,326	$ 4,326

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 0	$ 0	$ 0	$ 0
OPERATING EXPENSES	1,440	0	4,326	4,326
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	1,440	0	4,326	4,326
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	$ 1,440	$ 0	$ 4,326	$ 4,326

CDBG-NEIGHBORHOOD REVITALIZATION FUND (322)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING REVENUE:				
TAXES	$ 0	$ 0	$ 0	$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	371,743	0	0	680,035
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	371,743	0	0	680,035
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	0	221,614
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	221,614
TOTAL REVENUE	$ 371,743	$ 0	$ 0	$ 901,649

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 0	$ 0	$ 0	$ 0
OPERATING EXPENSES	7,875	0	0	36,087
CAPITAL OUTLAY	336,295	0	0	865,562
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	344,170	0	0	901,649
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	$ 344,170	$ 0	$ 0	$ 901,649

MILL CREEK SINK FUND (323)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING REVENUE:				
TAXES	$ 0	$ 0	$ 0	$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	112,261	419,057	888,713	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	112,261	419,057	888,713	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	$ 112,261	$ 419,057	$ 888,713	$ 0

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PHYSICAL ENVIRONMENT				
PERSONAL SERVICES	$ 0	$ 0	$ 0	$ 0
OPERATING EXPENSES	0	0	0	0
CAPITAL OUTLAY	98,506	438,080	888,713	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	98,506	438,080	888,713	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	$ 98,506	$ 438,080	$ 888,713	$ 0

FLORIDA JOB GROWTH GRANT FUND (324)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING REVENUE:				
TAXES	$ 0	$ 0	$ 0	$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	5,442,603	777,883	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	5,442,603	777,883	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	$ 5,442,603	$ 777,883	$ 0	$ 0

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 0	$ 0	$ 0	$ 0
OPERATING EXPENSES	0	0	0	0
CAPITAL OUTLAY	5,225,748	3,000	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	5,225,748	3,000	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	$ 5,225,748	$ 3,000	$ 0	$ 0

CDBG ECONOMIC DEVELOPMENT FUND (325)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING REVENUE:				
TAXES	$ 0	$ 0	$ 0	$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	952,263	10,797	6,300	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	952,263	10,797	6,300	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	$ 952,263	$ 10,797	$ 6,300	$ 0

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 0	$ 0	$ 0	$ 0
OPERATING EXPENSES	38,400	10,797	6,300	0
CAPITAL OUTLAY	893,465	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	931,865	10,797	6,300	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	$ 931,865	$ 10,797	$ 6,300	$ 0

INTERNAL SERVICE FUND (700)

REVENUE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING REVENUE:				
TAXES	$ 0	$ 0	$ 0	$ 0
PERMITS, FEES & ASSESSMENTS	440	495	0	0
INTERGOVT REVENUE	3,908	0	0	0
CHARGES FOR SERVICES	2,322,110	2,084,697	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	13,789	5,352	250	700
TOTAL OPERATING	2,340,247	2,090,544	250	700
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	3,002,434	3,717,271
USE OF FUND BALANCE	0	0	514,612	135,690
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	3,517,046	3,852,961
TOTAL REVENUE	$ 2,340,247	$ 2,090,544	$ 3,517,296	$ 3,853,661

EXPENDITURE	Actual FY 19/20	Actual FY 20/21	Approved FY 21/22	Final FY 22/23
OPERATING EXPENDITURES:				
PERSONAL SERVICES	$ 1,726,452	$ 1,742,881	$ 2,315,529	$ 2,548,577
OPERATING EXPENSES	744,651	753,779	806,445	867,487
CAPITAL OUTLAY	0	0	68,000	16,000
DEBT SERVICE	146,237	139,847	227,322	281,597
TOTAL OPERATING	2,617,340	2,636,507	3,417,296	3,713,661
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	205,266	(86,439)	0	0
RESERVES	0	0	100,000	140,000
TOTAL NON-OPERATING	205,266	(86,439)	100,000	140,000
TOTAL EXPENDITURES	$ 2,822,606	$ 2,550,068	$ 3,517,296	$ 3,853,661



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 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
City Commission				
Personal Services	101,351	105,794	115,260	130,429
Operating Expenditures	25,144	30,643	27,286	25,878
Capital Outlay	1,147	0	0	0
Grants & Aids	0	0	0	0
Totals	127,642	136,437	142,546	156,307
Grand Total	**127,642**	**136,437**	**142,546**	**156,307**

FUNDING SOURCES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
General Fund	127,642	136,437	142,546	156,307
Grand Total	**127,642**	**136,437**	**142,546**	**156,307**

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 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
City Manager				
Personal Services	370,777	582,124	616,471	641,826
Operating Expenditures	39,846	24,127	73,753	47,332
Capital Outlay	0	0	25,000	0
Grants and Aids	0	0	0	0
Non-Operating Expenditures	0	0	0	0
Totals	410,623	606,251	715,224	689,158
Deputy City Clerk				
Personal Services	156,245	149,315	138,373	152,453
Operating Expenditures	30,994	50,079	71,759	71,626
Capital Outlay	2,039	6,508	0	0
Grants and Aids	0	0	0	0
Non-Operating Expenditures	0	0	0	0
Totals	189,278	205,902	210,132	224,079
Grand Total	**599,901**	**812,153**	**925,356**	**913,237**

FUNDING SOURCES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
General Fund	599,901	812,153	925,356	913,237
Grand Total	**599,901**	**812,153**	**925,356**	**913,237**

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 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
City Attorney				
Personal Services	0	0	0	0
Operating Expenditures	172,500	233,861	186,831	174,060
Capital Outlay	0	0	0	0
Totals	172,500	233,861	186,831	174,060
Grand Total	**172,500**	**233,861**	**186,831**	**174,060**

FUNDING SOURCES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
General Fund	172,500	233,861	186,831	174,060
Grand Total	**172,500**	**233,861**	**186,831**	**174,060**

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 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Personal Services	159,941	189,291	291,687	302,140
Operating Expenditures	37,676	50,343	64,764	69,478
Capital Outlay	0	0	0	0
Grants & Aids	0	0	0	0
Totals	197,617	239,634	356,451	371,618
Grand Total	**197,617**	**239,634**	**356,451**	**371,618**

FUNDING SOURCES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
General Fund	197,617	239,634	316,082	329,533
Internal Service Fund	0	0	40,369	42,085
Grand Total	**197,617**	**239,634**	**356,451**	**371,618**

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 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Finance and Accounting				
Personal Services	510,404	526,464	575,896	588,308
Operating Expenditures	69,173	79,141	93,192	98,433
Capital Outlay	0	0	0	0
Totals	579,577	605,605	669,088	686,741
Grants				
Personal Services	0	0	0	0
Operating Expenditures	921	1,064	55,500	55,500
Capital Outlay	0	0	0	0
Totals	921	1,064	55,500	55,500
Utility Billing				
Personal Services	321,451	273,043	351,302	362,837
Operating Expenditures	113,998	135,688	145,332	154,120
Capital Outlay	0	0	0	0
Totals	435,449	408,731	496,634	516,957
Utility Operations				
Personal Services	264,051	322,577	344,782	357,571
Operating Expenditures	21,252	33,474	43,557	55,436
Capital Outlay	0	0	0	0
Totals	285,303	356,051	388,339	413,007
Facilities Maintenance				
Personal Services	459,866	483,681	550,877	386,335
Operating Expenditures	160,562	210,106	200,287	217,610
Capital Outlay	17,891	502,584	158,574	77,276
Totals	638,319	1,196,371	909,738	681,221

FINANCE AND ADMINISTRATIVE SERVICES

EXPENDITURES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Information Technology				
Personal Services	201,200	211,209	235,051	243,579
Operating Expenditures	169,019	112,557	84,840	122,133
Capital Outlay	32,700	259,021	150,000	125,000
Totals	402,919	582,787	469,891	490,712
Fire Rescue Services				
Personal Services	0	0	0	0
Operating Expenditures	0	0	0	0
Capital Outlay	0	0	0	0
Totals	0	0	0	0
Grand Total	**2,342,488**	**3,150,609**	**2,989,190**	**2,844,138**

FUNDING SOURCES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
General Fund	1,559,719	2,317,133	2,030,327	1,874,516
Internal Service	782,769	833,476	958,863	969,622
Grand Total	**2,342,488**	**3,150,609**	**2,989,190**	**2,844,138**

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 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Planning and Zoning				
Personal Services	449,037	479,204	510,931	599,724
Operating Expenditures	96,606	70,197	116,637	113,152
Capital Outlay	0	0	0	0
Totals	545,643	549,401	627,568	712,876
Building				
Personal Services	179,510	196,469	194,788	229,248
Operating Expenditures	17,311	28,603	61,991	44,155
Capital Outlay	0	0	0	35,000
Totals	196,821	225,072	256,779	308,403
City Beautification Board				
Operating Expenditures	18,554	18,693	23,000	23,000
Totals	18,554	18,693	23,000	23,000
Tree Bank				
Operating Expenditures	0	12,805	85,570	201,400
Capital Outlay	0	0	0	0
Totals	0	12,805	85,570	201,400
Grand Total	**761,018**	**805,971**	**992,917**	**1,245,679**

FUNDING SOURCES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
General Fund	761,018	793,166	907,347	1,044,279
Special Revenue	0	12,805	85,570	201,400
Grand Total	**761,018**	**805,971**	**992,917**	**1,245,679**

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 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Compliance & Risk Management				
Personal Services	336,011	354,356	303,087	327,691
Operating Expenditures	20,888	24,952	38,244	44,576
Capital Outlay	0	0	0	0
Totals	356,899	379,308	341,331	372,267
Grand Total	**356,899**	**379,308**	**341,331**	**372,267**

FUNDING SOURCES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
General Fund	321,272	344,203	341,331	372,267
Internal Service Fund	35,627	35,105	0	0
Grand Total	**356,899**	**379,308**	**341,331**	**372,267**

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 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Recreation and Culture				
Personal Services	437,947	491,139	532,384	754,424
Operating Expenditures	514,744	644,844	678,765	708,638
Capital Outlay	307,713	50,861	74,324	0
Non-Operating	0	0	0	0
Totals	1,260,404	1,186,844	1,285,473	1,463,062
Recreation Donations				
Operating Expenditures	1,255	1,000	19,427	18,832
Capital Outlay	0	0	0	0
Totals	1,255	1,000	19,427	18,832
San Felasco Conservation Corridor				
Operating Expenditures	0	0	3,843	1,657
Capital Outlay	0	0	0	0
Totals	0	0	3,843	1,657
Youth Volleyball				
Operating Expenditures	650	1,024	352	0
Non-Operating	0	0	0	0
Totals	650	1,024	352	0
Community Center Donations				
Operating Expenditures	0	0	329	329
Capital Outlay	0	0	0	0
Totals	0	0	329	329

RECREATION AND CULTURE

EXPENDITURES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Youth Basketball				
Operating Expenditures	0	0	0	0
Non-Operating	0	0	0	0
Totals	0	0	0	0
Youth Flag Football				
Operating Expenditures	277	0	0	0
Non-Operating	0	0	0	0
Totals	277	0	0	0
Children's Trust Grant				
Operating Expenditures	51,786	128,524	0	0
Capital Outlay	0	0	0	0
Totals	51,786	128,524	0	0
Wild Spaces Public Places				
Operating Expenditures	0	0	546,842	592,739
Capital Outlay	586,753	0	170,000	361,886
Totals	586,753	0	716,842	954,625
Grand Total	**1,901,125**	**1,317,392**	**2,026,266**	**2,438,505**

FUNDING SOURCES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
General Fund	1,260,404	1,186,844	1,285,473	1,463,062
Special Revenue	640,721	130,548	736,950	973,786
Capital Project	0	0	3,843	1,657
Grand Total	**1,901,125**	**1,317,392**	**2,026,266**	**2,438,505**

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 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Patrol & Administration				
Personal Services	2,499,786	2,608,986	2,801,493	3,105,810
Operating Expenditures	443,021	506,812	566,043	776,113
Capital Outlay	297,933	108,015	344,287	342,730
Non-Operating	0	0	0	0
Totals	3,240,740	3,223,813	3,711,823	4,224,653
Communications				
Personal Services	318,222	372,864	374,061	399,628
Operating Expenditures	35,806	34,458	19,701	20,987
Capital Outlay	293,477	82,560	0	0
Non-Operating	0	0	0	0
Totals	647,505	489,882	393,762	420,615
School Crossing Guard				
Personal Services	0	0	0	0
Operating Expenditures	13,314	19,926	29,000	29,000
Capital Outlay	0	0	0	0
Non-Operating	0	0	0	0
Totals	13,314	19,926	29,000	29,000
Explorer Program - GF				
Operating Expenditures	1,691	21	2,000	2,000
Totals	1,691	21	2,000	2,000
Explorer Post 537				
Personal Services	0	0	0	0
Operating Expenditures	1,839	0	5,000	5,000
Capital Outlay	0	0	0	0
Totals	1,839	0	5,000	5,000

POLICE DEPARTMENT

EXPENDITURES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
APD Donations				
Operating Expenditures	0	0	0	0
Capital Outlay	0	0	0	0
Totals	0	0	0	0
Reserve Program				
Operating Expenditures	0	1,251	3,000	3,000
Capital Outlay	0	0	0	0
Totals	0	1,251	3,000	3,000
Additional Court Costs				
Operating Expenditures	0	2,090	6,050	15,000
Capital Outlay	0	0	0	0
Totals	0	2,090	6,050	15,000
Grand Total	**3,905,089**	**3,736,983**	**4,150,635**	**4,699,268**

FUNDING SOURCES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
General Fund	3,903,250	3,734,893	4,139,585	4,679,268
Special Revenue	1,839	2,090	11,050	20,000
Grand Total	**3,905,089**	**3,736,983**	**4,150,635**	**4,699,268**

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 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Electric Utility					
Personal Services		911,259	945,714	1,323,068	1,427,905
Operating Expenditures		1,811,859	2,022,214	815,222	874,174
Capital Outlay		0	0	2,097,434	2,738,070
Purchased Power Costs		7,944,982	8,275,054	8,462,300	16,882,500
Debt Service		16,242	0	0	0
Non-Operating		2,097,829	1,957,827	3,139,313	3,391,913
	Totals	12,782,171	13,200,809	15,837,337	25,314,562
Water Utility					
Personal Services		210,029	245,896	205,391	211,243
Operating Expenditures		1,180,542	1,451,409	344,231	594,004
Capital Outlay		0	0	493,355	4,823,925
Debt Service		87,276	67,449	270,110	164,220
Non-Operating		20,506	(10,266)	1,313,789	1,671,395
	Totals	1,498,353	1,754,488	2,626,876	7,464,787
Wastewater Utility					
Personal Services		435,941	460,556	466,604	473,084
Operating Expenditures		1,942,708	1,986,888	812,023	843,292
Capital Outlay		0	0	591,191	1,618,083
Debt Service		290,636	244,555	727,454	621,564
Non-Operating		117,261	48,755	629,332	828,463
	Totals	2,786,546	2,740,754	3,226,604	4,384,486
Public Works					
Personal Services		349,564	385,225	616,110	656,463
Operating Expenditures		196,557	299,348	320,046	346,599
Capital Outlay		269,453	235,746	517,000	631,936
	Totals	815,574	920,319	1,453,156	1,634,998
Solid Waste Disposal					
Operating Expenditures		694,688	710,191	736,948	1,079,066
	Totals	694,688	710,191	736,948	1,079,066
Mosquito Control					
Personal Services		4,208	1,619	7,713	7,773
Operating Expenditures		33,121	42,365	39,001	41,208
Capital Outlay		0	0	0	0
Non-Operating		551	(131)	45,000	50,500
	Totals	37,880	43,853	91,714	99,481
Utility Administration					
Personal Services		633,992	653,971	980,114	1,092,545
Operating Expenditures		312,707	309,295	255,854	290,588
Capital Outlay		0	0	25,000	0
Non-Operating		205,266	(86,439)	0	0
	Totals	1,151,965	876,827	1,260,968	1,383,133

PUBLIC SERVICES

EXPENDITURES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Water Collection and Distribution				
Personal Services	357,131	335,261	469,629	533,978
Operating Expenditures	279,684	246,398	324,646	331,112
Capital Outlay	0	0	43,000	16,000
Totals	636,815	581,659	837,275	881,090
Warehouse Operations				
Personal Services	54,284	59,449	63,024	127,406
Operating Expenditures	14,909	23,705	29,475	28,728
Capital Outlay	0	0	0	0
Totals	69,193	83,154	92,499	156,134
FDOT Highway Beautification				
Capital Outlay	0	0	0	0
Totals	0	0	0	0
TK Basin Special Assessment				
Operating Expenditures	12,940	17,253	34,300	23,800
Non-Operating	0	0	0	10,000
Totals	12,940	17,253	34,300	33,800
CP - Heritage Oaks				
Operating Expenditures	1,440	0	4,326	4,326
Capital Outlay	0	0	0	0
Totals	1,440	0	4,326	4,326
CP - CDBG Neighborhood Revitalization				
Operating Expenditures	7,875	0	0	36,087
Capital Outlay	336,295	0	0	865,562
Totals	344,170	0	0	901,649
CP - Millcreek Sink				
Capital Outlay	98,506	438,080	888,713	0
Totals	98,506	438,080	888,713	0
CP - FL Job Growth Grant				
Operating Expenditures	0	0	0	0
Capital Outlay	5,225,748	3,000	0	0
Totals	5,225,748	3,000	0	0
CP - CDBG Economic Development				
Operating Expenditures	38,400	10,797	6,300	0
Capital Outlay	893,465	0	0	0
Totals	931,865	10,797	6,300	0
Grand Total	**27,087,854**	**21,381,184**	**27,097,016**	**43,337,512**

PUBLIC SERVICES

FUNDING SOURCES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
General Fund	1,510,262	1,630,510	2,190,104	2,714,064
Special Revenue	12,940	17,253	34,300	33,800
Enterprise	17,104,950	17,739,904	21,782,531	37,263,316
Internal Service	1,857,973	1,541,640	2,190,742	2,420,357
Capital Projects	6,601,729	451,877	899,339	905,975
Trust & Agency	0	0	0	0
Grand Total	**27,087,854**	**21,381,184**	**27,097,016**	**43,337,512**

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 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Debt Service-L/T Gen. Government				
Debt Service	837,127	856,326	647,742	802,217
Non-Operating	0	0	0	0
Totals	837,127	856,326	647,742	802,217
Debt Service-L/T Internal Service Fund				
Debt Service	146,237	139,847	227,322	281,597
Non-Operating	0	0	0	0
Totals	146,237	139,847	227,322	281,597
Grand Total	**983,364**	**996,173**	**875,064**	**1,083,814**

FUNDING SOURCES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
General Government - Debt Service	837,127	856,326	647,742	802,217
Internal Service Fund	146,237	139,847	227,322	281,597
Grand Total	**983,364**	**996,173**	**875,064**	**1,083,814**

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 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Downtown CRA				
Personal Services	79,647	77,839	118,634	122,597
Operating Expenditures	150,038	217,111	311,382	323,417
Capital Outlay	41,199	0	405,734	638,584
Debt Service	99,279	99,280	99,280	99,280
Grants and Aids	4,134	0	25,000	25,000
Non-Operating	0	0	10,000	20,000
Totals	374,297	394,230	970,030	1,228,878
Grand Total	**374,297**	**394,230**	**970,030**	**1,228,878**

FUNDING SOURCES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Special Revenue	374,297	394,230	970,030	1,228,878
Grand Total	**374,297**	**394,230**	**970,030**	**1,228,878**

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 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
Special Expense-General Gov't				
Personal Services	10,324	1,934	14,074	14,074
Operating Expenditures	108,348	194,495	106,800	108,050
Capital Outlay	4,000	71,074	25,000	0
Grants and Aids	0	62,527	84,000	297,438
Non-Operating	965,944	976,881	1,227,196	1,235,008
Totals	1,088,616	1,306,911	1,457,070	1,654,570
Special Expense-ISF Contingency				
Non-Operating	0	0	100,000	140,000
Totals	0	0	100,000	140,000
Grand Total	**1,088,616**	**1,306,911**	**1,557,070**	**1,794,570**

FUNDING SOURCES	FY 20 Actual	FY 21 Actual	FY 22 Approved	FY 23 Final
General Fund	1,088,616	1,306,911	1,457,070	1,654,570
Special Revenue	0	0	0	0
Internal Service	0	0	100,000	140,000
Grand Total	**1,088,616**	**1,306,911**	**1,557,070**	**1,794,570**

City of ALACHUA
the good life community

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 2022-2023
FINAL BUDGET



P. O. BOX 9
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ALACHUA, FLORIDA 32616-0009
WWW.CITYOFALACHUA.COM

RESOLUTION 22-32

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; ADOPTING A FIVE (5) YEAR CAPITAL IMPROVEMENT PROGRAM (CIP) FOR THE PERIOD COVERING FISCAL YEARS 2023 THROUGH 2027; 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 2022 through 2026; and ,

WHEREAS, the City of Alachua Commission desires to update its Capital Improvement Program for the period covering fiscal years 2023 through 2027 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 26th day of September, 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

EXHIBIT A

FY 2023 - 2027 CAPITAL IMPROVEMENT PROGRAM

GENERAL GOVERNMENT

PROJECT	FUNDING SOURCE	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	TOTAL
IT Network Upgrades	General Fund	125,000	150,000	150,000	150,000	150,000	725,000
HVAC Replacement Municipal Complex	General Fund	77,276	164,000	83,000	84,000	0	408,276
Automatic Meter Reading System Implementation Project	Utility Revenue	15,000	200,000	200,000	400,000	400,000	1,215,000
SUBTOTAL		**217,276**	**514,000**	**433,000**	**634,000**	**550,000**	**2,348,276**

PUBLIC SAFETY

PROJECT	FUNDING SOURCE	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	TOTAL
APD vehicles	General Fund	270,000	165,000	168,000	171,000	174,000	948,000
SUBTOTAL		**270,000**	**165,000**	**168,000**	**171,000**	**174,000**	**948,000**

ELECTRIC UTILITY

PROJECT	FUNDING SOURCE	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	TOTAL
Bucket Truck	Electric Utility Revenue	179,500	0	185,000	0	190,000	554,500
Overhead Distribution Improvements	Electric Utility Revenue	250,000	398,000	200,000	237,000	100,000	1,185,000
Underground Distribution Improvements	Electric Utility Revenue	608,200	276,000	276,000	236,000	236,000	1,632,200
Overhead Distribution Removal & Replacement	Electric Utility Revenue	607,000	270,000	270,000	270,000	270,000	1,687,000
Underground Distribution Removal & Replacement	Electric Utility Revenue	137,000	100,000	100,000	100,000	100,000	537,000
Substation Removal & Replacement	Electric Utility Revenue	145,000	115,000	115,000	115,000	115,000	605,000
Street Light Installations	Electric Utility Revenue	0	85,000	85,000	85,000	85,000	340,000
Miscellaneous Upgrade Projects	Electric Utility Revenue	737,076	60,000	60,000	60,000	60,000	365,948
SUBTOTAL		**2,663,776**	**1,304,000**	**1,291,000**	**1,103,000**	**1,156,000**	**6,906,648**

WATER UTILITY

PROJECT	FUNDING SOURCE	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	TOTAL
Water Treatment Facility Improvements	Grants	2,125,000	2,642,925	0	0	0	4,767,925
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	0	0	200,000	0	0	200,000
Water Distribution Improvements	Water Utility Revenue	25,000	50,000	0	70,000	0	145,000
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		**2,168,500**	**2,731,425**	**238,500**	**108,500**	**38,500**	**5,285,425**

WASTE WATER UTILITY

PROJECT	FUNDING SOURCE	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	TOTAL
West Wastewater Improvements	Grants	0	850,000	10,000	10,000	10,000	880,000
WW Treatment Facility Improvements	Waste Water Utility Revenue	98,000	10,000	10,000	10,000	10,000	138,000
WW Treatment Facility Removal & Replacement	Waste Water Utility Revenue	154,800	60,000	60,000	60,000	60,000	394,800
Lift Station Improvements	Waste Water Utility Revenue	101,592	70,000	70,000	70,000	70,000	381,592
Lift Station Removal & Replacement	Waste Water Utility Revenue	1,000,000	50,000	50,000	50,000	50,000	1,200,000
WW Collection System Improvements	Waste Water Utility Revenue	90,000	40,000	40,000	40,000	40,000	250,000
SUBTOTAL		**1,444,392**	**1,080,000**	**240,000**	**240,000**	**240,000**	**3,244,392**

PUBLIC WORKS

PROJECT	FUNDING SOURCE	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	TOTAL
Resurfacing City streets	General Fund	200,000	200,000	200,000	200,000	200,000	1,000,000
Backhoe	General Fund	120,000	0	0	0	0	120,000
Resurfacing City streets-CDBG Neighborhood Revitalization	General Fund/CDBG Grant	865,614	0	750,000	0	0	1,615,614
Neighborhood sidewalks construction	General Fund	0	10,000	10,000	10,000	10,000	40,000
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	100,000	0	130,000
Oaks @ Hague Drainage Modifications	General Fund	0	80,000	0	0	0	80,000
Drainage basin R & R	General Fund/SW Utility	10,000	10,000	10,000	10,000	10,000	50,000
SUBTOTAL		**1,205,614**	**325,000**	**995,000**	**335,000**	**235,000**	**3,095,614**

EXHIBIT A

FY 2023 - 2027 CAPITAL IMPROVEMENT PROGRAM

PARKS & RECREATION

PROJECT	FUNDING SOURCE	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	TOTAL
HBRC-Phase II-Spray Pool	General Fund/Grant/WSPP	0	0	200,000	0	0	200,000
HBRC-Ballfield Lighting	General Fund/Grant/WSPP	0	0	0	350,000	0	350,000
Maude Lewis Court Resurfacing	WSPP	30,000	0	0	0	0	30,000
Legacy Multi-pupose field lighting	WSPP	170,000	0	0	0	0	170,000
HBRC Pickle Ball Courts and Batting Cages	WSPP	45,000	0	0	0	0	45,000
HCC Building Construction	General Fund/Grant	0	500,000	750,000	0	0	1,250,000
Skinner Field Playground	WSPP	86,547	0	0	0	0	86,547
SUBTOTAL		**331,547**	**500,000**	**950,000**	**350,000**	**0**	**2,131,547**

COMMUNITY REDEVLOPMENT AGENCY (CRA)

PROJECT	FUNDING SOURCE	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	TOTAL
Resurfacing City Streets	Tax Increment Funds (TIF)	0	0	50,000	50,000	50,000	150,000
Sidewalk construction	Tax Increment Funds (TIF)	0	0	10,000	10,000	10,000	30,000
Parking Lot Construction	Tax Increment Funds (TIF)/Grants/GF	921,520	0	0	0	0	921,520
SUBTOTAL		**921,520**	**0**	**60,000**	**60,000**	**60,000**	**1,101,520**

		FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	TOTAL
TOTAL OF ALL PROJECTS:		**9,222,625**	**6,619,425**	**4,375,500**	**3,001,500**	**2,453,500**	**25,061,422**

CITY OF ALACHUA COMMISSION
PUBLIC HEARING AGENDA AND SCRIPT

SEPTEMBER 26, 2022

FINAL PUBLIC HEARING

FISCAL YEAR 2022-2023 TENTATIVE MILLAGE RATE, BUDGET AND CIP FY 2023-2027

I. Introduction to Public Hearing on City of Alachua Fiscal Year 2022-2023 Final Millage Rate, Budget and Capital Improvement Program (CIP) FY 2023-2027

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 2022-2023 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 22, 2022 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 Clerk of Circuit Court no later than 5:00 p.m. on Monday, September 12th, 2022.

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 2022-2023 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 8.10% more than the rolled-back rate of 4.9860 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 $433,648 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 2022-2023.

C. Overview of Fiscal Year 2022-2023 Final Budget and of Adjustments made to that Budget

FINANCE & ADMINISTRATIVE SERVICES DIRECTOR:

The total City final budget for fiscal year 2022-2023 is **$60,689,853**. This is a net increase over the tentative budget of **$3,008,462**. This equates to a 5.2% 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 2023. Ongoing investment in capital infrastructure, inclusive of grant-funded projects, accounts for approximately $2.5 million of this increase.

The Final General Fund budget is **$15,375,163**. This is a net increase over the tentative budget of **$723,917**. This increase is due to the true-up of budget amounts and carry-forward of

encumbered obligations, project funding and recently approved contract agreements as follows: general government ($106,991), physical environment ($332,578) and transportation ($284,348).

The Final Special Revenue Funds budget is **$2,457,864**. This is a net increase over the tentative budget of **$667,434**. This increase is related to the carry-forward of encumbered obligations and project balances within the Wild Spaces Public Places Fund ($116,886) Community Redevelopment Agency (CRA) district ($550,548).

The Final Capital Projects Funds budget is **$907,632**. This is a net increase over the tentative budget of **$901,649**. This is the result of the project carry-forward budget amounts related to the CDBG Neighborhood Revitalization Grant funding (901,649).

The Final Enterprise Funds budget is **$37,263,316**. This is a net increase over the tentative budget of **$703,822**. This increase is due to the carry-forward of encumbered obligations within the electric ($271,382), water ($277,329), and waste water ($155,111) utility funds.

The Final Internal Service Fund budget is **$3,853,661**. This is a net increase over the tentative budget of **$11,640**. This increase is due to the carry-forward of encumbered obligations within the various Internal Service Fund Divisions.

Lastly, the Final Debt Service Fund budget is **$802,217**. This is the same amount as was 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 12th, 2022.

III. Citizens Comments on Fiscal Year 2022-2023 Final Millage Rate and Final Budget

MAYOR:

I would now like to invite citizens to comment on the Fiscal Year 2022-2023 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 2022-2023 Final Millage and Final Budgets

FINANCE & ADMINISTRATIVE SERVICES DIRECTOR:

Mister Mayor, the document before you, entitled the "City of Alachua Fiscal Year 2022-2023 Final Budget", includes the changes that were described earlier.

A. Adoption of Resolution Establishing Fiscal Year 2022-2023 Final General City Millage Rates

CITY ATTORNEY:

[Reading of Resolution 22-30 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 8.10% from the rolled-back rate of 4.9860 mills.

CITY COMMISSION:

- **Discussion of Resolution 22-30**
- **Motion regarding Resolution 22-30**

Citizen Comments related to Resolution 22-30

CITY COMMISSION:

- **Roll Call vote on motion to Resolution 22-30**

B. Adoption of Resolution Adopting Changes, Revenue Estimates, and the Fiscal Year 2022-2023 Final General City Budget

CITY ATTORNEY:

[Reading of Resolution 22-31 by title only – if not previously read]

CITY COMMISSION:

- **Discussion of Resolution 22-31**
- **Motion regarding Resolution 22-31**

Citizen Comments related to Resolution 22-31

CITY COMMISSION:

- **Roll Call vote on motion to Resolution 22-31**

C. Adoption of Resolution for the FY 2023 - 2027 Capital Improvement Program

CITY ATTORNEY:

[Reading of Resolution 22-32 by title only – if not previously read]

CITY COMMISSION:

- **Discussion of Resolution 22-32**
- **Motion regarding Resolution 22-32**

Citizen Comments related to Resolution 22-32

CITY COMMISSION:

- **Roll Call vote on motion to Resolution 22-32**

D. Adjournment of Public Hearing

BUDGET CHANGES MADE FOR FY 23 FINAL BUDGET

PO/REQ NUMBER	VENDOR NAME	DESCRIPTION	GL ACCOUNT	C/F AMOUNT
CM - CITY ATTORNEY				
20-01830	THERIAQUE & SPAIN, PA	COA VS ALACHUA COUNTY - CHARTER AMENDMENT	001-514.0300-503.3102	2,189.00
21-01942	ROBERT A. RUSH, P.A.	COA VS ALACHUA COUNTY - CHARTER AMENDMENT	001-514.0300-503.3102	4,168.00
22-02774	NIESEN PRICE WORTHY CAMPO ETC	PROF. SERVICES HARVEST SURETY CLAIM	001-514.0300-503.3102	8,703.00
CPD - CRA				
20-01703	CAUSSEAUX HEWETT WALPOLE INC	DESIGN SERVICES - DOWNTOWN PARKING	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
22-02763	ANDREWS PAVING INC	RFB 2022-02 ALACHUA DOWNTOWN PARKING	310-559.0405-506.6305	542,705.00
FAS - FACILITIES				
22-02717	K W MECHANICAL SERVICES INC	REPLACE AAON HVAC SYSTEM	001-513.0740-506.6400	77,276.00
PS - CDBG NR				
22-02690	SUMMIT PROFESSIONALS, INC.	CDBG-NR GRANT ADMINISTRATIVE SERVICES	322-541.7650-503.3110	36,087.00
NA	TBD	CDBG-NR CONSTRUCTION	322-541-7605.506.6302	865,562.00
FAS - IT				
22-02787	SHI INTERNATIONAL CORP.	HPE ARUBA INSTANT ON 1960 48G CLASS6 POE	001-516.1600-503.5200	4,655.00
FAS - SPECIAL EXPENSE				
NA	OPIOID - CTAC	INTERLOCAL AGREEMENT	001-519.0400-508.8100	10,000.00
PS - ADMIN				
22-02679	GEORGE F YOUNG INC	AS NEEDED GIS DATA MANAGEMENT SERVICES	700-513.7600-503.3400	8,824.00
22-02757	SHI INTERNATIONAL CORP.	POWER EDGE R550 SERVER	700-513.7600-503.5200	1,404.00
PS - DISTRIBUTION/COLLECTION				
22-02757	SHI INTERNATIONAL CORP.	POWER EDGE R550 SERVER	700-536.7623-503.5200	1,412.00
PS - ELECTRIC				
19-01362	WHH ENTERPRISES	FMPA SOLAR 2	010-531.7610-503.3100	3,100.00
22-02750	WHH ENTERPRISES	ENERGY SCHEDULING FPL & FMPA LEGACY	010-531.7610-503.3100	12,000.00
22-02762	WHH ENTERPRISES	FY 21/22 BULK POWER FUEL ADJUSTMENT SERVICES JUNE-SEPT 2	010-531.7610-503.3100	3,000.00
22-02786	HAMID REZAEI, P.E.	LEGACY SUBSTATION CONSULTING AS-BUILT DRAWINGS	010-531.7610-503.3100	14,500.00
22-02836	BELLE SZURE & ASSOCIATES	INTEGRATE BS&A UWITH TANTALUS	010-531.7610-503.3100	5,000.00
18-00564	GAINESVILLE REGIONAL UTILITIES	PARTS & LABOR FOR ALACHUA SUBSTATION	010-531.7610-503.4600	21,000.00
22-02757	SHI INTERNATIONAL CORP.	POWER EDGE R550 SERVER	010-531.7610-503.5200	1,412.00
19-01026	JACOBS ENGINEERING GROUP INC.	ELECTRICAL SUBSTATION DESIGN AND CONSTRUCT	010-531.7610-506.6312	131,076.00
19-01373	DUKE ENERGY FLORIDA	FACILITIES STUDY AGREEMENT - NETWORK INTEGRATION	010-531.7610-506.6312	40,000.00
22-02512	ALAN JAY AUTOMOTIVE NETWORK	2022 FORD F-250 REGULAR CAB 4WD	010-531.7610-506.6400	40,294.00
PS - PUBLIC WORKS				
22-02757	SHI INTERNATIONAL CORP.	POWER EDGE R550 SERVER	001-541.7605-503.5200	1,412.00
22-02763	ANDREWS PAVING INC	RFB 2022-02 ALACHUA DOWNTOWN PARKING LOT	001-541.7605-506.6300	267,386.00
22-02773	CAUSSEAUX HEWETT WALPOLE INC.	ALACHUA DOWNTOWN PARKING LOT - ADMIN	001-541.7605-506.6300	12,800.00
22-02782	SNG PAVEMENT MARKING, INC.	MAIN STREET BRICK PAVER REPAIR	001-541.7605-506.6300	2,750.00
PS - SEWER				
22-02478	CENTRISYS CORPORATION	VARIABLE FREQUENCY DRIVE	030-535.7630-503.4600	6,616.00
22-02757	SHI INTERNATIONAL CORP.	POWER EDGE R550 SERVER	030-535.7630-503.5200	1,412.00
22-02765	RING POWER CORPORATION	CATERPILLAR DIESEL FUELED GENERATOR D-50	030-535.7630-506.6400	53,691.00
22-02779	VIKTOR CONSTRUCTION	RFQT2022-02 ADVANCED WATER RECLAMATION	030-535.7630-506.6503	62,000.00
22-02815	ENERGY ENGINEERING SYSTEMS, LLC	WWTP DEWATERING SYSTEM OPERATOR INTERFACE	030-535.7630-506.6503	4,800.00
22-02638	WOOD ENV & INFRASTRUCTURE	16" FORCEMAN PROJECT FROM LS#1 TO THE AWRF	030-535.7630-506.6504	20,580.00
22-02700	WOOD ENV & INFRASTRUCTURE	NW 140TH STREET FORCEMAIN TO GRAVITY SEWER	030-535.7630-506.6504	6,012.00
PS - WATER				
18-00859	CH2M HILL ENGINEERS, INC.	TURKEY CREEK BOOSTER PUMP STATION MODIFICATIONS	020-533.7620-503.3400	8,000.00
22-02757	SHI INTERNATIONAL CORP.	POWER EDGE R550 SERVER	020-533.7620-503.5200	1,404.00
22-02590	JACOBS ENGINEERING GROUP INC.	WATER QUALITY AND RESILIENCE IMPROVEMENT PROJECT	020-533.7621-506.6505	267,925.00
PS - RESIDENTIAL COLLECTION				
NA	WASTE PRO	RESIDENTIAL WASTE	001-534.7640-503.3400	332,578.00
REC - WSPP				
22-02742	PLAYCORE WISCONSIN	PLAYGROUND EQUIPMENT FOR HITCHCOCK BASEBALL PARK	057-572.4100-506.6300	86,547.00
22-02755	SCHERER CONSTRUCTION OF N. FL	REPAIRS TO LEGACY PARK DRAINAGE IN FRONT OF AMPHITHEATI	057-572.8017-506.6300	30,339.00
	TOTAL			**3,008,462.00**

GF-DEPARTMENT	EXPENSE TYPE	FY22 APPROVED BUDGET	FY22 AMENDED BUDGET	FY23 FINAL BUDGET	Variance (FROM FY22 AMENDED)	PERCENT CHANGE
CITY COMMISSION	PERSONAL SERVICES	115,260	115,260	130,429	15,169	13.2%
	OPERATING EXPENSES	27,286	27,286	25,878	(1,408)	-5.2%
	CAPITAL OUTLAY	0	0	0	0	0.0%
CITY COMMISSION Total		**142,546**	**142,546**	**156,307**	**13,761**	**9.65%**
CM-EXECUTIVE	PERSONAL SERVICES	616,471	570,614	641,826	71,212	12.5%
	OPERATING EXPENSES	73,753	112,348	47,332	(65,016)	-57.9%
	CAPITAL OUTLAY	25,000	32,262	0	(32,262)	-100.0%
CM-EXECUTIVE Total		**715,224**	**715,224**	**689,158**	**(26,066)**	**-3.64%**
CM-DEPUTY CITY CLERK	PERSONAL SERVICES	138,373	138,373	152,453	14,080	10.2%
	OPERATING EXPENSES	71,759	71,759	71,626	(133)	-0.2%
CM-DEPUTY CITY CLERK Total		**210,132**	**210,132**	**224,079**	**13,947**	**6.64%**
HUMAN RESOURCES	PERSONAL SERVICES	251,899	251,899	260,558	8,659	3.4%
	OPERATING EXPENSES	64,183	64,183	68,975	4,792	7.5%
	CAPITAL OUTLAY	0	0	0	0	0.0%
HUMAN RESOURCES Total		**316,082**	**316,082**	**329,533**	**13,451**	**4.26%**
CITY ATTORNEY	OPERATING EXPENSES	186,831	186,831	174,060	(12,771)	-6.8%
CITY ATTORNEY Total		**186,831**	**186,831**	**174,060**	**(12,771)**	**-6.84%**
COMPLIANCE & RISK	PERSONAL SERVICES	303,087	303,087	327,691	24,604	8.1%
	OPERATING EXPENSES	38,244	38,244	44,576	6,332	16.6%
	CAPITAL OUTLAY	0	0	0	0	0.0%
COMPLIANCE & RISK Total		**341,331**	**341,331**	**372,267**	**30,936**	**9.06%**
CP&D-PLANNING	PERSONAL SERVICES	510,931	510,931	599,724	88,793	17.4%
	OPERATING EXPENSES	116,637	116,637	113,152	(3,485)	-3.0%
CP&D-PLANNING Total		**627,568**	**627,568**	**712,876**	**85,308**	**13.59%**
CP&D-BUILDING	PERSONAL SERVICES	194,788	194,788	229,248	34,460	17.7%
	OPERATING EXPENSES	61,991	61,991	44,155	(17,836)	-28.8%
	CAPITAL OUTLAY	0	0	35,000	35,000	NA+
CP&D-BUILDING Total		**256,779**	**256,779**	**308,403**	**51,624**	**20.10%**
CP&D-BEAUTIFICATION	OPERATING EXPENSES	23,000	23,000	23,000	0	0.0%
CP&D-BEAUTIFICATION Total		**23,000**	**23,000**	**23,000**	**0**	**0.00%**
PS-SOLID WASTE	OPERATING EXPENSES	736,948	736,948	1,079,066	342,118	46.4%
PS-SOLID WASTE Total		**736,948**	**736,948**	**1,079,066**	**342,118**	**46.42%**
PS-PUBLIC WORKS	PERSONAL SERVICES	616,110	616,110	656,463	40,353	6.5%
	OPERATING EXPENSES	320,046	320,046	346,599	26,553	8.3%
	CAPITAL OUTLAY	517,000	295,386	631,936	336,550	113.9%
PS-PUBLIC WORKS Total		**1,453,156**	**1,231,542**	**1,634,998**	**403,456**	**32.76%**
FAS-FINANCE	PERSONAL SERVICES	575,896	575,896	588,308	12,412	2.2%
	OPERATING EXPENSES	93,192	93,192	98,433	5,241	5.6%
	CAPITAL OUTLAY	0	0	0	0	0.0%
FAS-FINANCE Total		**669,088**	**669,088**	**686,741**	**17,653**	**2.64%**
FAS-GRANTS	OPERATING EXPENSES	55,500	40,200	55,500	15,300	38.1%
FAS-GRANTS Total		**55,500**	**40,200**	**55,500**	**15,300**	**38.06%**
FAS-FACILITIES MAINT	PERSONAL SERVICES	550,877	550,877	386,335	(164,542)	-29.9%
	OPERATING EXPENSES	200,287	200,287	217,610	17,323	8.6%
	CAPITAL OUTLAY	158,574	173,874	77,276	(96,598)	-55.6%
FAS-FACILITIES MAINT Total		**909,738**	**925,038**	**681,221**	**(243,817)**	**-26.36%**
FAS-IT TECHNOLOGY	PERSONAL SERVICES	168,161	168,161	210,921	42,760	25.4%
	OPERATING EXPENSES	77,840	142,840	115,133	(27,707)	-19.4%
	CAPITAL OUTLAY	150,000	85,000	125,000	40,000	47.1%
FAS-IT TECHNOLOGY Total		**396,001**	**396,001**	**451,054**	**55,053**	**13.90%**

GF-DEPARTMENT	EXPENSE TYPE	FY22 APPROVED BUDGET	FY22 AMENDED BUDGET	FY23 FINAL BUDGET	Variance (FROM FY22 AMENDED)	PERCENT CHANGE
APD-PATROL & ADMIN	PERSONAL SERVICES	2,801,493	2,801,493	3,105,810	304,317	10.9%
	OPERATING EXPENSES	566,043	777,778	776,113	(1,665)	-0.2%
	CAPITAL OUTLAY	344,287	144,263	342,730	198,467	137.6%
APD-PATROL & ADMIN Total		**3,711,823**	**3,723,534**	**4,224,653**	**501,119**	**13.46%**
APD-COMMUNICATIONS	PERSONAL SERVICES	374,061	374,061	399,628	25,567	6.8%
	OPERATING EXPENSES	19,701	19,701	20,987	1,286	6.5%
	CAPITAL OUTLAY	0	0	0	0	0.0%
APD-COMMUNICATIONS Total		**393,762**	**393,762**	**420,615**	**26,853**	**6.82%**
APD-SCHOOL CROSSING	OPERATING EXPENSES	29,000	29,000	29,000	0	0.0%
APD-SCHOOL CROSSING Total		**29,000**	**29,000**	**29,000**	**0**	**0.00%**
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	532,384	532,384	754,424	222,040	41.7%
	OPERATING EXPENSES	678,765	678,765	708,638	29,873	4.4%
	CAPITAL OUTLAY	74,324	74,324	0	(74,324)	-100.0%
RECREATION Total		**1,285,473**	**1,285,473**	**1,463,062**	**177,589**	**13.82%**
SPECIAL EXPENSE	PERSONAL SERVICES	14,074	14,074	14,074	0	0.0%
	OPERATING EXPENSES	106,800	106,800	108,050	1,250	1.2%
	CAPITAL OUTLAY	25,000	25,000	0	(25,000)	-100.0%
	GRANTS AND AIDS	84,000	84,000	297,438	213,438	254.1%
	NON OPERATING	1,227,196	1,448,810	1,235,008	(213,802)	-14.8%
SPECIAL EXPENSE Total		**1,457,070**	**1,678,684**	**1,654,570**	**(24,114)**	**-1.44%**
GENERAL FUND Total		**13,922,052**	**13,933,763**	**15,375,163**	**1,441,400**	**10.34%**

DEBT SERVICE	EXPENSE TYPE	FY22 APPROVED BUDGET	FY22 AMENDED BUDGET	FY23 FINAL BUDGET	Variance (FROM FY22 AMENDED)	PERCENT CHANGE
DEBT SERVICE	DEBT SERVICE	647,742	647,742	802,217	154,475	23.8%
	NON OPERATING	0	0	0	0	0.0%
DEBT SERVICE Total		**647,742**	**647,742**	**802,217**	**154,475**	**23.85%**

SPECIAL REVENUE	EXPENSE TYPE	FY22 APPROVED BUDGET	FY22 AMENDED BUDGET	FY23 FINAL BUDGET	Variance (FROM FY22 AMENDED)	PERCENT CHANGE
ADDITIONAL COURT COSTS	OPERATING EXPENSES	6,050	6,050	15,000	8,950	147.9%
ADDITIONAL COURT COSTS Total		**6,050**	**6,050**	**15,000**	**8,950**	**147.93%**
TREE BANK	OPERATING EXPENSES	85,570	85,570	201,400	115,830	135.4%
TREE BANK Total		**85,570**	**85,570**	**201,400**	**115,830**	**135.36%**
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	34,300	34,300	23,800	(10,500)	-30.6%
	NON OPERATING	0	0	10,000	10,000	NA+
TK BASIN STORMWATER Total		**34,300**	**34,300**	**33,800**	**(500)**	**-1.46%**
WSPP	OPERATING EXPENSES	546,842	546,842	592,739	45,897	8.4%
	CAPITAL OUTLAY	170,000	170,000	361,886	191,886	112.9%
WSPP Total		**716,842**	**716,842**	**954,625**	**237,783**	**33.17%**
CHILDREN's TRUST	OPERATING EXPENSES	0	86,665	0	(86,665)	-100.0%
CHILDREN'S TRUST OF ALACHUA CO		**0**	**86,665**	**0**	**(86,665)**	**-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	19,427	19,427	18,832	(595)	-3.1%
DONATION-RECREATION Total		**19,427**	**19,427**	**18,832**	**(595)**	**-3.06%**
DONATION-YOUTH VOLLEYBALL	OPERATING EXPENSES	352	352	0	(352)	-100.0%
DONATION-YOUTH VOLLEYBALL Total		**352**	**352**	**0**	**(352)**	**-100.00%**
CRA	PERSONAL SERVICES	118,634	118,634	122,597	3,963	3.3%
	OPERATING EXPENSES	311,382	311,382	323,417	12,035	3.9%
	CAPITAL OUTLAY	405,734	555,734	638,584	82,850	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	20,000	10,000	100.0%
CRA Total		**970,030**	**1,120,030**	**1,228,878**	**108,848**	**9.72%**
SPECIAL REVENUE Total		**1,837,900**	**2,074,565**	**2,457,864**	**383,299**	**18.48%**

CAPITAL PROJECTS	EXPENSE TYPE	FY22 APPROVED BUDGET	FY22 AMENDED BUDGET	FY23 FINAL BUDGET	Variance (FROM FY22 AMENDED)	PERCENT CHANGE
CP-SAN FELASCO	OPERATING EXPENSES	3,843	3,843	1,657	(2,186)	-56.9%
CP-SAN FELASCO Total		**3,843**	**3,843**	**1,657**	**(2,186)**	**-56.88%**
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-CDBG NEIGHBORHOOD REV.	OPERATING EXPENSES	0	56,000	36,087	(19,913)	-35.6%
	CAPITAL OUTLAY	0	865,614	865,562	(52)	0.0%
CP-CDBG NEIGHBORHOOD REV. Total		**0**	**921,614**	**901,649**	**(19,965)**	**-2.17%**
CP-MILL CREEK SINK	OPERATING EXPENSES	0	0	0	0	0.0%
	CAPITAL OUTLAY	888,713	888,713	0	(888,713)	-100.0%
CP-MILL CREEK SINK Total		**888,713**	**888,713**	**0**	**(888,713)**	**-100.00%**
CP- CDBG ECONOMIC DEV.	OPERATING EXPENSES	6,300	6,300	0	(6,300)	-100.0%
	CAPITAL OUTLAY	0	0	0	0	NA
CP-CDBG ECONOMIC DEV. Total		**6,300**	**6,300**	**0**	**(6,300)**	**-100.00%**
CAPITAL PROJECTS Total		**903,182**	**1,824,796**	**907,632**	**(917,164)**	**-50.26%**

ENTERPRISE FUNDS	EXPENSE TYPE	FY22 APPROVED BUDGET	FY22 AMENDED BUDGET	FY23 FINAL BUDGET	Variance (FROM FY22 AMENDED)	PERCENT CHANGE
PS-ELECTRIC UTILITY	PERSONAL SERVICES	1,323,068	1,323,068	1,427,905	104,837	7.9%
	OPERATING EXPENSES	815,222	918,222	874,174	(44,048)	-4.8%
	CAPITAL OUTLAY	2,097,434	1,994,434	2,738,070	743,636	37.3%
	NON OPERATING	3,139,313	3,139,313	3,391,913	252,600	8.0%
	POWER COSTS	8,462,300	8,462,300	16,882,500	8,420,200	99.5%
ELECTRIC UTILITY Total		**15,837,337**	**15,837,337**	**25,314,562**	**9,477,225**	**59.84%**
PS-WATER UTILITY	PERSONAL SERVICES	205,391	205,391	211,243	5,852	2.8%
	OPERATING EXPENSES	344,231	344,231	594,004	249,773	72.6%
	CAPITAL OUTLAY	493,355	5,451,305	4,823,925	(627,380)	-11.5%
	DEBT SERVICE	270,110	270,110	164,220	(105,890)	-39.2%
	NON OPERATING	1,313,789	1,313,789	1,671,395	357,606	27.2%
WATER UTILITY Total		**2,626,876**	**7,584,826**	**7,464,787**	**(120,039)**	**-1.58%**
PS-WASTEWATER	PERSONAL SERVICES	466,604	466,604	473,084	6,480	1.4%
	OPERATING EXPENSES	812,023	812,023	843,292	31,269	3.9%
	CAPITAL OUTLAY	591,191	591,191	1,618,083	1,026,892	173.7%
	DEBT SERVICE	727,454	727,454	621,564	(105,890)	-14.6%
	NON OPERATING	629,332	629,332	828,463	199,131	31.6%
WASTEWATER UTILITY Total		**3,226,604**	**3,226,604**	**4,384,486**	**1,157,882**	**35.89%**
PS-MOSQUITO CONTROL	PERSONAL SERVICES	7,713	7,713	7,773	60	0.8%
	OPERATING EXPENSES	39,001	39,001	41,208	2,207	5.7%
	CAPITAL OUTLAY	0	0	0	0	0.0%
	NON OPERATING	45,000	45,000	50,500	5,500	12.2%
MOSQUITO CONTROL Total		**91,714**	**91,714**	**99,481**	**7,767**	**8.47%**
ENTERPRISE FUNDS Total		**21,782,531**	**26,740,481**	**37,263,316**	**10,522,835**	**39.35%**

INTERNAL SERVICE FUNDS	EXPENSE TYPE	FY22 APPROVED BUDGET	FY22 AMENDED BUDGET	FY23 FINAL BUDGET	Variance (FROM FY22 AMENDED)	PERCENT CHANGE
PS-UTILITY ADMINISTRATION	PERSONAL SERVICES	980,114	980,114	1,092,545	112,431	11.5%
	OPERATING EXPENSES	255,854	255,854	290,588	34,734	13.6%
	CAPITAL OUTLAY	25,000	25,000	0	(25,000)	-100.0%
UTILITY ADMINISTRATION Total		**1,260,968**	**1,260,968**	**1,383,133**	**122,165**	**9.69%**
FAS-UTILITY BILLING	PERSONAL SERVICES	351,302	351,302	362,837	11,535	3.3%
	OPERATING EXPENSES	145,332	145,332	154,120	8,788	6.0%
	CAPITAL OUTLAY	0	0	0	0	0.0%
UTILITY BILLING Total		**496,634**	**496,634**	**516,957**	**20,323**	**4.09%**
FAS-UTILITY OPERATIONS	PERSONAL SERVICES	344,782	344,782	357,571	12,789	3.7%
	OPERATING EXPENSES	43,557	43,557	55,436	11,879	27.3%
	CAPITAL OUTLAY	0	0	0	0	0.0%
UTILITY OPERATIONS Total		**388,339**	**388,339**	**413,007**	**24,668**	**6.35%**
PS-WAREHOUSE OP.	PERSONAL SERVICES	63,024	63,024	127,406	64,382	102.2%
	OPERATING EXPENSES	29,475	29,475	28,728	(747)	-2.5%
	CAPITAL OUTLAY	0	0	0	0	0.0%
PS-WAREHOUSE OP. Total		**92,499**	**92,499**	**156,134**	**63,635**	**68.80%**
DISTRIBUTION/COLLECTION	PERSONAL SERVICES	469,629	469,629	533,978	64,349	13.7%
	OPERATING EXPENSES	324,646	339,646	331,112	(8,534)	-2.5%
	CAPITAL OUTLAY	43,000	28,000	16,000	(12,000)	-42.9%
DISTRIBUTION/COLLECTION Total		**837,275**	**837,275**	**881,090**	**43,815**	**5.23%**
HR-SAFETY	PERSONAL SERVICES	39,788	39,788	41,582	1,794	4.5%
	OPERATING EXPENSES	581	581	503	(78)	-13.4%
SAFETY Total		**40,369**	**40,369**	**42,085**	**1,716**	**4.25%**

ISF-continued	EXPENSE TYPE	FY22 APPROVED BUDGET	FY22 AMENDED BUDGET	FY23 FINAL BUDGET	Variance (FROM FY22 AMENDED)	PERCENT CHANGE
IT TECHNOLOGY	PERSONAL SERVICES	66,890	66,890	32,658	(34,232)	-51.2%
	OPERATING EXPENSES	7,000	7,000	7,000	0	0.0%
IT TECHNOLOGY Total		**73,890**	**73,890**	**39,658**	**(34,232)**	**-46.33%**
ISF SERIES 2016 DEBT	DEBT SERVICE	227,322	227,322	281,597	54,275	23.9%
ISF SERIES 2016 DEBT Total		**227,322**	**227,322**	**281,597**	**54,275**	**23.88%**
ISF CONTINGENCY	NON OPERATING	100,000	100,000	140,000	40,000	40.0%
ISF CONTINGENCY Total		**100,000**	**100,000**	**140,000**	**40,000**	**40.00%**
INTERNAL SERVICE FUNDS Total		**3,517,296**	**3,517,296**	**3,853,661**	**336,365**	**9.56%**
ALL FUNDS Grand Total		**42,610,703**	**48,738,643**	**60,659,853**	**11,921,210**	**24.46%**

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 9/26/2022
SUBJECT: Ratification of 22/23 APD Collective Bargaining Agreement
PREPARED BY: G.B. Wilson, Compliance and Risk Management Director

RECOMMENDED ACTION:
Ratify the FY 2022/23 - FY 2024/25 City of Alachua Police Department-FOP Collective Bargaining Agreement, previously ratified by the APD Collective Bargaining Unit, and authorize execution of two copies by the Mayor

Summary

The City Collective Bargaining Team for FY 2022/23 consisted of Compliance and Risk Management Director G.B. Wilson as COA Bargaining Representative, Police Chief Jesse Sandusky and Human Resources Director Tara Malone.

The Fourth and Final Bargaining Session was held on September 22, 2022 with the City and the FOP coming to agreement and initialing approval of all articles and procedural paragraphs. Two copies of the final complete document were signed by City Manager W. Michael DaRoza and Tristin Grunder as President of the FOP along with APD Sergeant Carlos Hunt, the APD Employee FOP Representative. Each party received a fully executed original.

ARTICLE 20 EQUIPMENT

The Agreement includes modification of Article 20.4 to amend the language for take home vehicles by sworn officers. Historically, take home vehicle use has been restricted to Alachua County. The contract was amended to permit use within or without Alachua County but now restricts distance to 20 driving miles from the APD facility at 15000 NW 142Terrace, see Exhibit A. Exceptions are granted for three officers currently living since 9-1-22 short distances beyond the 20 driving mile limit. Should those officers change residence locations the 20 mile limit will apply.

Article 26 WAGES

Agreement was reached to modify the wage plan for sworn officers but the structure of the plan for communications officers continues the same as established for all City employees. One big change is the term of the contract is three years rather than the one year term that has been the case for more that 10 years. The new Law Enforcement Progressive Pay Plan is scheduled and affects each officer as reflected on page one of Exhibit B. The future progressive levels are based on a three percent annual increase and require a "meets expectations" yearly evaluation. Sworn employees were sited in the pay plan schedule by agreement based on current pay and moved to the level as shown.

The the total cost of implementing the Plan is an increase of 3.82 percent over current budget.

The City and the FOP also agreed to changes and modifications to language of a housekeeping nature to the 2022/23 Contract. All changes are identified in the red-underlined and strike-through (ULST) Contract version. A "clean" copy of the Contract, executed to the extent required pursuant to Fl Statute 447 and Rules of the Public Employee Relations Commission is attached.

The Collective Bargaining Unit ratified the contract by voting held on September 22 & 23, 2022. The Collective Bargaining unit voted 17-6 in favor of the ratified agreement.

The Contract cost is consistent with the proposed FY 2022/23 Budget and recommended for approval by the City Manager.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

AMOUNT: Varying

FUNDING SOURCE: General Fund

COMMISSION GOALS:

Strengthen Community Services

ATTACHMENTS:

Description

- FOP Contract FY 22/23 - FY 24/25
- FOP Contract FY 22/23 - FY 24/25 Red Underline & Strike-Through

EWS
9-22-22
16
9-22-22

PREAMBLE

This agreement is entered into between the City of Alachua (The City") and the Gator Lodge 67, Fraternal Order of Police, Inc. ("FOP" or "the Union"). The "Police Department" referenced in this Agreement is the Alachua Police Department; hereinafter APD, of the City of Alachua, Florida.

It is the intent and purpose of the City and the FOP to set forth herein their entire agreement concerning wages, hours, and other terms and conditions of employment. There shall be no individual arrangement contrary to the terms of this Agreement.

The words "employee" and "member" are used interchangeably throughout this Agreement. These words are synonymous and refer to employees of the City of Alachua Police Department who are members of the bargaining unit covered by this Agreement.

This Agreement is primarily intended to promote the interests of the citizens of Alachua and the public in general and having at all times available to them services on the most efficient and economical basis practically achievable. The City, the FOP, and each member of the bargaining unit agree to use their best efforts to serve the citizens of the City and the public in general, to see that the public is served efficiently and with dedication to its interests, to assure that the services of the City are provided without interruption and with the highest standards of proper public performance.

It is contemplated that this Agreement will serve the public interest by maximizing the efficiency and productivity of employees of the Alachua Police Department by insuring that members of the bargaining unit will at all times be responsive to and make every reasonable effort to carry forward the City's legitimate activities and functions with promptness and dispatch, and will accept and execute promptly all instructions and orders given to them; and by defining the City's obligations to the FOP and members of the bargaining unit, and the FOP and members of the bargaining unit's obligations to the City, thus avoiding disputes; and to provide a procedure for the resolution of claims that this Agreement has been violated by either party, without any interruption of, or other interference with, the operation of the Police Department.

"Days" in this Agreement means working days during a pay period.

Article 1

RECOGNITION

1.1. The City hereby recognizes the Gator Lodge 67, Fraternal Order of Police, Inc., hereafter referred to as the FOP to be the exclusive bargaining representative for all matters affecting wages, hours, and working conditions for those employees in the unit certified by the Public Employees Relations Commission. **Certification Number 1791**

Included: All employees of the City of Alachua Police Department in the classification of communications operator, patrolman (police officer) and sergeant.

Excluded: All other employees of the City of Alachua Police Department, excluding specifically the police chief, the assistant chief, lieutenants(s) and the communications supervisor, and all other employees of the City of Alachua.

1.2. It is further understood and agreed that the FOP shall designate, in writing, those individuals who may speak on its behalf in any matter between the FOP and the City; however, such matters shall include only those matters with which the FOP has the authority regarding its membership. Any written notice designating any individual to speak on behalf of the FOP shall state the period of time for such designation. Furthermore, a written list of the officers and representatives of the FOP, and those individuals who are authorized to speak on behalf of the FOP, shall be furnished to the Chief of Police immediately upon their designation and the Chief of Police shall be notified, in writing, of any changes of said representative within five (5) days of such change.

1.3 Nothing in this Article, however, shall prohibit any member of the bargaining unit from discussing any concern, complaint or suggestion with his or her supervisor, Division Commander or Chief of Police.

1.4 The terms Member and Employee are used interchangeably and refer to members of the certified collective bargaining unit (BU).

Final
9-22-22

Article 2

GRIEVANCE AND ARBITRATION PROCEDURE

2.1 In a mutual effort to provide a harmonious working relationship between the parties to this Agreement, it is agreed and understood that there will be procedure for the resolution of grievances between the parties and that such procedure shall cover grievances involving discharge, suspension, demotion, or any other adverse personnel action against a member covered by this Agreement or any other dispute between the City and one or more employees concerning the interpretation or application of, or compliance with the agreement including disputes regarding discipline. The discharge, discipline, demotion, layoff or suspension of probationary/training employees on initial hire or rehire shall not be subject to the grievance procedure of this Agreement.

2.2 Every effort will be made by the parties to settle any grievance as expeditiously as possible. Any grievance not answered by Management within the prescribed time limits shall automatically advance to the next higher step. Should the grieving party fail to observe the time limits as set forth in the steps of this Article, grievance shall be considered conclusively abandoned.

2.3 Grievances shall be presented in the following manner:

Step 1: Employee shall first take up grievance with the immediate supervisor within five (5) working days of the occurrence of the event(s) which gave rise to the grievance or from the date which the employee becomes knowledgeable of the cause of action. If the event which gave rise to the grievance occurred at a time when the employee was on annual leave, sick leave or other compensated leave, the five (5) working day period shall commence running immediately upon the employee's return from such compensated leave. The first step shall be on an informal and oral basis. The FOP representative may be present to represent the employee. The immediate supervisor shall render decision within five (5) working days.

Step 2: Any grievance which cannot be satisfactorily settled with the immediate supervisor shall be reduced in writing by the employee or a FOP representative and shall next be taken up with the Chief of Police through the grievant or the representative of the FOP and the Chief of Police within five (5) working days after completion of Step 1. The Chief of Police shall within five

(5) working days after discussion render decision in writing, with a copy to the employee's organization.

Step 3: Any grievance not satisfactorily settled at Step 2 will be taken up with the City Manager or designee within five (5) days from the date the Chief of Police has rendered decision. The grievance as specified in writing shall be discussed by and between the employee and representative of the FOP and the City Manager within five (5) working days after completion of Step 2. The City Manager shall, within five (5) working days, render a written decision.

Step 4: Arbitration: In the event a grievance processed through the grievance procedure has not been resolved at Step 3 above, the FOP and/or the grievant may request that the grievance be submitted to arbitration within fifteen (15) working days after the City Manager renders a written decision on the grievance. The arbitrator will be any impartial person mutually agreed upon by and between the parties. If an impartial arbitrator cannot be mutually agreed upon within fifteen (15) days after the grievance is submitted to arbitration, then the parties shall jointly request the Federal Mediation and Conciliation Service to furnish a panel of seven (7) names from which each party shall have the option within five (5) days of receipt by striking three (3) names in alternating fashion, with the grieving party striking first.

A. The City and the FOP and/or grievant shall attempt to mutually agree in writing as to the statement of the grievance to be arbitrated prior to the arbitration hearing, and the arbitrator thereafter, shall confine decision to the particular grievance thus specified. In the event the parties fail to agree on the statement of the grievance to be submitted to the arbitrator, the arbitrator will confine consideration and determination to the written statement of the grievance presented in Step 3 of the grievance procedure.

B. The arbitrator shall fashion, an appropriate remedy for violations of the provisions contained in this Agreement.

C. The arbitrator shall have no authority to change, amend, add to, subtract from, or otherwise alter or supplement this Agreement to any part thereof or amendment thereto. The arbitration hearing shall be conducted in accordance with the Rules of Procedure promulgated by the Federal Mediation and Conciliation Service.

D. Each party shall bear the expense of its own witnesses and of its own representatives for purpose of the arbitration hearing. The impartial arbitrator's fee and related expenses and expenses of obtaining a hearing room, if any, shall be equally divided between the parties. Any party desiring a transcript of the hearing shall bear the cost of such transcript unless both parties mutually agree to share said cost.

E. Copies of the arbitrator's award shall be furnished to both parties within thirty (30) days of the close of the arbitration hearing. The arbitrator's award shall be final and binding on the parties.

F. Where a grievance is general in nature, in that it applies to a number of employees rather than a single employee, or if the grievance is directly between the FOP and the City, such grievance shall be presented by the FOP Representative, in writing, directly to the City Manager, (Step 3) within ten (10) working days of the occurrence of the event(s).

G. All above-mentioned time frames may be extended in writing by mutual agreement.

Article 3

DUES DEDUCTION

3.1 Any member of the Bargaining Unit may have membership dues deducted from wages. Dues shall be deducted once each month and shall thereafter be transmitted to the FOP, accompanied by a list of those employee's names whose dues are included.

3.2 The FOP agrees to indemnify, defend and hold the City harmless against any and all claims, suits, orders of judgments brought or issued against the City as a result of any action taken or not taken by the City under the provisions of this Article.

Article 4

MANAGEMENT RIGHTS

4.1 It is the right of the Employer to determine unilaterally the purpose of each of its constituent agencies, set standards of services to be offered to the public and exercise control and discretion

over its organization and operations.

4.2 In addition, the FOP recognizes the sole and exclusive rights, powers and authority of the Employer further include, but are not limited to, the following: to direct and manage employees of the City; to hire, promote, transfer, schedule, assign and retain employees, to suspend, demote, discharge or take other disciplinary action against employees for proper cause; to relieve employees from duty because of lack of work, funds, or other legitimate reasons; to maintain the efficiency of its operations including the right to contract and subcontract existing and future work; to determine the duties to be included in job classifications and the numbers, types and ranks of positions or employees assigned to an organizational unit, department or project; to assign overtime and to determine the amount of overtime required, to control and regulate the use of all its equipment and property; to establish and require employees to observe all its rules and regulations, to conduct performance evaluations; and to determine internal security practices. The Employer agrees that, prior to substantial permanent lay-off of FOP bargaining unit members, it will discuss such with the FOP.

4.3 Civil Emergency or Financial Hardship

A. A Civil Emergency, if determined in the sole discretion of the City Manager or Designee and it is declared that civil emergency conditions exist, including, but not limited to, riots, civil disorders, severe weather conditions (or similar catastrophe), the provisions of this Agreement may be suspended by the City Manager or Designee during the time of the declared emergency, provided that wage rates and monetary fringe benefits shall not be suspended. Should an emergency arise, the FOP shall be advised as soon as possible of the nature of the emergency.

B. Financial Hardship. The City Manager or Designee may, in the sole discretion of the City Manager or Designee and prior to June 30th of any fiscal year during the contract term, when presented with financial conditions as projected for the following contract fiscal year that require, in the Judgment of the Manager or Designee, announce the suspension of wage increases limited to those in rank and, separately or together, Longevity Pay, each as established in Article 26, by posting a notice on the FOP Bulletin Boards that such suspension shall occur for the next fiscal year. The notice shall

state the reason(s) for such suspension, including but not limited to decreased projected tax revenues, intergovernmental revenues, charges for services, permits and fees, or increased employee pension costs, insurance, and required capital expenditures. The financial impact of conditions described in paragraph A (Civil Emergency) may also require suspension of wage increases as contemplated in this paragraph B.

Article 5

PERSONNEL RECORDS

5.1 Each employee covered by this Agreement shall have the right to inspect his or her official personnel file, provided, however, that such inspection shall take place during working hours at the location where the official personnel file is kept. The employee shall have the right to make duplicate copies of any items contained in his or her official personnel file.

5.2 Employees shall have the right to file a written response to any letter of reprimand or to any document which is placed in the employee's official personnel file as a result of supervisory action or citizen complaint. At the employee's request any such written response shall be included in the employee's official personnel file together with the letter of reprimand or other document against which it is directed.

5.3 To the extent permitted by law and in order to protect the privacy and promote the safety of individual police officers, the City agrees not to directly or indirectly furnish the news media or the public with any employee's home address, telephone number **or** photograph.

5.4 The FOP agrees not to directly or indirectly furnish the news media or the public with personnel records without the consent of the City and the employee thus insuring the confidentiality of personnel records other than required by law.

Article 6

SENIORITY

6.1 The City agrees that time in service shall consist of continuous accumulated paid service with the City of Alachua Police Department. It shall be computed from the date of hire. Seniority is defined

as time in rank or classification from the date of successful completion of the probation/training period. Members serving in a higher rank or classification shall have seniority over those of lower rank or classification Seniority shall accumulate during leaves of absence due to injury, illness, vacation, or any other leave authorized and approved by the City.

6.2 Vacation periods for each calendar year shall be drawn by employees on the basis of seniority in rank.

6.3 In the event of a layoff for any reason, employee rank, performance evaluations and classification will be the determining factors used by the City. In the event that more than one employee has the same performance evaluation, employees will be laid off in the inverse order of their rank and seniority. Any employee to be laid off, who has advanced to present classification from a lower rank or classification, in which he or she held a permanent appointment, shall be given an open position in a lower rank or classification. His or her seniority in the lower classification shall be established according to the date of permanent appointment with the Police Department. No new employee shall be hired in any classification until all employees on layoff status in that classification have had an opportunity to return to work. Employees shall be called back from layoff with rank and the performance evaluation being the determining factors. In the event that more than one employee of the same rank and classification has the same performance evaluation, employees will be recalled according to the seniority in rank or classification from which the employee was laid off.

6.4 Employees shall be notified of their recall to work by registered letter mailed to their address of record and shall be given fifteen (15) calendar days to return to work. A recalled employee shall notify the employer in writing of the employee's intent to return to work within five (5) calendar days of notice of attempt to deliver the recall letter.

6.5 An employee laid off pursuant to this Article, provided the insurance carrier concurs, shall be given the opportunity to continue insurance coverage in existing programs during the layoff provided that the premiums for such insurance programs shall be paid by the employee on a monthly basis in advance of the month due.

9-22-22

6.6 Recall will be the current rate of pay for classification and rank but not lower than that of the employee when laid off. Upon recall, all credit for seniority shall be restored.

In the event of a vacancy in an assignment, or a promotional vacancy, seniority will be given reasonable consideration, but will not be the determining factor.

6.7 Seniority shall also be considered in the selection of any employee to be sent to any type of school or training.

Article 7

LEAVE OF ABSENCE

7.1 **Leave of Absence Without Pay:**

The decision to grant leave without pay (leave of absence) is a matter of administrative discretion. It shall be incumbent upon the Chief of Police to weigh and determine each case on its own merits. Any leave of absence for a period of thirty (30) days or more must have the approval of the City Manager. Failure of any employee to timely return to duty upon expiration of his/her leave of absence shall constitute the resignation of that employee. Holidays, sick leave, annual leave, seniority and any other benefits based on time spent in the employment of the City shall not accrue during a leave of absence without pay provided, however, that the employee may maintain health insurance coverage by paying the total cost of his/her group insurance premium. Longevity increases, merit increases and any other increases for which an employee may become eligible based on whole, or in part on length of service with the City shall not be credited during any period of leave of absence without pay.

A. An employee shall return from leave of absence at the same rank and pay as at the time of commencement of leave of absence.

B. Any employee who is a member of the National Guard or an organized military service unit of the United States will be granted a leave of absence when called to active duty or for training with the armed forces in accordance with State and Federal Law. Military leave shall be granted in accordance with the provisions of State and Federal Law.

All employees entitled to military leave shall give their supervisor an opportunity, within the limits of military regulations, to determine when such leave shall be taken.

7.2 **Leave of Absence with Pay**

Leave with pay for sufficient cause (including illness if sick leave is unavailable) may be granted to regular employees of the City, by the City Manager, up to and including five (5) consecutive working days in any twelve-month period. More extended periods of leave with pay may not be granted except by express approval of the City Commission. This provision is applicable only if all accrued vacation time is exhausted.

Article 8

PROBATIONARY /TRAINING PERSONNEL

8.1 All Sworn Officers promoted to Sergeant or Communication Operators (COs) promoted to a higher classification shall serve a probationary/training period of 365 days, which can be extended for up to 6 months at the discretion of the Chief of Police, during which time they shall not be entitled to any seniority rights but during such period shall be subject to all terms and conditions of this Agreement.

8.2 Upon successful completion of said 365 days or such period of extension as provided for in 8.1.Both shall accrue seniority in classification or rank from the date of successful completion of the probationary/training period.

Article 9

BULLETIN BOARDS

9. 1 The City agrees to provide a bulletin board for FOP use at the APD Police Station.

9. 2 The City shall permit the FOP to post notices of FOP business and matters relating to the administration of this Agreement.

9. 3 The City will post any proposed changes to City Policies and Procedures (COAPP) or APD

Policies and Procedures in the Directive Management System (PDMS) on the FOP Bulletin Board as Provided in Article 13.4 at least 30 days prior to effective date of the proposed changes.

9. 4 The City has created a FOP intranet portal where the FOP and City can post approved material for bargaining unit members.

9.5 The City will post, thirty (30) days in advance of the projected assignment date, all opportunities for lateral transfer to new or open positions. Posting will be on the FOP Bulletin Board and all interested and eligible bargaining unit members shall submit by email to the Chief of Police the written reasons for the request, qualifications and other support for transfer to the assignment. All Such requests shall be received by the Chief, as evidenced by proof of sending the email on the City IT System to the Chief, fourteen (14) days before the published assignment date. The Chief of Police, as provided for in Article 4, will consider all such requests and make the final staffing decision and selection from the members of the entire bargaining unit as the Chief determines to be in the best interests of the City.

Article 10

VOTING/POLITICAL ACTIVITY

10.1 During a primary, general, or special election, an employee who is a registered voter whose hours of work do not allow sufficient time for voting shall be expected to take advantage of early voting, absentee ballot or other options available to the public.

10.2 Employees will be allowed to engage in the full range of political activities guaranteed to all citizens while off duty and not in uniform.

Article 11

INTERNAL INVESTIGATIONS & OBLIGATIONS TO THE PUBLIC

11.1 The parties recognize that the security of the City and its citizens depends to a great extent upon the manner in which the employees covered by this Agreement perform their various duties. Further, the parties recognize that the performance of such duties involves these employees in all manner of

GW
9-22-22
16

contacts and relationships with the public and out of such contact and relationships, questions may arise or complaints may be made concerning the actions of employees covered by this Agreement. Investigation of such questions and complaints must necessarily be conducted by a sworn law enforcement officer whose concern must be the security of the City and preservation of the public interest.

In order to maintain the security of the City and protect the interests of its citizens, the parties agree that the City must have the unrestricted right to conduct investigations of citizen complaints and matters of internal security; provided, however, that any investigative interrogation of any employee covered by this Agreement relative to a citizen complaint and or a matter of internal security shall be conducted under the following conditions and following the provisions of F.S.S. 112, the Police Officer's Bill of Rights.

A. No employee shall be ordered to submit to any device designed to measure the truth of his/her responses during questioning, provided, however, that there shall be no restriction on the right of any employee to submit to such device on a voluntary basis.

B. In the interest of internal security and fairness to the employee under investigation, the City insofar as is legally permissible, agrees to make no conclusionary public statements concerning the validity of the allegations under investigation until such time as the investigation has been completed. In the event the employee under investigation, or any organization or person representing said employee makes public statement concerning the allegations under investigation, the City shall have the right to respond in any manner it deems appropriate.

C. In all cases wherein an employee is to be interrogated concerning an alleged violation of Department Rules and Regulations which, if proved, may result in dismissal or in some other disciplinary measure, the employee shall be afforded a reasonable opportunity and facilities to contact and consult privately with an attorney of his/her choosing and with the representative of the FOP, who may be present during all interrogation. The attorney and their FOP representative may be present during the interrogation. When the attorney and/or

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9-22-22
16

representative is not immediately available and conditions permit, the interrogation will be postponed for twenty-four (24) hours or to a date mutually agreed upon.

D. In cases where the City chooses to relieve an employee from duty pending an investigation or other administrative determination, the following conditions will prevail:

The employee will remain on full salary and allowances and shall not lose any benefits during this period of time.

Should disciplinary action result from the investigation, that period of time in which the employee was relieved from duty will be included in disciplinary action. In the event that an employee has been paid, the employee's accumulated leave or compensatory time shall be charged as a set-off.

E. The findings of internal affairs investigations shall be labeled:

1. Unfounded – The act or acts complained of did not occur or did not involve APD personnel.

2. Not-sustained – Insufficient evidence to clearly prove or disprove the allegation/complaint.

3. Sustained – The preponderance of evidence clearly proves the allegation/complaint.

4. Exonerated – The act or acts did occur, but were justified, lawful and proper.

5. Exonerated due to policy failure – A finding of conclusion that policy, procedure, rule or regulation covering the situation was non-existent or inadequate.

F. Only "Sustained" complaints will be inserted in an officer's personnel file.

G. The charge "conduct unbecoming an officer" can be used provided it is qualified by "in that the officer did (describe the conduct in detail)."

H. The City shall not discharge or discipline any bargaining unit employee without proper cause and due process, except in layoff situations (Article 4 and Article 6).

11.2 If the City feels there is proper cause for disciplinary action the employee will be notified in writing that he/she will be disciplined clearly stating the reasons.

A. In the event an employee becomes the subject of a formal Departmental or City investigation arising from a complaint or allegation, the Department or the City, whichever is appropriate, shall notify the employee of the complaint unless a criminal investigation is initiated.

B. Upon conclusion of the formal investigation the employee will be notified of the disposition of the complaint.

Article 12

LEGAL BENEFITS

12.1 The City will defend employees against any legal actions against them as a result of their actions while acting in the scope of their employment (i.e. in the line of duty), unless such employee acted in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety or property (acting outside legal authority).

12.2 The City agrees to indemnify all employees against judgments levied against them as a result of their actions while acting in the scope of their employment, unless the employee acted in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety or property (outside legal authority).

Article 13

DISCIPLINE, RULES AND REGULATIONS

13.1 It is agreed that employees covered by this Agreement shall be subject to the COAPP and PDMS as either one now exists or may be amended. Should there be any conflict between the provisions of PDMS, the COAPP shall prevail. This Agreement shall prevail in any conflict with either the PDMS or the COAPP.

13.2 Failure of employees to comply with the terms of the COAPP and the PDMS may result in the imposition of disciplinary action pursuant to the provisions of these above cited Rules.

9-22-22

76

13.3 It is the understanding and the intention of the parties that any disciplinary action taken in the case of an employee in this bargaining unit shall be subject to the grievance procedure as provided in Article 2 of this Agreement.

13.4 New or revised rules implemented within the PDMS and any changes in COAPP, shall be posted on the FOP bulletin board at least 30 days prior to the effective date if the proposed changes in Policy and Procedures will impact wages, hours or terms and conditions of employment If the FOP disagrees with a new or changed Police Department rule or COAPP, it shall make a written request for a meeting with the designated city bargaining representative to attempt to reach a mutual agreement. The FOP request shall be shall be delivered to the designated city bargaining representative and the meeting shall be held prior to the proposed effective date of such rule. The 30 day posting requirement may be waived by mutual agreement between the local FOP Representative and the City Representative.

13.5 A copy of the COAPP and PDMS both available on COA Intranet.

Article 14

TEMPORARY ASSIGNMENT TO A HIGHER CLASSIFICATION

14.1 Employees temporarily serving (acting) in a position of higher rank shall be paid for such hours at the minimum rate of the position being filled or at least five percent (5%) higher than the employee's then current rate, whichever is greater.

Article 15

TRAINING

15.1 Where the City requires any employee to attend supervisory training and/or training in specialized techniques, the City will make every reasonable effort to facilitate the employee attending such training during normal working hours. In the event the City is unable to schedule the employee to attend such training during normal working hours, the employee shall be required to attend such training during off-duty hours. However, the time spent by the employee in such training during off-duty hours shall be compensated in accordance with Hours of Work and Overtime.

GW
9-22-22

16

15.2 All sworn officers will be required to train and qualify with their service weapon on a semi-annual basis. The training will be conducted by a certified firearms instructor. All ammunition and safety equipment will be furnished by the City. Any employee required to attend such training during off-duty hours will be compensated in accordance with Hours of Work and Overtime. An employee will be required to post a score of at least seventy-five (75%) to qualify. Any employee posting a score of ninety-two percent (92%) or better, two consecutive semiannual times, will receive a bonus of one day of paid leave, not charged against any other leave time, to be taken by employee at any time, with approval of the supervisor.

15.3 Transportation to the pistol range or transportation to any required and scheduled training shall be provided by the Police Department. In the event such transportation is not available, the employee shall be entitled to applicable travel time and mileage allowance, at the current rate established by the I.R.S.

15.4 Current Florida State Statutes are on file at the Police Department and online for use by all personnel.

Article 16

FOP REPRESENTATIVE

16.1 The Employee Organization (FOP) shall be represented by its President or his/her designee.

16.2 An employee representative of the FOP shall be permitted reasonable access to all departmental work locations at reasonable times to handle specific grievances and matters of interpretation of the Agreement.

16.3 The City shall provide the FOP on an annual basis a complete roster of the bargaining unit, including name, rank, address, telephone (unless unlisted), present assignment and current pay scale.

16.4 One (1) employee representative of the FOP who is engaged in the negotiation of this contract or in the successor contract shall be allowed to attend the negotiation sessions that occur within their normal duty hours without loss of pay or benefits.

9-22-22

76

Article 17

EDUCATIONAL ASSISTANCE

17.1 Educational Assistance Plan

The plan is designed to assist regular full time City employees in obtaining a college education, up to and including a B.A/B.S., in subjects that maintain or improve skills in their position.

17.2 Application Procedure

A. The employee must have successfully completed all applicable training periods.

B. The employee must submit a timely application to his/her Department Director prior to registering for the course. Application forms are available on COA Intranet – Human Resources. Approved applications will be sent to the Human Resources Director for final budget and management review and decision.

C. Employee will only be reimbursed if still employed by the City upon completion of the course.

D. Employee must certify that he/she is not receiving any funds for reimbursement from any source other than the City of Alachua (i.e. grants or other source of financial aid).

E. A grade of "C" or higher is required as a final grade for the course

17.3 Reimbursement

A. Costs for books are not reimbursable as they are considered personal property of the employee.

B. No reimbursement will be made for an incomplete course.

C. The total reimbursement (total pay out to all bargaining unit members) by the City under this Article 17 shall not exceed fifteen thousand dollars ($15,000) for FY 2022/2023

D. Funds will be committed on a first come first served basis as determined by the date and time applications are submitted to the Chief of Police. Applications must be sent to the Chief by email and are considered submitted the date and time transmitted on the City IT System.

E. A pre-approved application form accompanied by tuition receipt and evidence of satisfactory completion of the course with appropriate grade must be submitted through the Department Director to the Human Resource Department for reimbursement.

17.4 Reimbursement shall be paid as follows:

A. Grade A (+/-) or Pass in Pass/Fail =100%

B. Grade B (+/-) = 90%

C. Grade C (+/-) = 80%

D. Lower than C- = No Reimbursement

Article 18

WORKERS COMPENSATION BENEFITS

18.1 Workers Compensation provides medical and hospitalization expense benefits as well as partial payments in lieu of salary for workers injured on the job per applicable State of Florida Statute 440. 100% compensation will be paid by the City for loss time up to two (2) weeks. After that time payment will be made directly from workers compensation at 66% of total gross. Supplement pay of 34% can be acquired by utilizing sick leave and vacation time. Health insurance premiums will have to be paid by the employee after six (6) months on Workers Compensation Rules. Vacation and sick leave accrual will discontinue after six (6) months on Workers Compensation Rules.

ARTICLE 19

INSURANCE

19.1 The City agrees to furnish regular full time employees a major medical, surgical, hospitalization and dental benefits group insurance plan. Coverage begins the first of the month after the first full calendar month of regular full time employment.

19.2 The City agrees to pay the entire amount (100%) of the premium for the employees. Dependent coverage will be at the expense of the employee.

Article 20

EQUIPMENT

20.1 The City will provide, at no cost to each employee, all uniforms required by the Police Department including a flashlight and batteries, bulletproof vest with a current warranty and a portable radio.

A The City will provide each sworn employee with an annual stipend of $100 (one hundred dollars) for the purchase of footwear that meets the guidelines according to policy.

B The $100.00 will be paid annually in a lump sum in the first pay period beginning in October 2022.

C The $100.00 will be treated as compensation and subject to all required deductions.

20.2 Any employee who shall sustain any breakage, loss or damage to uniform or personal equipment in the line of duty shall have it replaced at no cost to the employee.

20.3 All officers will inspect their vehicle before going on the street. If the officer finds any fault in the vehicle which might be considered a safety hazard, the officer shall inform the shift supervisor. The vehicle will not be returned to duty until all safety hazards are eliminated. When it has been proven that damage is due to operator negligence, the officer shall be subject to disciplinary action.

20.4 Upon completion of the FTO program regular full time sworn officers (Qualified Officer) will be assigned a (take home) vehicle. Officers assigned a take home vehicle are authorized to drive their assigned vehicles to and from their residence provided the residence of the employee and described take home use is within a 20 mile driving distance (the limit) of the APD facility at 15000 NW 142nd Terrace, Alachua. Florida. The use of the take home vehicle may occur within or without Alachua County as long as such use is within the 20 driving mile limit described and generally depicted in Exhibit A to this contract. City vehicle may be used as further described and limited in the COAPP or PDMS. Further, it is specifically here agreed that the parties negotiated, agreed and stipulate, in order to generate acceptance and a smooth transition and implementation of this newly written and agreed contract provision, that Qualified Officers employed by the APD on or before September 1, 2022 whose official residence was and the same remains located beyond the described

20 mile driving limit may drive the vehicle assigned for take home use as described in this section. Take home use (beyond the 20 mile limit) shall revert to the 20 mile driving limit should the officer change the location of residence. The Chief of Police shall retain the authority and have the discretion to determine a special assignment or other circumstances the Chief finds, in the best interests of the City, justify or require future exceptions.

20.5 Patrol vehicles will contain the following equipment in working order: Approved emergency lights, siren, loudspeaker, two-way radio, shotgun and shells, shotgun locks, first aid kit, fire extinguisher, reflective traffic vest, raincoat, and a prisoner cage guard in all vehicles which shall be in use when transporting prisoners.

20.6 It is recognized that time is of the essence in meeting the mutual obligations set forth in this article and both parties will expeditiously and with due diligence act to meet their respective obligations.

Article 21

HOURS OF WORK AND OVERTIME

21.1 The following provisions shall govern hours of work and overtime:

A. Eighty (80) hours shall constitute a regular fourteen (14) day work period for all sworn Police Officers including Sergeants, no matter the regular duty assignment. Forty (40) hours shall constitute a regular seven (7) day work period for all other employees covered under this agreement. For the purpose of this Agreement, authorized compensated leave shall mean any leave compensated by the City.

B. Hours worked in excess of a regular forty (40) or regular eighty (80) hour work period shall be compensated at the rate of time and one-half of the employee's regular straight time rate. Compensation will be paid or as compensatory leave if requested by employee and approved by the City.

C. If an employee covered by this Agreement is called out to work at a time outside normal working hours, the employee shall receive a minimum of three (3) hours pay at the rate of time and one-half regular straight time. Call out time that falls either within one hour (1) hour before or within one (1) hour after the regular workday is considered an extension

Exh 9-22-22 76

of the work day and is included in the total hours worked on that day.

D. The aforementioned minimum call out compensation shall apply to required off-duty appearances as subpoenaed witness to attend any court, deposition, or other legal matters on pending criminal civil, or traffic cases where the employee is involved in official police capacity. Any witness fees, excluding salary or overtime pay, or any other related fees in connection with the appearance before any court or for the purpose of taking depositions shall be donated by the employee to the APD Explorer Special Revenue Account.

E. No supervisor or official shall take action to cause the non-payment of time and one-half in circumstances wherein the member covered by this Agreement has performed work which entitles the member to payment of time and one-half.

F. Work schedules during any pay period will not be changed or altered to avoid the payment of overtime.

G. When an employee is put on a standby status for any reason, he/she shall receive overtime at the established rate of time and one-half regular rate of pay. Standby status is defined as when the personal activities of an employee are restricted to such a degree as not to allow any movement from a designated area or location.

H. An employee performing any authorized extra-duty assignment shall be entitled to the same rights, privileges, and benefits as if working regular duty hours. Compensation for extra-duty assignments will be at the established rate.

I. Hours worked by an employee in an extra-duty status as outlined in APD Extra Duty Policy and Procedures must be paid regardless of work week provisions set forth in Article 21.A.

J. The City will compensate a BU member, at that member's standard rate x 1.5, when that employee is called in and works a shift not on the member's schedule. This rate of compensation is an exception to the contract provision and practice that overtime is not paid unless, depending on the BU member's status of 7 or 14 day work period, the total hours actually worked by the member are in excess of 40 or 80 hours. This provision shall

not apply in the cited instance with the exception of when the member has been compensated for sick time, not including that provided under the Family Medical Act, during the same work period.

K. The City has the authority to establish shifts and to use any method in establishing a shift as well as change, increase, decrease, initiate, restrict and cancel a shift in order to meet the needs of the department and to provide superior service to the community. However, the Department shall make a reasonable effort to provide two (2) weeks prior written notice to the affected employees.

Article 22

ANNUAL LEAVE

22.1 Every regular full time employee shall receive a paid vacation accrued at the following rates for each full calendar year of service.

1 - 5 years……..80 hours

5 - 10 years……....120 hours

10 - 15 years ……..136 hours

15 – 20 years……..160 hours

20 or more years……....180 hours

22.2 The following apply to and regulate the use of annual leave:

A. The City will endeavor to accommodate split and/or staggered individual vacation dates applied for by the member as a part of the paragraph (3) request

B. Bargaining unit members must submit, between November 1 and December 31 by email to the Chief of Police, or designee, initial vacation requests for the next calendar year. Any employee hired after November 1 and before December 31 of any given year will comply with this section if a leave request is to be submitted for vacation leave in the next calendar year. Subsequent request will be considered on the same first come first served/seniority basis

C. Dates will be assigned (vacation leave granted) on a first come first served basis as

determined by the (email) date/time applications are submitted and seniority shall control in the event of concurrent requests.

D. Article 13 of this contract and The City of Alachua Personnel Policies and Procedures Manual shall apply as appropriate.

22.3 An employee request that accrued annual time be cashed-in in lieu of leave taken, may be approved or rejected at the option and discretion of the City.

22.4 Accumulated annual leave not used during the calendar year in which it is eligible to be taken may be carried over or accumulated to the following calendar year. However, an employee cannot carry over more than 240 hours of annual leave beyond each calendar year ending December 31. It is the responsibility of the bargaining unit member to be aware of accrued and accruing annual leave and apply for (section 22.2) and maintain a balance that will not exceed a maximum accrual of 240 hours. Vacation and personal leave hours current totals for each member are published and listed on each employed pay notice ("stub") issued each pay period.

22.5 Unless employee resigns without two weeks notice or is terminated for violation of City's Personnel Policies and Procedures, employee shall be paid for granted and unused annual leave in the regular scheduled final paycheck for wages earned. Under no circumstances will an employee be paid for more than 200 hours of unused annual leave.

22.6 Should the City increase the vacation benefit for non-bargaining unit members during the course of the contract, bargaining unit members will be granted the same increases as the non-bargaining unit members.

Article 23

SICK LEAVE

23.1 All regular full-time employees shall be granted 3.69 hours sick leave per bi-weekly pay period. These days are cumulative with no maximum. Any full time regular employee who maintains a minimum of 480 sick leave hours shall be granted twenty (20) hours of additional personal leave time. Any full time sworn officer working a 12 hour work day schedule for the entire calendar year who maintains a minimum of 480 sick leave hours shall be granted an additional four (4) hours of

personal leave time for a total of 24 hours. The 480 hour balance must be maintained though the month of December to receive the additional personal leave credit which will be awarded after January 1st of the following year.

23.2 **Sick Leave Award**

Any employee, except those sworn employees who work a 12 hour work day schedule for the entire calendar year, who uses twenty (20) or less hours of sick leave during the calendar year shall be granted twenty (20) hours of additional personal leave time the following January. Eligible employee must have successfully completed the training period and worked the entire calendar year, January – December of the prior year. Any sworn employee working a work day schedule for the entire calendar year, who uses 24 or less hours of sick leave during the calendar year, shall be granted 24 hours of additional personal leave time after January 1st of the following year.

23.3 In the event of an employee's death, a lump sum payment for all hours of sick leave earned and accrued shall be paid in accordance with the law.

23.4 Sick leave may be used by the employee for the following reasons:

A. Personal illness or physical incapacity of the employee.

B. Critical illness in the immediate family.

C. Enforced Legal quarantine due to exposure to contagious disease.

D. Medical, dental or optical appointments which cannot be arranged during off-duty hours

23.5 An employee on sick leave shall be paid regular holiday pay for any and all holidays that occur while on such leave.

23.6 Should the City increase the sick benefit for non-bargaining unit members during the course of the contract, bargaining unit members will be granted the same increases as the non-bargaining unit members.

Article 24

HOLIDAYS

24. 1 The City will recognize the following as paid holidays for employees:

New Year's Day
Martin Luther King's Birthday
Washington's Birthday
Memorial Day
Independence Day
Labor Day
Veteran's Day
Thanksgiving Day
Friday after Thanksgiving Day
Christmas Eve
Christmas Day
New Year's Eve Day, and;

24. 2 A Personal leave day to be used anytime during the calendar year. The personal day will be granted during the first pay period in January of each year for current and new employees. Employees hired after the first pay period in January will not receive a personal day until the following January. Those employees working 10 hours a day will be granted a 10 hour personal day, those employees working 12 hours a day will be granted a 12 hour personal day and those employees working 8 hours a day will be granted an 8 hour personal day. Personal leave day not used during the calendar year in which it is eligible to be taken may not be carried over and accumulated to the following calendar year or may not be cashed-in in lieu of taking the time off.

24. 3 If a holiday falls on an employee's off duty day, pay at the regular rate of pay or a day added to vacation time at the City's option shall occur.

24. 4 An employee who works on New Year's Day, Independence Day, Thanksgiving Day or Christmas

Day ("Premium Holiday") shall receive regular pay and, in addition, shall receive time and one-half (1 1/2) regular rate for hours worked on the holiday. However, if an employee works overtime on any recognized holiday the employee shall receive time and one half (1 ½) regular rate for all overtime hours worked on the holiday.

24. 5 An employee who works a recognized holiday, other than a "Premium Holiday" as defined in 24.4, shall receive regular pay and, in addition, one time the regular rate the hours worked on the non-premium holiday. However, if an employee works overtime on any recognized holiday the employee shall receive time and one half (1 ½) regular rate for all overtime hours worked.

24. 6 If the holiday occurs while an employee is on vacation the holiday shall be taken and a vacation day not charged for the holiday.

24. 7 The holidays recognized for all employees are those listed above and not any other designated day.

Article 25

BEREAVEMENT LEAVE

25. 1 The City agrees when a death occurs in the immediate family of an employee, that employee shall be granted up to three days off for the funeral. An employee needing additional time may be granted up to seven (7) days from accumulated sick, compensatory time, personal or vacation time by the Chief of Police.

25. 2 Immediate family is defined as a spouse, domestic partner, child, parent, sibling, grandparent, grandchild and corresponding in-law or step relationships. If the employee was reared by someone other than those named, leave will be granted under the same terms and conditions

25. 3 The City agrees that bereavement leave is a separate category and will not be charged against any other leave.

Article 26

WAGES

The Alachua City Commission, at its regularly scheduled meeting held 9-26-2022, adopted a changed Compensation Plan as defined in Chapter IV of the City of Alachua Personnel Policies and Procedures. The

changes affecting FOP Bargaining Unit (Unit) members covered by this Agreement were and are effective, on 10-3-2022. The changes to the Compensation Plan were and are accepted, pursuant to, by operation or waiver of Sections 9.3 and 13.4 of this Agreement. The City implemented the amended Compensation Plan effective October 3, 2022 as authorized and directed by the City Commission and in accordance with this Agreement. All Unit members are, by virtue of the described action of the City Commission and this Agreement, sited within the City of Alachua Compensation Plan as follows:

Police Officer	19.47/hr	to	$30.94/hr
Police Sergeant	24.52/hr	to	36.01/hr
Communications Operator Trainee	14.66/hr		N/A
Communications Operator I	16.11/hr	to	23.35/hr
Communications Operator II	16.83/hr	to	24.40/hr

26.1 Implementation of Law Enforcement Progressive Pay Plan

A. Only sworn APD Police Officers to and including the rank of Sergeant are incorporated in The Progressive Pay Plan (Plan). Pursuant to this Collective Bargaining Agreement, and by its adoption and incorporation in the City Compensation Plan by the City of Alachua Commission on September 26, 2022, the identified sworn members shall be and are, effective October 3, 2022, sited in the Schedule of Compensation as reflected in pages 1 and 2 of Exhibit B.

B. All APD Officers hired after October 1, 2022 shall be sited in the Schedule of Compensation at Level 1 and eligible to move to level 2 of the plan upon successful completion of the probation period of 12 months of hire or up to 18 months if probation is extended.

C. Each member is eligible for progression to the next higher level of the Plan one year after reaching the currently held level. Progression is based on receiving a "meets expectations" annual evaluation.

1. Police Officer to Sergeant as set forth in Article 30.

D. The Pay Classification of Detective, Canine Officer and School Resource Officer are abolished. However, the following benefits are here continued and are amounts that, according to the United States Internal Revenue Code, are treated as ordinary income and subject to withholding

requirements according to law:

E. Those now assigned the care, custody, control and duties of working with a canine partner shall be paid as set forth in 26.1 plus be paid one additional hour per day for all days, on or off duty, as compensation for caring for the canine. The additional hour per day shall be compensated at the rate of $12.00/hour and all other expenses shall continue to be paid by the city consistent with city then existing policy.

1. Members now assigned to plain clothes duty (whether referred to as detectives, investigators, etc.) will be paid and classified as set forth in 26.1, but, will also receive a clothing stipend of $700.00/Year, prorated and paid quarterly.

2. A Member serving as a School Resource Officer shall receive no benefit or stipend beyond wages and other benefits provided all uniform officers.

3. All sworn officer positions shall be classified as set forth in Article 26.1 and transfer between assignments shall be considered lateral and not, in and of itself, be a promotion, demotion, change of status or rank.

F. Field Training Officer

1. Field Training Officer (FTO) Certification is an important part of the Alachua Police Department commitment to developing a culture of proactive problem solving and community oriented police service in both new and veteran members of the department. Veteran Officers are selected and sponsored for the forty-hour FTO training course at Santa Fe College where they are exposed to and learn the skills necessary to train a new Officer, recognize common problems that often occur with new recruits and recognize the responsibility FTOs have in developing top quality members for their department.

2. Each new Officer experiences three separate four-week phases under the tutelage of a Certified FTO. One or more phases may be led by one FTO or different FTOs may lead each. A report will be completed at the end of each phase and used to continue the process of positive orientation, training and education. A final report will be completed at the end of all three phases.

GW 9.28.22 16

3. Each FTO, in addition to all other compensation and benefits provided for in this Collective Bargaining Agreement, will receive a lump sum payment of $100.00 at the completion of each four-week phase of a new Officer's training. Payment is due only when the FTO as described actually serves as an FTO and not for just holding the certification. The payment will be included as ordinary compensation (income) in the pay period reported and subject to all normal deductions.

4. All changes in compensation pursuant to this Agreement will be implemented effective beginning the first full pay period after October 1, 2022 or the first full pay period after and contingent upon ratification of this Agreement first by the Collective Bargaining Unit and, second, by the Alachua City Commission, whichever is last to occur.

26.2 Communication Operators

A. Communication Operators (COs) are not classified as sworn Police Officers and are not eligible for participation in the Law Enforcement Progressive Pay Plan set forth and adopted in Section 26.1. of this Collective Bargaining Agreement. Further, neither the City Classification and Compensation Plan nor this agreement are intended to and do not affect changes in established CO classification or compensation.

B. Time in continuous service as an APD Communications Operator Trainee, Communication Operator I and Communication Operator II, job requirements and other criteria shall include:

1. Communications Operator Trainee – Entry level position in Communications Division; work performed under direction of assigned Communications Operator trainer. Those in trainee status must demonstrate the knowledge, skills and abilities to perform the duties of a Communications Operator I prior to being released to solo status. Successful completion of FCIC/NCIC certification required within six (6) months of employment. Successful completion of Department of Health (DOH) certification required within (1) year of employment. Failure to successfully complete both FCIC/NCIC and DOH certifications within the time frames set forth is a failure by the employee to meet job qualifications and each failure is individually

9-22-22

grounds for termination.

2. Communications Operator I – Communications Operator Trainee to Communications Operator I; successful completion of Communication Operator Trainee requirements, release to solo status, maintain and must possess FCIC/NCIC and DOH certification. Failure to successfully complete and maintain in good standing both FCIC/NCIC and DOH certifications is a failure by the employee to meet job qualifications and each failure is individually grounds for termination.

3. Communications Operator II – Communications Operator I to Communications Operator II; at least two years of continuous services as an APD Communications Operator I meeting job description criteria and being recommended for promotion by the Chief of Police. Must possess and maintain in good standing FCIC/NCIC and DOH certification.

C. Promotion Increase

1. Members shall receive an increase to base pay of the higher rank to which promoted or five percent of their then existing pay, whichever is greater.

D. In Rank Pay Increases Based on Merit

1. Increases in pay within rank shall be based on merit, as reflected in the annual evaluation, as recommended by the Chief of Police, approved by the City Manager and funded in the annual City Budget.

E. Probation Upon Promotion

1. All promotions shall be subject to a one-year period of probation (which may be extended for an additional six months upon approval of the Chief of Police).

2. Failure to satisfactorily complete any period of probation may result in demotion/reduction in pay or termination as the facts and circumstances require.

F. All changes in compensation pursuant to this Agreement will be implemented effective beginning the first full pay period after October 1, 2022 or the first full pay period after

and contingent upon ratification of this Agreement first by the Collective Bargaining Unit and, second, by the Alachua City Commission, whichever is last to occur.

26.3 Merit Increase

A. Merit increases for sworn officers are waived by members of the collective bargaining unit as a part of the FOP proposal to establish the Law Enforcement Progressive Pay Plan accepted by the City and implemented as set forth in Section 26.1.

B. CO members of the bargaining unit shall continue to become eligible for annual Merit Pay increases, if any, based on their annual performance evaluation as rated by the supervisor. The percentage of any merit increase will be applied to the current hourly rate of pay. If an employee is at or near the maximum rate of pay for the position, the percentage, if any, of an annual merit increase that exceeds the maximum pay range will be paid as a lump sum in lieu of increasing the current hourly rate of pay beyond the set maximum rate. Merit increases shall be on the following schedule:

1. Below or Does Not Meet Expectations 0%
2. Meets Expectations 2%*
3. Exceeds Expectations 3%*
4. Exceptional 4%*

*Not Cumulative

C. Implementation. Annual evaluations, using the same form, criteria and process in place in the 20/2118/2022 contract year, are scheduled for completion for all employees by October 31, 2022, 2023 and 2024.

1. The Rating Schedule and corresponding Merit Increase are as set forth below:

a.

Final Rating	Range	Merit Increase
Exceptional	4.51 – 5.00	4%
Exceeds Expectations	4.00 – 4.50	3%
Meets Expectations	3.00 – 3.99	2%
Needs Improvement	2.00 – 2.99	0%
Does Not Meet Expectations	1.00 – 1.99	0%

2. Merit increases, if any, awarded any employee will be implemented and paid the first pay period beginning in January of 2023

3. Merit increases, as with all increases in compensation, are subject to all required deductions.

26.4 Longevity pay will be awarded for FY 2022/2023 based on the criteria listed below:

A. Longevity amounts will be paid in lump sum (less withholdings, etc.) no later than November 23 of each calendar year and paid. based on years of service calculated as of September 30th.

B. Eligibility requires a rating of "meets expectations" or above for the current year and the employee must be employed by the City on the date of payment.

C. Longevity pay will be determined by the schedule below:

5 - 9 years of consecutive full-time employment	$500.00
10 - 14 years of consecutive full-time employment	$1,000.00
15 - 19 years of consecutive full-time employment	$1,500.00
20 - 24 years of consecutive full-time employment	$2,000.00
25 - 29 years of consecutive full-time employment	$2,500.00
30 or more years of consecutive full-time employment	$3,000.00

Article 27

SAVINGS CLAUSE

27.1 All job benefits hereto enjoyed by the employees which, are not specifically provided for or abridged by the collective Bargaining Agreement shall continue under conditions that they had previously been granted. The Agreement will not deprive any employee of any benefits or protection granted by the laws of the State of Florida, the ordinances and policies and procedures of the City of Alachua.

Article 28

SEVERABILITY CLAUSE

28.1 Should any provision of this collective Bargaining Agreement or any part thereof, be rendered or declared invalid by reason of any existing or subsequently enacted legislation, or by any decree of

accord of competent jurisdiction, all other articles and sections of this Agreement shall remain in full force and effect for the duration of this Agreement.

28.2 Should any Article be rendered invalid, it shall be re-negotiated within sixty (60) days upon written notification by the COA or the FOP.

Article 29

STRIKES AND LOCKOUTS

29.1 There will be no strikes, work stoppages, picket lines, slowdowns, boycotts, or concerted failure or refusal to perform assigned work by the employees or the FOP and there will be no lockouts by the City for the duration of this Agreement. The FOP supports the City fully in maintaining normal operations.

29.2 Any employee who participates in or promotes a strike, work stoppage, picket line, slowdown, boycott or concerted failure or refusal to perform assigned work may be disciplined by the City and only the question of whether the employee did in fact participate in or promote such action shall be subject to grievance and arbitration procedure.

29.3 It is recognized by the parties that the City is responsible for and engaged in activities which are basis of the health and welfare of the citizens. Accordingly, it is understood and agreed that in the event of any violation(s) of this section, the City shall be entitled to seek and obtain immediate injunctive relief.

"Picketing" as used herein shall mean any action which has the effect of preventing or attempting to prevent employees from reporting to or continuing work or preventing the public from entering public facilities. Informational picketing is allowed.

Article 30

PROMOTION TO SERGEANT EXAMINATION PROCESS

30.1 Promotions to Sergeant in the Department shall be filled as established in this Article.

30.2 The City will post, on all department bulletin boards, (for all eligible officers) a date for a competitive promotional examination. The City will give forty-five (45) days notice prior to the

commencement of the examination(s) and provide a list from where the questions are to come for the written examination.

30.3 Officers, to be eligible to take the exam for Police Sergeant, shall have a minimum of three (3) years of continuous satisfactory full time service as a Police Officer with the City of Alachua or at least two years of continuous satisfactory certified sworn law enforcement service with another agency in the state of Florida the 36 months preceding the date of hire by APD, satisfactorily completed the APD probation/training period and served one year continuously with APD after completion of probation./training.

30.4 The competitive process will consist of four (4) phases, a written multiple choice exam, a practical exercise, role playing and an oral board. An employee will have to obtain a score of at least 70% on the written exam to continue to the next stage of the process. The written test will consists of 100 multiple choice questions and the score is valid for two full years from the date of taking. However, if an officer elects to retake the written test when it is offered, only the more recent test score will be valid. The practice exercise will consist of presenting the officer with a simulated event and then requiring the officer to complete the required report(s) in order to evaluate the candidate's perception, knowledge and report writing skills. The third phase involves the candidate in a role playing exercise. The exercise is designed to evaluate the candidate's knowledge, judgment, composure, interpersonal skills, leadership and decision making. The practice exercise and role playing phase may be combined. The final phase consists of an oral board made up of the three (Sergeants or lieutenants or any combination) from law enforcement agencies in the state. The City will assemble and select the board and bear any associated costs during the oral board. Candidates will be asked to respond to questions concerning situations a Sergeant with APD would be expected to encounter.

Each phase (1-4) will be graded separately and weighted at 25 percent of the total score of 100 (25 points each).

All candidates will be given the same written exam (phase I), and presented with the same practical exercise (phase II) and role playing scenario (phase III). The oral board will be unscripted (phase

IV).

30.5 The FOP may have one (1) proctor present during any part of the examination process (written or oral). The proctor shall act as an observer and will not interfere with the examination.

30.6 The Chief of Police will be able to pick from the top three employees on the promotional list when determining who is to be promoted. The promotional list shall be valid for 24 months from the date of its inception. Should the City offer a new test before the expiration of the promotional list, the officers on the current list shall have the option to re-test. The rankings shall be from highest score to lowest and will incorporate officers from any and all current testing cycles. However, officers will be deleted from the promotion list when their 24-month eligibility expires. As officers are removed, those employees remaining on or added to the promotional list from a new testing cycle will be ranked from the highest score to the lowest.

Article 31

DRUG POLICY

31.1 The City of Alachua and the FOP recognize that the City should not accept any risk to the safety of its employees or members of the public or compromise the quality of our work, services or productivity as the result of alcohol or drug abuse which can impair one's normal mental and physical faculties. Both parties agree to the promotion of a drug free workplace pursuant to Florida State Statute 440.102 and Executive Order 12584 (Drug-Free Workplace Act).

31.2 The FOP agrees to support any policy adopted by the City and abide by all its provisions

Article 32

NON-DISCRIMINATION

32.1 Employees of the City shall have the right to form, join, and participate in, or to refrain from forming, joining, and participating in any employee organization of their own choosing. No employee shall be intimidated, restrained, coerced, or discriminated against by either the City or the FOP, because of the exercise of these rights.

32.2 The City and the FOP shall apply the provisions of this Agreement equally to all employees without

discrimination, because of age, sex, race, creed, religion, national origin or disability except where the law allows consideration of such factors.

32.3 The use of masculine or feminine gender in this Agreement shall be construed as including both genders.

Article 33

SAFETY

33.1 It shall be the joint responsibility of the City of Alachua and the FOP to work cooperatively to ensure the safest working environment possible.

33.2 "The City or the Fraternal Order of Police may call a safety meeting and any convenient time to discuss safety concerns.

Article 34

CONTRACT FORMAT

The City of Alachua and the FOP Bargaining Unit have and continue to adopt the following format for Contract between the City of Alachua and Gator Lodge 67 Fraternal Order of Police to be effective fiscal year 2016/2017 and thereafter:

Article #

Title

#.1 First Level

A. Second Level
1. Third Level
a. Fourth Level
(1) Fifth Level
(a) Sixth Level
i. Seventh Level
a. Eight Level
1. Ninth Level

#.2 ect…

TERM OF AGREEMENT

This contract is ratified and shall be effective October 1, 2022 after approval by the City of Alachua Commission and will remain in effect until September 30, 2025 This contract will remain in full force and effect until its successor is ratified and implemented.

Effective Date of Compesation Changes

DATE TO OPEN

FISCAL YEAR 2025/2026 NEGOTIATIONS

The City and the FOP, during the first week of July 2025, agree to coordinate the scheduling of the first negotiating session to be held no later than July 29, 2025.

Signature Page to Follow

IN WITNESS WHEREOF, the parties hereto have affixed their signatures on the date sworn.

9/22/22
Date

W. Michael DaRoza, City Manager

THIS AGREEMENT was ratified by a majority of the members of the Bargaining Unit in voting conducted 2022.

9-22-22
Date

Tristan Grunder, FOP Bargaining Representative
Gator Lodge 67, Fraternal Order of Police, Inc.

9-22-22
Date

Carlos Hunt, APD Employee Representative

THIS AGREEMENT is ratified by the Alachua City Commission and the Mayor authorized and directed to affix his signature this ___day of _____, 2022.

Attest:

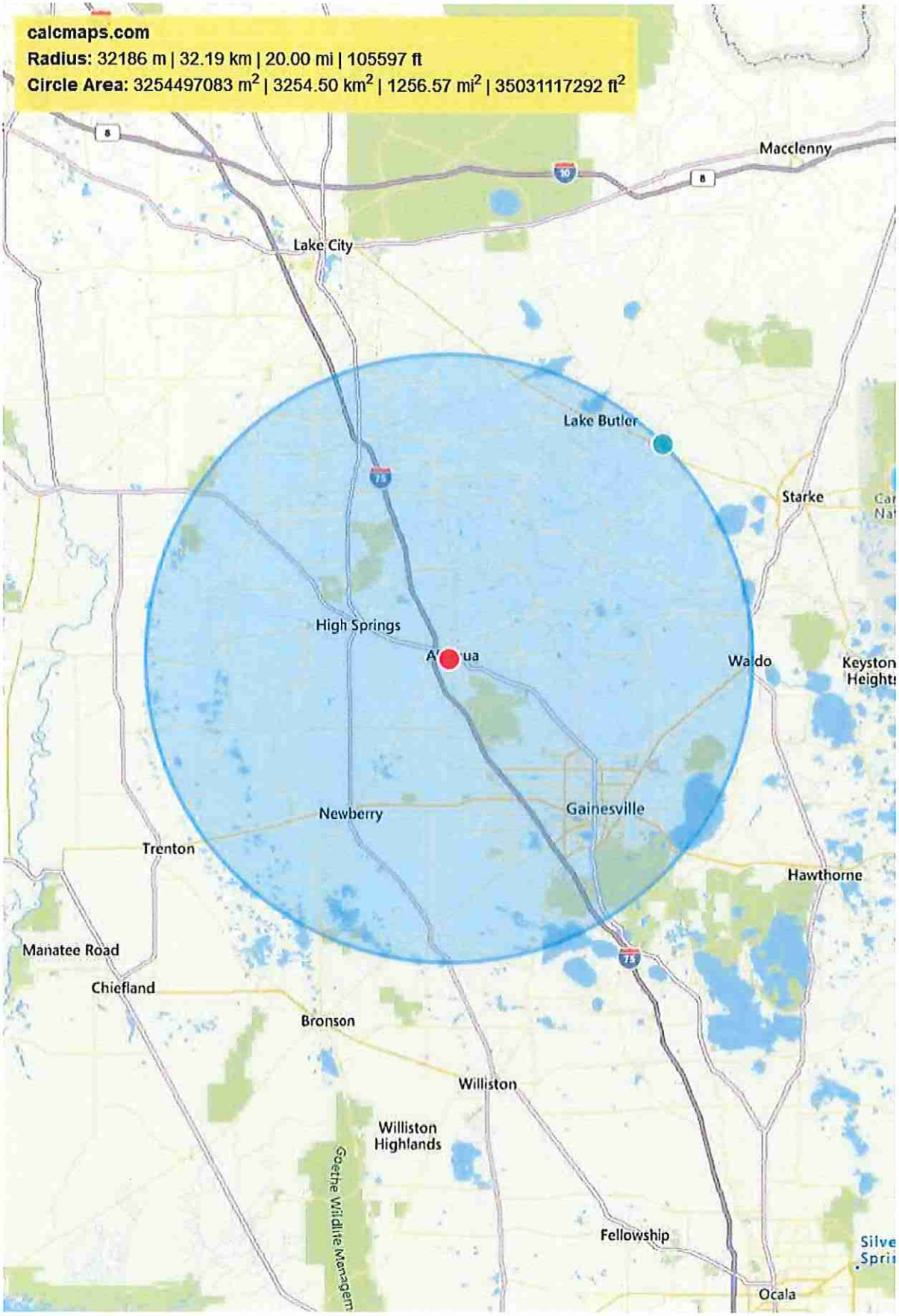
W. Michael DaRoza, City Manager/City Clerk

Gib Coerper, Mayor

APPROVED AS TO FORM

Date

Marian Rush, City Attorney


calcmaps.com
Radius: 32186 m | 32.19 km | 20.00 mi | 105597 ft
Circle Area: 3254497083 m² | 3254.50 km² | 1256.57 mi² | 35031117292 ft²
Macclenny
Lake City
Lake Butler
Starke
High Springs
Waldo
Keystone Heights
Newberry
Gainesville
Trenton
Hawthorne
Manatee Road
Chiefland
Bronson
Williston
Williston Highlands
Fellowship
Ocala

9-22-22

FOP FY 22/23 Law Enforcement Progessive Pay Plan Bagaining Unit Roster

Name	DOH	Position Title	Progressive Pay Plan Level	Current Hourly Rate	New Hourly Rate	Dollar Amount Increase Per Hour	Base Annual Compensation	New Annual Salary
POLICE OFFICER								
Bohannon, M.	06/30/22	Police Officer	2	$ 19.47	$ 19.86	$ 0.39	$ 40,497.60	$41,308.80
Eady, J.	07/29/22	Police Officer	2	$ 19.47	$ 19.86	$ 0.39	$ 40,497.60	$41,308.80
Freites Lucas, M.	10/11/21	Police Officer	2	$ 19.47	$ 19.86	$ 0.39	$ 40,497.60	$41,308.80
Gaston, A.	05/02/22	Police Officer	2	$ 19.47	$ 19.86	$ 0.39	$ 40,497.60	$41,308.80
Payne, A.	01/10/22	Police Officer	2	$ 19.47	$ 19.86	$ 0.39	$ 40,497.60	$41,308.80
Snider, R.	07/27/22	Police Officer	2	$ 19.47	$ 19.86	$ 0.39	$ 40,497.60	$41,308.80
Lamar, J.	08/22/16	Police Officer	3	$ 19.86	$ 20.46	$ 0.60	$ 41,308.80	$42,556.80
Coppock, J.	05/03/21	Police Officer	3	$ 19.47	$ 20.46	$ 0.99	$ 40,497.60	$42,556.80
Hudson, B.	04/01/13	Police Officer	4	$ 20.43	$ 21.07	$ 0.64	$ 21,247.20	$21,912.80
Brown, T.	10/31/19	Police Officer	5	$ 20.84	$ 21.70	$ 0.86	$ 43,347.20	$45,136.00
Flaherty, Z.	05/19/20	Police Officer	5	$ 20.85	$ 21.70	$ 0.85	$ 43,368.00	$45,136.00
Pilgrim, R.	08/03/15	Police Officer	6	$ 21.46	$ 22.35	$ 0.89	$ 44,636.80	$46,488.00
Gordon, A.	06/17/19	Police Officer	6	$ 21.48	$ 22.35	$ 0.87	$ 44,678.40	$46,488.00
Stanfield, T.	11/16/15	Police Officer	6	$ 21.67	$ 22.35	$ 0.68	$ 45,073.60	$46,488.00
Railey, B.	12/02/19	Police Officer	7	$ 22.18	$ 23.02	$ 0.84	$ 46,134.40	$47,881.60
Zaragoza, F.	05/06/19	Police Officer	9	$ 23.21	$ 24.43	$ 1.22	$ 48,276.80	$50,814.40
Vargas, C.	12/08/03	Police Officer	13	$ 26.02	$ 27.49	$ 1.47	$ 54,121.60	$57,179.20
Parks, D.	01/24/96	Police Officer	14	$ 26.78	$ 28.32	$ 1.54	$ 55,702.40	$58,905.60
SERGEANTS								
Young, B.	11/14/11	Police Sergeant	3	$ 24.85	$ 26.01	$ 1.16	$ 51,688.00	$54,100.80
Horn, J.	06/12/07	Police Sergeant	4	$ 25.26	$ 26.79	$ 1.53	$ 52,540.80	$55,723.20
Hunt, C.	01/15/18	Police Sergeant	4	$ 25.26	$ 26.79	$ 1.53	$ 52,540.80	$55,723.20
Howell, R.	02/26/15	Police Sergeant	4	$ 25.50	$ 26.79	$ 1.29	$ 53,040.00	$55,723.20
Chalker, D.	09/27/05	Police Sergeant	6	$ 27.55	$ 28.43	$ 0.88	$ 57,304.00	$59,134.40
Smith, J.	02/19/04	Police Sergeant	7	$ 28.11	$ 29.28	$ 1.17	$ 58,468.80	$60,902.40
Floyd, D.	12/19/96	Police Sergeant	10	$ 30.79	$ 31.99	$ 1.20	$ 64,043.20	$66,539.20
Newsome, C.	01/22/97	Police Sergeant	14	$ 35.55	$ 36.01	$ 0.46	$ 73,944.00	$74,900.80
							$1,234,948.00	$1,282,143.20	$47,195.20
							3.82%	

Level 2
Level 3
Level 4
Level 5
Level 6
Level 7
Level 8
Level 9
Level 10
Level 11
Level 12
Level 13
Level 14
Level 15
Level 16
Level 17

All BUs are Sited in the plan as shown

9-22-22

FOP FY 22/23 Progressive Plan Level Bagaining Unit Roster

City of Alachua
Law Enforcement Progressive Pay Plan

Position	*Hourly Rate of Pay*									
Level	1	2	3	4	5	6	7	8	9	10
Police Officer	$19.47	$19.86	$20.46	$21.07	$21.70	$22.35	$23.00	$23.69	$24.40	$25.13
	11	12	13	14	15	16	17			
	$25.89	$26.66	$27.46	$28.29	$29.14	$30.01	$30.94			
Level	1	2	3	4	5	6	7	8	9	10
Police Sergeant	$24.52	$25.26	$26.01	$26.79	$27.60	$28.43	$29.28	$30.16	$31.06	$31.99
	11	12	13	14						
	$ 32.95	$ 33.94	$ 34.96	$ 36.01						

Notes: $19.47 - $30.94 Police Officer Pay Range
$24.52 - $36.01 Police Sergeant Pay Range

9-22-22

PREAMBLE

This agreement is entered into between the City of Alachua (The City") and the Gator Lodge 67, Fraternal Order of Police, Inc. ("FOP" or "the Union"). The "Police Department" referenced in this Agreement is the Alachua Police Department; hereinafter APD, of the City of Alachua, Florida.

It is the intent and purpose of the City and the FOP to set forth herein their entire agreement concerning wages, hours, and other terms and conditions of employment. There shall be no individual arrangement contrary to the terms of this Agreement.

The words "employee" and "member" are used interchangeably throughout this Agreement. These words are synonymous and refer to employees of the City of Alachua Police Department who are members of the bargaining unit covered by this Agreement.

This Agreement is primarily intended to promote the interests of the citizens of Alachua and the public in general and having at all times available to them services on the most efficient and economical basis practically achievable. The City, the FOP, and each member of the bargaining unit agree to use their best efforts to serve the citizens of the City and the public in general, to see that the public is served efficiently and with dedication to its interests, to assure that the services of the City are provided without interruption and with the highest standards of proper public performance.

It is contemplated that this Agreement will serve the public interest by maximizing the efficiency and productivity of employees of the Alachua Police Department by insuring that members of the bargaining unit will at all times be responsive to and make every reasonable effort to carry forward the City's legitimate activities and functions with promptness and dispatch, and will accept and execute promptly all instructions and orders given to them; and by defining the City's obligations to the FOP and members of the bargaining unit, and the FOP and members of the bargaining unit's obligations to the City, thus avoiding disputes; and to provide a procedure for the resolution of claims that this Agreement has been violated by either party, without any interruption of, or other interference with, the operation of the Police Department.

"Days" in this Agreement means working days during a pay period.

Article 1

RECOGNITION

1.1. The City hereby recognizes the Gator Lodge 67, Fraternal Order of Police, Inc., hereafter referred to as the FOP to be the exclusive bargaining representative for all matters affecting wages, hours, and working conditions for those employees in the unit certified by the Public Employees Relations Commission**. Certification Number 1791**

Included: All employees of the City of Alachua Police Department in the classification of communications operator, patrolman (police officer) ~~I, II, III),~~ and sergeant.

Excluded: All other employees of the City of Alachua Police Department, excluding specifically the police chief, the assistant chief, lieutenants(s) and the communications supervisor, and all other employees of the City of Alachua.

1.2. It is further understood and agreed that the FOP shall designate, in writing, those individuals who may speak on its behalf in any matter between the FOP and the City; however, such matters shall include only those matters with which the FOP has the authority regarding its membership. Any written notice designating any individual to speak on behalf of the FOP shall state the period of time for such designation. Furthermore, a written list of the officers and representatives of the FOP, and those individuals who are authorized to speak on behalf of the FOP, shall be furnished to the Chief of Police immediately upon their designation and the Chief of Police shall be notified, in writing, of any changes of said representative within five (5) days of such change.

1.3 Nothing in this Article, however, shall prohibit any member of the bargaining unit from discussing any concern, complaint or suggestion with his or her supervisor, Division Commander or Chief of Police.

1.4 The terms Member and Employee are used interchangeably and refer to members of the certified collective bargaining unit (BU).[GW1][GW2]

Article 2

GRIEVANCE AND ARBITRATION PROCEDURE

2.1 In a mutual effort to provide a harmonious working relationship between the parties to this Agreement, it is agreed and understood that there will be procedure for the resolution of grievances between the parties and that such procedure shall cover grievances involving discharge, suspension, demotion, or any other adverse personnel action against a member covered by this Agreement or any other dispute between the City and one or more employees concerning the interpretation or application of, or compliance with the agreement including disputes regarding discipline. The discharge, discipline, demotion, layoff or suspension of probationary/training employees on initial hire or rehire shall not be subject to the grievance procedure of this Agreement.

2.2 Every effort will be made by the parties to settle any grievance as expeditiously as possible. Any grievance not answered by Management within the prescribed time limits shall automatically advance to the next higher step. Should the grieving party fail to observe the time limits as set forth in the steps of this Article, grievance shall be considered conclusively abandoned.

2.3 Grievances shall be presented in the following manner:

Step 1: Employee shall first take up grievance with the immediate supervisor within five (5) working days of the occurrence of the event(s) which gave rise to the grievance or from the date which the employee becomes knowledgeable of the cause of action. If the event which gave rise to the grievance occurred at a time when the employee was on annual leave, sick leave or other compensated leave, the five (5) working day period shall commence running immediately upon the employee's return from such compensated leave. The first step shall be on an informal and oral basis. The FOP representative may be present to represent the employee. The immediate supervisor shall render decision within five (5) working days.

Step 2: Any grievance which cannot be satisfactorily settled with the immediate supervisor shall be reduced in writing by the employee or a FOP representative and shall next be taken up with the Chief of Police through the grievant or the representative of the FOP and the Chief of Police within five (5) working days after completion of Step 1. The Chief of Police shall within five

(5) working days after discussion render decision in writing, with a copy to the employee's organization.

Step 3: Any grievance not satisfactorily settled at Step 2 will be taken up with the City Manager or designee within five (5) days from the date the Chief of Police has rendered decision. The grievance as specified in writing shall be discussed by and between the employee and representative of the FOP and the City Manager within five (5) working days after completion of Step 2. The City Manager shall, within five (5) working days, render a written decision.

Step 4: Arbitration: In the event a grievance processed through the grievance procedure has not been resolved at Step 3 above, the FOP and/or the grievant may request that the grievance be submitted to arbitration within fifteen (15) working days after the City Manager renders a written decision on the grievance. The arbitrator will be any impartial person mutually agreed upon by and between the parties. If an impartial arbitrator cannot be mutually agreed upon within fifteen (15) days after the grievance is submitted to arbitration, then the parties shall jointly request the Federal Mediation and Conciliation Service to furnish a panel of seven (7) names from which each party shall have the option within five (5) days of receipt by striking three (3) names in alternating fashion, with the grieving party striking first.

A. The City and the FOP and/or grievant shall attempt to mutually agree in writing as to the statement of the grievance to be arbitrated prior to the arbitration hearing, and the arbitrator thereafter, shall confine decision to the particular grievance thus specified. In the event the parties fail to agree on the statement of the grievance to be submitted to the arbitrator, the arbitrator will confine consideration and determination to the written statement of the grievance presented in Step 3 of the grievance procedure.

B. The arbitrator shall fashion, an appropriate remedy for violations of the provisions contained in this Agreement.

C. The arbitrator shall have no authority to change, amend, add to, subtract from, or otherwise alter or supplement this Agreement to any part thereof or amendment thereto. The arbitration hearing shall be conducted in accordance with the Rules of Procedure promulgated by the Federal Mediation and Conciliation Service.

D. Each party shall bear the expense of its own witnesses and of its own representatives for purpose of the arbitration hearing. The impartial arbitrator's fee and related expenses and expenses of obtaining a hearing room, if any, shall be equally divided between the parties. Any party desiring a transcript of the hearing shall bear the cost of such transcript unless both parties mutually agree to share said cost.

E. Copies of the arbitrator's award shall be furnished to both parties within thirty (30) days of the close of the arbitration hearing. The arbitrator's award shall be final and binding on the parties.

F. Where a grievance is general in nature, in that it applies to a number of employees rather than a single employee, or if the grievance is directly between the FOP and the City, such grievance shall be presented by the FOP Representative, in writing, directly to the City Manager, (Step 3) within ten (10) working days of the occurrence of the event(s).

G. All above-mentioned time frames may be extended in writing by mutual agreement.

Article 3

DUES DEDUCTION

3.1 Any member of the Bargaining Unit may have membership dues deducted from wages. Dues shall be deducted once each month and shall thereafter be transmitted to the FOP, accompanied by a list of those employee's names whose dues are included.

3.2 The FOP agrees to indemnify, defend and hold the City harmless against any and all claims, suits, orders of judgments brought or issued against the City as a result of any action taken or not taken by the City under the provisions of this Article.

Article 4

MANAGEMENT RIGHTS

4.1 It is the right of the Employer to determine unilaterally the purpose of each of its constituent agencies, set standards of services to be offered to the public and exercise control and discretion

over its organization and operations.

4.2 In addition, the FOP recognizes the sole and exclusive rights, powers and authority of the Employer further include, but are not limited to, the following: to direct and manage employees of the City; to hire, promote, transfer, schedule, assign and retain employees, to suspend, demote, discharge or take other disciplinary action against employees for proper cause; to relieve employees from duty because of lack of work, funds, or other legitimate reasons; to maintain the efficiency of its operations including the right to contract and subcontract existing and future work; to determine the duties to be included in job classifications and the numbers, types and ranks of positions or employees assigned to an organizational unit, department or project; to assign overtime and to determine the amount of overtime required, to control and regulate the use of all its equipment and property; to establish and require employees to observe all its rules and regulations, to conduct performance evaluations; and to determine internal security practices. The Employer agrees that, prior to substantial permanent lay-off of FOP bargaining unit members, it will discuss such with the FOP.

4.3 Civil Emergency

A ~~4.3~~ Civil Emergency, if determined i~~If, i~~n the sole discretion of the City Manager or ~~/~~Designee and it is~~, it~~ ~~determined~~ declared that civil emergency conditions exist, including, but not limited to, riots, civil disorders, severe weather conditions (or similar catastrophe), the provisions of this Agreement may be suspended by the City Manager or ~~/~~Designee during the time of the declared emergency, provided that wage rates and monetary fringe benefits shall not be suspended. Should an emergency arise, the FOP shall be advised as soon as possible of the nature of the emergency.

Article 5

PERSONNEL RECORDS

5.1 Each employee covered by this Agreement shall have the right to inspect his or her official personnel file, provided, however, that such inspection shall take place during working hours at the location where the official personnel file is kept. The employee shall have the right to make

duplicate copies of any items contained in his or her official personnel file.

5.2 Employees shall have the right to file a written response to any letter of reprimand or to any document which is placed in the employee's official personnel file as a result of supervisory action or citizen complaint. At the employee's request any such written response shall be included in the employee's official personnel file together with the letter of reprimand or other document against which it is directed.

5.3 To the extent permitted by law and in order to protect the privacy and promote the safety of individual police officers, the City agrees not to directly or indirectly furnish the news media or the public with any employee's home address, telephone number **or** photograph.

5.4 The FOP agrees not to directly or indirectly furnish the news media or the public with personnel records without the consent of the City and the employee thus insuring the confidentiality of personnel records other than required by law.

Article 6

SENIORITY

6.1 The City agrees that time in service shall consist of continuous accumulated paid service with the City of Alachua Police Department. It shall be computed from the date of hire. Seniority is defined as time in rank or classification from the date of successful completion of the probation/training period. Members serving in a higher rank or classification shall have seniority over those of lower rank or classification Seniority shall accumulate during leaves of absence due to injury, illness, vacation, or any other leave authorized and approved by the City.

6.2 Vacation periods for each calendar year shall be drawn by employees on the basis of seniority in rank.

6.3 In the event of a layoff for any reason, employee rank, performance evaluations and classification will be the determining factors used by the City. In the event that more than one employee has the same performance evaluation, employees will be laid off in the inverse order of their rank and seniority. Any employee to be laid off, who has advanced to present classification from a lower

rank or classification, in which he or she held a permanent appointment, shall be given an open position in a lower rank or classification. His or her seniority in the lower classification shall be established according to the date of permanent appointment with the Police Department. No new employee shall be hired in any classification until all employees on layoff status in that classification have had an opportunity to return to work. Employees shall be called back from layoff with rank and the performance evaluation being the determining factors. In the event that more than one employee of the same rank and classification has the same performance evaluation, employees will be recalled according to the seniority in rank or classification from which the employee was laid off.

6.4 Employees shall be notified of their recall to work by registered letter mailed to their address of record and shall be given fifteen (15) calendar days to return to work. A recalled employee shall notify the employer in writing of the employee's intent to return to work within five (5) calendar days of notice of attempt to deliver the recall letter.

6.5 An employee laid off pursuant to this Article, provided the insurance carrier concurs, shall be given the opportunity to continue insurance coverage in existing programs during the layoff provided that the premiums for such insurance programs shall be paid by the employee on a monthly basis in advance of the month due.

6.6 Recall will be the current rate of pay for classification and rank but not lower than that of the employee when laid off. Upon recall, all credit for seniority shall be restored.

In the event of a vacancy in an assignment, or a promotional vacancy, seniority will be given reasonable consideration, but will not be the determining factor.

6.7 Seniority shall also be considered in the selection of any employee to be sent to any type of school or training.

Article 7

LEAVE OF ABSENCE

7.1 **Leave of Absence Without Pay:**

The decision to grant leave without pay (leave of absence) is a matter of administrative discretion. It shall be incumbent upon the Chief of Police to weigh and determine each case on its own merits. Any leave of absence for a period of thirty (30) days or more must have the approval of the City Manager. Failure of any employee to timely return to duty upon expiration of his/her leave of absence shall constitute the resignation of that employee. Holidays, sick leave, annual leave, seniority and any other benefits based on time spent in the employment of the City shall not accrue during a leave of absence without pay provided, however, that the employee may maintain health insurance coverage by paying the total cost of his/her group insurance premium. Longevity increases, merit increases and any other increases for which an employee may become eligible based on whole, or in part on length of service with the City shall not be credited during any period of leave of absence without pay.

A. An employee shall return from leave of absence at the same rank and pay as at the time of commencement of leave of absence.

B. Any employee who is a member of the National Guard or an organized military service unit of the United States will be granted a leave of absence when called to active duty or for training with the armed forces in accordance with State and Federal Law. Military leave shall be granted in accordance with the provisions of State and Federal Law. All employees entitled to military leave shall give their supervisor an opportunity, within the limits of military regulations, to determine when such leave shall be taken.

~~7.2 **General**~~

~~An employee shall return from any leave of absence at the same rank and pay as at the time of commencement of the leave of absence.~~[GW3]

~~Military leave shall be granted in accordance with the provisions of State and Federal Law. All employees entitled to military leave shall give their supervisor an opportunity, within the limits of military regulations, to determine when such leave shall be taken.~~[GW4]

7.2~~3~~ **Leave of Absence with Pay**

Leave with pay for sufficient cause (including illness if sick leave is unavailable) may be granted to regular employees of the City, by the City Manager, up to and including five (5) consecutive working days in any twelve-month period. More extended periods of leave with pay may not be granted except by express approval of the City Commission. This provision is applicable only if all accrued vacation time is exhausted.

Article 8

PROBATIONARY /TRAINING PERSONNEL

8.1 All ~~new~~ Sworn Officers promoted to Sergeant or Communication Operators (COs)~~members and those who have been~~ promoted to a higher classification ~~or rank~~ shall serve a probationary/training [GW5]period of 365 days, which can be extended for up to 6 months at the discretion of the Chief of Police, during which time they shall not be entitled to any seniority rights but during such period shall be subject to all terms and conditions of this Agreement.

8.2 Upon successful completion of said 365 days or such period of extension as provided for in 8.1.~~,~~ ~~new employees shall be shown as regular full time employees and those promoted within the classification of Police Officer or to Sergeant~~ Both shall accrue seniority in classification or rank [GW6]from the date of successful completion of the probationary/training period.

Article 9

BULLETIN BOARDS

9. 1 The City agrees to provide a bulletin board for FOP use at the APD Police Station.

9. 2 The City shall permit the FOP to post notices of FOP business and matters relating to the administration of this Agreement.

9. 3 The City will post any proposed changes to City Policies and Procedures (COAPP) ~~to~~or APD Policies and Procedures in the Directive Management System (PDMS) ~~Policies and Procedures~~ on the FOP Bulletin Board as Provided in Article 13.4 at least 30 days prior to effective [GW7]date of the proposed changes~~, as provided in Article 13.4~~.

9. 4 The City has created a FOP -intranet portal where the FOP and City can post approved material for bargaining unit members.

~~9. 5 The City will also post notices to FOP and unit members on the site.~~[GW8]

9.~~5~~6 The City will post, thirty (30) days in advance of the projected assignment date, all opportunities for lateral transfer to new or open positions. Posting will be on the FOP Bulletin Board and all interested and eligible bargaining unit members shall submit by email to the Chief of Police the written reasons for the request, qualifications and other support for transfer to the assignment. All Such requests shall be received by the Chief, as evidenced by proof of sending the email on the City IT System to the Chief, fourteen (14) days before the published assignment date. The Chief of Police, as provided for in Article 4, will consider all such requests and make the final staffing decision and selection from the members of the entire bargaining unit as the Chief determines to be in the best interests of the City.

Article 10

VOTING/POLITICAL ACTIVITY

10.1 During a primary, general, or special election, an employee who is a registered voter whose hours of work do not allow sufficient time for voting shall be expected to take advantage of early voting, absentee ballot or other options available to the public.

10.2 Employees will be allowed to engage in the full range of political activities guaranteed to all citizens while off duty and not in uniform.

Article 11

INTERNAL INVESTIGATIONS & OBLIGATIONS TO THE PUBLIC

11.1 The parties recognize that the security of the City and its citizens depends to a great extent upon the manner in which the employees covered by this Agreement perform their various duties. Further, the parties recognize that the performance of such duties involves these employees in all manner of contacts and relationships with the public and out of such contact and relationships, questions may arise or complaints may be made concerning the actions of employees covered by this Agreement.

Investigation of such questions and complaints must necessarily be conducted by a sworn law enforcement officer whose concern must be the security of the City and preservation of the public interest.

In order to maintain the security of the City and protect the interests of its citizens, the parties agree that the City must have the unrestricted right to conduct investigations of citizen complaints and matters of internal security; provided, however, that any investigative interrogation of any employee covered by this Agreement relative to a citizen complaint and or a matter of internal security shall be conducted under the following conditions and following the provisions of F.S.S. 112, the Police Officer's Bill of Rights.

A. No employee shall be ordered to submit to any device designed to measure the truth of his/her responses during questioning, provided, however, that there shall be no restriction on the right of any employee to submit to such device on a voluntary basis.

B. In the interest of internal security and fairness to the employee under investigation, the City insofar as is legally permissible, agrees to make no conclusionary public statements concerning the validity of the allegations under investigation until such time as the investigation has been completed. In the event the employee under investigation, or any organization or person representing said employee makes public statement concerning the allegations under investigation, the City shall have the right to respond in any manner it deems appropriate.

C. In all cases wherein an employee is to be interrogated concerning an alleged violation of Department Rules and Regulations which, if proved, may result in dismissal or in some other disciplinary measure, the employee shall be afforded a reasonable opportunity and facilities to contact and consult privately with an attorney of his/her choosing and with the representative of the FOP, who may be present during all interrogation. The attorney and their FOP representative may be present during the interrogation. When the attorney and/or representative is not immediately available and conditions permit, the interrogation will be postponed for twenty-four (24) hours or to a date mutually agreed upon.

D. In cases where the City chooses to relieve an employee from duty pending an investigation or other administrative determination, the following conditions will prevail:

The employee will remain on full salary and allowances and shall not lose any benefits during this period of time.

Should disciplinary action result from the investigation, that period of time in which the employee was relieved from duty will be included in disciplinary action. In the event that an employee has been paid, the employee's accumulated leave or compensatory time shall be charged as a set-off.

E. The findings of internal affairs investigations shall be labeled:

1. Unfounded – The act or acts complained of did not occur or did not involve APD personnel.

2. Not-sustained – Insufficient evidence to clearly prove or disprove the allegation/complaint.

3. Sustained – The preponderance of evidence clearly proves the allegation/complaint.

4. Exonerated – The act or acts did occur, but were justified, lawful and proper.

5. Exonerated due to policy failure – A finding of conclusion that policy, procedure, rule or regulation covering the situation was non-existent or inadequate.

F. Only "Sustained" complaints will be inserted in an officer's personnel file.

G. The charge "conduct unbecoming an officer" can be used provided it is qualified by "in that the officer did (describe the conduct in detail)."

H. The City shall not discharge or discipline any bargaining unit employee without proper cause and due process, except in layoff situations (Article 4 and Article 6).

11.2 If the City feels there is proper cause for disciplinary action the employee will be notified in writing that he/she will be disciplined clearly stating the reasons.

A. In the event an employee becomes the subject of a formal Departmental or City investigation arising from a complaint or allegation, the Department or the City, whichever is appropriate, shall notify the employee of the complaint unless a criminal investigation is initiated.

B. Upon conclusion of the formal investigation the employee will be notified of the disposition of the complaint.

Article 12

LEGAL BENEFITS

12.1 The City will defend employees against any legal actions against them as a result of their actions while acting in the scope of their employment (i.e. in the line of duty), unless such employee acted in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety or property (acting outside legal authority).

12.2 The City agrees to indemnify all employees against judgments levied against them as a result of their actions while acting in the scope of their employment, unless the employee acted in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety or property (outside legal authority).

Article 13

DISCIPLINE, RULES AND REGULATIONS[GW9]

13.1 It is agreed that employees covered by this Agreement shall be subject to the ~~City of Alachua Personnel Policies and Procedures and the Alachua Police Department Operations Manual~~COAPP and PDMS as either one now exists or may be amended. Should there be any conflict between the provisions of ~~the Operations Manual and the City Personnel Policies and Procedures~~PDMS, the ~~City Personnel Policies and Procedures~~ COAPP shall prevail. This Agreement shall prevail in any conflict with either the ~~Alachua Police Department Operations Manual~~PDMS or the ~~City of Alachua Personnel Policies and Procedures~~COAPP.

13.2 Failure of employees to comply with the terms of the ~~City Personnel Policies and~~

~~Procedures~~COAPP and the ~~Police Department Operations Manual~~ PDMS may result in the imposition of disciplinary action pursuant to the provisions of these above cited Rules.

13.3 It is the understanding and the intention of the parties that any disciplinary action taken in the case of an employee in this bargaining unit shall be subject to the grievance procedure as provided in Article 2 of this Agreement.

13.4 New or revised rules implemented within the ~~Police Department Operations Manual~~PDMS and any changes in ~~the City of Alachua Personnel Policies and Procedures~~COAPP, shall be posted on the FOP bulletin board at least 30 days prior to the effective date if the proposed changes in Policy and Procedures will impact wages, hours or terms and conditions of employment If the FOP disagrees with a new or changed Police Department rule or ~~City Personnel Policies and Procedures~~COAPP, it shall make a written request for a meeting with the designated city bargaining representative to attempt to reach a mutual agreement. The FOP request shall be shall be delivered to the designated city bargaining representative and the meeting shall be held prior to the proposed effective date of such rule. The 30 day posting requirement may be waived by mutual agreement between the local FOP Representative and the City Representative.

13.5 A copy of the ~~City Personnel Policies and Procedures~~COAPP and PDMS ~~is issued to each member and~~ both ~~is~~ available on COA Intranet.

Article 14

TEMPORARY ASSIGNMENT TO A HIGHER CLASSIFICATION

14.1 Employees temporarily serving (acting) in a position of higher rank shall be paid for such hours at the minimum rate of the position being filled or at least five percent (5%) higher than the employee's ~~base~~ then current [GW10]rate, whichever is greater.

Article 15

TRAINING

15.1 Where the City requires any employee to attend supervisory training and/or training in specialized techniques, the City will make every reasonable effort to facilitate the employee attending such

training during normal working hours. In the event the City is unable to schedule the employee to attend such training during normal working hours, the employee shall be required to attend such training during off-duty hours. However, the time spent by the employee in such training during off-duty hours shall be compensated in accordance with Hours of Work and Overtime.

15.2 All sworn officers will be required to train and qualify with their service weapon on a semi-annual basis. The training will be conducted by a certified firearms instructor. All ammunition and safety equipment will be furnished by the City. Any employee required to attend such training during off-duty hours will be compensated in accordance with Hours of Work and Overtime. An employee will be required to post a score of at least seventy-five (75%) to qualify. Any employee posting a score of ninety-two percent (92%) or better, two consecutive semiannual times, will receive a bonus of one day of paid leave, not charged against any other leave time, to be taken by employee at any time, with approval of the supervisor.

15.3 Transportation to the pistol range or transportation to any required and scheduled training shall be provided by the Police Department. In the event such transportation is not available, the employee shall be entitled to applicable travel time and mileage allowance, at the current rate established by the I.R.S.

15.4 Current Florida State Statutes are on file at the Police Department and online for use by all personnel.

Article 16

FOP REPRESENTATIVE

16.1 The Employee Organization (FOP) shall be represented by its President or his/her designee.

16.2 An employee representative of the FOP shall be permitted reasonable access to all departmental work locations at reasonable times to handle specific grievances and matters of interpretation of the Agreement.

16.3 The City shall provide the FOP on an annual basis a complete roster of the bargaining unit, including name, rank, address, telephone (unless unlisted), present assignment and current pay scale.

16.4 One (1) employee representative of the FOP who is engaged in the negotiation of this contract or in the successor contract shall be allowed to attend the negotiation sessions that occur within their normal duty hours without loss of pay or benefits.

Article 17
EDUCATIONAL ASSISTANCE

17.1 Educational Assistance Plan

The plan is designed to assist regular full time City employees in obtaining a college education, up to and including a B.A/B.S., in subjects that maintain or improve skills in their position.

17.2 Application Procedure

A. The employee must have successfully completed all applicable training periods.

B. The employee must submit a timely application to his/her Department Director prior to registering for the course. Application forms are available on COA Intranet – Human Resources. Approved applications will be sent to the Human Resources Director for final budget and management review and decision.

C. Employee will only be reimbursed if still employed by the City upon completion of the course.

D. Employee must certify that he/she is not receiving any funds for reimbursement from any source other than the City of Alachua (i.e. grants or other source of financial aid).

E. A grade of "C" or higher is required as a final grade for the course

17.3 Reimbursement

A. Costs for books are not reimbursable as they are considered personal property of the employee.

B. No reimbursement will be made for an incomplete course.

C. The total reimbursement (total pay out to all bargaining unit members) by the City under this Article 17 shall not exceed fifteen thousand dollars ($15,000) for FY 202~~1~~2/202~~2~~3

D. Funds will be committed on a first come first served basis as determined by the date and time applications are submitted to the Chief of Police. Applications must be sent to the Chief by email and are considered submitted the date and time transmitted on the City IT System.

E. A pre-approved application form accompanied by tuition receipt and evidence of satisfactory completion of the course with appropriate grade must be submitted through the Department Director to the Human Resource Department for reimbursement.

17.4 Reimbursement shall be paid as follows:

A. Grade A (+/-) or Pass in Pass/Fail =100%

B. Grade B (+/-) = 90%

C. Grade C (+/-) = 80%

D. Lower than C- = No Reimbursement

Article 18

WORKERS COMPENSATION BENEFITS

18.1 Workers Compensation provides medical and hospitalization expense benefits as well as partial payments in lieu of salary for workers injured on the job per applicable State of Florida Statute 440. 100% compensation will be paid by the City for loss time up to two (2) weeks. After that time payment will be made directly from workers compensation at 66% of total gross. Supplement pay of 34% can be acquired by utilizing sick leave and vacation time. Health insurance premiums will have to be paid by the employee after six (6) months on Workers Compensation Rules. Vacation and sick leave accrual will discontinue after six (6) months on Workers Compensation Rules.

ARTICLE 19

INSURANCE

19.1 The City agrees to furnish regular full time employees a major medical, surgical, hospitalization and dental benefits group insurance plan. Coverage begins the first of the month after the first full calendar month of regular full time employment.

19.2 The City agrees to pay the entire amount (100%) of the premium for the employees. Dependent

coverage will be at the expense of the employee.

Article 20

EQUIPMENT

20.1 The City will provide, at no cost to each employee, all uniforms required by the Police Department including a flashlight and batteries, bulletproof vest with a current warranty and a portable radio.

A The City will provide each sworn employee with an annual stipend of $100 (one hundred dollars) for the purchase of footwear that meets the guidelines according to policy.

B The $100.00 will be paid annually in a lump sum in the first pay period beginning in October 2022~~1~~.

C The $100.00 will be treated as compensation and subject to all required deductions.

20.2 Any employee who shall sustain any breakage, loss or damage to uniform or personal equipment in the line of duty shall have it replaced at no cost to the employee.

20.3 All officers will inspect their vehicle before going on the street. If the officer finds any fault in the vehicle which might be considered a safety hazard, the officer shall inform the shift supervisor. The vehicle will not be returned to duty until all safety hazards are eliminated. When it has been proven that damage is due to operator negligence, the officer shall be subject to disciplinary action.

20.4 Upon completion of the FTO program regular full time sworn officers (Qualified Officer) will be assigned a (take home) vehicle. Officers assigned a take home vehicle~~s~~ are authorized~~shall be allowed~~ to drive their assigned vehicles to and from their~~m his/her~~ residence provided the residence of the employee and described take home ~~use~~use is within a 20 mile driving distance (the limit) of the APD facility at 15000 NW 142nd Terrace, Alachua. Florida. The use of the take home vehicle may occur within or without Alachua County as long as such use is within the 20 driving mile limit described and generally depicted in Exhibit A to this contract. City vehicle~~-~~ may be used~~,~~ as further described and limited in the COAPP or PDMS. Further, it is specifically here agreed that the parties negotiated, agreed and stipulate, in order to generate acceptance and a smooth ~~-~~transition and

implementation~~,~~ of this newly written and agreed contract provision, that ~~–~~ Qualified Officers employed by the APD on or before September 1, 2022 whose official residence was and the same remains located beyond the described 20 mile driving limit may drive~~-~~ the vehicle assigned for take home use as described in this section. Take home use (beyond the 20 mile limit) shall revert to the 20 mile driving limit should the officer change the location of residence. The Chief of Police shall retain the authority and have the discretion to determine a special assignment or other circumstances the Chief finds, in the best interests of the City, justify or require future exceptions.[GW11]

20.5 Patrol vehicles will contain the following equipment in working order: Approved ~~Rotating~~ emergency lights, siren, loudspeaker, two-way radio, shotgun and shells, shotgun locks, first aid kit, fire extinguisher, reflective traffic vest, raincoat, and a prisoner cage guard in all vehicles which shall be ~~use~~in used ~~d~~ when~~to~~ transporting prisoners.

20.6 It is recognized that time is of the essence in meeting the mutual obligations set forth in this article and both parties will expeditiously and with due diligence act to meet their respective obligations.

Article 21

HOURS OF WORK AND OVERTIME

21.1 The following provisions shall govern hours of work and overtime:

A. Eighty (80) hours shall constitute a regular fourteen (14) day work period for all sworn Police Officers including Sergeants, no matter the regular duty assignment. Forty (40) hours shall constitute a regular seven (7) day work period for all other employees covered under this agreement. For the purpose of this Agreement, authorized compensated leave shall mean any leave compensated by the City.

B. Hours worked in excess of a regular forty (40) or regular eighty (80) hour work period shall be compensated at the rate of time and one-half of the employee's regular straight time rate. Compensation will be paid or as compensatory leave if requested by employee and approved by the City.

C. If an employee covered by this Agreement is called out to work at a time outside normal working hours, the employee shall receive a minimum of three (3) hours pay at the rate of time and one-half regular straight time. Call out time that falls either within one hour (1) hour before or within one (1) hour after the regular workday is considered an extension of the work day and is included in the total hours worked on that day.

D. The aforementioned minimum call out compensation shall apply to required off-duty appearances as subpoenaed witness to attend any court, deposition, or other legal matters on pending criminal civil, or traffic cases where the employee is involved in official police capacity. Any witness fees, excluding salary or overtime pay, or any other related fees in connection with the appearance before any court or for the purpose of taking depositions shall be donated by the employee to the APD Explorer Special Revenue Account.

E. No supervisor or official shall take action to cause the non-payment of time and one-half in circumstances wherein the member covered by this Agreement has performed work which entitles the member to payment of time and one-half.

F. Work schedules during any pay period[GW12] will not be changed or altered to avoid the payment of overtime.

G. When an employee is put on a standby status for any reason, he/she shall receive overtime at the established rate of time and one-half regular rate of pay. Standby status is defined as when the personal activities of an employee are restricted to such a degree as not to allow any movement from a designated area or location.

H. An employee performing any authorized extra-duty assignment shall be entitled to the same rights, privileges, and benefits as if working regular duty hours. Compensation for extra-duty assignments will be at the established rate.

I. Hours worked by an employee in an extra-duty status as outlined in APD Extra Duty Policy and Procedures must be paid regardless of work week provisions set forth in Article 21.A.

J. The City will compensate a BU member, at that member's standard rate x 1.5, when that

employee is called in and works a shift not on the member's schedule. This rate of compensation is an exception to the contract provision and practice that overtime is not paid unless, depending on the BU member's status of 7 or 14 day work period, the total hours actually worked by the member are in excess of 40 or 80 hours. This provision shall not apply in the cited instance with the exception of when the member has been compensated for sick time, not including that provided under the Family Medical Act, during the same work period.

K. The City has the authority to establish shifts and to use any method in establishing a shift as well as change, increase, decrease, initiate, restrict and cancel a shift in order to meet the needs of the department and to provide superior service to the community. However, the Department shall make a reasonable effort to provide two (2) weeks prior written notice to the affected employees.

Article 22

ANNUAL LEAVE

22.1 Every regular full time employee shall receive a paid vacation accrued at the following rates for each full calendar year of service.

1 - 5 years…….80 hours

5 - 10 years……....120 hours

10 - 15 years …….136 hours

15 – 20 years……..160 hours

20 or more years……...180 hours

22.2 The following apply to and regulate the use of annual leave:

A. The City will endeavor to accommodate split and/or staggered individual vacation dates applied for by the member as a part of the paragraph (3) request

B. Bargaining unit members must submit, between November 1 and December 31 by email to the Chief of Police, or designee, initial vacation requests for the next calendar year. Any employee hired after November 1 and before December 31 of any given year will comply

with this section if a leave request is to be submitted for vacation leave in the next calendar year. Subsequent request will be considered on the same first come first served/seniority basis

C. Dates will be assigned (vacation leave granted) on a first come first served basis as determined by the (email) date/time applications are submitted and seniority shall control in the event of concurrent requests.

D. Article 13 of this contract and The City of Alachua Personnel Policies and Procedures Manual shall apply as appropriate.

22.3 An employee request that accrued annual time be cashed-in in lieu of leave taken, may be approved or rejected at the option and discretion of the City.

22.4 Accumulated annual leave not used during the calendar year in which it is eligible to be taken may be carried over or accumulated to the following calendar year. However, an employee cannot carry over more than 240 hours of annual leave beyond each calendar year ending December 31. It is the responsibility of the bargaining unit member to be aware of accrued and accruing annual leave and apply for (section 22.2) and maintain a balance that will not exceed a maximum accrual of 240 hours. Vacation and personal leave hours current totals for each member are published and listed on each employed pay notice ("stub") issued each pay period.

22.5 Unless employee resigns without two weeks notice or is terminated for violation of City's Personnel Policies and Procedures, employee shall be paid for granted and unused annual leave in the regular scheduled final paycheck for wages earned. Under no circumstances will an employee be paid for more than 200 hours of unused annual leave.

22.6 Should the City increase the vacation benefit for non-bargaining unit members during the course of the contract, bargaining unit members will be granted the same increases as the non-bargaining unit members.

Article 23

SICK LEAVE

23.1 All regular full-time employees shall be granted 3.69 hours sick leave per bi-weekly pay period.

These days are cumulative with no maximum. Any full time regular employee who maintains a minimum of 480 sick leave hours shall be granted twenty (20) hours of additional personal leave time. Any full time sworn officer working a 12 hour work day schedule for the entire calendar year who maintains a minimum of 480 sick leave hours shall be granted an additional four (4) hours of personal leave time for a total of 24 hours. The 480 hour balance must be maintained though the month of December to receive the additional personal leave credit which will be awarded after January 1st of the following year.

23.2 **Sick Leave Award**

Any employee, except those sworn employees who work a 12 hour work day schedule for the entire calendar year, who uses twenty (20) or less hours of sick leave during the calendar year shall be granted twenty (20) hours of additional personal leave time the following January. Eligible employee must have successfully completed the training period and worked the entire calendar year, January – December of the prior year. Any sworn employee working a -work day schedule for the entire calendar year, who uses 24 or less hours of sick leave during the calendar year, shall be granted 24 hours of additional personal leave time after January 1st of the following year.

23.3 In the event of an employee's death, a lump sum payment for all hours of sick leave earned and accrued shall be paid in accordance with the law.

23.4 Sick leave may be used by the employee for the following reasons:

A. Personal illness or physical incapacity of the employee.

B. Critical illness in the immediate family.

C. Enforced Legal quarantine due to exposure to contagious disease.

D. Medical, dental or optical appointments which cannot be arranged during off-duty hours

23.5 An employee on sick leave shall be paid regular holiday pay for any and all holidays that occur while on such leave.

23.6 Should the City increase the sick benefit for non-bargaining unit members during the course of the contract, bargaining unit members will be granted the same increases as the non-bargaining unit

members.

Article 24

HOLIDAYS

24. 1 The City will recognize the following as paid holidays for employees:

New Year's Day
Martin Luther King's Birthday
Washington's Birthday
Memorial Day
Independence Day
Labor Day
Veteran's Day
Thanksgiving Day
Friday after Thanksgiving Day
Christmas Eve
Christmas Day
New Year's Eve Day, and;

24. 2 A Personal leave day to be used anytime during the calendar year. The personal day will be granted during the first pay period in January of each year for current and new employees. Employees hired after the first pay period in January will not receive a personal day until the following January. Those employees working 10 hours a day will be granted a 10 hour personal day, those employees working 12 hours a day will be granted a 12 hour personal day and those employees working 8 hours a day will be granted an 8 hour personal day. Personal leave day not used during the calendar year in which it is eligible to be taken may not be carried over and accumulated to the following calendar year or may not be cashed-in in lieu of taking the time off.

24. 3 If a holiday falls on an employee's off duty day, pay at the regular rate of pay or a day added to

vacation time at the City's option shall occur.

24. 4 An employee who works on New Year's Day, Independence Day, Thanksgiving Day or Christmas Day ("Premium Holiday") shall receive regular pay and, in addition, shall receive time and one-half (1 1/2) regular rate for hours worked on the holiday. However, if an employee works overtime on any recognized holiday the employee shall receive time and one half (1 ½) regular rate for all overtime hours worked on the holiday.

24. 5 An employee who works a recognized holiday, other than a "Premium Holiday" as defined in 24.4, shall receive regular pay and, in addition, one time the regular rate the hours worked on the non- premium holiday. However, if an employee works overtime on any recognized holiday the employee shall receive time and one half (1 ½) regular rate for all overtime hours worked.

24. 6 If the holiday occurs while an employee is on vacation the holiday shall be taken and a vacation day not charged for the holiday.

24. 7 The holidays recognized for all employees are those listed above and not any other designated day.

Article 25

BEREAVEMENT LEAVE

25. 1 The City agrees when a death occurs in the immediate family of an employee, that employee shall be granted up to three days off for the funeral. An employee needing additional time may be granted up to seven (7) days from accumulated sick, compensatory time, personal or vacation time by the Chief of Police.

25. 2 Immediate family is defined as a spouse, domestic partner, child, parent, sibling, grandparent, grandchild and corresponding in-law or step relationships. If the employee was reared by someone other than those named, leave will be granted under the same terms and conditions

25. 3 The City agrees that bereavement leave is a separate category and will not be charged against any other leave.

Article 26

WAGES

The Alachua City Commission, at its regularly scheduled meeting held 9-26-2022 ~~12-9-2019~~, adopted a changed Compensation Plan as defined in Chapter IV of the City of Alachua Personnel Policies and Procedures. The changes affecting FOP Bargaining Unit (Unit) members covered by this Agreement were and are effective, on 10-3-2022~~February 3, 2020~~. The changes to the Compensation Plan were and are accepted, pursuant to, by operation or waiver [GW13]of Sections 9.3 and 13.4 of this Agreement. The City implemented the amended Compensation Plan effective October 3, 2022~~February 3, 2020~~ as authorized and directed by the City Commission and in accordance with this Agreement. All Unit members are, by virtue of the described action of the City Commission and this Agreement, sited within the City of Alachua ~~Classification and~~ Compensation Plan as follows:

Police Officer ~~I~~	19.47/hr	to	$~~27.26/hr~~30.94/hr
~~*Police Officer II*~~	~~*20.43/hr*~~	~~*to*~~	~~*28.61/hr*~~
~~**Police Officer III**~~	~~**21.88/hr**~~	~~**to**~~	~~**30.630/hr**~~
Police Sergeant	24.52/hr	to	3~~65~~.01~~.55~~/hr
Communications Operator Trainee	14.66/hr	~~to~~	~~15.90/hr~~N/A [GW14]
Communications Operator I	16.11/hr	to	23.35/hr
Communications Operator II	16.83/hr	to	24.40/hr

26.1 Implementation of Law Enforcement Progressive Pay Plan ~~Wage Schedule~~

A. Only sworn APD Police Officers to and including the rank of Sergeant are incorporated in The [GW15]Progressive Pay Plan (Plan). Pursuant to this Collective Bargaining Agreement, and by its adoption and incorporation in the City Compensation Plan by the City of Alachua Commission on September 26, 2022, the identified sworn members shall be and are, effective October 3, 2022, sited in the Schedule of Compensation as reflected in pages 1 and 2 of Exhibit B.

B. All APD Officers hired after October 1, 2022 shall be sited in the Schedule of Compensation at Level 1 and eligible to move to level 2 of the plan upon successful completion of the probation period of 12 months of hire or up to 18 months if probation is extended.

C. Each member is eligible for progression to the next higher level of the Plan one year after reaching the currently held level. Progression is based on receiving a "meets expectations" annual evaluation.

~~Minimum required time in continuous sworn service with APD and other criteria for promotion shall include:~~

~~3. Police Officer I to Police Officer II – At least two Years (one year after completion of Probation/Training period if extended). Promotion to Police officer II shall be considered at the time of the promotional evaluation of each eligible employee and is based in meeting job description criteria and being recommended for promotion by the Chief of Police. Promotion and compensation increases shall be effective beginning the first full pay period after the promotion date.~~

~~d. A Florida certified police officer who has worked part time in a sworn position with the APD and then is hired as a full time probationary Police Officer I, shall, at the discretion of the Chief of Police, be credited, after successful completion of probation (365 days or as extended by the Chief of Police) with the hours served in part time status during the 12 months preceding the date of full time hire, toward the required time in service to qualify for promotion to Police Officer II.~~

~~e. A Florida certified police officer hired with prior experience as a certified sworn Police Officer in the State of Florida, after successful completion of probation (365 days or as extended by the Chief of Police) may be credited, at the discretion of the Chief of Police, with time served, up to a maximum of 30 months during the 48 months preceding the date of hire, as a certified and sworn~~

~~police officer with another department or agency, toward the required time in service to qualify for promotion to Police Officer II (or to Police Officer III if the education and other requirements have been met.)~~

~~6. Police Officer II to Police Officer III - Three Years after promotion to Police Officer II. Promotion to Police officer III shall be considered at the time of the annual evaluation of each eligible employee and is based in meeting job description criteria, having attained the minimum educational criteria of holding an A.A. or A.S. from an accredited institution of higher learning, possess and hold active and current certification as a Field Training Officer (FTO) and be recommended for promotion by the Chief of Police. Promotion and compensation increases shall be effective beginning the first full pay period after the promotion date.~~

~~7.~~1. Police Officer ~~II and III~~ to Sergeant as set forth in Article 30.

~~***1.*** The added eligibility requirement of holding FTO Certification in order to be promoted to Police Officer III, as set forth in this Section, shall not apply to those currently promoted and who have or do successfully complete probation in rank. However, should probation be extended by the Chief of Police, successful completion of FTO Certification, to be sponsored by the City, may be, at the discretion of the Chief of Police, a required part of successfully completing the ***extended probation period.***~~

D. The Pay Classification of Detective, Canine Officer and School Resource Officer are abolished. However, the following benefits are here continued and are amounts that, according to the United States Internal Revenue Code, are treated as ordinary income and subject to withholding requirements according to law:

E. Those now assigned the care, custody, control and duties of working with a canine partner shall be paid as set forth in 26.1 plus be paid one additional hour per day for all days, on or off duty, as compensation for caring for the canine. The additional hour per day shall be compensated at the rate of $12.00/hour and all other expenses shall continue to be paid by the city consistent with city then existing policy.

1. Members now assigned to plain clothes duty (whether referred to as detectives, investigators, etc.) will be paid and classified as set forth in 26.1, but, will also receive a clothing stipend of $700.00/Year, prorated and paid quarterly.

2. A Member serving as a School Resource Officer shall receive no benefit or stipend beyond wages and other benefits provided all uniform officers.

3. All sworn officer positions shall be classified as set forth in ~~Article 26.1~~Article 26.1 and transfer between assignments shall be considered lateral and not, in and of itself, be a promotion, demotion, change of status or rank.

F. Field Training Officer

1. Field Training Officer (FTO) Certification is an important part of the Alachua Police Department commitment to developing a culture of proactive problem solving and community oriented police service in both new and veteran members of the department. Veteran Officers are selected and sponsored for the ~~forty hour~~forty-hour FTO training course at Santa Fe College where they are exposed to and learn the skills necessary to train a new Officer, recognize common problems that often occur with new recruits and recognize the responsibility FTOs have in developing top quality members for their department.

2. Each new Officer experiences three separate ~~four week~~four-week phases under the tutelage of a Certified FTO. One or more phases may be led by one FTO or different FTOs may lead each. A report will be completed at the end of each phase and used to continue the process of positive orientation, training and education. A final report will be completed at the end of all three phases.

3. Each FTO, in addition to all other compensation and benefits provided for in this Collective Bargaining Agreement, will receive a lump sum payment of $100.00 at the completion of each ~~four week~~four-week phase of a new Officer's training. Payment is due only when the FTO as described actually serves as an FTO and not for just holding the certification. The payment will be included as ordinary

compensation (income) in the pay period reported and subject to all normal deductions.[GW16]

4. All changes in compensation pursuant to this Agreement will be implemented effective beginning the first full pay period after October 1, 2022 or the first full pay period after and contingent upon ratification of this Agreement first by the Collective Bargaining Unit and, second, by the Alachua City Commission, whichever is last to occur.

26.2 Communication Operators

A. Communication Operators (COs) are not classified as sworn Police Officers and are not eligible for participation in the Law Enforcement Progressive Pay Plan set forth and adopted in Section 26.1. of this Collective Bargaining Agreement. Further, neither the City Classification and Compensation Plan nor this agreement are intended to and do not affect changes in established CO classification or compensation.

~~A.~~B. Time in continuous service as an APD Communications Operator Trainee, Communication Operator I and Communication Operator II, job requirements and other criteria shall include:

1. Communications Operator Trainee – Entry level position in Communications Division; work performed under direction of assigned Communications Operator trainer. Those in trainee status must demonstrate the knowledge, skills and abilities to perform the duties of a Communications Operator I~~,~~ prior to being released to solo status. Successful completion of FCIC/NCIC certification required within six (6) months of employment. Successful completion of Department of Health (DOH) certification required within (1) year of employment. Failure to successfully complete both FCIC/NCIC and DOH certifications within the time frames set forth is a failure by the employee to meet job qualifications and each failure is individually grounds for termination.

2. Communications Operator I – Communications Operator Trainee to Communications Operator I; successful completion of Communication Operator Trainee requirements, release to solo status, maintain and must possess FCIC/NCIC

and DOH certification. Failure to successfully complete and maintain in good standing both FCIC/NCIC and DOH certifications is a failure by the employee to meet job qualifications and each failure is individually grounds for termination.

3. Communications Operator II – Communications Operator I to Communications Operator II; at least two years of continuous services as an APD Communications Operator I meeting job description criteria and being recommended for promotion by the Chief of Police. Must possess and maintain in good standing FCIC/NCIC and DOH certification.

~~B.~~C. Promotion Increase

1. Members shall receive an increase to base pay of the higher rank to which promoted or five percent of their then existing pay, whichever is greater.

~~C.~~D. In Rank Pay Increases Based on Merit

1. Increases in pay within rank shall be based on merit, as reflected in the annual evaluation, as recommended by the Chief of Police, approved by the City Manager and funded in the annual City Budget.

~~D.~~E. Probation Upon Promotion

1. All promotions shall be subject to a one-year period of probation (which may be extended for an additional six months upon approval of the Chief of Police).

2. Failure to satisfactorily complete any period of probation may result in demotion/reduction in pay or termination as the facts and circumstances require.

~~E.A. The Pay Classification of Detective, Canine Officer and School Resource Officer are abolished. However, the following benefits are here continued and are amounts that, according to the United States Internal Revenue Code, are treated as ordinary income and subject to withholding requirements according to law:~~

~~F.A. Those now assigned the care, custody, control and duties of working with a canine partner shall be paid as set forth in 26.1 plus be paid one additional hour per day for all~~

~~***days, on or off duty, as compensation for caring for the canine. The additional hour per day shall be compensated at the rate of $12.00/hour and all other expenses shall continue to be paid by the city consistent with city then existing policy.***~~

~~7.1. Members now assigned to plain clothes duty (whether referred to as detectives, investigators, etc.) will be paid and classified as set forth in 26.1, but, will also receive a clothing stipend of $700.00/Year, prorated and paid quarterly.~~

~~8.1. A Member serving as a School Resource Officer shall receive no benefit or stipend beyond wages and other benefits provided all uniform officers.~~

~~9.1. All sworn officer positions shall be classified as set forth in Article 26.1 and transfer between assignments shall be considered lateral and not, in and of itself, be a promotion, demotion, change of status or rank.~~

~~J.A. Field Training Officer~~

~~11.1. Field Training Officer (FTO) Certification is an important part of the Alachua Police Department commitment to developing a culture of proactive problem solving and community oriented police service in both new and veteran members of the department. Veteran Officers are selected and sponsored for the forty hour FTO training course at Santa Fe College where they are exposed to and learn the skills necessary to train a new Officer, recognize common problems that often occur with new recruits and recognize the responsibility FTOs have in developing top quality members for their department.~~

~~12.1. Each new Officer experiences three separate four week phases under the tutelage of a Certified FTO. One or more phases may be led by one FTO or different FTOs may lead each. A report will be completed at the end of each phase and used to continue the process of positive orientation, training and education. A final report will be completed at the end of all three phases.~~

~~13.1. Each FTO, in addition to all other compensation and benefits provided for in this Collective Bargaining Agreement, will receive a lump sum payment of $100.00 at~~

~~the completion of each four-week phase of a new Officer's training. Payment is due only when the FTO as described actually serves as an FTO and not for just holding the certification. The payment will be included as ordinary compensation (income) in the pay period reported and subject to all normal deductions.~~[GW17]

~~N.~~F. All changes in compensation pursuant to this Agreement~~, except for Merit Increase set forth in 26.2~~, will be implemented effective beginning the first full pay period after October 1, ~~2021~~ 2022 or the first full pay period after and contingent upon ratification of this Agreement first by the Collective Bargaining Unit and, second, by the Alachua City Commission, whichever is last to occur.

26.3 Merit Increase

A. Merit increases for sworn officers are waived by members of the collective bargaining unit as a part of the FOP proposal to establish the Law Enforcement Progressive Pay Plan accepted by the City and implemented ~~contract~~as set forth in Section 26.1.

~~A.~~B. CO ~~Eemployees~~ members of the bargaining unit shall continue to become eligible for annual Merit Pay ~~salary~~ increases, if any, based on their annual performance evaluation as rated by the~~his/her~~ supervisor. The percentage of any~~the~~ merit increase will be applied to the current hourly rate of pay. ~~up the maximum rate of his/her position's salary range.~~ If an employee is at or near the maximum rate of pay for the~~his/her~~ position, the percentage, if any, of an~~the~~ annual merit increase that exceeds the maximum pay range will be ~~given~~ paid as a lump sum ~~payment~~ in lieu of increasing the current hourly rate of pay ~~up to and~~ beyond the set maximum rate. Merit increases shall be on the following schedule:

1. Below or Does Not Meet Expectations 0%
2. Meets Expectations 2%*
3. Exceeds Expectations 3%*
4. Exceptional 4%*

*Not Cumulative

~~B.~~ Implementation.

C. Annual evaluations, using the same form, criteria and process in place in the 20/2118/20222~~19~~ contract year, are scheduled for completion for all employees by October ~~November~~ 3~~0~~1,

202~~1~~2, 2023 and 2024.

1. The Rating Schedule and corresponding Merit Increase are as set forth below:

a.

Final Rating	Range	Merit Increase
Exceptional	4.51 – 5.00	4%
Exceeds Expectations	4.00 – 4.50	3%
Meets Expectations	3.00 – 3.99	2%
Needs Improvement	2.00 – 2.99	0%
Does Not Meet Expectations	1.00 – 1.99	0%

2. Merit increases, if any, awarded any employee will be implemented and paid the first pay period beginning in January of 202~~2~~3

3. Merit increases, as with all increases in compensation, are subject to all required deductions.

~~26.1~~26.4 Longevity pay will be awarded for FY 2022~~21~~/202~~2~~3 based on the criteria listed below:

A. Longevity amounts will be paid in lump sum (less withholdings, etc.) no later than November 23 of each calendar year and paid~~, in the week beginning December 7 of 202122~~. based on years of service calculated as of September 30th~~,~~ ~~2021~~2022.

B. Eligibility requires a rating of "meets expectations" or above for the current year and the employee must be employed by the City on the date of payment.

C. Longevity pay will be determined by the schedule below:

5 - 9 years of consecutive full-time employment	$500.00
10 - 14 years of consecutive full-time employment	$1,000.00
15 - 19 years of consecutive full-time employment	$1,500.00
20 - 24 years of consecutive full-time employment	$2,000.00
25 - 29 years of consecutive full-time employment	$2,500.00
30 or more years of consecutive full-time employment	$3,000.00

Article 27

SAVINGS CLAUSE

27.1 All job benefits hereto enjoyed by the employees which, are not specifically provided for or abridged by the collective Bargaining Agreement shall continue under conditions that they had previously been granted. The Agreement will not deprive any employee of any benefits or protection granted by the laws of the State of Florida, the ordinances and policies and procedures of the City of Alachua.

Article 28

SEVERABILITY CLAUSE

28.1 Should any provision of this collective Bargaining Agreement or any part thereof, be rendered or declared invalid by reason of any existing or subsequently enacted legislation, or by any decree of accord of competent jurisdiction, all other articles and sections of this Agreement shall remain in full force and effect for the duration of this Agreement.

28.2 Should any Article be rendered invalid, it shall be re-negotiated within sixty (60) days upon written notification by the COA or the FOP.

Article 29

STRIKES AND LOCKOUTS

29.1 There will be no strikes, work stoppages, picket lines, slowdowns, boycotts, or concerted failure or refusal to perform assigned work by the employees or the FOP and there will be no lockouts by the City for the duration of this Agreement. The FOP supports the City fully in maintaining normal operations.

29.2 Any employee who participates in or promotes a strike, work stoppage, picket line, slowdown, boycott or concerted failure or refusal to perform assigned work may be disciplined by the City and only the question of whether the employee did in fact participate in or promote such action shall be subject to grievance and arbitration procedure.

29.3 It is recognized by the parties that the City is responsible for and engaged in activities which are basis of the health and welfare of the citizens. Accordingly, it is understood and agreed that in the

event of any violation(s) of this section, the City shall be entitled to seek and obtain immediate injunctive relief.

"Picketing" as used herein shall mean any action which has the effect of preventing or attempting to prevent employees from reporting to or continuing work or preventing the public from entering public facilities. Informational picketing is allowed.

Article 30

PROMOTION TO SERGEANT EXAMINATION PROCESS

30.1 Promotions to Sergeant in the Department shall be filled as established in this Article.

30.2 The City will post, on all department bulletin boards, (for all eligible officers) a date for a competitive promotional examination. The City will give forty-five (45) days notice prior to the commencement of the examination(s) and provide a list from where the questions are to come for the written examination.

30.3 Officers, to be eligible to take the exam for Police Sergeant, shall have a minimum of three (3) years of continuous satisfactory full time service as a Police Officer with the City of Alachua or at least two years of continuous satisfactory certified sworn law enforcement service with another agency in the state of Florida the 36 months preceding the date of hire by APD, satisfactorily completed the APD probation/training period and served one year continuously with APD after completion of probation./training.

30.4 The competitive process will consist of four (4) phases, a written multiple choice exam, a practical exercise, role playing and an oral board. An employee will have to obtain a score of at least 70% on the written exam to continue to the next stage of the process. The written test will consists of 100 multiple choice questions and the score is valid for two full years from the date of taking. However, if an officer elects to retake the written test when it is offered, only the more recent test score will be valid. The practice exercise will consist of presenting the officer with a simulated event and then requiring the officer to complete the required report(s) in order to evaluate the candidate's perception, knowledge and report writing skills. The third phase involves the candidate in a role playing exercise. The exercise is designed to evaluate the candidate's knowledge,

judgment, composure, interpersonal skills, leadership and decision making. The practice exercise and role playing phase may be combined. The final phase consists of an oral board made up of the three (Sergeants or lieutenants or any combination) from law enforcement agencies in the state. The City will assemble and select the board and bear any associated costs during the oral board. Candidates will be asked to respond to questions concerning situations a Sergeant with APD would be expected to encounter.

Each phase (1-4) will be graded separately and weighted at 25 percent of the total score of 100 (25 points each).

All candidates will be given the same written exam (phase I), and presented with the same practical exercise (phase II) and role playing scenario (phase III). The oral board will be unscripted (phase IV).

30.5 The FOP may have one (1) proctor present during any part of the examination process (written or oral). The proctor shall act as an observer and will not interfere with the examination.

30.6 The Chief of Police will be able to pick from the top three employees on the promotional list when determining who is to be promoted. The promotional list shall be valid for 24 months from the date of its inception. Should the City offer a new test before the expiration of the promotional list, the officers on the current list shall have the option to re-test. The rankings shall be from highest score to lowest and will incorporate officers from any and all current testing cycles. However, officers will be deleted from the promotion list when their 24-month eligibility expires. As officers are removed, those employees remaining on or added to the promotional list from a new testing cycle will be ranked from the highest score to the lowest.

Article 31

DRUG POLICY

31.1 The City of Alachua and the FOP recognize that the City should not accept any risk to the safety of its employees or members of the public or compromise the quality of our work, services or productivity as the result of alcohol or drug abuse which can impair one's normal mental and

physical faculties. Both parties agree to the promotion of a drug free workplace pursuant to Florida State Statute 440.102 and Executive Order 12584 (Drug-Free Workplace Act).

31.2 The FOP agrees to support any policy adopted by the City and abide by all its provisions

Article 32

NON-DISCRIMINATION

32.1 Employees of the City shall have the right to form, join, and participate in, or to refrain from forming, joining, and participating in any employee organization of their own choosing. No employee shall be intimidated, restrained, coerced, or discriminated against by either the City or the FOP, because of the exercise of these rights.

32.2 The City and the FOP shall apply the provisions of this Agreement equally to all employees without discrimination, because of age, sex, race, creed, religion, national origin or disability except where the law allows consideration of such factors.

32.3 The use of masculine or feminine gender in this Agreement shall be construed as including both genders.

Article 33

SAFETY

33.1 It shall be the joint responsibility of the City of Alachua and the FOP to work cooperatively to ensure the safest working environment possible.

33.2 "The City or the Fraternal Order of Police may call a safety meeting and any convenient time to discuss safety concerns.

Article 34

CONTRACT FORMAT

The City of Alachua and the FOP Bargaining Unit have and continue to adopt the following format for Contract between the City of Alachua and Gator Lodge 67 Fraternal Order of Police to be effective fiscal year 2016/2017 and thereafter:

Article #

Title

#.1 First Level

A. Second Level
1. Third Level
a. Fourth Level
(1) Fifth Level
(a) Sixth Level
i. Seventh Level
a. Eight Level
1. Ninth Level

#.2 ect…

TERM OF AGREEMENT

This contract is ratified and shall be effective October 1, 20~~21~~22 after approval by the City of Alachua Commission and will remain in effect until September 30, 202~~2~~5~~.~~ This contract will remain in full force and effect until its successor is ratified and implemented.

Effective Date of Compesation Changes

DATE TO OPEN

FISCAL YEAR 202~~51~~/202~~62~~ NEGOTIATIONS

The City and the FOP, during the first week of July 202~~2~~5, agree to coordinate the scheduling of the first negotiating session to be held no later than July 29, 202~~2~~5.

Signature Page to Follow

IN WITNESS WHEREOF, the parties hereto have affixed their signatures on the date sworn.

_____	_____
Date	W. Michael DaRoza, City Manager

THIS AGREEMENT was ratified by a majority of the members of the Bargaining Unit in voting conducted 2022~~1~~.

_____	_____
Date	Tristan Grunder, FOP Bargaining Representative Gator Lodge 67, Fraternal Order of Police, Inc.

_____	_____
Date	Carlos Hunt, APD Employee Representative

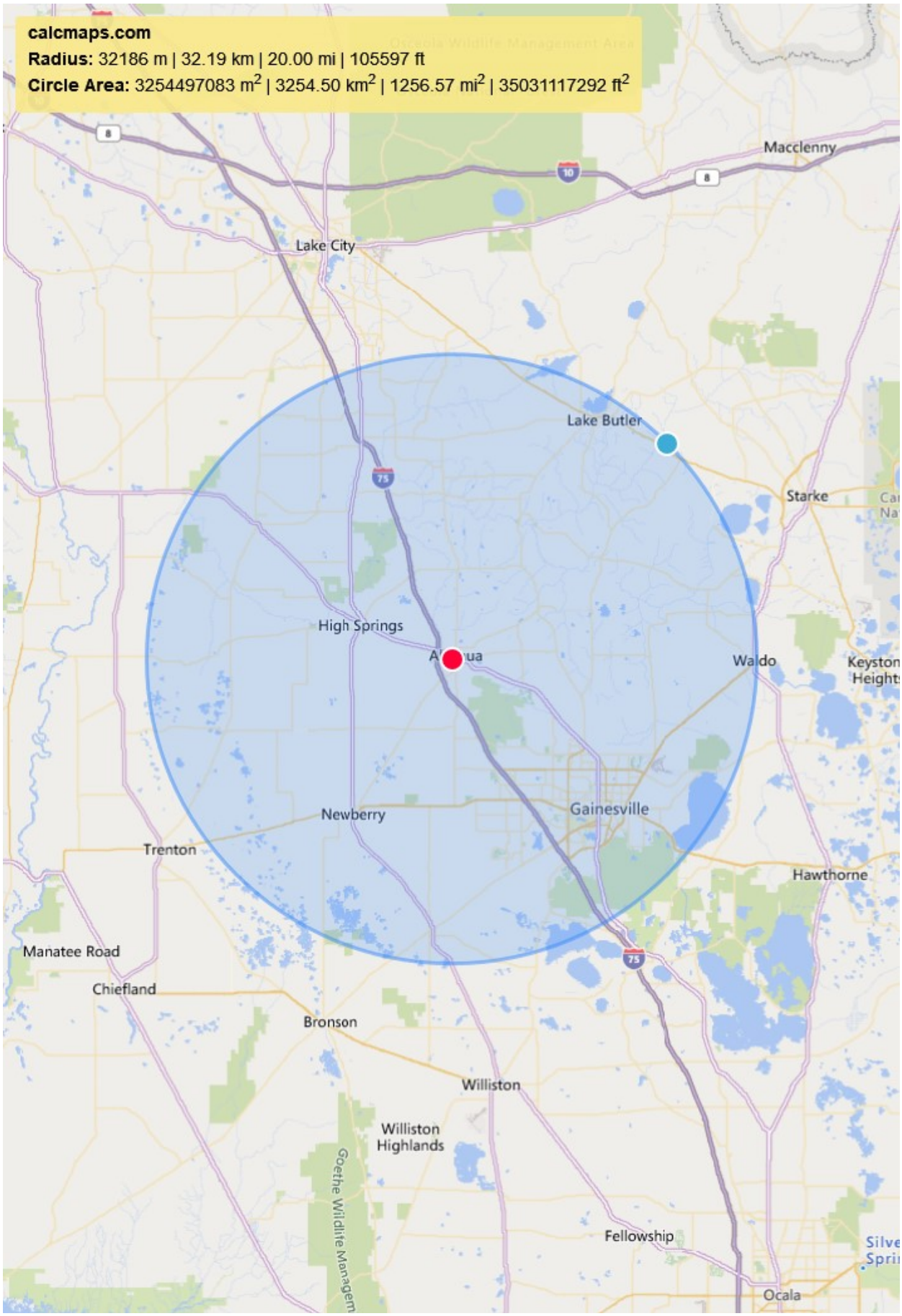
THIS AGREEMENT is ratified by the Alachua City Commission and the Mayor authorized and directed to affix his signature this ___day of _____, 202~~1~~2.

Attest:

_____	_____
W. Michael DaRoza, City Manager/City Clerk	Gib Coerper, Mayor

APPROVED AS TO FORM

_____	_____
Date	Marian Rush, City Attorney


calcmaps.com
Radius: 32186 m | 32.19 km | 20.00 mi | 105597 ft
Circle Area: 3254497083 m² | 3254.50 km² | 1256.57 mi² | 35031117292 ft²
Macclenny
Lake City
Lake Butler
Starke
High Springs
Waldo
Keyston
Height
Newberry
Gainesville
Trenton
Hawthorne
Manatee Road
Chiefland
Bronson
Williston
Williston
Highlands
Goethe Wildlife Managem
Fellowship
Ocala

FOP FY 22/23 Law Enforcement Progessive Pay Plan Bagaining Unit Roster

Name	DOH	Position Title	Progressive Pay Plan Level	Current Hourly Rate	New Hourly Rate	Dollar Amount Increase Per Hour	Base Annual Compensation	New Annual Salary
POLICE OFFICER								
Bohannon, M.	06/30/22	Police Officer	2	$ 19.47	$ 19.86	$ 0.39	$ 40,497.60	$41,308.80
Eady, J.	07/29/22	Police Officer	2	$ 19.47	$ 19.86	$ 0.39	$ 40,497.60	$41,308.80
Freites Lucas, M.	10/11/21	Police Officer	2	$ 19.47	$ 19.86	$ 0.39	$ 40,497.60	$41,308.80
Gaston, A.	05/02/22	Police Officer	2	$ 19.47	$ 19.86	$ 0.39	$ 40,497.60	$41,308.80
Payne, A.	01/10/22	Police Officer	2	$ 19.47	$ 19.86	$ 0.39	$ 40,497.60	$41,308.80
Snider, R.	07/27/22	Police Officer	2	$ 19.47	$ 19.86	$ 0.39	$ 40,497.60	$41,308.80
Lamar, J.	08/22/16	Police Officer	3	$ 19.86	$ 20.46	$ 0.60	$ 41,308.80	$42,556.80
Coppock, J.	05/03/21	Police Officer	3	$ 19.47	$ 20.46	$ 0.99	$ 40,497.60	$42,556.80
Hudson, B.	04/01/13	Police Officer	4	$ 20.43	$ 21.07	$ 0.64	$ 21,247.20	$21,912.80
Brown, T.	10/31/19	Police Officer	5	$ 20.84	$ 21.70	$ 0.86	$ 43,347.20	$45,136.00
Flaherty, Z.	05/19/20	Police Officer	5	$ 20.85	$ 21.70	$ 0.85	$ 43,368.00	$45,136.00
Pilgrim, R.	08/03/15	Police Officer	6	$ 21.46	$ 22.35	$ 0.89	$ 44,636.80	$46,488.00
Gordon, A.	06/17/19	Police Officer	6	$ 21.48	$ 22.35	$ 0.87	$ 44,678.40	$46,488.00
Stanfield, T.	11/16/15	Police Officer	6	$ 21.67	$ 22.35	$ 0.68	$ 45,073.60	$46,488.00
Railey, B.	12/02/19	Police Officer	7	$ 22.18	$ 23.02	$ 0.84	$ 46,134.40	$47,881.60
Zaragoza, F.	05/06/19	Police Officer	9	$ 23.21	$ 24.43	$ 1.22	$ 48,276.80	$50,814.40
Vargas, C.	12/08/03	Police Officer	13	$ 26.02	$ 27.49	$ 1.47	$ 54,121.60	$57,179.20
Parks, D.	01/24/96	Police Officer	14	$ 26.78	$ 28.32	$ 1.54	$ 55,702.40	$58,905.60
SERGEANTS								
Young, B.	11/14/11	Police Sergeant	3	$ 24.85	$ 26.01	$ 1.16	$ 51,688.00	$54,100.80
Horn, J.	06/12/07	Police Sergeant	4	$ 25.26	$ 26.79	$ 1.53	$ 52,540.80	$55,723.20
Hunt, C.	01/15/18	Police Sergeant	4	$ 25.26	$ 26.79	$ 1.53	$ 52,540.80	$55,723.20
Howell, R.	02/26/15	Police Sergeant	4	$ 25.50	$ 26.79	$ 1.29	$ 53,040.00	$55,723.20
Chalker, D.	09/27/05	Police Sergeant	6	$ 27.55	$ 28.43	$ 0.88	$ 57,304.00	$59,134.40
Smith, J.	02/19/04	Police Sergeant	7	$ 28.11	$ 29.28	$ 1.17	$ 58,468.80	$60,902.40
Floyd, D.	12/19/96	Police Sergeant	10	$ 30.79	$ 31.99	$ 1.20	$ 64,043.20	$66,539.20
Newsome, C.	01/22/97	Police Sergeant	14	$ 35.55	$ 36.01	$ 0.46	$ 73,944.00	$74,900.80
							$1,234,948.00	$1,282,143.20
							3.82%	

Level 2	
Level 3	
Level 4	
Level 5	
Level 6	
Level 7	
Level 8	
Level 9	
Level 10	
Level 11	
Level 12	
Level 13	
Level 14	
Level 15	
Level 16	
Level 17	

$47,195.20

All BUs are Sited in the plan as shown

FOP FY 22/23 Progressive Plan Level Bagaining Unit Roster

City of Alachua
Law Enforcement Progressive Pay Plan

Position	***Hourly Rate of Pay***									
Level	1	2	3	4	5	6	7	8	9	10
Police Officer	$19.47	$19.86	$20.46	$21.07	$21.70	$22.35	$23.00	$23.69	$24.40	$25.13
	11	12	13	14	15	16	17			
	$25.89	$26.66	$27.46	$28.29	$29.14	$30.01	$30.94			
Level	1	2	3	4	5	6	7	8	9	10
Police Sergeant	$24.52	$25.26	$26.01	$26.79	$27.60	$28.43	$29.28	$30.16	$31.06	$31.99
	11	12	13	14						
	$ 32.95	$ 33.94	$ 34.96	$ 36.01						

Notes:
$19.47 - $30.94 Police Officer Pay Range
$24.52 - $36.01 Police Sergeant Pay Range

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 9/26/2022
SUBJECT: City Strategic Plan - FY 2023
PREPARED BY: David Wisener, Economic Development Manager

RECOMMENDED ACTION:
Adopt the City Strategic Plan FY 2023.

Summary

The City Commission met at a publicly announced meeting on June 14, 2022, 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 14, 2022 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 2023 Strategic Plan is being presented for consideration and approval by the City Commission.

COMMISSION GOALS:
Economic Development, Quality of Life, Community Enhancement, Strengthen Community Services

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ATTACHMENTS:

Description

- Strategic Plan FY 2023

City of Alachua

The Good Life Community

STRATEGIC PLAN

Fiscal Year 2023

Adopted September 26, 2022

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

ELECTED OFFICIALS

Gib Coerper, Mayor
Jennifer Blalock, Vice Mayor
Shirley Green Brown, Commissioner
Dayna Miller, Commissioner
Ed Potts, Commissioner

ADMINISTRATION

Mike DaRoza, City Manager

TABLE OF CONTENTS

Executive Summary 1

Development and Implementation of Strategic Plan 3

Strategic Initiatives by Goal 5

Strategic Initiative 1.1 6

Strategic Initiative 1.2 9

Strategic Initiative 1.3 11

Strategic Initiative 2.1 13

Strategic Initiative 2.2 15

Strategic Initiative 2.3 17

Strategic Initiative 2.4 19

Strategic Initiative 3.1 22

Strategic Initiative 3.2 24

Strategic Initiative 4.1 26

Strategic Initiative 4.2 29

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, and 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-

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 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 14, 2022 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 14, 2022 meeting). **Each Strategic Priority demonstrates which Goal it supports (E, C,T, R).**

Strategic Initiatives for FY 2022-2023

Highest Priority

- Revitalize Main Street and the downtown area. **E**
- Upgrade the water supply with additional well fields to prepare for future growth. **E**
- Implement a marketing strategy that highlights and publicizes beneficial activities, events and services occurring in the City. **E**
- Develop a collaborative strategy with the Alachua County School Board to improve performance of local schools. **C**

Higher Priority

- Develop and implement a strategy to enhance, cultivate and maintain relationships in life sciences, technology and emerging technologies industries. **E**
- Develop strategies to ensure cohesive residential development to accommodate the growth of infill development and redevelopment. **R**
- Develop and implement a strategy to increase cultural arts opportunities for residents. **C**

High Priority

- Encourage construction of senior living housing opportunities including assisted living facilities. **R**
- 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**
- Identify and explore potential opportunities to increase connectivity throughout the City, promoting a more walkable community. **T**
- Explore opportunities for improvements in transit services that connect citizens to resources beyond the City limits. **T**

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 revise 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 increase cultural arts opportunities for residents.	C	
2.4	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 and compatible residential development to accommodate the growth of infill development and redevelopment.	R	

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 2023: Downtown parking lot ($88,000), Marketing ($43,000), Grants/Aids ($25,000), Professional Services ($93,000) and Contractual Services ($65,000).

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 meeting regularly.

- A Downtown Business & Property Owner Stakeholder Meeting was held in Sept. 2017 to receive input on revitalization efforts.
- 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.
- Staff worked with the public to revise the Business Façade Grant Program.
- Staff awarded the bid to construct the parking lot with underground water retention and underground utilities.
- Staff implemented a redesign of the landscape on Main Street.

STRATEGIC INITIATIVE 1.1

Action Plan for FY 2023:

	Action Steps	Estimated Completion Date
1.	Continue implementation of 2016 Market Study.	December 2022 and ongoing
2.	Develop "Signature" events throughout the year.	December 2022 and ongoing
3.	Revise 5-year plan for site-specific capital improvement projects that promote business attraction and retention.	January 2023
4.	Develop a phased plan to renovate Theater Park	February 2023
5.	Explore grant opportunities for capital improvement projects within the 5-year plan, such as Wayfinding Signage, Theater Park, Façade Enhancements and various events	March 2023 and ongoing
6.	Develop a plan for downtown parking lot ribbon-cutting ceremony.	March 2023
7.	Complete construction of parking lot with underground water retention and underground utilities.	September 2023
8.	Complete phase 1 of Theater Park renovation.	September 2023

Critical Success Measures:

- Continue to build upon Holiday Nights on Main for the third year.
- Maintain conversations with key partners to work toward the Masquerade on Main, Farm to Table Dinner on Main, Plein Air Paintout on Main, Music Junction Festival on Main and Wedding Exposition at the Woman's Club.

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: $5,000,000

Funding Source: Water Fund, Legislative Appropriation, Grant funding

Completion Date: May 2024

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 and can be overwhelmed during storm events and impacted by surficial contamination.

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 2023:

	Action Steps	Estimated Completion Date
1.	Complete Well and Treatment Facility design	February 2023
2.	Prepare bid documents	May 2023
3.	Award bid to contractor(s).	June 2023
4.	Commence construction activities.	July 2023
5.	Complete construction of new well field.	May 2024

Critical Success Measures:

- Complete design of well field.
- Produce bid documents.
- Award bid to contractor.
- Complete 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: April 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.
- 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 2023:

	Action Steps	Estimated Completion Date
1.	Introduce Economic Development Manager to the business community, including stakeholders with the University of Florida and Santa Fe College.	December 2022
2.	Review Business Incentive Plan (BIP) for potential revisions and, if needed, create revised BIP ordinance.	December 2022
3.	Present City Commission with revised BIP ordinance.	February 2023
4.	Establish and implement BIP marketing strategy.	March 2023
5.	Begin preparation for and execute Alachua Biotech Partnership launch.	April 2023
6.	Develop and implement Alachua Biotech Partnership Marketing Campaign digital, social media and print publications.	April 2023
7.	Establish and foster alignment in the City between biotech business and education stakeholders.	Ongoing

Critical Success Measures:

- Launch marketing campaign.
- Record podcasts.
- Retain lead generation strategies, and build lead database for marketing aspects of Alachua Biotech Partnership.

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: Ongoing

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 biotech. 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 participates in various informational marketing campaigns, 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.

- 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 2023:

	Action Steps	Estimated Completion Date
1.	Establish a robust, regularly-updated and easily-accessible community event calendar.	December 2022
2.	Develop and implement ways to communicate activities within the business community (such as on closed circuit TV, community calendars, window/door flyers, e-mail blasts, a city guide, and the Good Life Report).	December 2022 and ongoing
3.	Develop avenues in which to record and disseminate civic storytelling.	January 2023

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.

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 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.
- 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 2023:

	Action Steps	Estimated Completion Date
1.	Develop a plan for rolling out the various online platforms and address funding.	January 2023
2.	Upgrade network virtualization.	January 2023
3.	Finalize online platform rollouts.	September 2024

Critical Success Measures:

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

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: February 2023

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.

- 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 were scheduled for March, April and May, and in September, October and November.

Action Plan for FY 2023:

	Action Steps	Estimated Completion Date
1.	Identify funding opportunities to support programming.	Ongoing
2.	Seek robust opportunities to collaborate with community organizations to provide programming and displays for performing arts, visual arts and after school programming.	January 2023 and ongoing
3.	Survey the community to determine further programming.	February 2023 and ongoing
4.	Plan and identify programs, activities and events in collaboration with community partners.	March 2023
5.	Advertise and implement the programming through multiple media platforms.	May 2023

Critical Success Measures:

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

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%). Providinga 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.
- 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 measurable 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 detraction 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 developing 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 after-school 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.
- In the 4th Quarter of FY 2022, Staff met with Alachua County School Board Superintendent Shane Andrews to identify tangible ways to impact schools in the community.

STRATEGIC INITIATIVE 2.4

Action Plan for FY 2023:

Action Steps		Estimated Completion Date
1.	Create action steps that develop and implement a plan for addressing improvements in early education, specifically ages 0 to 5, that include establishing measurable metrics.	January 2023
2.	Develop and implement a plan to market the early educational initiative to the community.	February 2023
3.	Establish an annual joint meeting between the City Commission and School Board of Alachua County later in the school year.	March 2023
4.	Establish and implement ways of evaluating and monitoring early education and after-school tutorial program.	Ongoing

Critical Success Measures:

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

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: September 2023

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. According to a July 2022 report by the ENO Center for Transportation, transit ridership is not expected to return to pre-pandemic levels this decade. One of the reasons for this is the trend for continued remote work in certain sectors. However, transit ridership is highly dependent upon region, population density and varying demographics.

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 2023:

	Action Steps	Estimated Completion Date
1.	Survey residents' transit-related needs.	February 2023
2.	Compile and evaluate survey data.	April 2023
3.	Evaluate program options.	June 2023
4.	Provide results and options to the City Commission for consideration and direction.	September 2023

Critical Success Measures:

- Compiling survey data.
- Compiling options to present to City Commission.

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 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.

- 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.
- The Planning Department, in coordination with the Public Services Department, identified a sidewalk project within the CRA which would enhance walkability from downtown to the Hal Brady Recreation Center.

Action Plan for FY 2023:

	Action Steps	Estimated Completion Date
1.	Develop a detailed list of improvements, to be reassessed and reprioritized annually.	March 2023
2.	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.

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: Financing of the more than $10 million new 40-unit Senior Apartment Facility in Merrillwood on Alachua County Housing Authority (ACHA) land was secured by ACHA and its co-developer without participation by or recourse to the City. The bulk of the financing package, more than $6,709,929 and $800,000 is in no repayment federal housing funds and nearly $3 million is in the form of a long-term FHA low-interest loan. The City Commission also authorized a $200,000 funding commitment in order to demonstrate city support of the project and as a part of the ACHA successful application for added federal funds to meet unexpected cost increases.

Completion Date: September 2024

Background: Affordable senior housing is currently a pressing need being addressed by the City and ACHA as there is no dedicated public-supported senior housing in the City. ACHA, Housing and Urban Development (HUD) and the Alachua County Development Corporation (ACDC) are dynamic entities that are professionally staffed, highly experienced and function professionally in the area of public financing of public and private low-income home ownership. 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. City staff, at the direction of the City Commission and City Manager, have worked diligently with operators of residential group homes to increase the number of residents who receive such housing and assisted living care. The financing approved for the affordable senior housing facility at Merrillwood (Phase I) was followed by an unsuccessful ACHA application in August of 2021 and a new package to be filed in the Fall of 2022 for funding to replace the remaining Merrillwood 49 Single Family (SF) units with more than 90 new SF

units (Phase II). Phase III is planned to replace 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 ACHA expense to qualified affordable housing..

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 complete, the financing is in place, the building permit is approved, construction is scheduled for this fall and completion expected October 2023. 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. Phase II and Phase III units will be designed and constructed to accommodate all persons including seniors and those with special needs.
- The plans for Merrillwood in the long term will be determined by ACHA staff and its Board. City Staff is committed to contribute and otherwise work with ACHA to separately and together meet the housing needs of our shared community.

Action Plan for FY 2023:

Phase I Senior Housing

	Action Steps	Estimated Completion Date
1.	Commence construction of facility.	October 2022
2.	Complete construction of facility.	October 2023

Phase II Family Housing

	Action Steps	Estimated Completion Date
1.	Application Submission for ACHA Merrillwood Family Housing	October – November 2022
2.	Site Plan and Architectural submission to City (120 days).	February 2023
3.	Commence construction of facility.	August 2023
4.	Complete construction of facility.	September 2024

Critical Success Measures:

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

Goal 4: Residential Opportunities

INITIATIVE 4.2: DEVELOP STRATEGIES TO ENSURE COHESIVE AND COMPATIBLE 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 and existing residential development in a cohesive and planned manner.

Fiscal Impact: N/A

Completion Date: September 2023

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, compatibility with existing density residential 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 new development standards related to transitional areas, lot sizes, buffering, distance between homes, architectural variability, new housing types and methods to increase density in the downtown/urban core.

Progress to Date:

- The City held multiple stakeholder forums 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.
- Staff reviews existing development patterns when reviewing applications for subdivisions and requests for amendments to the Future Land Use Map and Zoning Atlas and advises the applicant of appropriate designations and standards in consideration of surrounding development.

Action Plan for FY 2023:

	Action Steps	Estimated Completion Date
1.	Complete research of infill, redevelopment and residential compatibility standards that may comport with the City.	March 2023
2.	Develop proposed amendments to the City Comprehensive Plan and LDRs.	June 2023
3.	City Commission consider adoption of proposed amendments.	September 2023

Critical Success Measures:

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

Commission Agenda Item

MEETING DATE: 9/26/2022
SUBJECT: Resolution 22-33 Amending Schedule of Fees for Short Term Rental of City Facilities
PREPARED BY: Kimberly Vermillion - Events Coordinator

RECOMMENDED ACTION:
Adopt Resolution 22-33, amending schedule of fees for short term rental of City facilities.

Summary

Section 28.8 of the City of Alachua Code of Ordinances requires that the City Commission, by Resolution, establish and amend from time to time, a schedule of fees for the rental of City facilities. The schedule was last amended by Resolution 20-11 on July 27th, 2020. Resolution 22-33 proposes an amendment to the fee schedule, primarily as related to rental fees for the Swick House and Hal Brady Recreation Complex. Additionally, an after-hours fee was included for events at the Legacy Park Multipurpose Center.

FINANCIAL IMPACT: No

BUDGETED: No

COMMISSION GOALS:
Quality of Life, Community Enhancement, Strengthen Community Services

ATTACHMENTS:

Description

- Resolution 22-33
- Resolution 20-11

RESOLUTION 22-33

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA, AMENDING SCHEDULE OF FEES FOR SHORT TERM RENTAL OF CITY FACILITIES; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 28-8 of the City of Alachua Code of Ordinances requires that the City Commission establish by Resolution a Schedule of Fees for the rental of City facilities and amend that schedule from time to time by Resolution; and,

WHEREAS, the Short-Term Rental Schedule of City facilities was last amended by Resolution 20-11 on July 27th, 2020; and,

WHEREAS, it is necessary for the Schedule of Fees for the rental of City facilities to be updated from time to time to reflect the addition of the Legacy Park Multipurpose Fields and other related facilities.

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

Section 1. RECITALS

The above Recitals are true and correct and are incorporated into this resolution by reference.

Section 2. SHORT TERM RENTAL OF CITY FACILITIES FEE SCHEDULE

The fee schedule for the short-term rental of City Facilities is hereby amended as set forth below:

Facility	Daily* Rate
Application Charge (non-refundable)	$25
Security Deposit	Half Daily Rental Rate
Swick House Complete Facility – includes Banquet Room, 2 meeting rooms, kitchen (no stove), covered front porch & large patio overlooking beautiful landscaped grounds.	$650

Swick House Banquet Room & Kitchen Seating Capacity: 126 (with tables): 72	$350
Cypress Meeting Room Seating Capacity: 45 (with tables): 25	$150
Swick House Wedding Venue – includes Banquet Room, Groomsmen Room, Bridal Suite, kitchen (no stove) covered front porch, large patio overlooking beautifully landscaped yard and additional half day for rehearsal and set-up	$800
Alan Hitchcock Park (Theater Park)	$100
Cleather Hathcock, Sr. Community Center – Kitchen (no stove) and covered front porch overlooking grounds	$150
Hal Brady Recreation Complex Football Field	$600 per day $60/hr.
Hal Brady Recreation Complex Gymnasium (Basketball Goals, Bleachers and Lobby)	$600 per day $60/hr.
Hal Brady Recreation Complex Multipurpose Field	$600 per day $60/hr.
Hal Brady Recreation Complex Baseball Field (Each)	$250 per day
Hal Brady Recreation Complex Softball Field (Each)	$250 per day
Hal Brady Recreation Complex Outdoor Basketball Courts	$150
Hal Brady Recreation Complex Picnic Pavilion	$100
Hal Brady Recreation Complex Splash Park – (9am-11am) or (6am-8pm)	$125 (2 hours)
Preacher Copeland Park/Pavilion	$175

Legacy Park Multipurpose Center Rental Fees

Facility	Rate
Complete Facility	$1,500/half day (5 hours) $3,000/full day (10 hours)
Sports Court (per court: does not include Championship Court)	$60/hr. 8 am – 4 pm Mon.-Fri. $80/hr. 4 pm – 9 pm Mon.-Fri. $100/hr. Sat. & Sun.
Championship Court	$120/hr. 8 am – 4 pm Mon.-Fri. $160/hr. 4 pm – 9 pm Mon.-Fri. $200/hr. Sat. & Sun.

Meeting Room 1 (largest)	$60/hr.
Meeting Room 2 (second largest)	$55/hr.
Meeting Room 3	$45/hr.
Legacy Park Multipurpose Field 1	$600 per day $50/hr.
After Hours Fee for Legacy Park Multipurpose Center (for Events)	$300/hr. (10pm – 12am) **No later than midnight**

***Definitions:**

Operating Schedule – Sunday through Saturday 9 a.m. – 9 p.m. (closed on Holidays)

Discount – A discount of 20 percent of daily rental fee, beginning with the second day of any contract for consecutive rental days, shall apply (day one and two at 100%, consecutive day three forward at 80% of daily fee).

Security Deposit – In addition to rental fees for facilities, the applicant is to provide a Security Deposit in the amount equal to half of a daily rental fee.

The deposit is to cover any replacement, repairs, damages or loss suffered by the City to and including extra ordinary cleaning. The applicant is required to pay the full cost of materials, labor, replacement, repairs and damages (over and above the deposited funds) regardless of the amount. If damages occur and are less than the deposited amount, the difference will be refunded. Staff will determine proper cleanup. In the event that the City has to terminate an activity for security or non-compliance with state or federal law or City ordinances or policies prior to the scheduled time of conclusion, the City will retain all fees and any reasonable part of the Security Deposit.

Payment with Application – The application fee, rental fee and security deposit shall be due upon completion and submission of Application. Security Deposit is refunded in whole or part as applicable, in approximately ten (10) to fourteen (14) business days after the event.

Notice of Cancellation – Notice of cancellation by City will be given as far in advance as possible and a full refund of all fees and security deposit including Application Fee, will be issued. If applicant cancels, notice must be given to the City at least 30 days prior to event date and rental fees, but not the application fee, will be refunded. If applicant cancels and notice is not given 30 days prior to the event, the City will retain all rental fees. The application fee is not refundable. The application fee, rental fee and security deposit shall be due upon completion and submission of Application. Security Deposit is refunded in whole or part as applicable, in approximately ten (10) to fourteen (14) business days after the event.

Additional Fees – Rental fees do not include the use of tables, chairs, or floor cover at the Legacy Park Multipurpose Center. Reasonable fees may be charged for such use. Additional staffing may be necessary to accommodate rentals and such staff time will be charged at renter's expense (see after hours fee). Extra Duty Police Detail may be required and shall be charged at renter's expense.
City Right – The City, by and through the City Manager or designee, retains the right to waive fees or alter hours, terms and conditions of rentals as set forth on this schedule. Facility rentals are limited to hours outside of scheduled City activities.

Section 3. 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 resolution is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this resolution, and the remainder of this resolution after the exclusion of such part or parts shall be deemed to be valid.

Section 4. REPEALING CLAUSE

All resolutions or parts of resolutions in conflict with this Resolution, are hereby repealed to the extent of the conflict.

Section 5. EFFECTIVE DATE

This Resolution shall be effective as of the date of its passage and adoption.

DULY ADOPTED in regular session, this 26th day of September, 2022.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

ATTEST:

Mike DaRoza, City Manager/Clerk

RESOLUTION 20-11

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; AMENDING SCHEDULE OF FEES FOR SHORT TERM RENTAL OF CITY FACILITIES; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 28-8 of the City of Alachua Code of Ordinances requires that the City Commission establish by Resolution a Schedule of Fees for the rental of City facilities and amend that schedule from time to time by Resolution; and,

WHEREAS, the Short Term Rental Schedule of City facilities was last amended by Resolution 18-04 on November 13, 2017; and,

WHEREAS, it is necessary for the Schedule of Fees for the rental of City facilities to be updated from time to time to reflect the addition of the Legacy Park Multipurpose Fields and other related facilities.

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

Section 1. RECITALS

The above Recitals are true and correct and are incorporated into this resolution by reference.

Section 2. SHORT TERM RENTAL OF CITY FACILITIES FEE SCHEDULE

The fee schedule for the short term rental of City Facilities is hereby amended as set forth below:

Facility	Daily* Rate
Application Charge (Non Refundable)	$25.00
Security Deposit	Half Daily Rental Rate
Swick House Complete Facility (5 Meeting Rooms, Kitchen (No Stove), Covered Porch and Patio)	$600.00
Swick House Auditorium Seating Capacity 126	$350.00
Swick House Meeting Room 1 Seating Capacity 45	$175.00
Swick House Meeting Room 2 Seating Capacity 52	$150.00

Swick House Wedding (Auditorium, Kitchen, Bridal Suite, Groomsmen Suite, Extra Room, Covered Front Porch and Patio along with evening before for Rehersal/Decorating	$700.00
Alan Hitchcock Park (Theater Park)	$100.00
Cleather Hathcock, Sr. Community Center - (1 Meeting Room, Kitchen (No Stove) and Porch)	$150.00
HBRC Football Field	$600.00 per day $60/hr
Hal Brady Recreation Complex (HBRC) Gymnasium (Basketball Goals, Bleachers and Lobby)	$600.00 per day $60/hr
HBRC Multipurpose Field	$600.00 per day $60/hr
HBRC Picnic Pavilion	$100.00
HBRC Splash Park	$100.00 (2 hours)
HBRC Softball Field (Each)	$150.00
HBRC Outdoor Basketball Courts	$150.00
Preacher Copeland Park / Pavilion	$175.00
Baseball Field (Each)	$150.00
Legacy Park Multipurpose Center Rental Fees	
Facility	**Rate**
Complete Facility	$1,500/half day (5 hours); $3,000/full day (10 hours)
Sports Court (per court; does not include Championship Court)	$60/hr 8 a.m. – 4 p.m. Mon.-Fri.; $80/hr 4 p.m. – 9 p.m. Mon.-Fri.; $100/hr Sat. & Sun.
Championship Court	$120/hr 8 a.m. – 4 p.m. Mon.-Fri.; $160/hr 4 p.m. – 9 p.m. Mon.-Fri.; $200/hr Sat. & Sun.
Meeting Room 1 (largest)	$60/hr
Meeting Room 2 (second largest)	$55/hr
Meeting Room 3 or 4:	$45/hr
Legacy Park Multipurpose Field 1	$600.00 per day $50/hr
***Definitions:** **Day -** 9 a.m. – 9p.m.; **Operating Schedule** – Sunday through Saturday 9 a.m. – 9 p.m. (closed on Holidays)	
Discount - A discount of 20 percent of daily rental fee, beginning with the second day of any contract for consecutive rental days, shall apply (day one at 100%, consecutive day two forward at 80% of daily fee).	

Security Deposit – In addition to rental fees for facilities, the applicant is to provide a Security Deposit in the amount equal to half of a daily rental fee. The deposit is to cover any replacement, repairs, damages or loss suffered by the City to and including extra ordinary cleaning. The applicant is required to pay the full cost of materials labor, replacement, repairs and damages (over and above the deposited funds) regardless of the amount. If damages occur and are less than the deposited amount, the difference will be refunded. Staff will determine proper cleanup. In the event that the City has to terminate an activity for security or non-compliance with state or federal law or City ordinances or policies prior to the scheduled time of conclusion, the City will retain all fees and any reasonable part of the Security Deposit.
Payment with Application – The application fee, rental fee and security deposit shall be due upon completion and submission of Application. Security Deposit is refunded in whole or part as applicable, in approximately ten (10) to fourteen (14) business days after the event.
Notice of Cancellation – Notice of cancellation by City will be given as far in advance as possible and a full refund of all fees and security deposit including Application Fee, will be issued. If applicant cancels, notice must be given to the City at least 30 days prior to event date and rental fees, but not the application fee, will be refunded. If applicant cancels and notice is not given 30 days prior to the event, the City will retain all rental fees. The application fee is not refundable.
Additional Fees – Rental fees do not include the use of tables, chairs or floor cover at the Legacy Park Multipurpose Center. Reasonable fees may be charged for such use. Additional staffing may be necessary to accommodate rentals and such staff time may be charged at renter's expense. Extra Duty Police Detail may be required and shall be charged at renter's expense.
City Right – The City, by and through the City Manager or designee, retains the right to waive fees or alter hours, terms and conditions of rentals as set forth on this schedule. Facility rentals are limited to hours outside of scheduled City activities.

Section 3. 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 resolution is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this resolution, and the remainder of this resolution after the exclusion of such part or parts shall be deemed to be valid.

Section 4. REPEALING CLAUSE

All resolutions or parts of resolutions in conflict with this Resolution, are hereby repealed to the extent of the conflict.

Section 5. EFFECTIVE DATE

This Resolution shall be effective as of the date of its passage and adoption.

DULY ADOPTED in regular session, this 27th day of July, 2020.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

ATTEST:

Adam Boukari, City Manager/Clerk

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 9/26/2022
SUBJECT: Memorandum of Understanding regarding the City of Alachua's Financial commitment for Arbours at Merrillwood Phase I
PREPARED BY: Marian B. Rush, City Attorney

RECOMMENDED ACTION:
Authorize the Mayor and City Manager to sign the attached Memorandum of Understanding. This authorization is contingent upon the City Commission approving the City of Alachua budget for its fiscal year 2022-2023 during the September 26, 2022, City Commission meeting as this budget contains an entry for funding this item. If the City's 2022-2023 budget is not approved, then this item is not approved.

Summary

During the April 25, 2022, City Commission meeting, the City Commission approved a commitment to fund and provide to two hundred thousand dollars ($200,000.00) to the Alachua County Housing Authority (ACHA) for the development/redevelopment of the Arbours at Merrillwood Phase I Project. A copy of the April 25, 2022, agenda item is attached. The ACHA requested an agreement related to this funding commitment. Attached is a Memorandum of Understanding which confirms the City's funding commitment. The wording of the Memorandum of Understanding tracks the language of the April 25, 2022, agenda item previously approved by the City Commission. The attached Memorandum of Understanding has already been signed by the ACHA.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

FUNDING SOURCE: General Fund

COMMISSION GOALS:

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

ATTACHMENTS:

Description

- April 25, 2022 Agenda Item
- Signed MOU

City of ALACHUA

THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 4/25/2022
SUBJECT: Arbours at Merrillwood Phase I-Financial commitment
PREPARED BY: G.B. Wilson, Compliance & Risk Management Director

RECOMMENDED ACTION:
That the City Commission approve, and commit to fund and provide $200,000, to the Alachua County Housing Authority (ACHA) and that all associated ACHA attorney fees and costs be paid by ACHA. Further, that the City contribution is conditioned upon: first, the $200,000 be applied to the construction of the 40 unit, multi-story affordable housing facility Arbours of Merrillwood I, at 13207 N.W. 153 Terrace in Alachua, Florida (the Facility); second, funding of the City commitment not occur before October 20, 2022 or a later date of the commencement of vertical construction of the facility; third, that ACHA agrees to sign and execute, on the terms and conditions set forth in this Agenda Item as well as all others deemed appropriate by the City Attorney, any documents necessary to perfect the conditions described; fourth, the $200,000 City 2-28-22 loan commitment to ACHA to support funding the Facility is merged into this action and is hereby cancelled; fifth, that this commitment to fund shall expire of its own terms unless vertical construction of the Facility has commenced on or prior to September 30, 2023 unless modified and extended by prior City Commission action.

Summary

The Alachua County Housing Authority (ACHA) has been awarded $6,651,192 of Florida Housing Financing Corporation (FHFC) funding (in the form of authorized Tax Credit financing) for the construction of Phase I, a 40-unit (23 - 1BR-1BA and 17 - 2BR-2BA) three story Senior housing facility in Merrillwood of Alachua. The ACHA demolition of 17 existing 50-year-old units is to be financed by separate Housing of Urban Development (HUD) funds. Phase I construction is now scheduled to begin in August or September of 2022 and be resident ready in August or September of 2023.

Construction of the new facility results in a net gain of 23 new living units in Merrillwood.

Construction dates may vary from month to month due to ongoing disruptions in product and material supply chains. Construction and labor costs are expected to rise and market disruptions are also projected to affect construction interest increases as job delays occur.

The ACHA and its development partner, Arbour Valley Development, LLC, a Florida Limited Liability Company, have formed the Florida business entity Arbours of Merrillwood I, LLLP to construct, own and operate the 40-unit complex to an agreed point when ACHA will become the sole owner. The affordable housing complex will be developed and sited on the Merrillwood Community ACHA owned property pursuant to a recorded 50-year Land Use Restrictive Agreement. Funding of operations will be by site specific vouchers that will include payment of resident utilities.

The ever-increasing costs of the senior complex have burdened the ACHA and its development partner as well as all other projects awarded funding by FHFC last summer. The FHFC staff has been working closely with ACHA about meeting the now projected funding shortfall that could reach $2 million. Other funded projects also require supplemental funding and the matter is to be presented to the FHFC board this April 29th with a FHFC staff recommendation for what has been termed "viability funding." The ACHA expects to receive such supplemental funds, added to the proposed $200,000 contribution from the local government (City) and fund any remaining shortfall with an FHA loan. There is no repayment for the tax credit, the City contribution and the viability funding is expected to be subject to repayment forgiveness. The FHA gap loan will be paid from operating revenue.

The City Commission, in 2018 and 2021 committed to support the project as meeting City adopted Strategic Initiative 4.1- Encourage Construction of Senior Living Housing Opportunities Including Assisted Living Facilities. In both 2018 and 2021 the City agreed to make a loan in the amount of $425,625 to help fund a combined ACHA application for the senior complex and new replacement family housing in Merrillwood. The new family housing component has not been approved to date but an application is filed in the current funding cycle and is planned for filing each year until awarded.

The $425,625 City funding commitments have expired by their own terms and the City Commission 2-28-22 approved $200,000 loan to ACHA for the construction of the Arbours of Merrillwood I 40 unit facility will be merged with and cancelled upon adoption of the recommended action to classify the $200,000 amount as a contribution.

FINANCIAL IMPACT: Yes

BUDGETED: No

AMOUNT:$200,000

FUNDING SOURCE: General Fund

ADDITIONAL FINANCIAL INFORMATION: Funding will be budgeted to meet the terms of the pledge.

COMMISSION GOALS:
Economic Development, Quality of Life, Community Enhancement, Strengthen Community Services

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MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the "Memorandum") is made and entered into as of this ____ day of September, 2022, by and between the Alachua County Housing Authority, a public body corporate and politic established pursuant to Chapter 421 of the Florida Statutes (the "Housing Authority"), and the City of Alachua, a municipality located in Alachua County, Florida (the "City").

RECITALS:

WHEREAS, the Housing Authority has been awarded $6,651,192 of Florida Housing Financing Corporation ("FHFC") funding (in the form of authorized tax credit financing) for the construction of Phase I, a 40-unit three story senior housing facility to be known as Arbours at Merrillwood I, and located at 13207 N.W. 153 Terrace, Alachua, Florida (the "Project"), for which construction is now scheduled to begin September, 2022 and be resident ready in September, 2023, and construction of the Project will result in 40 new senior living units in Merrillwood; and

WHEREAS, the Housing Authority and its development partner, Arbour Valley Development, LLC, a Florida limited liability company, have formed the Florida limited liability limited partnership, Arbours at Merrillwood I, LLLP, (the "Partnership") to construct, own, and operate the 40-unit Project, in which the Housing Authority will continue to own the ground and will have an option to purchase the affordable Project at the end of the tax credit compliance period; and

WHEREAS, the ever-increasing costs of the Project have burdened the Housing Authority and its development partner as well as all other projects awarded funding by FHFC last summer, which funding shortfall for the Project could reach $2,000,000, for which the Project will be receiving viability funding from FHFC to cover some of the shortfall, which FHFC loan is forgivable; and

WHEREAS, the Project fulfills public purposes of the City, such as meeting the City adopted Strategic Initiative 4.1- Encourage Construction of Senior Living Housing Opportunities including Assisted Living Facilities; and

WHEREAS, at the April 25, 2022, City Commission meeting, the City committed to funding $200,000 as a contribution to the Project under certain conditions as described herein below.

NOW, THEREFORE, in consideration of these presents, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby confirm the terms of their understanding as follows:

1. The above recitals are hereby incorporated into this Memorandum and are made a part hereof.

2. The City commits to fund and provide $200,000 (the "Funding") to the Housing Authority upon the following conditions: (a) the Funding must be applied to the construction of

the Project; and (b) the Funding will occur not before October 20, 2022, or a later date of the commencement of vertical construction of the Project.

Further, the City's commitment to fund shall expire of its own terms unless vertical construction of the Project has commenced on or prior to September 30, 2023, unless modified and extended by prior City Commission action. The Housing Authority shall cooperate with the City to confirm that the conditions for the Funding are being met.

3. At the Closing on the Project, the Housing Authority shall pay the City's attorneys' fees and costs in connection with the Funding directly to the law office of Rush and Frisco, at an hourly rate of $250. These fees and costs are estimated not to exceed $2,000, unless there is a modification of this Memorandum, including a modification or extension of the Funding date.

4. The City acknowledges that the Housing Authority, due to tax issues, will be loaning the Funding to the Partnership. Provided that the conditions in Section 2 of this Memorandum are met, the Funding will not be required by the City to be repaid by the Housing Authority.

5. The City and the Housing Authority each represent that the person signing this Memorandum on its behalf has been duly authorized to so sign.

6. This Memorandum may be executed in counterparts and all such counterparts shall be deemed originals and together shall constitute but one and the same instrument.

[SIGNATURES CONTINUE ON NEXT PAGE]

IN WITNESS WHEREOF, this Memorandum has been executed effective as of the day and year first hereinabove written.

WITNESSES:

ALACHUA COUNTY HOUSING AUTHORITY, a public body corporate and politic established pursuant to Chapter 421 of the Florida Statutes

By: _____
Ken D. Armstrong, Executive Director

_____
Print Name Amanda Nazaro

_____
Print Name: Cody Pierce

THE CITY OF ALACHUA, FLORIDA,
municipality located in Alachua County, Florida

By: _____
Gib Coerper, Mayor

ATTEST:

_____
Mike DaRoza, City Manager/City Clerk

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 9/26/2022
SUBJECT: FY 2023 Compensation Plan
PREPARED BY: Tara L. Malone - Human Resources Director

RECOMMENDED ACTION:
Approve the FY 2023 Compensation Plan as presented.

Summary

The proposed FY 2023 Compensation Plan includes the addition of two (2) new positions as approved in the FY 2023 Budget. Those positions are Information Technology Project Coordinator and Property/Evidence Specialist. These two new positions, along with additional positions approved in the new budget will increase the City's Full-Time Equivalents (FTE's) by eight (8). The proposed plan also includes an increase in range or maximum hourly wage for one (1) position, Electric System Planner. The purpose is to allow for progression in range for the position as related to the current labor market. Positions highlighted in yellow on the proposed plan illustrate the recommended changes, and the approved FY 2022 Compensation Plan has also been provided for comparison.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

FUNDING SOURCE: General Fund, Electric Fund

COMMISSION GOALS:
Strengthen Community Services

ATTACHMENTS:

Description

- Amended FY23 Proposed Compensation Plan
- FY23 Proposed Compensation Plan
- FY22 Compensation Plan-APPROVED-2022-08-22

AMENDED PROPOSED
COMPENSATION PLAN
Fiscal Year 2023

Position Title	FLSA Status	Minimum	Maximum
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	$15.50	$22.00
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
Compliance and Risk Management Specialist	Non-exempt	$17.38	$24.89
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	Exempt	$56,000.00	$84,000.00
Distribution/Collections Technician	Non-exempt	$16.11	$25.77
Distribution/Collections Technician Apprentice	Non-exempt	$13.00	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**	**$47.00**
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

AMENDED PROPOSED
COMPENSATION PLAN
Fiscal Year 2023

Position Title	FLSA Status	Minimum	Maximum
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	Exempt	$46,000.00	$69,000.00
Executive Assistant	Non-exempt	$18.75	$27.19
Facilities Custodial Worker	Non-exempt	$13.00	$18.52
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	$13.00	$19.74
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 Project Coordinator	**Non-exempt**	**$25.90**	**$38.85**
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	**Non-exempt**	**$19.47**	**$30.94**
~~**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 Officer Recruit	Non-exempt	$15.00	$15.00
Police Records Specialist	Non-exempt	$15.14	$23.47
Police Sergeant	Non-exempt	$24.52	**$36.01**
Principal Planner	Exempt	$60,500.00	$87,725.00
Project Coordinator	Exempt	$45,500.00	$68,250.00
Property/Evidence Specialist	**Non-exempt**	**$16.00**	**$24.80**
Public Services Coordinator	Exempt	$36,000.00	$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	$13.00	$18.84
Public Works Technician II	Non-exempt	$14.42	$20.91

AMENDED PROPOSED
COMPENSATION PLAN
Fiscal Year 2023

Position Title	FLSA Status	Minimum	Maximum
Purchasing Coordinator	Exempt	$38,000.00	$58,900.00
Receptionist	Non-exempt	$13.00	$19.13
Recreation and Culture Director	Exempt	$81,500.00	$118,175.00
Recreation Assistant I	Non-exempt	$13.00	$18.84
Recreation Assistant II	Non-exempt	$14.00	$20.27
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	$36,000.00	$50,377.00
Wastewater System Supervisor	Exempt	$60,000.00	$90,000.00
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

PROPOSED
COMPENSATION PLAN
Fiscal Year 2023

Position Title	FLSA Status	Minimum	Maximum
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	$15.50	$22.00
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
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Distribution/Collections Technician	Non-exempt	$16.11	$25.77
Distribution/Collections Technician Apprentice	Non-exempt	$13.00	N/A
Economic Development Manager	Exempt	$60,000.00	$89,400.00
Electric Line Crew Foreman	Non-exempt	$36.54	$45.67
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Electrical Engineer	Exempt	$65,000.00	$96,850.00
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PROPOSED
COMPENSATION PLAN
Fiscal Year 2023

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Engineering Supervisor	Exempt	$61,000.00	$97,600.00
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Grants Specialist	Exempt	$49,000.00	$71,050.00
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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 Officer Recruit	Non-exempt	$15.00	$15.00
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
Property/Evidence Specialist	**Non-exempt**	**$16.00**	**$24.80**
Public Services Coordinator	Exempt	$36,000.00	$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	$13.00	$18.84
Public Works Technician II	Non-exempt	$14.42	$20.91
Purchasing Coordinator	Exempt	$38,000.00	$58,900.00

PROPOSED
COMPENSATION PLAN
Fiscal Year 2023

Position Title	FLSA Status	Minimum	Maximum
Receptionist	Non-exempt	$13.00	$19.13
Recreation and Culture Director	Exempt	$81,500.00	$118,175.00
Recreation Assistant I	Non-exempt	$13.00	$18.84
Recreation Assistant II	Non-exempt	$14.00	$20.27
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	$36,000.00	$50,377.00
Wastewater System Supervisor	Exempt	$60,000.00	$90,000.00
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

APPROVED
COMPENSATION PLAN
Fiscal Year 2021-2022

Position Title	FLSA Status	Minimum	Maximum
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	$15.50	$22.00
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
Compliance and Risk Management Specialist	Non-exempt	$17.38	$24.89
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	Exempt	$56,000.00	$84,000.00
Distribution/Collections Technician	Non-exempt	$16.11	$25.77
Distribution/Collections Technician Apprentice	Non-exempt	$13.00	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

APPROVED
COMPENSATION PLAN
Fiscal Year 2021-2022

Position Title	FLSA Status	Minimum	Maximum
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	Exempt	$46,000.00	$69,000.00
Executive Assistant	Non-exempt	$18.75	$27.19
Facilities Custodial Worker	Non-exempt	$13.00	$18.52
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	$13.00	$19.74
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 Officer Recruit	Non-exempt	$15.00	$15.00
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	$36,000.00	$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	$13.00	$18.84
Public Works Technician II	Non-exempt	$14.42	$20.91
Purchasing Coordinator	Exempt	$38,000.00	$58,900.00
Receptionist	Non-exempt	$13.00	$19.13
Recreation and Culture Director	Exempt	$81,500.00	$118,175.00

APPROVED
COMPENSATION PLAN
Fiscal Year 2021-2022

Position Title	FLSA Status	Minimum	Maximum
Recreation Assistant I	Non-exempt	$13.00	$18.84
Recreation Assistant II	Non-exempt	$14.00	$20.27
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	$36,000.00	$50,377.00
Wastewater System Supervisor	Exempt	$60,000.00	$90,000.00
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

City Commission Meeting
Sign In September 26, 2022

	Name (Please Print)
(Please Print) WILLIAM GARST	(Please Print) John Fiser
(Please Print) Karen S. Reed	(Please Print) Janet Augspurg
(Please Print) Darin Kilfoyl NFDS Proj. Manager	(Please Print) David Wisener
(Please Print) SETH WOOD	(Please Print) TIMOTHY-JOHN GRAMNACK-ROUSSEAU
(Please Print) BRIAN L HONTZ	(Please Print) Toney Sullivan Fletcher family Companies
(Please Print) TERRI WARRINGTON	(Please Print) Wayne + Debra Werner
(Please Print) Tom Hubbard	(Please Print) Phyllis STRICKLAND
(Please Print) Nancy Wales	(Please Print)
(Please Print) Linda Paletti	(Please Print)
(Please Print) Isaac Augspurg	(Please Print)