Regular City Commission Meeting
Agenda
August 22, 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: August 22, 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. Legacy Park Summer Camp Student Artist Appreciation

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Ordinance 22-20, Second Reading: 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).

B. Ordinance 22-21, Second Reading: 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).

C. Final Plat – Alachua West: A request by David S. McDaniel, of M3 Alachua, LLC, applicant and property owner, for consideration of the Final Plat for Alachua West, which proposes to subdivide a ±35.82 acre subject property into a total of 122 lots with associated common areas and road right-of-way; Consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006 (Quasi-Judicial Hearing).

D. Ordinance 22-22, Second Reading; Amending Code Section 38 - Utility Rates Water & Wastewater

E. Ordinance 22-23 1st Reading Amending Section 30-34 Relating to Residential Solid Waste

V. AGENDA ITEMS

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS

August 8, 2022 Budget Workshop Meeting Minutes
Fiscal Year 2021-2022 Write Offs
Revision to FY 2022 Compensation Plan
August 08, 2022 City Commission Meeting Minutes

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/22/2022
SUBJECT: Legacy Park Summer Camp Student Artist Appreciation
PREPARED BY: Diane L. Amendola, Assistant Deputy City Clerk

RECOMMENDED ACTION:
Mayor Coerper and Ms. Faulk to present the certificates to the students.

Summary

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

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/22/2022
SUBJECT: Ordinance 22-20, Second Reading: 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).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission adopt Ordinance 22-20 on second and final reading upon making the following motion:
Based upon the presentation before this Commission and Staff's recommendation, this Commission 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 adopts Ordinance 22-20 on second and final reading.

Summary

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±45.3 acre subject property from Agriculture to Community Commercial.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agricultural (A) to Community Commercial (CC).

The subject property is generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A). The property

and east of NW 170th Street (also known as County Road 235A). The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

Existing FLUM Designation

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

Proposed FLUM Designation

Policy 1.3.a of the FLUE establishes the Community Commercial land use category, and states that this category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category: neighborhood commercial establishments; residential/offices and live-work units; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial uses; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments.

Planning & Zoning Board Recommendation

At the July 12, 2022 Planning and Zoning Board Meeting, the Board voted 5-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

City Commission - First Reading of Ordinance 22-20

At the August 8, 2022 City Commission Meeting, the Commission voted 5-0 to approve Ordinance 22-20 on first reading.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Ordinance 22-20
- Application & Supporting Materials
- Public Notice Materials for the 7/12/22 PZB Hearing
- Public Notice Materials for the 8/8/22 City Commission Meeting
- Public Notice Materials for the 8/22/22 City Commission Meeting

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: July 12, 2022
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation on a ±45.3 acre subject property from Agriculture to Community Commercial
APPLICANT/AGENT:	Craig Brashier, AICP, Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	Tomoka Hills Farms, Inc.
LOCATION:	Generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A)
PARCEL ID NUMBER:	Portions of 03873-000-000 and 03873-001-000
ACREAGE:	±45.3 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a 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.*

SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±45.3 acre subject property from Agriculture to Community Commercial.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agricultural (A) to Community Commercial (CC).

The subject property is generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A). The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

Existing FLUM Designation

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

Proposed FLUM Designation

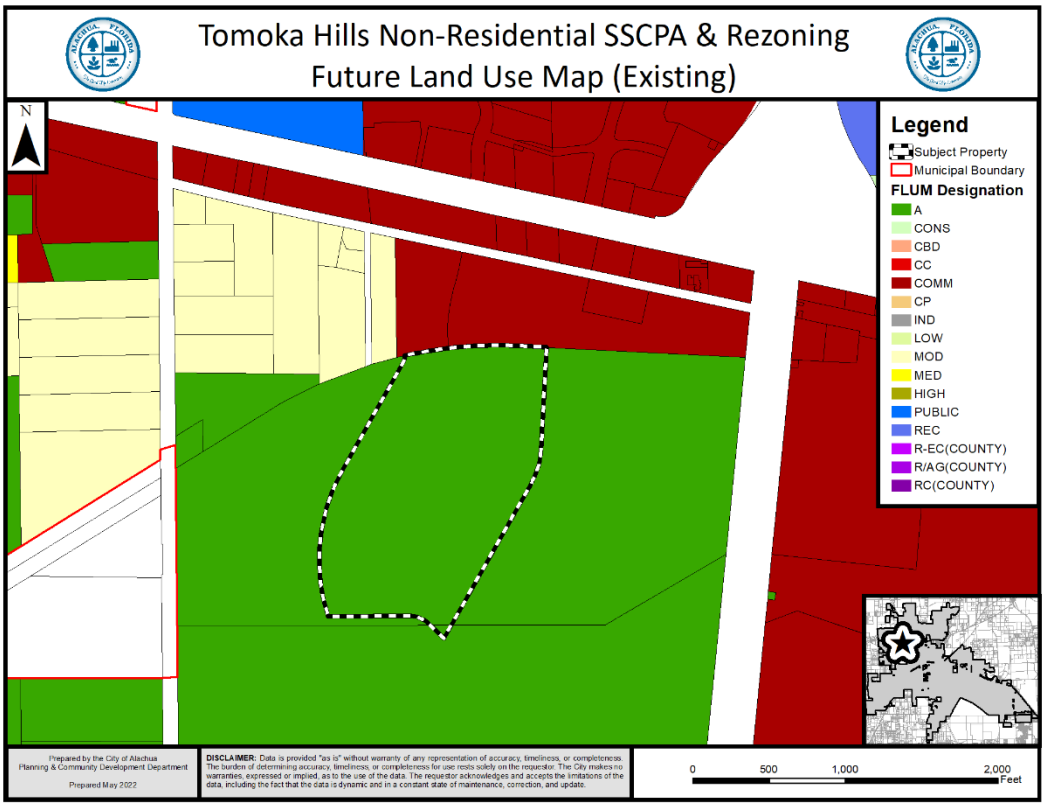
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Table 1. Comparison of Existing / Proposed FLUM Designations

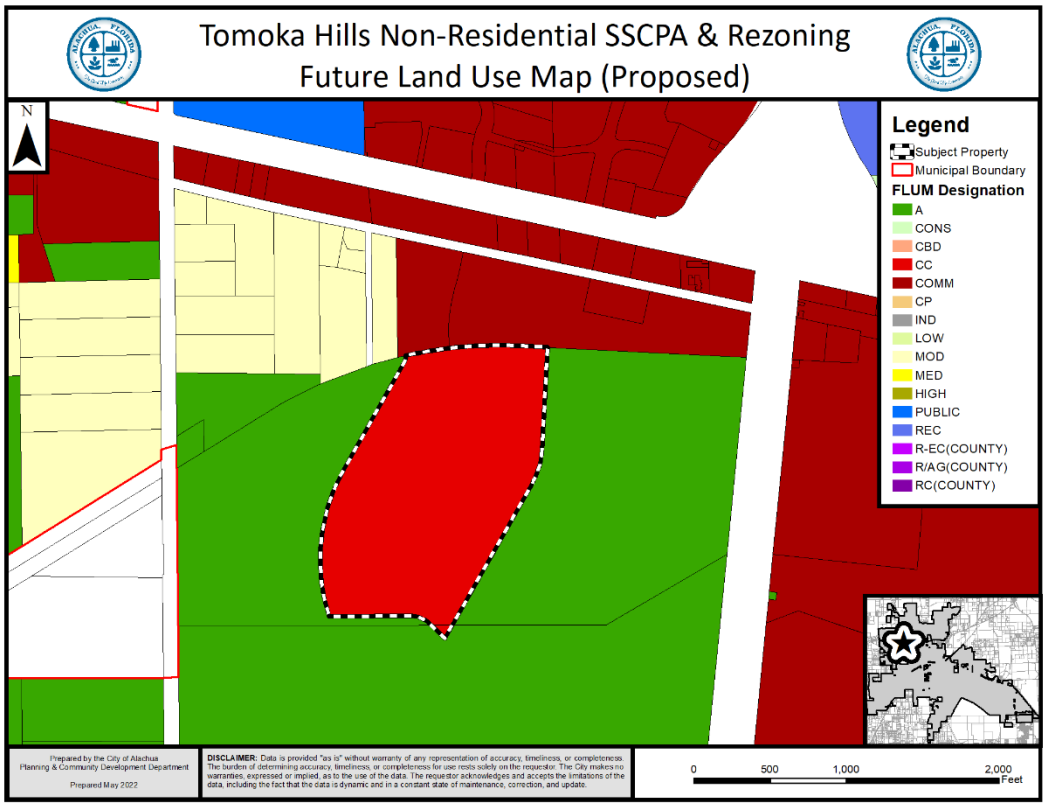
	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Community Commercial
Max. Gross Density:	1 dwelling/ 5 acres 9 dwelling units	N/A
Max. Floor Area:	N/A	0.50 Floor Area Ratio (FAR) 986,634 square feet
Typical Uses:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Neighborhood commercial establishments; residential/offices and live-work units; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial uses; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments
Net Increase/ Decrease:	***Decrease of 9 dwellings*** ***Increase of 986,634 square feet non-residential uses***	

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Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

SURROUNDING USES

The existing uses, 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.

Map 3. Vicinity Map

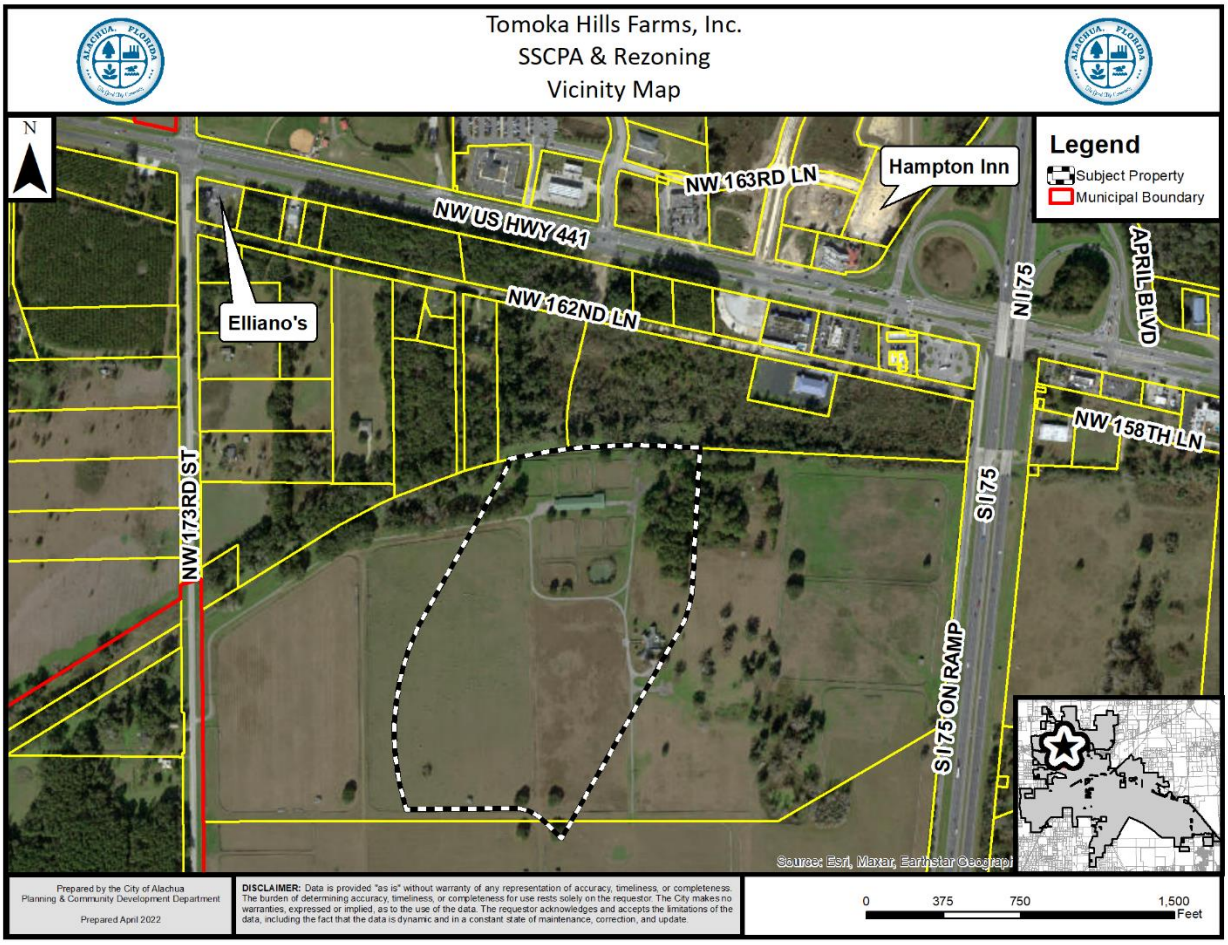


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Commercial	Commercial Intensive (CI)
South	Vacant Lands	Agriculture	Agricultural (A)
East	Vacant Lands	Agriculture	Agricultural (A)
West	Vacant Lands	Agriculture	Agricultural (A)

NEIGHBORHOOD MEETING

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

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

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

The Neighborhood Meeting was held on April 20, 2022 at 6:00 p.m. at the offices of Causseaux, Hewett, & Walpole, located at 11801 Research Drive, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, the meeting was unattended.

NEEDS ANALYSIS

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

The applicant contends that: industries within the City are expanding, resulting in population growth and an increase in demand for goods and services within the City, thus supporting the proposed amendment; the subject property is presently not actively used for agricultural

purposes and is unutilized; and the amendment will increase the amount of land available for commercial development to need consumer needs.

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 located proximate to the US Highway 441 / Interstate 75 interchange and near areas within the City that are established commercial and residential uses. The Community Commercial land use category provides for neighborhood and community scale goods and services for adjacent neighborhood and residential areas. Uses permitted within the Community Commercial land use category include: neighborhood commercial establishments; residential/offices and live-work units; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial uses; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments.

(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 generally located near existing urban areas. The subject property is contiguous to commercial lands to the north. The applicant contends that the development of the subject property would allow commercial development to occur proximate to a range of existing commercial and residential development.

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

Evaluation & Findings: The applicant contends that the subject property is proximate to urbanized development with nonresidential uses; is proximate to a major highway interchange; a public high school; tools, a shopping center with a grocer; and several quick service restaurants. The applicant contends that this application represents an extension of commercial land use, which abuts the subject property to the north.

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

Evaluation & Findings: The subject property primarily consists of open pasture and has been historically used as a horse farm. A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area will be necessary prior to development of the subject property. In addition, desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

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

Evaluation & Findings: The property is not presently used for an active agricultural or silvicultural operation. The adjacent lands to the north are designated for urban uses on the FLUM.

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor, proximate to the subject property, and are available to serve future development of the subject property. Utilities extensions will be required in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor, proximate to the subject property, and are available to serve future development of the subject property. Utilities extensions will be required in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

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

Evaluation & Findings: The property is proximate to existing residential and commercial uses along the US 441 corridor and near the Interstate 75/US 441 interchange. The proposed amendment would not result in a significant increase of time, money, or energy to provide public services to the site.

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

Evaluation & Findings: The property is proximate to existing residential and commercial uses along the US 441 corridor and near the Interstate 75/US 441 interchange. The subject property is located within an urbanizing area of the City, proximate to existing residential and nonresidential uses.

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

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

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

Evaluation & Findings: The subject property is generally located proximate to existing commercial uses and lands designated for urban uses near the US 441/I-75 interchange.

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

Evaluation & Findings: The subject property is adjacent to lands presently designated for commercial uses. The City of Alachua Comprehensive Plan requires interconnectivity between compatible uses. Interconnections to adjacent lands will be provided when development is compatible with the existing uses on developed lands or the allowable uses on vacant lands.

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

Evaluation & Findings: The proposed amendment would not result in a loss of significant amounts of functional open space.

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

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

Evaluation & Findings: The subject property is located within an urbanizing area of the City, proximate to the Interstate 75/US 441 interchange, and existing residential and nonresidential uses, and nearby the historic urban core of the City. Lands designated for urban uses are located north of the subject property. The subject property primarily consists of open pasture and has been historically used as a horse farm. A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area will be necessary prior to development within the area in order to further evaluate any potential limitations for future development within the area. In addition, desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor, proximate to the subject property, and are available to serve future development of the subject property. Utilities extensions will be required in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

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

(IV) Promotes conservation of water and energy.

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

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

Evaluation & Findings: The property is not presently used for an active agricultural or silvicultural operation. The adjacent lands to the north are designated for urban uses on the FLUM.

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

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

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

Evaluation & Findings: The proposed amendment would designate lands for commercial uses. Uses permitted within the Community Commercial land use category include: neighborhood commercial establishments; residential/offices and live-work units; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial uses; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments. The uses permitted within the Community Commercial land use category are supportive of the demands of the residential population by providing areas where nonresidential needs can be fulfilled, either through the provision of goods and services or through the creation of employment opportunities.

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

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

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

Objective 1.3: *Commercial*

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

Policy 1.3.a: *Community Commercial*:

The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
12. Traditional Neighborhood Planned Developments.

Evaluation & Findings: The proposed amendment would apply the Community Commercial land use category to the subject property.

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

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

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

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

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

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

***Evaluation & Findings*:** A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area will be necessary prior to development within the area in order to further evaluate any potential limitations for future development within the area. In addition, desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

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

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

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final

development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

GOAL 9: Water and Wastewater Service:

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

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

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

Transportation Element

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

Evaluation and Findings: An analysis of the impacts to transportation facilities is provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential

subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

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

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

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

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

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

Conservation and Open Space Element

Objective 1.2: *Native Communities and Ecosystems*

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

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

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

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

Evaluation and Findings: The subject property primarily consists of open pasture and has been historically used as a horse farm. There are no known significant natural features which would support habitat for any listed species. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

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

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

Creeks and Streams

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

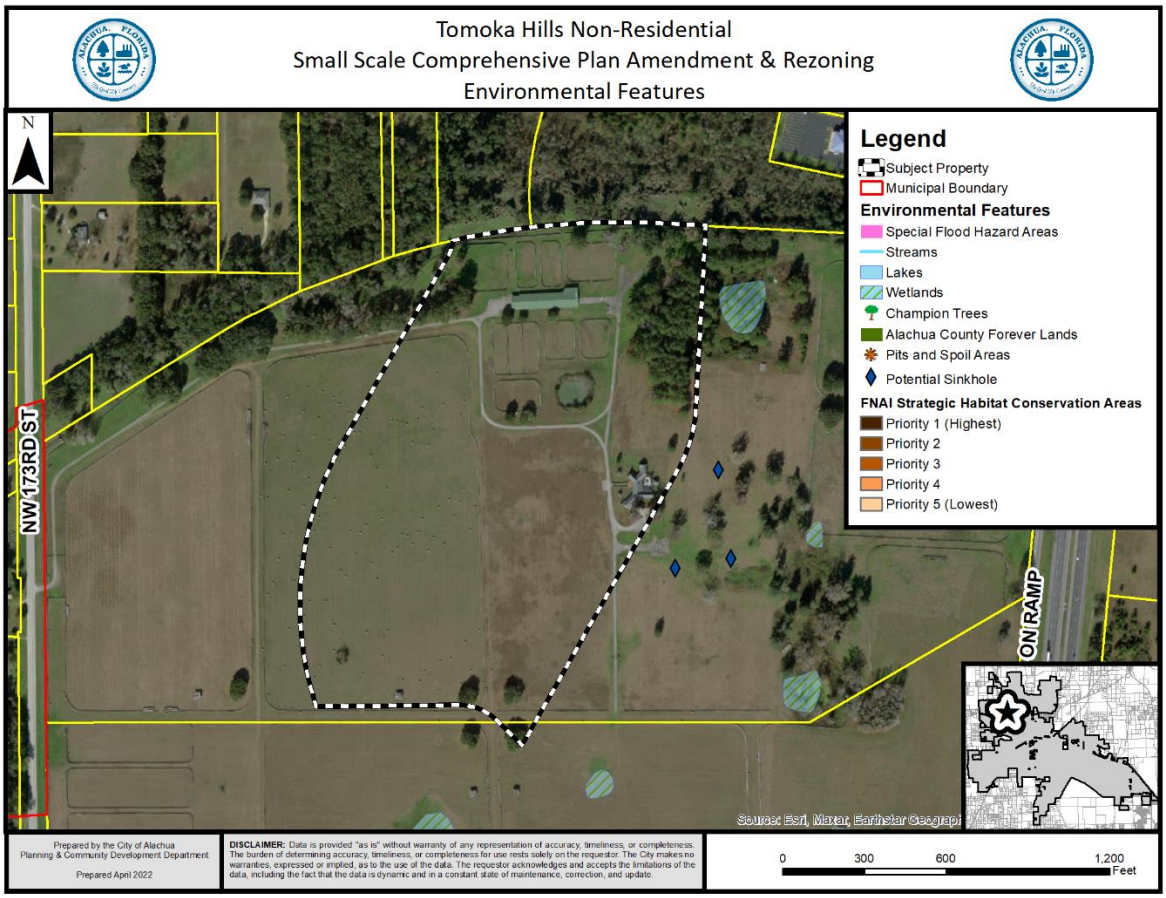
Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall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

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. Future development of the subject property is not expected to result in any adverse impacts upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 3. 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. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

If a regulated plant or animal species is identified during 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 five (5) soil types found on the subject property:

Arredondo Fine Sand (0-5% slopes)
Hydrologic Group: A

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

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

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

Kendrick Sand (5% – 8% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

Millhopper Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: A

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

Pits & Dumps
Hydrologic Soil Group: N/A

This map unit consists of pits from which limestone has been removed during surface mining operations and dumps where the excavated overburden material has been piled adjacent to the pits. Pits vary in size and are generally about 30 to 70 feet in depth. Dumps mostly consist of large areas of heterogeneous soil material that has been excavated from the surface of the limestone and piled adjacent to the pits. Included within this map unit are some pits in which the soil has been excavated for use in road construction and for fill material on sites and buildings. These pits, locally known as borrow pits, are typically about four (4) to 20 acres in sized and about five (5) to 10 feet in depth. Small piles of limestone that has been excavated and stored on the floor of some of the pits for future use are also included. Under present conditions they are not suited for urban uses.

Evaluation: A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified as 'pits and dumps'. With the exception of these areas, the on-site soil types consist of those which pose only slight limitations for development. Future development will need to consider any limitations presented by soils present on-site, and geotechnical exploration will be necessary prior to development of the subject property.

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 is in Flood Zones X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

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

Evaluation: Desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Community Commercial
Max. Gross Density:	1 dwelling / 5 acres	N/A
Floor Area Ratio:	N/A	0.50 FAR
Maximum Density:	9 dwellings	N/A
Maximum Intensity:	0 square feet	986,634 square feet

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

The proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any other monitored public facilities. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal.

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (32)	Interstate 75 (From North City Limit to US 441)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (From US 441 to South City Limit)	6/D	Freeway	COMM	C
3 (4127)	US 441 (from MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	COMM	D
4 (106)	US 441 (from CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	COMM	D
6 (106)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR 235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from NW 143rd Place to US 441)	2/U	Major Collector	COMM	D
9 (109)	SR 235 (from US 441 to NW 140th Street)	2/U	Major Collector	COMM	D
13	CR 241 (from CR 25 to South City Limits)	2/U	Major Collector	COMM	D
14	CR 2054 (from SR 235 to West City Limits)	2/U	Major Collector	COMM	D
16	CR 235A (from US 441 to North City Limits)	2/U	Major Collector	COMM	D
17	CR 235A (from US 441 to CR 235)	2/U	Major Collector	COMM	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(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[2]	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Office Building[3] (ITE Code 710)	5,451 (2,725/2,726)	773 (680/93)	727 (124/603)
High-Turnover Sit Down Restaurant[3] (ITE Code 932)	4,321 (2,160/2,161)	378 (208/170)	357 (218/139)
Shopping Center[3] (ITE Code 820)	15,138 (7,569/7,569)	343 (213/130)	1,406 (675/731)
Total Potential Trip Generation	**24,820 (12,410/12,410)**	**1,486 (1,101/393)**	**2,480 (1,017/1,473)**

1 Source: ITE Trip Generation, 10th Edition.

2 Development Scenario: 60% of maximum development potential as "General Office Building", 36% of maximum development potential as "Shopping Center", and 4% of maximum development potential as "High-Turnover Site Down Restaurant".

3 Formulas: ITE Code 710: AADT – 9.74 trips per 1,000 square feet x 591,980 square feet (50% entering/50% exiting); AM Peak Hour – 1.16 trips per 1,000 square feet x 591,980 square feet (86% entering/14% exiting); PM Peak Hour – 1.15 trips per 1,000 square feet x 591,980 square feet (16% entering/84% exiting); ITE Code 932: AADT – 112.18 trips per 1,000 square feet x 39,465 square feet (50% entering/50% exiting); AM Peak Hour – 9.94 trips per 1,000 square feet x 39,465 square feet (55% entering/45% exiting); PM Peak Hour – 9.77 trips per 1,000 square feet x 39,465 square feet (62% entering/38% exiting); ITE Code 820: AADT – 37.75 trips per 1,000 square feet x 355,189 square feet (50% entering/50% exiting); AM Peak Hour – 0.94 trips per 1,000 square feet x 355,189 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 355,189 square feet (48% entering/52% exiting);

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

Traffic System Category	Segment 1 (32): I-75 (From US 441 to North City Limits)[1]	Segment 2 (31): I-75 (From US 441 to South City Limits)[1]	Segment 3 (4127): US 441 (From MPO Boundary to CR 25A East Intersection)[1]	Segment 4 (106): US 441 (From CR 25A East Intersection to SR 235)[1]	Segment 5 (107): US 441 (From SR 235 to I-75)[1]	Segment 6 (4107): US 441 (From I-75 to CR 235A)[1]
Average Annual Daily Trips (AADT)						
Maximum Service Volume[2]	91,600	91,600	43,000	45,700	39,000	39,000
Existing Traffic[3]	29,500	55,956	20,000	18,230	22,581	27,914
Reserved Trips[4]	239	239	43	5,689	2,368	2,052
Available Capacity[4]	61,861	35,405	22,957	21,781	14,051	9,034
Maximum AADT Generated by Amendment[5]	6,205	6,205	2,482	3,723	6,205	24,820
Residual Capacity After Potential Development's Impacts[6]	**55,656**	**29,200**	**20,475**	**18,058**	**7846**	**-15,786**

Traffic System Category	Segment 7 (14): US 441 (From CR 235A to NW 188th St)[1]	Segment 8 (108): SR 235 (From NW 143rd Pl to US 441)[1]	Segment 9 (109): SR 235 (From US 441 to NW 140th St)[1]	Segment 13 CR 241 (From CR 235 to South City Limits)[1]	Segment 14: CR 2054 (From SR 235 to West City Limits)[1]	Segment 16: CR 235A (From US 441 to North City Limits)[1]	Segment 17: CR 235A (From US 441 to CR 235)[1]
Average Annual Daily Trips (AADT)							
Maximum Service Volume[2]	43,000	14,400	14,400	20,880	15,120	15,120	15,120
Existing Traffic[3]	22,250	9,400	7,255	6,025	4,161	1,402	5,302
Reserved Trips[4]	1,565	5	90	1,670	35	816	112
Available Capacity[4]	19,185	4,995	7,055	13,185	10,924	12,902	9,706
Maximum AADT Generated by Amendment[5]	2,482	2,482	1,241	1,241	745	1,241	2,482
Residual Capacity After Potential Development's Impacts[6]	**16,703**	**2,513**	**5,814**	**11,944**	**10,179**	**11,611**	**7,224**

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2022.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua June 2022 Development Monitoring Report.
5 Trip Distribution: Segment 1 - 25%; Segment 2- 25%; Segment 3 - 10%; Segment 4 - 15%; Segment 5 - 25%; Segment 6 - 100%; Segment 7 - 10%; Segment 8 - 10%; Segment 9 - 5%; Segment 13 - 5%; Segment 14 - 3%; Segment 16 - 5%; Segment 17 - 10%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

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

Traffic System Category	Segment 1 (32): I-75 (From US 441 to North City Limits)[1]	Segment 2 (31): I-75 (From US 441 to South City Limits)[1]	Segment 3 (4127): US 441 (From MPO Boundary to CR 25A East Intersection)[1]	Segment 4 (106): US 441 (From CR 25A East Intersection to SR 235)[1]	Segment 5 (107): US 441 (From SR 235 to I-75)[1]	Segment 6 (4107): US 441 (From I-75 to CR 235A)[1]
PM Peak Hour Trips						
Maximum Service Volume[2]	8,250	8,250	3,870	4,110	3,510	3,510
Existing Traffic[3]	3,098	5,875	1,800	1,732	2,145	2,652
Reserved Trips[4]	19	19	5	452	199	171
Available Capacity[4]	5,133	2,356	2,065	1,926	1,166	687
Maximum AADT Generated by Amendment[5]	623	623	249	374	623	2,490
Residual Capacity After Potential Development's Impacts[6]	**4,510**	**1,733**	**1,816**	**1,552**	**792**	**-1,803**

Traffic System Category	Segment 7 (14): US 441 (From CR 235A to NW 188th St)[1]	Segment 8 (108): SR 235 (From NW 143rd Pl to US 441)[1]	Segment 9 (109): SR 235 (From US 441 to NW 140th St)[1]	Segment 13 CR 241 (From CR 235 to South City Limits)[1]	Segment 14: CR 2054 (From SR 235 to West City Limits)[1]	Segment 16: CR 235A (From US 441 to North City Limits)[1]	Segment 17: CR 235A (From US 441 to CR 235)[1]
PM Peak Hour Trips							
Maximum Service Volume[2]	3,870	1,290	1,290	1,881	1,359	1,359	1,359
Existing Traffic[3]	2,114	893	689	572	395	133	504
Reserved Trips[4]	129	1	10	131	0	85	12
Available Capacity[4]	1,627	396	591	1,178	964	1,141	843
Maximum AADT Generated by Amendment[5]	249	249	125	125	75	125	249
Residual Capacity After Potential Development's Impacts[6]	**1,378**	**147**	**466**	**1,053**	**889**	**1,016**	**594**

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2022.

3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.

4 Source: City of Alachua June 2022 Development Monitoring Report.

5 Trip Distribution: Segment 1 - 25%; Segment 2- 25%; Segment 3 - 10%; Segment 4 - 15%; Segment 5 - 25%; Segment 6 - 100%; Segment 7 - 10%; Segment 8 - 10%; Segment 9 - 5%; Segment 13 - 5%; Segment 14 - 3%; Segment 16 - 5%; Segment 17 - 10%.

*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: Policy 1.1.a of the Comprehensive Plan Transportation Element establishes the Level of Service ("LOS") Standards for transportation facilities. For roadways monitored for concurrency, the LOS Standard is evaluated based upon the project's impact to the PM Peak Hour. The proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from I-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	239,932
Available Capacity	750,651
Projected Potable Water Demand from Application[3]	155,888
Residual Capacity	**594,763**
Percentage of Permitted Design Capacity Utilized	**74.14%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua June 2022 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code.*

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

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	216,718
Available Capacity	525,282
Projected Sanitary Sewer Demand from Application[3]	155,888
Residual Capacity	**369,394**
Percentage of Permitted Design Capacity Utilized	**75.37%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua June 2022 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code.*

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

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	73,024	7,851.88
Reserved Capacity[2]	17,933.28	3,272.82
Demand Generated by Application[3]	18,330	3,345.22
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).*
2 *City of Alachua June 2022 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
4 *New River Solid Waste Facility, April 2022.*

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

Recreational Impacts

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Impacts

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT "A"

TO

TOMOKA HILLS FARMS, INC. (TOMOKA HILLS NON-RESIDENTIAL)
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
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 23, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Tomoka Hills Non-Residential SSCPA and Rezoning Applications

Dear Mr. Brashier:

On June 22, 2022, the City of Alachua received your revised applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of on behalf of Tomoka Hills Farms, Inc. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **July 12, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 28, 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 hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, June 28, 2022***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, July 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, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

June 22, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Nonresidential Resubmittal – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning (Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Community Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Community Commercial (CC). The intents of these requests are to allow for the development of nonresidential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

June 8, 2022

Sent via electronic mail

Mr. Justin Tabor, AICP, Principal Planner
City of Alachua, Planning & Community Development Department
Post Office Box 9
Alachua, Florida 32615

RE: Response to Planning Assistance Team (PAT) Comments regarding:
Tomoka Hills Nonresidential Small-scale Comprehensive Plan Amendment (SsCPA) Application
Tomoka Hills Nonresidential Site-specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Justin:

The above-referenced applications have been revised per the comments provided in the PAT letter issued May 23rd, 2022. Detailed responses to these comments are provided below. Original comments are provided in standard font; responses are provided in **bold font.**

---

1. LSCPA & REZONING APPLICATIONS

a. The proposed applications are entitled "Tomoka Hills Office", however, the proposed land use and zoning categories are Commercial and Commercial Intensive (CI), respectively. In addition to office uses, the proposed land use and zoning categories allow several other use types, including but not limited to retail, including large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. As such, the applications should be retitled. Suggestion: "Tomoka Hills Commercial".

Applications were renamed "Tomoka Hills Nonresidential" to reflect the diversity of uses possible in the Commercial land use category and CC zoning district. The Rezoning application has been revised to propose CC rather than CI.

b. General Comment: Throughout the applicant's justification reports, allusions are made to the use of the property for the development of office buildings. While the intent may be to construct office buildings, consideration must be given to and acknowledged within the applicant's reports that there are several other uses permitted within the Commercial land use designation and the Commercial Intensive (CI) zoning district, such as large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. Please address.

Greater emphasis has been put on the diversity of uses possible in the Commercial land use designation and CC zoning district. The rezoning application has been revised to propose CC rather than CI. Revised language throughout is similar to the explanation below.

"The driving factor behind these requests is the construction of office buildings and their associated infrastructure. However, these office buildings will not take up the entire ±45.3-acre property and will be part of a larger master planned development on this project site and potentially beyond in the future. The land area proposed for land use change and rezoning in these applications will allow for cohesive nonresidential mixed-use development that is pedestrian and multi-modal friendly in its design and inclusive of several of the nonresidential uses possible in the Commercial land use district and CC zoning district."

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

c. Executive Summary – Existing Maximum Permitted Intensity: The reports state the maximum permitted intensity is 394,653 square feet, based upon the maximum 20% lot coverage permitted within the Agricultural (A) zoning district per Table 5.1-1. The identification of a 'maximum permitted intensity' of 394,653 square feet appears as though the existing land use/zoning categories would permit commercial uses. Typically, the residential density of lands zoned Agricultural (A) are considered when comparing the existing and proposed zoning districts. Please address.

The executive summary has been revised to reflect the maximum permitted density of the existing land use/zoning, rather than the maximum permitted intensity. Per Table 5.1-1., the max. gross density for the Agricultural (A) district is 0.2 du/acre, which would yield a maximum theoretical density of ±9 dwelling units.

d. *Concurrency Impact Analysis*

a. The Concurrency Impact Analysis considers a 'realistic expectation of intensity' of 100,000 square feet of office space. The maximum permitted intensity within the proposed land use and zoning districts is 986,634 square feet. This yields a FAR of 0.10 for the 'realistic expectation of intensity'. Based upon previous Staff analysis, a more realistic FAR is 0.20 – 0.25. Please address.

Based on previous work by the applicant and agent, a 0.10-0.15 FAR is a more realistic expectation for nonresidential, suburban-style development, once factors including parking, stormwater management, setbacks, and buffers are considered. This FAR range is consistent with the retail shopping centers and out parcels located nearby along US 441. The calculations for the realistic expectation of intensity have been revised to reflect a 0.15 FAR.

b. Please revise the net change to consider the revisions to be made per comment 1.c.

The net change row has been removed in consideration of the revisions to be made per comment 1.c., given a difference between number of dwelling units and commercial square footage cannot be calculated.

c. Please revise Table 3.a. to consider the revisions to be made per comment 1.c.

Table 3.a. has been revised to consider the revisions to be made per comment 1.c.

d. Several other uses are permitted within the Commercial land use category and the Commercial Intensive (CI) zoning district that would generate greater demand than office uses. A mix of commercial uses should be selected when considering the maximum potential trip generation.

The trip generation tables have been revised to consider a mix of possible commercial uses—namely, office, restaurant, and shopping center.

e. Please review the trip distribution of Segment 13. Presently 25% of project trips are distributed to this segment when only 15% of project trips are distributed to connecting road segments.

The trip distribution map and calculations in Tables 4a and 4b will be revised. The map will be revised to a 5% distribution on segment 13; a 10% distribution on Segment 8; and a 0% distribution on Segment 15. The calculations were revised to reflect the changes made to the trip generation table per comment 1.d.d. as well as the new distribution percentages.

e. *Comprehensive Plan Consistency Analysis*

a. Policy 1.3.e, FLUE: In response to this policy, the applicant states *"this extension (of commercial land use) is compatible with the **planned uses** of the surrounding area…"* The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In considering consistency with this policy, the existing uses and existing land use categories of surrounding lands must be considered. Please address how the extension of Commercial land use on the subject property "*is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands."*

The application proposes an extension of the existing Commercial land use, which abuts the property to its north. While the land on the property's east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multimodal-oriented in design. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

Furthermore, one might take a more expansive view of what can be considered "surrounding", beyond the land that is immediately abutting the subject property. In the surrounding area of the project site, uses include a major highway interchange; Santa Fe High School; a shopping plaza, inclusive of a Publix supermarket; a new hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning underway on CR 235A for Santa Fe Crossings, a future mixed-use development. Thus, while the immediately adjacent land abutting the property may be agricultural, the existing land uses and land use categories of the surrounding area are compatible with this request. It also demonstrates how the character and development patterns are changing in this portion of the City.

b. Policy 1.3.e, FLUE: The application states the intent is to develop two (2) office buildings. Please clarify the following statement: "…the requested changes to Commercial FLU and Commercial Intensive (CI) zoning will allow for a ***range and mixture of nonresidential uses and opportunities***…"

Revisions throughout the documents have been made consistent with the text provided below.

"While the creation of two (2) office buildings is the driving factor in these requests, the office buildings will not utilize the entirety of the ±45-acre site. The offices merely represent the beginning of a larger development program. The remainder of the area will be used for the creation of a well-considered, master-planned area. This is possible with the Commercial FLU and CC zoning, as they allow a range and mixture of nonresidential uses and opportunities."

c. Objective 5.2., FLUE: The applicant states, *"As demonstrated (in Section 3), there is adequate capacity in utility facilities to ensure the adopted level of service standards would be maintained in either development scenario of the property."* The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible

during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

d. Policy 5.2.a, FLUE, The applicant states, *"As demonstrated in (Section 3), there is adequate capacity to accommodate any development of the property to follow this land use amendment/rezoning request."*

i. The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

ii. Please clarify the statement "there is adequate capacity to accommodate ***any*** development of the property".

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

e. Please respond to the following Comprehensive Plan GOPs:

i. Policy 1.1.a, Transportation Element;

Comprehensive Plan Transportation Element Policy 1.1.a has been added to the Comprehensive Plan Consistency Analysis section of both applications to address the City's established Level of Service Standards for roadway segments at PM peak. The response addresses how development of the property will not cause a lowering of Level of Service Standards for affected roadway segments.

ii. Objective 1.7, Policy 1.7.a: Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features.

It is assumed that this comment refers to Objective 1.7 and Policy 1.7.a. of the Conservation and Open Space Element of the Comprehensive Plan. These two items have been added to the Comprehensive Plan Consistency Analysis section of both applications.

f. A portion of land located centrally within the subject property is identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area is warranted and shall be required in order to support that commercial uses may potentially be developed within this area.

Based on available topographic data, the "pits and dumps" soil type on the subject property appears to be in a lower-lying area. Development in lower-lying areas is unlikely to occur. The area will instead likely be used for open space or stormwater management. Geotechnical exploration will be performed prior to any development occurring on the property. This exploration will include investigation of this area by the geotechnical engineer, who will be able to provide appropriate recommendations for construction within this area.

2. ***LSCPA APPLICATION***

a. *Urban Sprawl Analysis*

i. The application states the intent is to develop two (2) office buildings. Please clarify the following statement in response to Chapter 163.3177(6)(a)9.a.(I): *"the subject property… is large enough to a allow for a mixed use development, with an urban form…"*

The driving factor behind these requests is the development of two (2) office buildings. However, these office buildings and their required infrastructure will not occupy the entire ±45.3 acres. This can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses. Master planning a property of this size will allow cohesive planning and a pedestrian-friendly urban form, rather than radial, strip, isolated, or ribbon patterns of development.

ii. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(III), please clarify how the proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

The response to Chapter 163.3177(6)(a)9.a.(III) has been expanded upon to explain in greater detail how the proposed amendment will not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

The proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban development by virtue of the fact that the project site is not in an isolated area emanating from existing urban developments. Rather than being isolated, it is immediately proximate to urbanized development, with nonresidential uses including a major highway interchange; a public high school; a hotel; a shopping center inclusive of a major grocer; and a slate of quick service restaurants, both existing and planned. The area of the City the project site is situated within is also seeing multiple potential future developments on the horizon, with pending projects including Santa Fe Crossings, a potential future mixed use project; the Alachua West Subdivision; Camel Car Wash; Alachua Tire; further development of High Point Crossing; a new Alachua County Fire Rescue Station; and development to follow the approval of the Tomoka Hills SsCPA and rezoning applications, which will be heard at second reading on June 13th, 2022.

The application proposes an extension of the existing Commercial land use, which abuts the property to its north. While the land on the property's east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multimodal-oriented in design. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

iii. In response to Chapter 163.3177(6)(a)9.a.(V), the applicant states, "*Land to the project site's west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant, and agriculture is not the primary use of the property*." While not used for an active agricultural operation, Chapter 163.3177(6)(a)9.a.(V) also addresses passive agricultural activities. Please address.

The term "passive agricultural activities" is not defined in the 2021 Florida Statute or by the City of Alachua. The only instance of this term that can be found in the 2021 Florida Statutes is in Chapter 163.3177(6)(a)9.a.(V). It is unclear what activities this term includes. The land in question is not used for any purpose currently. In the future, it may be included in a larger master planned development, but the property owner has no intention of using the property for agriculture. In addition to agricultural uses, the

Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

iv. In response to Chapter 163.3177(6)(a)9.a.(VIII), please clarify the following statement: "*As demonstrated in Section 3 of this report, the Level of Service standards for roads, potable water, sanitary sewer, and solid waste will not be lowered by development*…"

a. Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
b. Please clarify the statement. Any future development would have impacts that will lower the available capacity of public facilities.

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

v. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(IX), please clarify how the proposed amendment provides a separation of rural and urban uses.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding *area* of Alachua is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

The proposed amendment provides a separation of rural and urban uses by virtue of the fact that the context area of the property consists of urban, rather than rural, uses.

vi. The application states the intent is to develop two (2) office buildings. In response to Chapter 163.3177(6)(a)9.a.(XI), please clarify the following statement: "*This SsCPA request will not fail to encourage a functional mix of uses. Commercial FLU designation will allow for a mix of non-residential uses…"*

The driving factor behind these requests is the development of two (2) office buildings. However, these buildings can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses. Master planning a property of this size will allow a cohesive and functional urban form that is multimodal and pedestrian-friendly.

b. *Needs Analysis*

a. Please revise the net change to consider the revisions to be made per comment 1.c.

The net change has been removed in response the revisions to be made per comment 1.c., as calculating the difference between number of dwelling units and square feet of nonresidential development is not possible.

3. ***REZONING APPLICATION***

a. Section 2., Statement of Proposed Change: Please verify the proposed zoning district in paragraph 1.

The proposed zoning district is Community Commercial (CC).

b. *Consistency with LDRs*

a. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(c), please elaborate upon how the proposed amendment would result in a logical and orderly development pattern.

The proposed amendment will result in a logical and orderly development pattern in two primary ways. First, the subject property abuts land in the CI zoning district to its north, and land in the A zoning district to its west, east, and south. The proposed zoning district for the property—CC—will complement the business-oriented uses allowed in CI, while maintaining compatibility with A, due to the reduced number of uses allowed in CC compared to CI. Second, Rezoning the ±45.3-acre area to CC will allow for a holistic and cohesive master plan for the property. A master plan for the ±45.3 acres, as opposed to piecemeal, acre-by-acre development, will allow for a logical, orderly mix of nonresidential uses, all of which allowed and made possible with the CC zoning district.

b. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(e), please elaborate upon how the proposed Commercial Intensive (CI) zoning is not incompatible with the adjacent lands zoned Agricultural (A).

The proposed CC zoning district is not incompatible with the adjacent land zoned Agricultural A for multiple key reasons:

- **The CC zoning district creates a commercial gradient on the property as one moves south and away from US 441. This gradient goes from the broad list of intensive commercial uses permitted in the land zoned CI north of the property to the more narrow, community-focused uses allowed in CC. These focused uses are compatible with the potential uses in A.**
- **In addition to agricultural uses, the Agricultural FLU classification and zoning district allow for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the nonresidential uses allowed by Commercial FLU and CC Zoning.**
- **All agriculturally-zoned land that abuts the subject property is under common ownership by the applicant. The landowner intends to ultimately master-plan their property with a mixture of residential and nonresidential uses that will be entirely compatible with the CC zoning district. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.**

c. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning will not deviate from the development pattern of the surrounding zoning districts.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding *area* of Alachua is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

d. The application states the intent is to develop two (2) office buildings. In response to Section 2.4.2(E)(1)(h), please clarify the following statement: "*The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CI*."

The two (2) office buildings alluded to throughout the presentation are the driving factor behind this request. However, it is correct to state that a range of nonresidential uses are possible in CC, as demonstrated in LDR Table 4.1-1, and that the subject property, at ±45.3 acres, is large enough to accommodate many uses. The office buildings and their associated infrastructure will not occupy all ±45.3 acres. The intent for the remainder of the land area is a master-planned development with a mixture of nonresidential uses, all made possible with CC zoning.

e. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning is related to the adjacent and surrounding Agricultural (A) zoning on lands to the east, south and west.

Section 2.4.2(E)(1)(g) states that a proposed amendment should not deviate from the development pattern, both established and as proposed by surrounding zoning districts. The proposed amendment is in alignment with the established urban development pattern in the area, and complements what is possible on adjacent CI-zoned land. Examples include the new quick service restaurants; plans for new car wash and service establishments; the nearby shopping center inclusive of a Publix supermarket; and the additions to High Point Crossing, including a new hotel. The planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as detailed in the City's 2036 Long Range Transportation Plan, further demonstrates that this is a logical extension of the current development pattern.

The land zoned Agricultural to the site's east, south, and west, has no established development pattern. However, in addition to agricultural uses, the Agricultural FLU and Zoning allow for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

f. In response to Section 2.4.2(E)(1)(j), please clarify the following statement: "*As (Section 3) demonstrates, there is capacity to accommodate the theoretical maximum development scenario based on this proposed amendment.*" Impacts to public facilities must consider the maximum potential demand, not a 'theoretical' development scenario.

Section 3 includes calculations considering both a maximum development scenario and a realistic development scenario. Section 3 indicates that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario.

While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

g. Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features. Please address in response to Section 2.4.2(E)(1)(k).

The project site lies within the Sensitive Karst Area of the County, per publicly-available GIS resources. An Environmental Resource Assessment will be conducted on the property prior to development occurring. Development plans and stormwater calculations will comply with LDR §6.9.3(3) and all applicable Suwannee River Water Management District criteria as necessary.

h. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 3.5.1(A), please clarify the following statement: *"…the property abuts land currently zoned CI, indicating the area has previously been deemed appropriate for CI."*

While the land on the property's east, west, and south is zoned Agricultural (A), the land to the property's north is zoned CI, as is much of the surrounding land. This indicates an intention for the area, proximate to US 441 and I-75, to be developed in a commercial fashion. Though the subject site is not immediately abutting US 441, it is nearby, and the requested zoning district would continue this commercial trend. The planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as detailed in the City's 2036 Long Range Transportation Plan, further demonstrates that this is a logical extension of the current development pattern.

i. Section 3.5.2(E) describes the Commercial Intensive (CI) zoning district as follows: "The CI District is established and intended to provide lands and facilitate **highway-oriented development opportunities** within the City, for uses that require high public visibility and an accessible location. **The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange**." While located proximate to the US 441/I-75 interchange, the subject property does not front a major arterial or highway, nor is it readily accessible from major arterials or other main thoroughfares. Please address.

The rezoning application has been revised to request Community Commercial (CC) zoning, rather than Commercial Intensive (CI) zoning, for the property. Section 3.5.2.(E) in the report has been replaced with Section 3.5.2.(C). The response to this section explains that, while the subject property does not currently have direct access to US 441, a fourth leg of the intersection of US 441 and NW 167th Boulevard is planned, per the Proposed Projects List of the City's 2036 Long Range Transportation Plan. This new leg will extend directly to and through the subject property, making it readily accessible by the major arterial. This connection will be created as part of a larger master plan for the property.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 23, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Tomoka Hills Office (Commercial)
Small Scale Comprehensive Plan Amendment (SSCPA) & Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Mr. Brashier:

On April 28, 2022, the City of Alachua received your application for a SSCPA and Rezoning applications on behalf of Tomoka Hills Farms, Inc. The SSCPA application proposes to amend the Future Land Use Map (FLUM) Designation from Agriculture to Commercial on a ±45.3 acre subject property, and the Rezoning application proposes to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±45.3 acre subject property, comprised of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. A completeness review was performed on May 5, 2022 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed. A meeting to discuss these comments may be scheduled upon request.

Please address all insufficiencies 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 each application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the applications may be scheduled for the **July 12, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. ***LSCPA & Rezoning Applications***
   a. The proposed applications are entitled "Tomoka Hills Office", however, the proposed land use and zoning categories are Commercial and Commercial Intensive (CI), respectively. In addition to office uses, the proposed land use and zoning categories allow several other use types, including but not limited to retail, including large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain

industrial uses, etc. As such, the applications should be retitled. Suggestion: "Tomoka Hills Commercial".

b. General Comment: Throughout the applicant's justification reports, allusions are made to the use of the property for the development of office buildings. While the intent may be to construct office buildings, consideration must be given to and acknowledged within the applicant's reports that there are several other uses permitted within the Commercial land use designation and the Commercial Intensive (CI) zoning district, such as large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. Please address.

c. Executive Summary – Existing Maximum Permitted Intensity: The reports state the maximum permitted intensity is 394,653 square feet, based upon the maximum 20% lot coverage permitted within the Agricultural (A) zoning district per Table 5.1-1. The identification of a 'maximum permitted intensity' of 394,653 square feet appears as though the existing land use/zoning categories would permit commercial uses. Typically, the residential density of lands zoned Agricultural (A) are considered when comparing the existing and proposed zoning districts. Please address.

d. Concurrency Impact Analysis

   a. The Concurrency Impact Analysis considers a 'realistic expectation of intensity' of 100,000 square feet of office space. The maximum permitted intensity within the proposed land use and zoning districts is 986,634 square feet. This yields a FAR of 0.10 for the 'realistic expectation of intensity'. Based upon previous Staff analysis, a more realistic FAR is 0.20 – 0.25. Please address.
   b. Please revise the net change to consider the revisions to be made per comment 1.c.
   c. Please revised Table 3.a. to consider the revisions to be made per comment 1.c.
   d. Several other uses are permitted within the Commercial land use category and the Commercial Intensive (CI) zoning district that would generate greater demand than office uses. A mix of commercial uses should be selected when considering the maximum potential trip generation.
   e. Please review the trip distribution of Segment 13. Presently 25% of project trips are distributed to this segment when only 15% of project trips are distributed to connecting road segments.

e. Comprehensive Plan Consistency Analysis

   a. Policy 1.3.e, FLUE: In response to this policy, the applicant states "this extension (of commercial land use) is compatible with the ***planned uses*** of the surrounding area…" The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In considering consistency with this policy, the existing uses and existing land use categories of surrounding lands must be considered. Please address how the extension of Commercial land use on the subject property "*is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands*."
   b. Policy 1.3.e, FLUE: The application states the intent is to develop two (2) office buildings. Please clarify the following statement: "…*the requested changes to Commercial FLU and Commercial Intensive (CI) zoning will allow for a* ***range and mixture of nonresidential uses and opportunities***…"

c. Objective 5.2., FLUE: The applicant states, "*As demonstrated (in Section 3), there is adequate capacity in utility facilities to ensure the adopted level of service standards would be maintained in either development scenario of the property.*" The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

d. Policy 5.2.a, FLUE, The applicant states, "*As demonstrated in (Section 3), there is adequate capacity to accommodate any development of the property to follow this land use amendment/rezoning request."*

i. The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

ii. Please clarify the statement "there is adequate capacity to accommodate ***any*** development of the property".

e. Please respond to the following Comprehensive Plan GOPs:

i. Policy 1.1.a, Transportation Element;

ii. Objective 1.7, Policy 1.7.a: Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features.

f. A portion of land located centrally within the subject property is identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area is warranted and shall be required in order to support that commercial uses may potentially be developed within this area.

2. *LSCPA Application*

a. *Urban Sprawl Analysis*

i. The application states the intent is to develop two (2) office buildings. Please clarify the following statement in response to Chapter 163.3177(6)(a)9.a.(I): "*the subject property… is large enough to a allow for a mixed use development, with an urban form…"*

ii. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(III), please clarify how the proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

iii. In response to Chapter 163.3177(6)(a)9.a.(V), the applicant states, "*Land to the project site's west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant, and agriculture is not the primary use of the property.*" While not used for an active agricultural operation, Chapter 163.3177(6)(a)9.a.(V) also addresses passive agricultural activities. Please address.

iv. In response to Chapter 163.3177(6)(a)9.a.(VIII), please clarify the following statement: "*As demonstrated in Section 3 of this report, the Level of Service standards for roads, potable water, sanitary sewer, and solid waste will not be lowered by development…"*

(a) Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
(b) Please clarify the statement. Any future development would have impacts that will lower the available capacity of public facilities.

v. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(IX), please clarify how the proposed amendment provides a separation of rural and urban uses.

vi. The application states the intent is to develop two (2) office buildings. In response to Chapter 163.3177(6)(a)9.a.(XI), please clarify the following statement: *"This SsCPA request will not fail to encourage a functional mix of uses. Commercial FLU designation will allow for a mix of non-residential uses…"*

a. Needs Analysis

i. Please revise the net change to consider the revisions to be made per comment 1.c.

3. *Rezoning Application*

a. Section 2., Statement of Proposed Change: Please verify the proposed zoning district in paragraph 1.

b. Consistency with LDRs

a. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(b), please elaborate upon how the proposed amendment would result in a logical and orderly development pattern.
b. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(e), please elaborate upon how the proposed Commercial Intensive (CI) zoning is not incompatible with the adjacent lands zoned Agricultural (A).
c. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning will not deviate from the development pattern of the surrounding zoning districts.
d. The application states the intent is to develop two (2) office buildings. In response to Section 2.4.2(E)(1)(h), please clarify the following statement: "*The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CI.*"
e. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning is related to the adjacent and surrounding Agricultural (A) zoning on lands to the east, south and west.
f. In response to Section 2.4.2(E)(1)(j), please clarify the following statement: "*As (Section 3) demonstrates, there is capacity to accommodate the theoretical maximum development scenario based on this proposed amendment*." Impacts to public facilities must consider the maximum potential demand, not a 'theoretical' development scenario.

g. Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features. Please address in response to Section 2.4.2(E)(1)(k).

h. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 3.5.1(A), please clarify the following statement: "*...the property abuts land currently zoned CI, indicating the area has previously been deemed appropriate for CI.*"

i. Section 3.5.2(E) describes the Commercial Intensive (CI) zoning district as follows: "*The CI District is established and intended to provide lands and facilitate* ***highway-oriented development opportunities*** *within the City, for uses that require* ***high public visibility and an accessible location***. ***The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange***." While located proximate to the US 441/I-75 interchange, the subject property does not front a major arterial or highway, nor is it readily accessible from major arterials or other main thoroughfares. Please address.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 5, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Tomoka Hills Office Small Scale Comprehensive Plan Amendment (SSCPA) & Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Mr. Brashier:

On April 28, 2022, the City of Alachua received your application for a SSCPA and Rezoning applications on behalf of Tomoka Hills Farms, Inc. The SSCPA application proposes to amend the Future Land Use Map (FLUM) Designation from Agriculture to Commercial on a ±45.3 acre subject property, and the Rezoning application proposes to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±45.3 acre subject property, comprised of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000.

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

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

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

April 28, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Office – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning
(Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find three (3) copies of the following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

Also included in submittal are six (6) sets of mailing labels for all property owners within 400 feet of the subject property boundaries, and six (6) sets of mailing labels for individuals and organizations registered with the City to be notified for workshops and hearings.

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Commercial, Intensive (CI). The intents of these requests are to allow for the development of non-residential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

ORDINANCE 22-20

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±45.3 ACRE PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Small Scale Comprehensive Plan Amendment ("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 to the City Commission; and,

WHEREAS, the City Commission held duly advertised public hearings on August 8, 2022 and August 22, 2022 on the proposed Amendment and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the Amendment to be consistent with the City of Alachua Comprehensive Plan; and,

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

NOW, THEREFORE, BE IT ORDAINED BY THE 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 from Agriculture to Community Commercial on a ±45.3 acre subject property, consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto.

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

This Ordinance shall become effective immediately upon passage and adoption. The effective date of this plan Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance in accordance with Chapter 163.3187, Florida Statues. No

development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this plan Amendment has become effective.

PASSED on first reading the 8th day of August 2022.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 22nd day of August 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

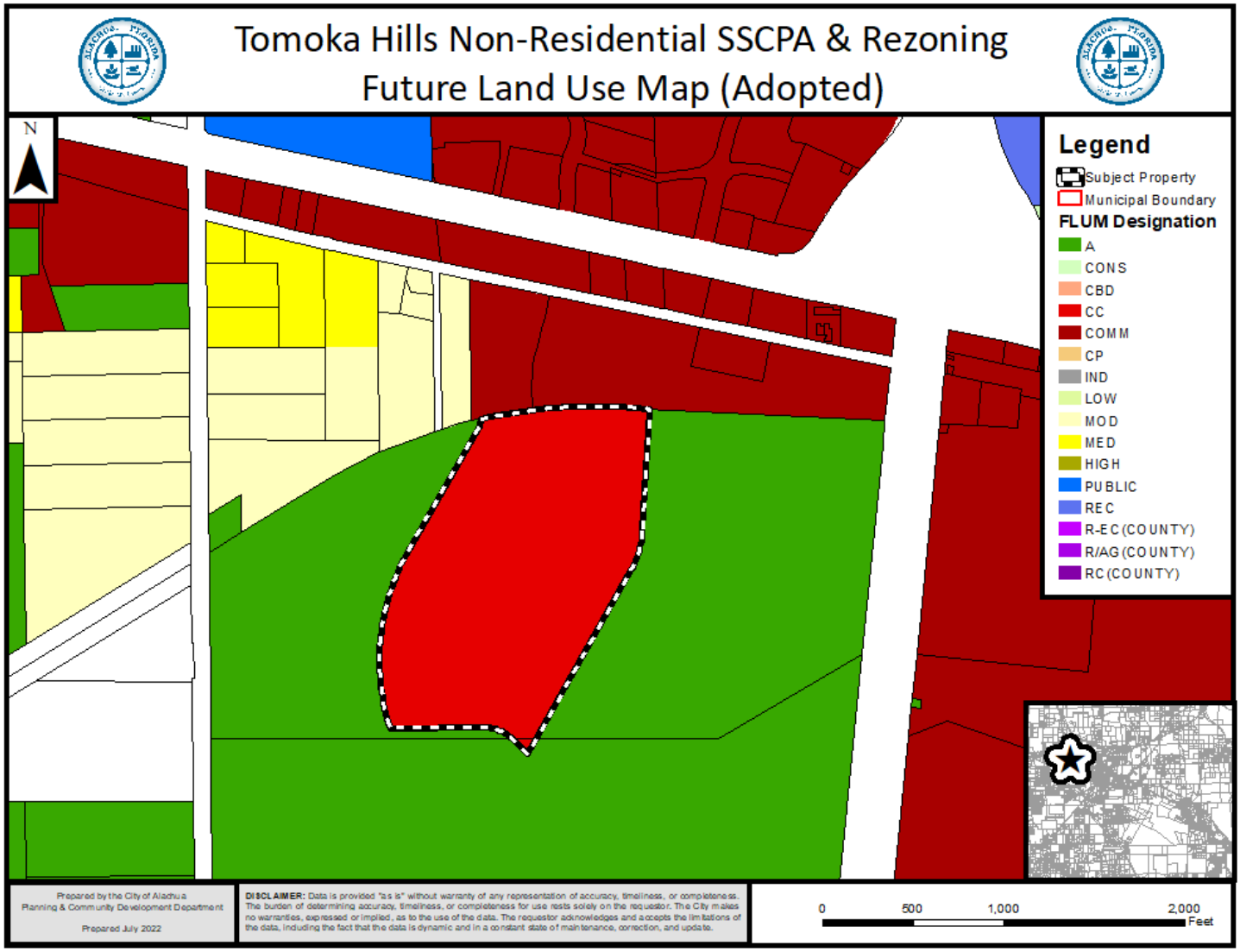
EXHIBIT "A"

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 16 AND SECTION 37 (WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

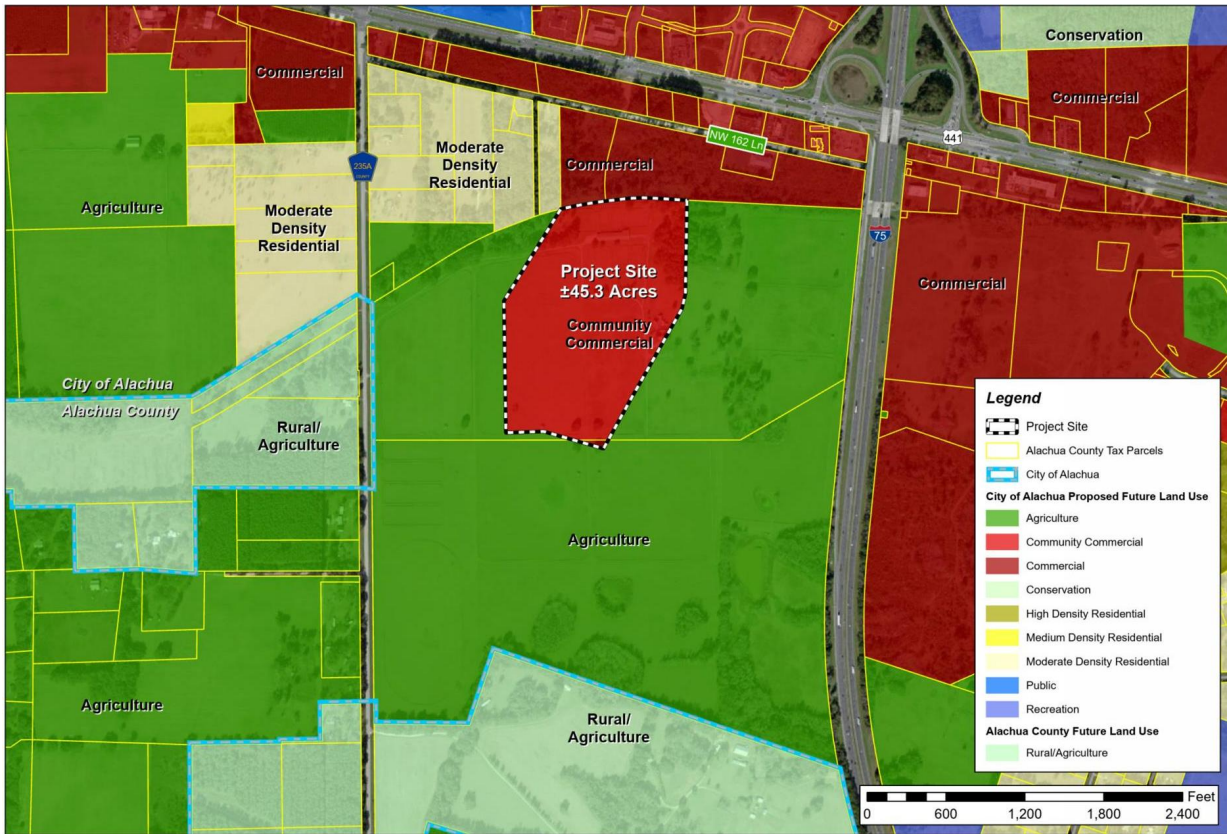
COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN S 01°54'57" W, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N 87°08'33" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1090.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN N 05°41'41" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY; THENCE RUN N 87°08'33" W, ALONG SAID RAILROAD CENTERLINE, A DISTANCE 1308.44 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN S 03°04'31" W, A DISTANCE OF 673.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 26°24'06", AND A CHORD BEARING AND DISTANCE OF S 16°16'34" W, 228.36 FEET; THENCE RUN SOUTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 230.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 29°28'37" W, A DISTANCE OF 1165.48 FEET; THENCE RUN N 45°31'23" W, A DISTANCE OF 127.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 68°01'23" W, 153.07 FEET; THENCE RUN NORTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 89°28'37" W, A DISTANCE OF 524.72 FEET; THENCE RUN N 15°31'23" W, A DISTANCE OF 55.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 06°58'37" E, 918.44 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 942.48 FEET TO THE PINT OF TANGENCY OF SAID CURVE; THENCE RUN N 29°28'37" E, A DISTANCE OF 797.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 30°04'38", AND A CHORD BEARING AND DISTANCE OF N 14°26'18" E, 51.89 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 52.49 TO THE END OF CURVE, ALSO BEING THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 15°14'34", AND A CHORD BEARING AND DISTANCE N 85°14'10" E, 759.90 FEET; THENCE RUN EASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 762.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 87°08'33" E, A DISTANCE OF 172.19 FEET TO THE POINT OF BEGINNING,

EXHIBIT "B"


Tomoka Hills Non-Residential SSCPA & Rezoning
Future Land Use Map (Adopted)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
LOW
MOD
MED
HIGH
PUBLIC
REC
R-EC (COUNTY)
R/AG (COUNTY)
RC (COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared July 2022
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0
500
1,000
2,000
Feet

Tomoka Hills Nonresidential

Small-scale Comprehensive Plan Amendment Application on Alachua County Tax Parcels # 03873-000-000 and 03873-001-000



Prepared For: City of Alachua, Planning & Community Development

Prepared on behalf of: Tomoka Hills Farms, Inc.

6/22/2022
Date: ~~4/28/2022~~
PN# 21-0025.08

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

Application Package
Table of Contents

1. **Cover Letter**
2. **Small-scale Comprehensive Plan Amendment (SsCPA) Application**
3. **Property Owner Affidavit**
4. **Legal Description**
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. **Neighborhood Meeting Materials**
7. **Justification Report**
8. **Map Set**

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June 22, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Nonresidential Resubmittal – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning (Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Community Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Community Commercial (CC). The intents of these requests are to allow for the development of nonresidential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

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7. Justification Report
8. Map Set

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: Tomoka Hills Office
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 03873-000-000 and 03873-001-000
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: Agriculture
6. Proposed Future Land Use Map Designation: ~~Commercial~~ *RESUBMITTED to propose Community Commercial*
7. Acreage: ±45.3

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig Brashier, AICP Title: Director of Planning
   Company (if applicable): CHW Professional Consultants
   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): Tomoka Hills Farms, Inc.
   Mailing Address: PO Box 147018
   City: Gainesville State: FL ZIP: 32614-7018

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.

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

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

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

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

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

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

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

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

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

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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

Signature of Applicant

Signature of Co-applicant

Craig Brashier
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 28th day of April, 2022 by Craig Brashier, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

TRINA LEMNAH
Notary Public · State of Florida
Commission # GG 314838
My Comm. Expires Mar 21, 2023
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. **Property Owner Affidavit**
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Map Set

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: NW 173rd Street, Alachua, FL, 32615

Parcel ID Number(s): 03054-001-002; 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003; 03871-000-000; 03873-000-000; 03873-001-000

Acreage: ±347

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William J Shively Title: Title President, Secretary, Treasurer

Company (if applicable): Tomoka Hills Farms, Inc.

Mailing Address: PO Box 147018

City: Gainesville State: FL ZIP: 32614-7018

Telephone: Contact agent FAX: e-mail:

C. AUTHORIZED AGENT

Name: Craig Brashier Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: N/A e-mail: sethw@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, Florida Department of Environmental Protection, and all other pertinent government agencies.

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

William Shively

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Kentucky County of Fayette

The foregoing application is acknowledged before me this 23 day of March, 2022 by William Shively

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

NOTARY SEAL

Sueticia Rodgers

Signature of Notary Public, State of KY

Sueticia Ann Rodgers
Notary Public, ID KYNP36730
State at Large, Kentucky
My Commission Expires on Sept. 22, 2025

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

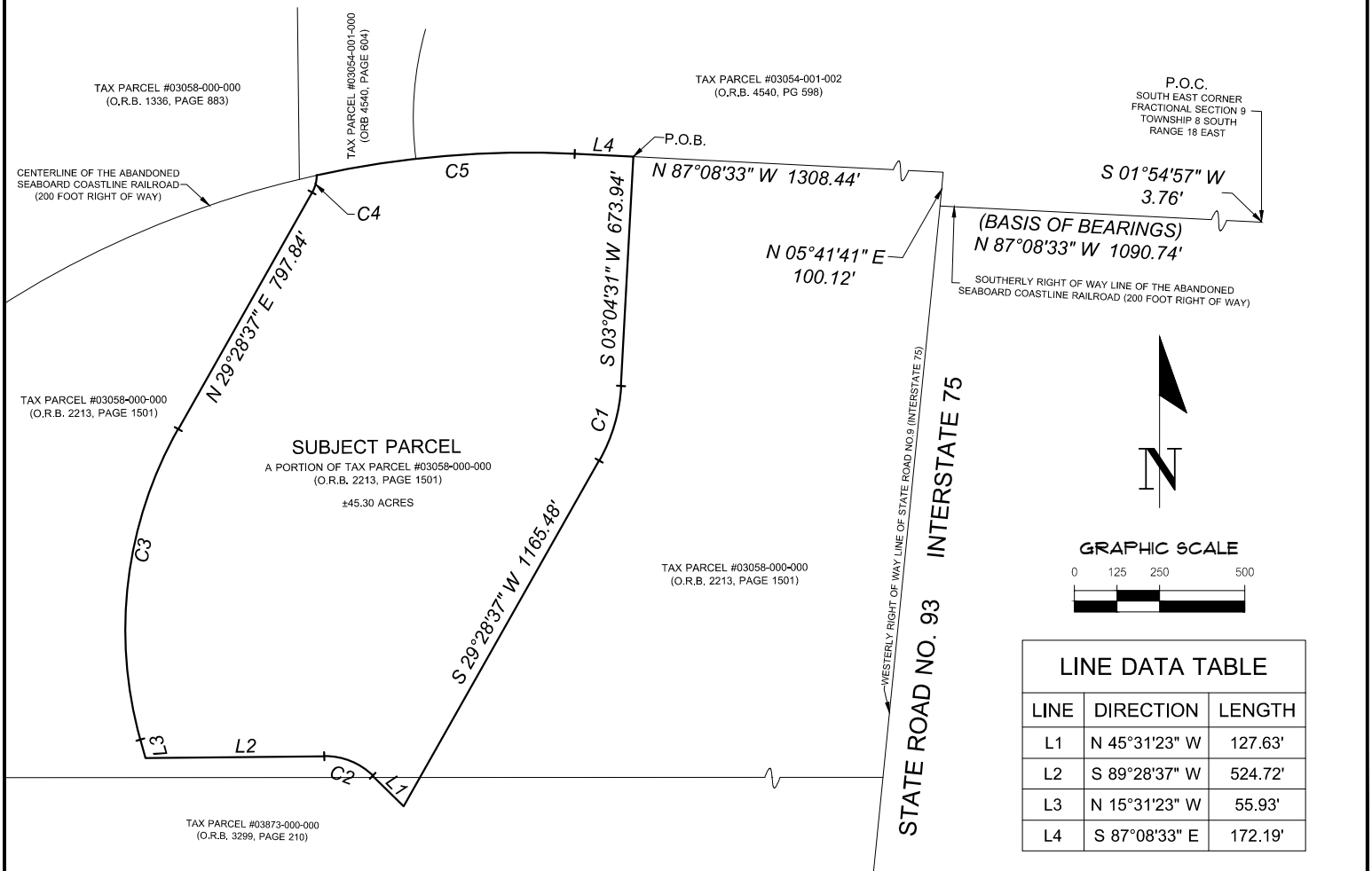
SITUATED IN FRACTIONAL SECTIONS 9, 16 & 37
(WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	230.40'	500.00'	26°24'06"	117.28'	228.36'	S 16°16'34" W
C2	157.08'	200.00'	45°00'00"	82.84'	153.07'	N 68°01'23" W
C3	942.48'	1200.00'	45°00'00"	497.06'	918.44'	N 06°58'37" E
C4	52.49'	100.00'	30°04'38"	26.87'	51.89'	N 14°26'18" E
C5	762.14'	2864.79'	15°14'34"	383.34'	759.90'	N 85°14'10" E

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 F.I.R.M. PANEL NO. 12001C 0120 D, EFFECTIVE DATE: JUNE 16, 2006.



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 45°31'23" W	127.63'
L2	S 89°28'37" W	524.72'
L3	N 15°31'23" W	55.93'
L4	S 87°08'33" E	172.19'

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 87°08'33" W OF THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD.

DESCRIPTION:

(SEE SHEET 2 OF 2)

CERTIFIED TO:

TOMOKA FARMS

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

ANDREW K. SMITH

Professional Surveyor & Mapper Fla. License No. 7132

DATE: 04-27-2022
TECHNICIAN: WES
CHECKED BY: AKS
PROJECT NUMBER: 21-0025

SCALE: 1" = 500'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1985 FLORIDA CA-5075

PARCEL DESCRIPTION

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 16 AND SECTION 37 (WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN S 01°54'57" W, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N 87°08'33" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1090.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN N 05°41'41" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY; THENCE RUN N 87°08'33" W, ALONG SAID RAILROAD CENTERLINE, A DISTANCE 1308.44 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN S 03°04'31" W, A DISTANCE OF 673.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 26°24'06", AND A CHORD BEARING AND DISTANCE OF S 16°16'34" W, 228.36 FEET; THENCE RUN SOUTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 230.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 29°28'37" W, A DISTANCE OF 1165.48 FEET; THENCE RUN N 45°31'23" W, A DISTANCE OF 127.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 68°01'23" W, 153.07 FEET; THENCE RUN NORTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 89°28'37" W, A DISTANCE OF 524.72 FEET; THENCE RUN N 15°31'23" W, A DISTANCE OF 55.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 06°58'37" E, 918.44 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 942.48 FEET TO THE PINT OF TANGENCY OF SAID CURVE; THENCE RUN N 29°28'37" E, A DISTANCE OF 797.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 30°04'38", AND A CHORD BEARING AND DISTANCE OF N 14°26'18" E, 51.89 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 52.49 TO THE END OF CURVE, ALSO BEING THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 15°14'34", AND A CHORD BEARING AND DISTANCE N 85°14'10" E, 759.90 FEET; THENCE RUN EASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 762.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 87°08'33" E, A DISTANCE OF 172.19 FEET TO THE POINT OF BEGINNING,

CONTAINING ±45.30 ACRES.

CERTIFIED TO:

TOMOKA FARMS

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

SEE SHEET ONE OF TWO

DATE: 04-27-2022
TECHNICIAN: WES
CHECKED BY: AKS
PROJECT NUMBER: 21-0025

CHW Professional Consultants
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2207220 2 PGS
2006 JAN 18 04:18 PM BK 3299 PG 210
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#268482
Doc Stamp-Deed: 0.70

Prepared by Charles M. Gadd, Jr.
Clayton-Johnston, P.A.
18 NW 33rd Court
Gainesville, FL 32607

Parcel ID Number: 03873-000-000

Warranty Deed

This Indenture, Made this 18th day of January, 2006 A.D., **Between** William J. Shively

of the County of Alachua, State of Florida, **grantor,** and Tomoka Hills Farms, Inc., a corporation existing under the laws of the State of Florida

whose address is: P.O. Box 147018, Gainesville, FL 32614

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

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

Those certain lands as are more particularly described in the attached Exhibit "A" which is made apart hereof by reference.

Subject to taxes for 2006 and subsequent years.

Subject to restrictions and easements of record.

This deed is being given by the grantor to a corporation which he owns one hundred percent of the outstanding stock in and is a transfer of unencumbered property to a corporation wholey owned by grantor and is exempt from Florida Documentary Stamp Tax.

The grantor covenants and warrants that the above described property is neither his homestead nor his residence.

2207220

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

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

Signed, sealed and delivered in our presence:

Printed Name: Charles M. Gadd, Jr.
Witness

Printed Name: Jeannie Brazier
Witness

William J. Shively (Seal)
P.O. Address: P.O. Box 147018, Gainesville, Florida 32614-7018

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 18th day of January, 2006 by William J. Shively

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

Comm. number DD 235053
Expires: Aug 16, 2007

Printed Name: Charles M. Gadd, Jr.
Notary Public
My Commission Expires:

Notary Public State of Florida

A50761

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

EXHIBIT "A"

A tract of land situated in Fractional Section 16 and the William Garvin Grant, Township 8 South, Range 18 East, Alachua County, Florida, said tract of lane being more particularly described as follows:

Commence at a concrete monument at the Northeast corner of the aforementioned Fractional Section 16, Township 8 South, Range 18 East for a point of reference and run South 00 degs., 27 mins., 55 secs. West, a distance of 3.76 feet to the South right of way line of the Seaboard Coastline Railroad (200 foot right of way abandoned); thence run North 88 degs., 37 mins., 15 secs. West, along said right of way line of Interstate Highway No. 75 (300 foot tight of way); thence run South 04 degs., 11 mins., 43 secs. West along said right of way line , a distance of 1090.69 feet to the West right of way line of Interstate No. 75 a distance pf 1200.36 feet to a concrete monument at the intersection of the South line of that certain parcel of land described in Official Records Book 1195, at page 66 of the Public Records of Alachua County, Florida with said West right of way line, of Interstate Highway No.75 and the True Point of Beginning; thence continue South 04 degs., 11 mins., 43 secs. West, along said right of way line, a distance of 1257.04 feet to a concrete monument at the point of curvature of a 00 degs., 58 mins., 28 sec. curve, having a radius of 5879.58 feet, a total internal angle of 28 degs., 38 mins., 28 secs. and being concave to an Easterly direction; thence run Southeasterly, along the arc of the said right of way curve, an arc distance of 1734.82 feet to a concrete monument, said concrete monument being the Southeast corner of the certain parcel of land described in Official Records Book 742, at page 153 of the Public Records of Alachua County, Florida; thence run North 72 degs., 29 mins., 54 secs. West, along the South line of said parcel of land recorded in Official Records Book 742, at page 153, a distance of 2775.69 feet to a concrete monument; thence run South 17 degs., 05 mins., 50 secs. West, along said South line, a distance of 592.04 feet to a concrete monument; thence run South 89 degs., 04 mins., 44 secs. West, along said South line, a distance of 725.63 feet to the East right of way line of State Road No. S-235-A (100 foot right of way); thence run North 01 degs., 59 mins., 55 secs. West, along said right of way line, a distance of 2164.71 feet to a concrete monument at the Southwest corner of said parcel of land described in Official Records Book 1195, at page 66; thence ruin North 88 degs., 29 mins., 13 secs. East, along the South line of said parcel of land, a distance of 2807.17 feet to a concrete monument; thence run North 58 degs., 14 mins., 10 secs. East, along said South line, a distance of 917.09 feet to the True Point of Beginning.

INSTRUMENT # 2207220
2 PGS

Record 15.00
Doc. Stamps 4,368.00
Int.Tax
Total 4,399.00

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 01/25/1999 16:28
Document ID 1587372
Book/Page 2213/ 1501

DTAX 6,384.00

Prepared by and return to:
Philip A. DeLaney
Attorney at Law
Scruggs & Carmichael, P.A.
3426 N.W. 43rd Street, Suite B
Gainesville, Florida 32606
352-374-4120
File No.: **98-3148**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **January**, **1999** between

New Life Corporation of America, a Tennessee corporation
whose Social Security/FEIN Number is: [redacted]
whose post office address is
123 Walnut Drive, Hendersonville, Tennessee 37075
grantor, and

Tomoka Hills Farms, Inc., a Florida corporation
whose Social Security/FEIN Number(s) are: 59-3551165
whose post office address is
Post Office Box 141150, Gainesville, Florida 32614
grantee:

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

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

Legal Description Labeled Exhibit "A" Attached Hereto and By Reference Incorporated Herein

Parcel Identification Number: 03873-001-000

Subject to taxes for 1999 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TOGETHER WITH: Double Wide Mobile Home MVID numbers GEO729214 and GEO729215, which is permanently affixed to, a part of, and being sold with the real property described above.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998 .

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

New Life Corporation of America
a Tennessee corporation

Connie Olive
Witness Name:

By: Norvell L Olive
Norvell Olive
Executive Director

Carolyn S. Hodges
Witness Name:

(Corporate Seal)

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me this 21st day of January, 1999 by Norvell Olive, Executive Director of New Life Corporation of America, a Tennessee corporation, on behalf of the corporation. He/she is personally known to me or has produced a Driver's License as identification.

[Notary Seal]

Notary Public
Printed Name: Ronald L. Stone
My Commission Expires: 03-25-2000

Exhibit A

A tract of land situated in Fractional Sections 9 & 16 and Section 37 (William Garvin Grant), Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of the aforementioned Fractional Section 9, Township 8 South, Range 18 East for a point of reference and run S. 01° 54'57" W., a distance of 3.76 feet to a concrete monument on the Southerly right of way line of the abandoned Seaboard Coastline Railroad (200 foot right of way); thence run N. 87°08'33" W., along said Southerly right of way line, a distance of 1090.74 feet to a concrete monument on the Westerly right of way line of State Road No. 93, also known as Interstate Highway No. 75 (300 foot right of way); thence run N. 05°41'41" E., along said Westerly right of way line, a distance of 100.12 feet to an iron pipe on the centerline of said railroad right of way and the True Point of Beginning; thence run N. 87°08'33" W., along said centerline, a distance of 1480.63 feet to an iron pipe at the point of curvature of a curve concave Southerly, said curve having a radius of 2864.79 feet, a central angle of 34°35'30", and a chord bearing and distance of S. 75°33'42" W., 1703.44 feet respectively; thence run Southwesterly, with said curve and along said centerline, an arc distance of 1729.58 feet to an iron pipe at the point of tangency of said curve; thence run S. 58°15'57" W., along said centerline, a distance of 716.12 feet to a concrete monument on the Easterly right of way line of County Road No. 235A (100 foot right of way); thence run S. 00°30'42" E., along said right of way line, a distance of 1030.00 feet to a concrete monument; thence run N. 89°58'49" E., a distance of 2807.17 feet to a concrete monument; thence run N. 59°41'41" E., a distance of 917.50 feet to a concrete monument on said Westerly right of way line of State Road No. 93; thence run N. 05°41'41" E., along said right of way line, a distance of 1300.00 feet to the True Point of Beginning.

TOGETHER WITH rights of the "parent tract" (dominant tenement) set forth in the easement recorded in O. R. Book 1195, at Page 68, of the Public Records of Alachua County, Florida.

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03873-001-000
Prop ID	15089
Location Address	15403 NW 173RD ST ALACHUA, FL 32615 ⊞ see more addresses...
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	TRACT IN FRAC SECTIONS 9 16 TWP 8 RNG 18 AND GARVIN GRANT COM SE COR OF SEC 9-8-18 RUN S 3.76 FT N 87 DEG W ALONG RR R/W 1090.74 FT TO W R/W I-75 N 5 DEG E 100.12 FT THE POB N 87 DEG W 1480.63 FT SYLY AN ARC DISTANCE OF 1729.58 FT S 58 DEG W 716.12 FT TO (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	16-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	135.000
Homestead	N

View Map

Owner Information

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$368,962	$345,676	$353,867	$412,100	$389,900
Land Value	$9,000	$9,000	$9,000	$9,000	$9,000
Land Agricultural Value	$46,800	$46,800	$46,800	$46,800	$46,800
Agricultural (Market) Value	$234,000	$234,000	$234,000	$234,000	$234,000
Just (Market) Value	**$611,962**	**$588,676**	**$596,867**	**$655,100**	**$632,900**
Assessed Value	$424,762	$401,476	$409,667	$455,170	$418,050
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$424,762	$401,476	$409,667	$455,170	$418,050
Maximum Save Our Homes Portability	$0	$0	$0	$12,730	$27,650

"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
6550	HAY	130.00	5662800	0	0	A
0115	SFR ACREAGE	5.00	217800	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	7,154	**HC&V**	04-FORCED AIR
Heated Area	5,130	**HVAC**	03-CENTRAL
Exterior Walls	16-TILE/WD STUCCO; 20-FACE BRICK	**Bathrooms**	4.0-Baths
Interior Walls	03-PLASTER; 04-PANEL	**Bedrooms**	3-3 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1981
Floor Cover	14-CARPET	**Effective Year Built**	1981

Type	SOH MISC	**Heat**	
Total Area	34,121	**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**	1981

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	5,130	4	0100	SINGLE FAMILY	$267,777
FDU	FINISHED DET UTILITY	140	4	0100	SINGLE FAMILY	$4,750
FGR	FINISHED GARAGE	858	4	0100	SINGLE FAMILY	$24,633
FOP	FINISHED OPEN PORCH	1,026	4	0100	SINGLE FAMILY	$16,066

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
0222	BARN 2	8,550		R2	RES	$36,081
0241	BARN POLE 1	375		R2	RES	$322
0242	BARN POLE 2	3,307		R2	RES	$5,093
0280	BATH HOUSE	256		R2	RES	$1,850
0959	FP 2	1		R7	RES	$1,310
1020	GATE EL OP	1		R7	RES	$595
1641	PATIO 1	2,200		R1	RES	$2,695
1680	PAVING 1	15,880		R1	RES	$9,131
1762	POOL 2	576		R3	RES	$4,527
1960	SCREEN ENC	2,975		R5	RES	$3,034

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/22/1999	$912,000	WD	2213	1501	Q - QUALIFIED	Improved	* NEW LIFE CORPORATION OF AMER	TOMOKA HILLS FARMS INC	Link (Clerk)
4/10/1998	$100	CT	2162	2267	U - UNQUALIFIED	Improved	* SOUTHERN CROSS OSTRICH FARM	* NEW LIFE CORPORATION OF AMER	Link (Clerk)
12/27/1994	$255,000	WD	2003	236	U - UNQUALIFIED	Improved	* OSTRICH AMERICA CORP	* SOUTHERN CROSS OSTRICH FARM	Link (Clerk)
12/27/1994	$255,000	WD	1994	1479	U - UNQUALIFIED	Improved	* OSTRICH AMERICA CORP	* OSTRICH AMERICA CORP	Link (Clerk)
4/9/1993	$385,000	WD	1902	834	U - UNQUALIFIED	Improved	* DICKINSON HUNT DIC	* OSTRICH AMERICA CORP	Link (Clerk)
3/1/1979	$243,000	WD	1195	66	U - UNQUALIFIED	Vacant		* DICKINSON HUNT DIC	Link (Clerk)

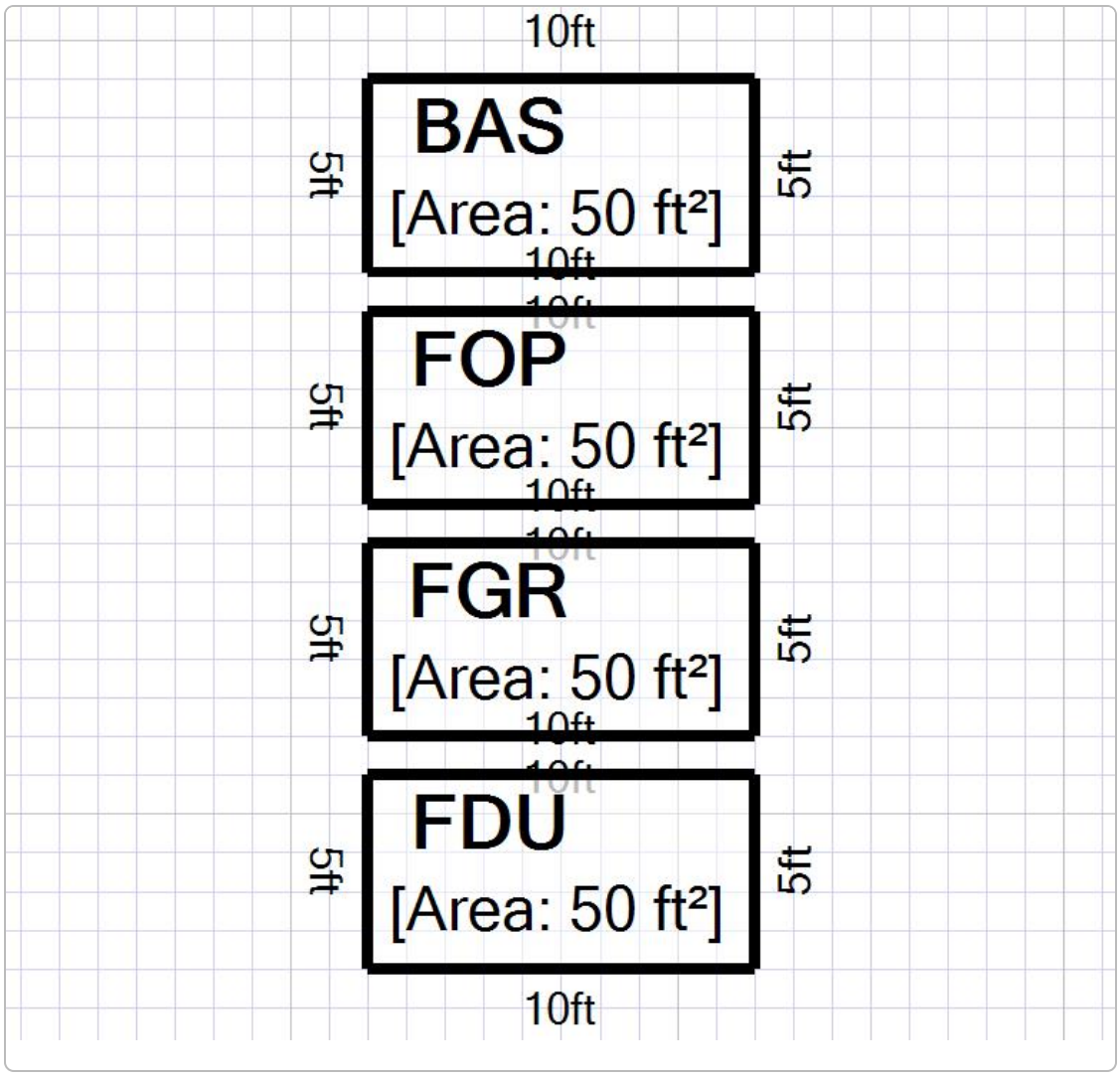
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

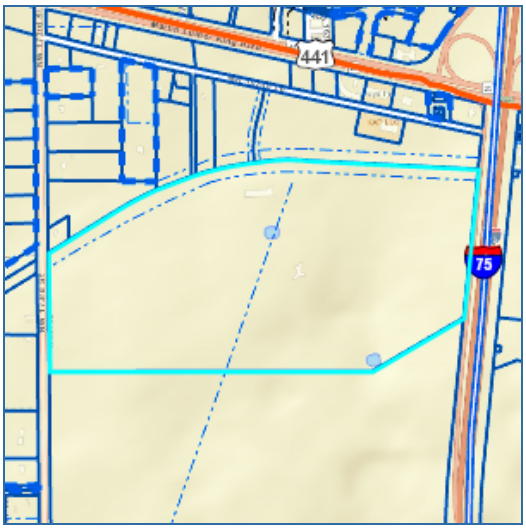
Permit Number	Type	Primary	Active	Issue Date	Value
11-00000	OVER THE COUNTER INSPECT	Yes	No	8/31/2011	$0
06-10835	ROOFING	Yes	No	12/20/2006	$45,240
06-10831	REMODEL SFD	Yes	No	12/18/2006	$20,000
7499	POOL ENCLOSURE	Yes	No	8/18/2000	$11,174
7295	REMODEL RESI.	Yes	No	2/28/2000	$6,000
6009	MECHANICAL	Yes	No	5/14/1996	$800
5333	OVER THE COUNTER INSPECT	Yes	No	9/9/1993	$500
5278	PARK MOBILE HOME	Yes	No	6/3/1993	$0
5279	PARK MOBILE HOME	Yes	No	6/3/1993	$0

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

Sketches



Map



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

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Version 2.3.188

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03873-000-000
Prop ID	15088
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	FRAC SEC & GARVIN GRT COM NE COR SEC S 3.76 FT TO S R/W ACL RR (ABANDONED) W ALG R/W 1090.69 FT TO W R/W I-75 S ALG R/W 1200.36 FT POB S ALG R/W 1257.04 FT SELY ALG R/W 1734.82 FT N 72 DEG W 2775.69 FT S 17 DEG W 592.04 FT W 725.63 FT TO E R/W SR-235A N 2 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	16-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	168.920
Homestead	N

View Map

Owner Information

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,080	$1,080	$1,080	$1,100	$1,100
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$59,700	$59,700	$59,700	$59,700	$58,100
Agricultural (Market) Value	$298,176	$298,176	$298,176	$298,200	$298,200
Just (Market) Value	**$299,256**	**$299,256**	**$299,256**	**$299,300**	**$299,300**
Assessed Value	$60,780	$60,780	$60,780	$60,800	$59,200
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$60,780	$60,780	$60,780	$60,800	$59,200
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
6550	HAY	155.00	6751800	0	0	A
5501	TIMBER 2-N	10.00	435600	0	0	A
5930	SWAMP/WATER	3.92	170755.2	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**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**	1998

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2400	WELL	1		R5	RES	$1,080

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/18/2006	$100	WD	3299	210	U - UNQUALIFIED	Improved	* SHIVELY WILLIAM J	TOMOKA HILLS FARMS INC	Link (Clerk)
9/23/1998	$98,600	WD	2193	1160	U - UNQUALIFIED	Vacant	* KEFFER & MATTHEWS TRUSTEES M	* SHIVELY WILLIAM J	Link (Clerk)
9/23/1998	$493,000	WD	2193	1126	U - UNQUALIFIED	Vacant	* KEFFER & MATTHEWS TRUSTEES /	* KEFFER & MATTHEWS TRUSTEES M	Link (Clerk)
5/17/1995	$100	WD	2012	1545	U - UNQUALIFIED	Vacant	* MARY JOSEPHINE MATTHEWS	* KEFFER & MATTHEWS TRUSTEES	Link (Clerk)
4/11/1994	$63,500	WD	1959	2058	U - UNQUALIFIED	Vacant	* DONALD G AHEARN & MARILYNN R	* MARY JOSEPHINE MATTHEWS	Link (Clerk)
1/30/1989	$17,000	WD	1725	342	U - UNQUALIFIED	Vacant		* DONALD G AHEARN & MARILYNN R	Link (Clerk)
12/31/1988	$55,000	WD	1723	2020	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)
2/1/1980	$405,500	WD	1262	94	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)

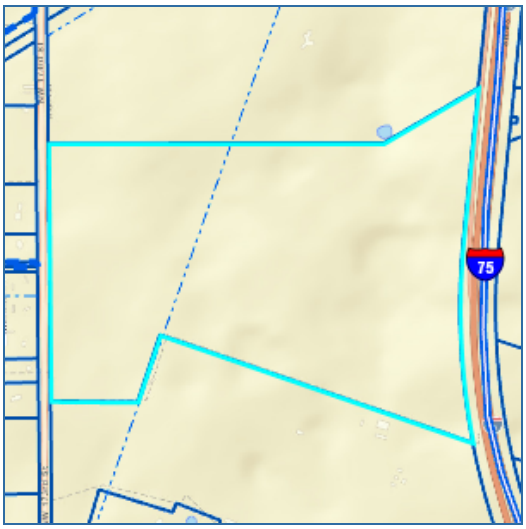
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
05-09826	ROOFING	Yes	No	3/28/2005	$26,820
6896	MECHANICAL	Yes	No	2/16/1999	$2,500

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.

Map



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

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Last Data Upload: 4/18/2022, 6:09:15 AM

Version 2.3.188

John Power TAX COLLECTOR Serving Alachua County

Search all services we offer...

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Search > Account Summary

Real Estate Account #03873 000 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$1,286.36**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $1,286.36	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $1,295.16	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $1,334.63	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $1,316.89	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $1,315.56	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $1,402.42	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $1,431.78	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $1,344.51	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $1,346.46	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $1,346.76	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $1,378.81	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $1,371.21	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $1,715.89	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1328		**Redeemed**	07/12/2010	**Face** $1,628.23, **Rate** 6.5%	
		Paid $1,715.89			
2008 Annual Bill	$0.00	**Paid** $1,300.70	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $1,220.08	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $1,372.27	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $1,403.29	11/30/2005	**Receipt** #2005-9051831	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,411.33	12/31/2004	**Receipt** #2004-4018882	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,282.09	11/19/2003	**Receipt** #2003-3014868	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,302.97	11/26/2002	**Receipt** #2002-0216777	Print (PDF)
Total Amount Due	**$0.00**				

John Power TAX COLLECTOR Serving Alachua County

Search all services we offer...

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Search > Account Summary

Real Estate Account #03873 001 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
15403 NW 173RD ST
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 **11/10/2021** for **$9,739.07**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $9,739.07	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $9,220.32	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $9,651.64	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $10,691.43	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $10,199.60	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $9,167.06	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $9,448.28	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $9,279.24	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $10,274.14	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $10,325.36	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $17,003.12	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $18,239.08	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $25,882.78	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1329		**Redeemed**	07/12/2010	**Face** $24,644.31, **Rate** 5.75%	
		Paid $25,882.78			
2008 Annual Bill	$0.00	**Paid** $20,547.34	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $17,254.79	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $18,286.71	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $16,458.78	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $15,337.01	12/31/2004	**Receipt** #2004-4018881	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $13,790.07	11/19/2003	**Receipt** #2003-3014148	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $13,792.99	11/26/2002	**Receipt** #2002-0215517	Print (PDF)
Total Amount Due	**$0.00**				

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Meeting Materials**
7. Justification Report
8. Map Set

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0025.08

Professional Consultants

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection

From: Craig Brashier, AICP

Date: 06 April 2022

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and

2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

Meeting Details:

Date: 20 April 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, 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

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

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

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

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXON
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

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
PO Box 115050
Gainesville FL 32611

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

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dena Courtney
P.O. Box 1215
High Springs FL 32655

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

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 April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

Ukraine

Continued from Page 1A

pulled out only because their aggressor did not hear what they wanted to hear from them," he said, recounting what he described as the worst atrocities since World War II.

Over the past few days, grisly images of what appeared to be civilian massacres carried out by Russian forces in Bucha before they withdrew from the outskirts of Kyiv have caused a global outcry and led Western nations to expel scores of Moscow's diplomats and propose further sanctions, including a ban on coal imports from Russia.

Zelenskyy said that both those who carried out the killings and those who gave the orders "must be brought to justice immediately for war crimes" in front of a tribunal similar to what was used in postwar Germany.

Moscow's U.N. ambassador, Vassily Nebenzia, said that while Bucha was under Russian control, "not a single local person has suffered from any violent action." Reiterating what the Kremlin has contended for days, he said that video footage of bodies in the streets was "a crude forgery" staged by the Ukrainians.

"You only saw what they showed you," he said. "The only ones who would fall for this are Western dilettantes."

Associated Press journalists in Bucha have counted dozens of corpses in civilian clothes and interviewed Ukrainians who told of witnessing atrocities. Also, high-resolution satellite imagery from Maxar Technologies showed that many of the bodies had been lying in the open for weeks, during the time that Russian forces were in the town.

The dead in Bucha included a pile of six charred bodies, as witnessed by AP journalists. It was not clear who they were or under what circumstances they died. One body was probably that of a child, said Andrii Nebytov, head of police in the Kyiv region. One person had a gunshot wound to the head.

The chief prosecutor for the International Criminal Court at The Hague opened an investigation a month ago into possible war crimes in Ukraine.

Zelenskyy stressed that Bucha was only one place and that there are more with similar atrocities – a warning echoed by NATO Secretary-General Jens Stoltenberg.

"When and if they withdraw their troops and Ukrainian troops take over, I'm afraid they will see more mass graves, more atrocities and more examples of war crimes," he said.

Stoltenberg, meanwhile, warned that in pulling back from the capital, Russian President Vladimir Putin's military is regrouping its forces in order to deploy them to eastern and southern Ukraine for a "crucial phase of the war." Russia's stated goal is control of the Donbas, the largely Russian-speaking industrial region in the east that includes the shattered port city of Mariupol.

"Moscow is not giving up its ambitions in Ukraine," Stoltenberg said.

While both Ukrainian and Russian representatives sent optimistic signals following their latest round of talks a week ago, Russian Foreign Minister Sergey Lavrov said Moscow won't accept a Ukrainian demand that a prospective peace deal include an immediate pullout of troops followed by a Ukrainian referendum on the agreement.

In televised remarks Tuesday, Lavrov said a new deal would have to be negotiated if the vote failed, and "we don't want to play such cat and mouse."

Ukrainian officials said that the bodies of at least 410 civilians have been found in towns around Kyiv that were recaptured from Russian forces and that a "torture chamber" was discovered in Bucha.

Zelenskyy told the Security Council there was "not a single crime" that Russian troops hadn't committed in Bucha, and he likened their actions to those of the Islamic State group.

"The Russian military searched for and purposefully killed anyone who served our country. They shot and killed women outside their houses when they just tried to call someone who is alive. They killed entire families, adults and children, and they tried to burn the bodies," he said. They used tanks to crush civilians "just for their pleasure," he said.

On Tuesday, police and other investigators walked the silent streets of Bucha, taking notes on bodies that residents showed them. Survivors who hid in their homes during the monthlong Russian occupation of the town, many of them past middle age, wandered past charred tanks and jagged window panes with plastic bags of food and other humanitarian aid. Red Cross workers checked in on intact homes.

Many of the dead seen by AP journalists appeared to have been shot at close range, and some had their hands bound or their flesh burned.

The AP and the PBS series "Frontline" have jointly verified at least 90 incidents during the war that appear to violate international law. The War Crimes Watch Ukraine project is looking into apparent targeted attacks as well as indiscriminate ones.

U.S. Secretary of State Antony Blinken said the images from Bucha revealed "not the random act of a rogue unit" but "a deliberate campaign to kill, to torture, to rape, to commit atrocities." He said the reports of atrocities were "more than credible."

"Only non-humans are capable of this," said Angelica Chernomor, a refugee from Kyiv who crossed into Poland with her two children and saw the photos from Bucha. "Even if people live under a totalitarian regime, they must retain feelings, dignity, but they do not."

Chernomor is among the more than 4 million Ukrainians who have fled the country in the wake of the Feb. 24 invasion.

Russia has rejected similar accusations of atrocities in the past by accusing its enemies of forging photos and video and using so-called crisis actors.

As Western leaders condemned the killings in Bucha, Romania, Italy, Spain and Denmark expelled dozens of Russian diplomats on Tuesday, following moves by Germany and France. Hundreds of Russian diplomats have been sent home since the start of the invasion, many accused of being spies.

Kremlin spokesperson Dmitry Peskov called the expulsions a "short-sighted" measure that would complicate communication and warned they would be met with "reciprocal steps."

The U.S., in coordination with the European Union and Group of Seven nations, will roll out more sanctions against Russia on Wednesday, including a ban on all new investment in the country, a senior administration official said, speaking on condition to discuss the upcoming announcement.

Also, the EU's executive branch proposed a ban on coal imports from Russia, in what would be the first time the 27-nation bloc has sanctioned the country's lucrative energy industry over the war.

The coal imports amount to an estimated $4.4 billion per year.

EU Commission President Ursula von der Leyen denounced Moscow's "heinous crimes" around Kyiv.



A woman walks near a damaged building Sunday in the eastern city of Kramatorsk, in the Donbas region of Ukraine, amid the Russian invasion. Since Russia announced it would focus its efforts on the "liberation" of Donbas, residents have lived in fear of a major military offensive. FADEL SENNA/AFP VIA GETTY IMAGES

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

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 April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW Professional Consultants

NOTICE OF PUBLIC HEARING

Alachua County, Florida

The Alachua County Planning Commission will hold a public hearing Wednesday, April 20, 2022, at 6:00 pm or as soon thereafter as it may be heard. The meeting will be held in the John R. "Jack" Durrance Auditorium, Room 209, 12 SE 1st Street, Gainesville, Florida to consider the following quasi-judicial zoning item:

ZOM-05-22 (Miller Electric PD Rezoning)
A request by Chris Gmuer of Gmuer Engineering, LLC, agent, for 4800 GCW, LLC owners, to rezone from the Residential/Professional (RP) zoning district to the non-residential planned development (PD) zoning district. The site has a future land use designation of Office/Residential (2 to 4 dwelling units/acre) and is approximately 5 acres, located on tax parcel number 07213-002-000 at 4800 SW 13th St.

This meeting will allow for in person participation only. The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

COMMENTS/EVIDENCE

The public is encouraged to submit any written or photographic documents prior to the meeting to https://growth-management.alachuacounty.us/PublicComment

No later than 7 (seven) calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to https://growth-management.alachuacounty.us/PublicComment

The Planning Commission shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 (five) calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

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

General Information: Staff report, application package and other materials of the above items will be available on Friday of the week preceding the meeting by visiting: https://mapgenius.alachuacounty.us/develoment-projects/. For further information call (352) 374-5249. Visit www.alachuacounty.us and click on the meetings tab on the homepage for the most up to date information.

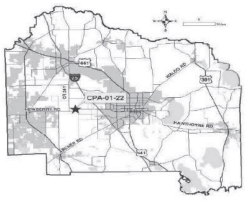
GF-29617082

NOTICE OF PUBLIC HEARING

Alachua County, Florida

Amendments to the Alachua County Comprehensive Plan

The Alachua County Local Planning Agency and Planning Commission will hold a public hearing Wednesday, April 20, 2022 at 6:00 pm or as soon thereafter as it may be heard. The meeting will be held in the John R. "Jack" Durrance Auditorium, room 209, 12 SE 1st Street, Gainesville, Florida to consider the following amendment to the Alachua County Comprehensive Plan:



CPA-01-22 (Large Scale Comprehensive Plan Land Use Amendment)
A request by JBrown Professional Group, Inc., agent, for West End Golf Club, Inc., owner, for an amendment to the Alachua County Comprehensive Plan: 2019-2040 Future Land Use Map from a Recreational land use designation to a Low-Density Residential (1 to 4 dwelling units per acre) designation on portions of approximately 75.18 acres located on tax parcels 04333-001-000 and 04314-000-000 as well as associated Comprehensive Plan text amendments. This property has an address of 12830 West Newberry Road

This meeting will allow for in person participation only. The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

COMMENTS/EVIDENCE

The public is encouraged to submit any written or photographic documents prior to the meeting to **https://growth-management.alachuacounty.us/PublicComment**

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

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

General Information: Staff report, application package and other materials of the above items will be available on Friday of the week preceding the meeting by visiting: **https://mapgenius.alachuacounty.us/develoment-projects/.** For further information call (352) 374-5249. **Visit www.alachuacounty.us** and click on the meetings tab on the homepage for the most up to date information.

GF-29617385

Workshop Presentation

Tomoka Hills Office

Small-Scale Comprehensive Plan Amendment (SsCPA) & Rezoning Applications

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
April 20, 2022

1

The purpose of the neighborhood meeting:

The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

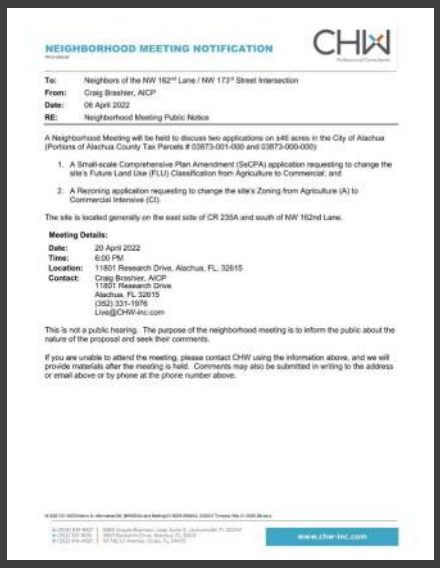
The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.



2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

CHW

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection
From: Craig Brashier, AICP
Date: 06 April 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

Meeting Details:

Date: 20 April 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, 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.

www.chw-inc.com



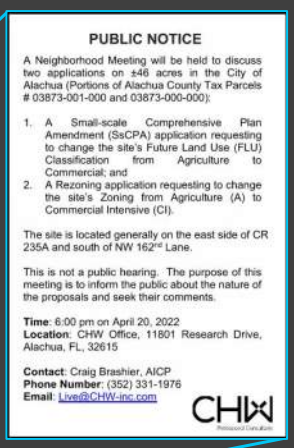
Ukraine

NOTICE OF PUBLIC HEARING

Amendments to the Alachua County Comprehensive Plan

PUBLIC NOTICE

CHW



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

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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 April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW

CHW

21-0025.08: Tomoka Hills SsCPA & Rezoning

3

INTENT:

To designate appropriate FLU and Zoning for relocation of the Tower Hill Insurance headquarters.

OPPORTUNITIES:

- Expand City of Alachua's economic base;
- Increasing tax revenue in the City of Alachua;
- Promotes master planned, mixed-use development.



21-0025.08: Tomoka Hills SsCPA & Rezoning

4

REQUESTS:

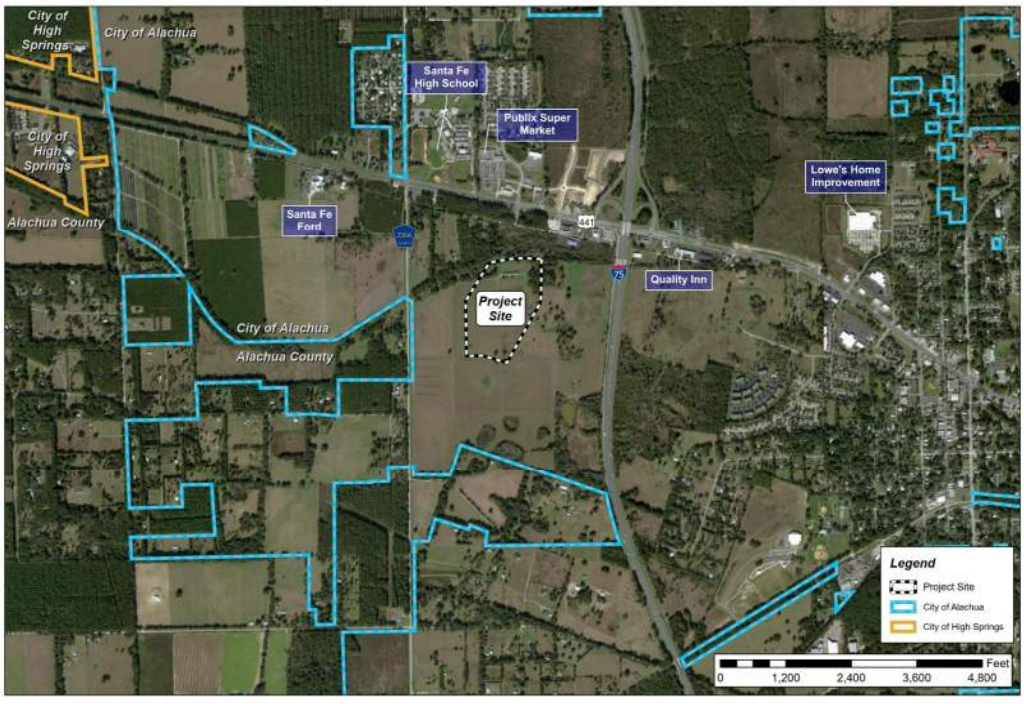
- SsCPA Application
  - *FROM*: Agriculture
  - *TO*: **Commercial**

- Rezoning Application
  - *FROM*: Agriculture (A)
  - *TO*: **Commercial Intensive (CI)**



5

Context Map



CHW

6

Aerial Map



7

SsCPA & REZONING
ESTIMATED TIMELINE

Preapplication Meeting	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board	City Commission
April 6, 2022	April 20,2022	April 2022 (Tentative)	May - July 2022	July 2022 (Tentative)	August - September 2022 (Tentative)

8

Existing Future Land Use (FLU) Map

Agriculture



9

Proposed Future Land Use Map

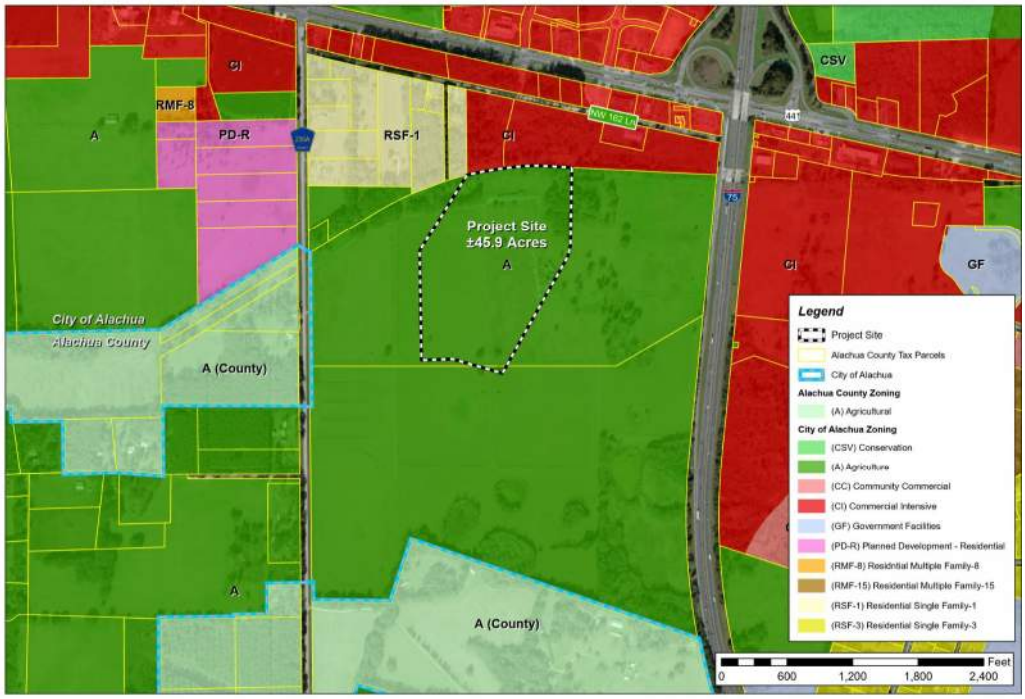
Commercial



10

Existing Zoning Map

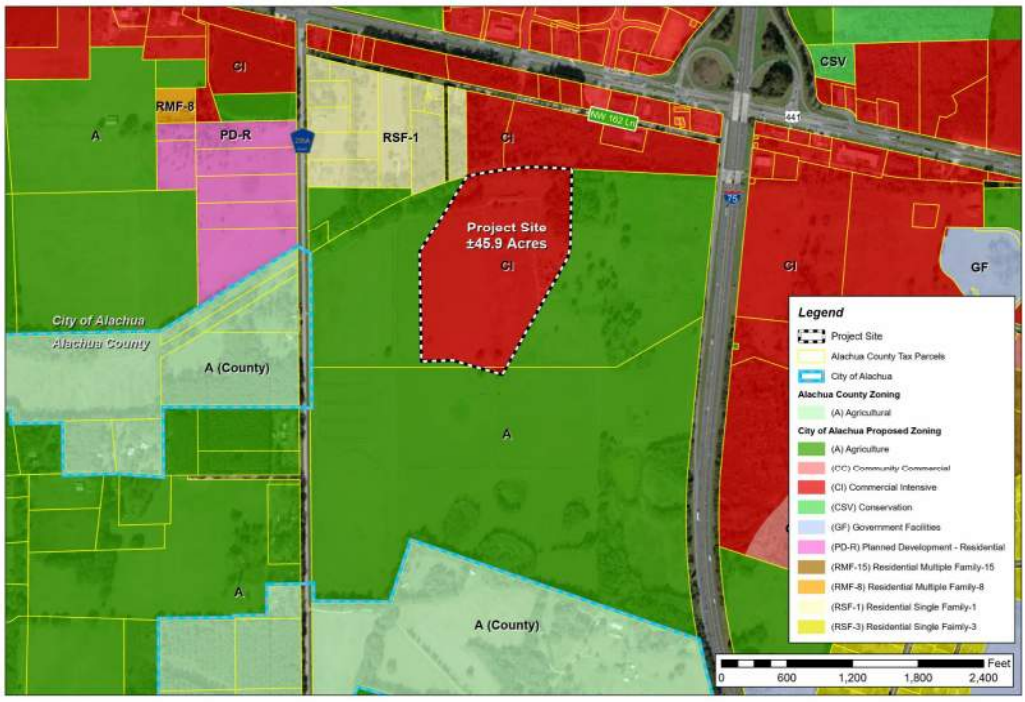
Agriculture (A)



11

Proposed Zoning Map

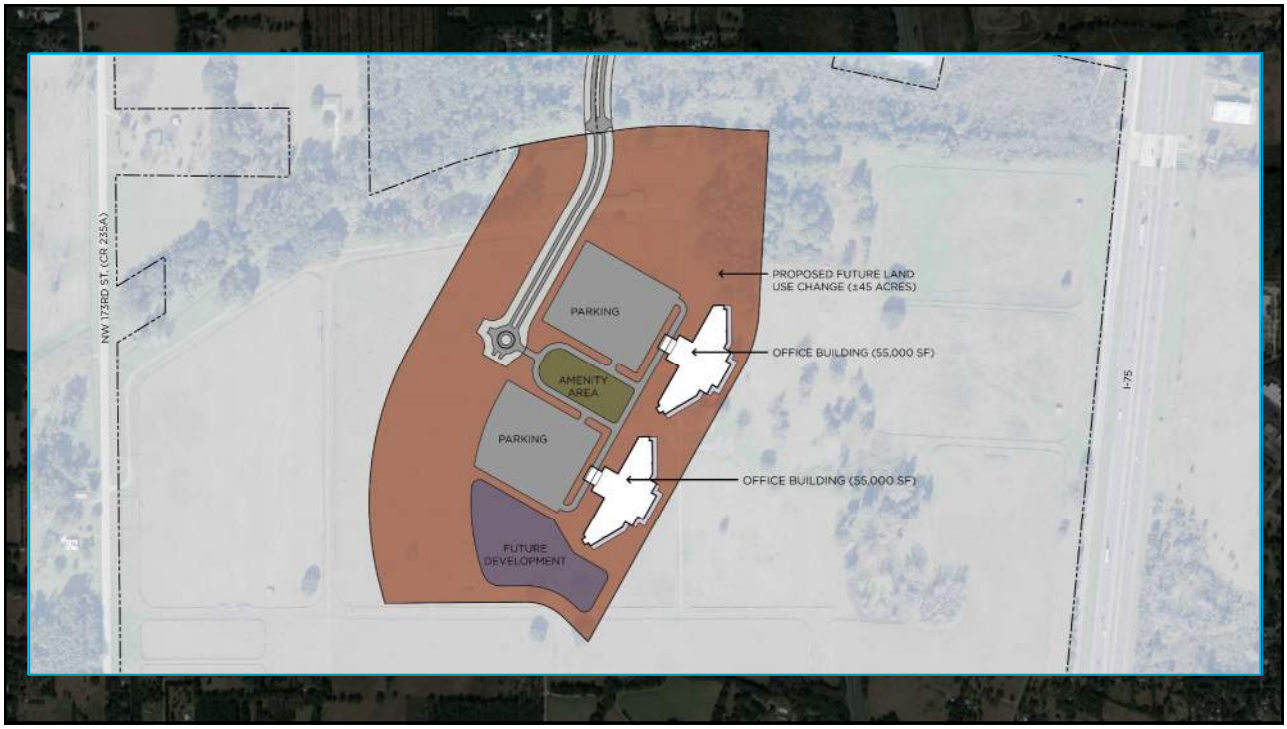
Commercial Intensive (CI)



12


TOMOKA HILLS FARMS | FLU EXHIBIT | 4-18-2022

13


NW 173RD ST. (CR 235A)
PROPOSED FUTURE LAND USE CHANGE (±45 ACRES)
PARKING
OFFICE BUILDING (55,000 SF)
AMENITY AREA
PARKING
OFFICE BUILDING (55,000 SF)
FUTURE DEVELOPMENT
I-75

14



15

Sign-in Sheet

SIGN-IN SHEET

Tomoka Hills Office Comp. Plan Amendment & Rezoning

21-0025.08

Professional Consultants

Event: Neighborhood Meeting

Date/Time: April 20, 2022 @ 6:00 PM

Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615

Re: Small-scale Comprehensive Plan Amendment & Rezoning Applications

	Print Name	**Street Address**	**Signature**
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Tomoka Hills Office Comp. Plan Amendment & Rezoning

21-0025.08

Event:	Neighborhood Meeting
Date/Time:	April 20, 2022 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Applications

CHW (Agent) Attendees: Craig Brashier; Braxton Linton; Seth Wood
Public Attendees: 0

CHW, on behalf of Tomoka Hills Farms, Inc., hosted the required Neighborhood Meeting and prepared a presentation to convey the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the applications; the general application review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a conceptual layout. No members of the public attended the meeting. After a thirty minute grace period, **the meeting was adjourned at approximately 6:30 PM.**

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

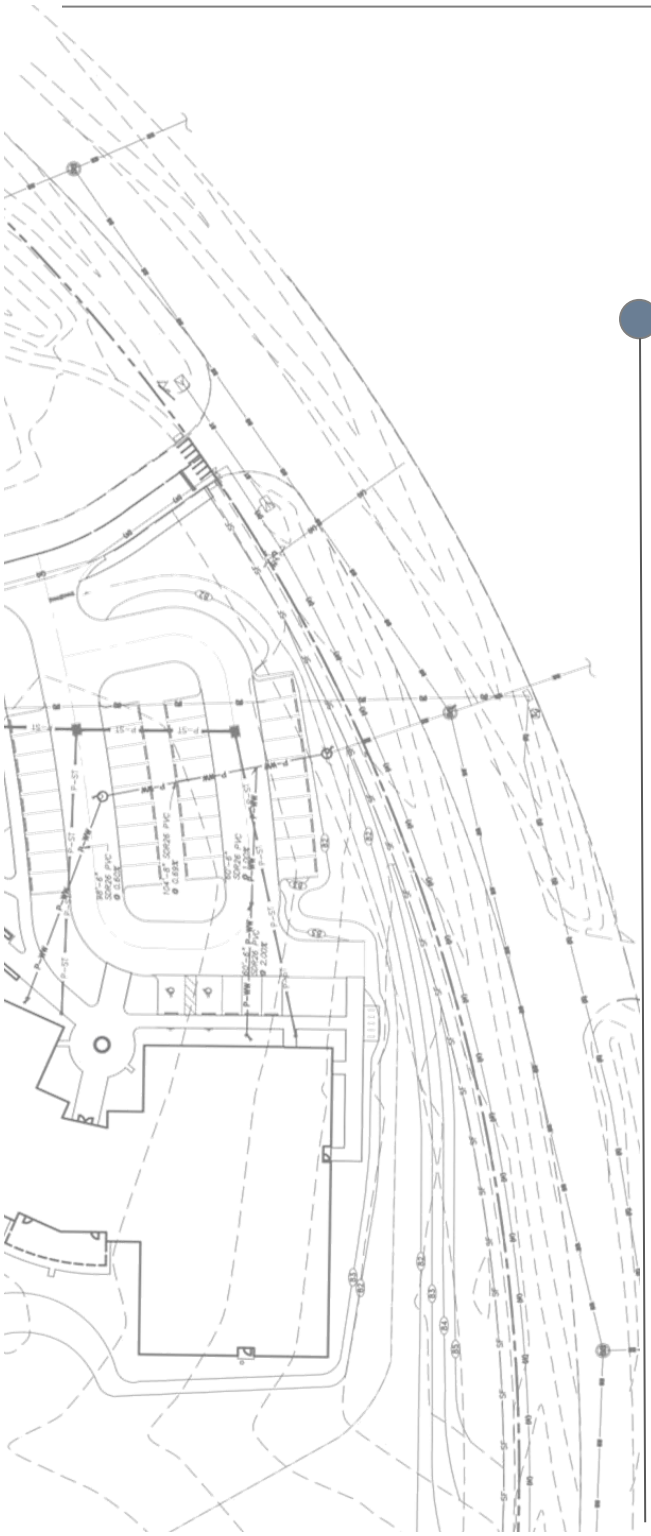
www.chw-inc.com

Application Package
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1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. **Justification Report**
8. Map Set

CHW
Professional Consultants

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION



TOMOKA HILLS NONRESIDENTIAL

Small-scale Comprehensive Plan Amendment Application – Justification Report

~~April 28, 2022~~ ~~RESUBMITTED June 8, 2022~~
RESUBMITTED June 22, 2022

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Tomoka Hills Farms, Inc.

Prepared by:
CHW

PN# 21-0025.08
N:\2021\21-0025\Departments\02_Planning\Reports\RPT 220622 Tomoka Hills Nonres LUC.docx

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1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Seth Wood, Project Planner, CHW
Date: ~~April 28, 2022~~ ~~RESUBMITTED June 8, 2022~~ RESUBMITTED June 22, 2022
Re: Tomoka Hills Nonresidential – Small-scale Comprehensive Plan Amendment (SsCPA) Application

Jurisdiction: City of Alachua	**Intent of Application:** To allow development of non-residential uses including new office buildings.
Description of Location: East of County Road 235A and south of NW 162nd Lane.	
Parcel Numbers: 03873-000-000 03873-001-000	**Acres:** ±45.3 acres (Source: CHW Legal Description)
Existing Future Land Use (FLU) Classification: *Agriculture* The Agriculture FLU category provides for land to maintain agriculture operations and preserve rural character.	**Proposed FLU Classification:** *Community Commercial* The Commercial land use category provides for neighborhood- and community-scale goods and services uses adjacent to neighborhood and residential areas.
Existing Zoning District: *A: Agriculture* The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development.	**Proposed Zoning District:** *CC: Community Commercial* The CC district is intended to provide lands for business uses that provide goods and services to residents of the entire community.
Existing Max. Permitted Intensity: ±45.3 acres * 0.2 dwelling units/acre = ±9 dwelling units	**Proposed Max. Permitted Intensity:** ±45.3 acres * 0.5 FAR = ±986,634 sq. ft.

STATEMENT OF PROPOSED CHANGE

This Small-scale Comprehensive Plan Amendment (SsCPA) application requests to amend the City of Alachua Future Land Use (FLU) Map on Alachua County tax parcels 03873-000-000 and 03873-001-000 (hereinafter "the property", "the project site", or "the subject property") from Agriculture to Community Commercial. The subject parcel is located east of County Road (CR) 235A / NW 173rd Street and south of NW 162nd Lane. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

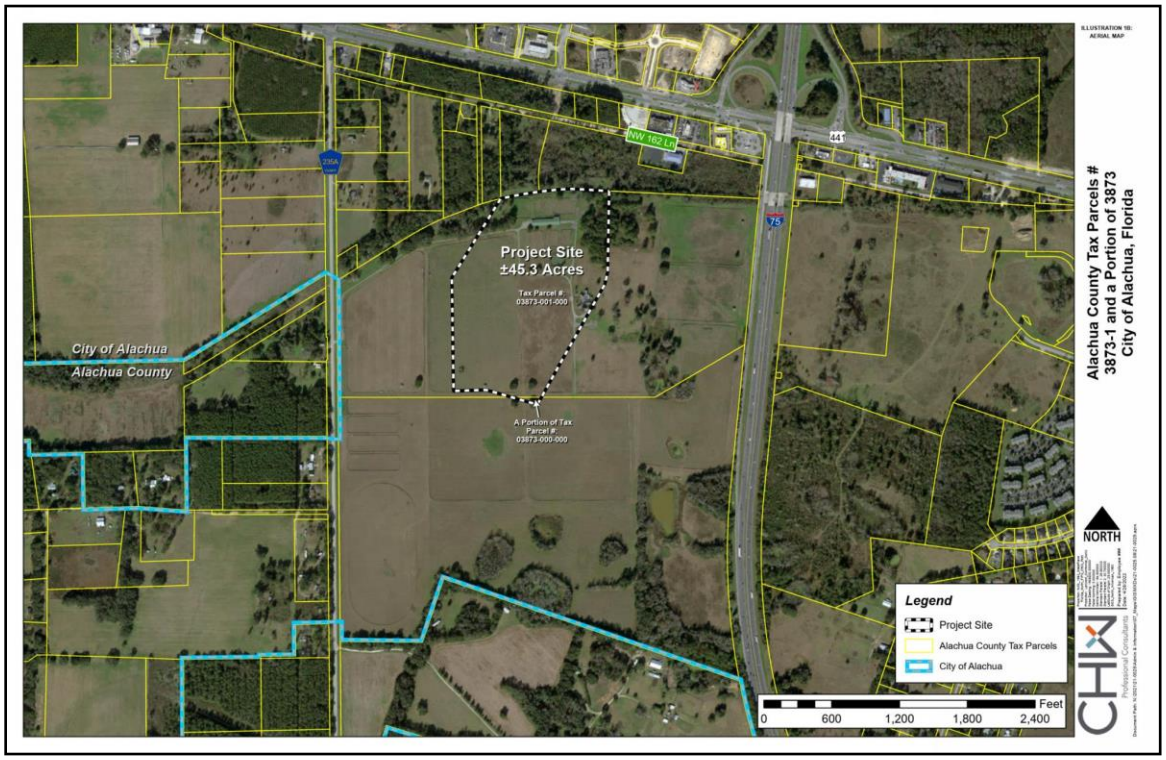


Figure 1: Aerial Map

This application is submitted concurrently with a rezoning application, requesting to change the site's zoning districts from Agricultural (A) to Community Commercial (CC). The development planned to follow these requests is two (2) new office buildings on the property. These office buildings will be used for the relocation of an existing company to the City.

Existing FLU and Zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2** and **4**. The proposed FLU classification is illustrated in **Figure 3.** The proposed Zoning District is illustrated in **Figure 5.**

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Commercial	Commercial Intensive (CI)
East	Agricultural	Agriculture (A)
South	Agricultural	Agriculture (A)
West	Agricultural	Agriculture (A)

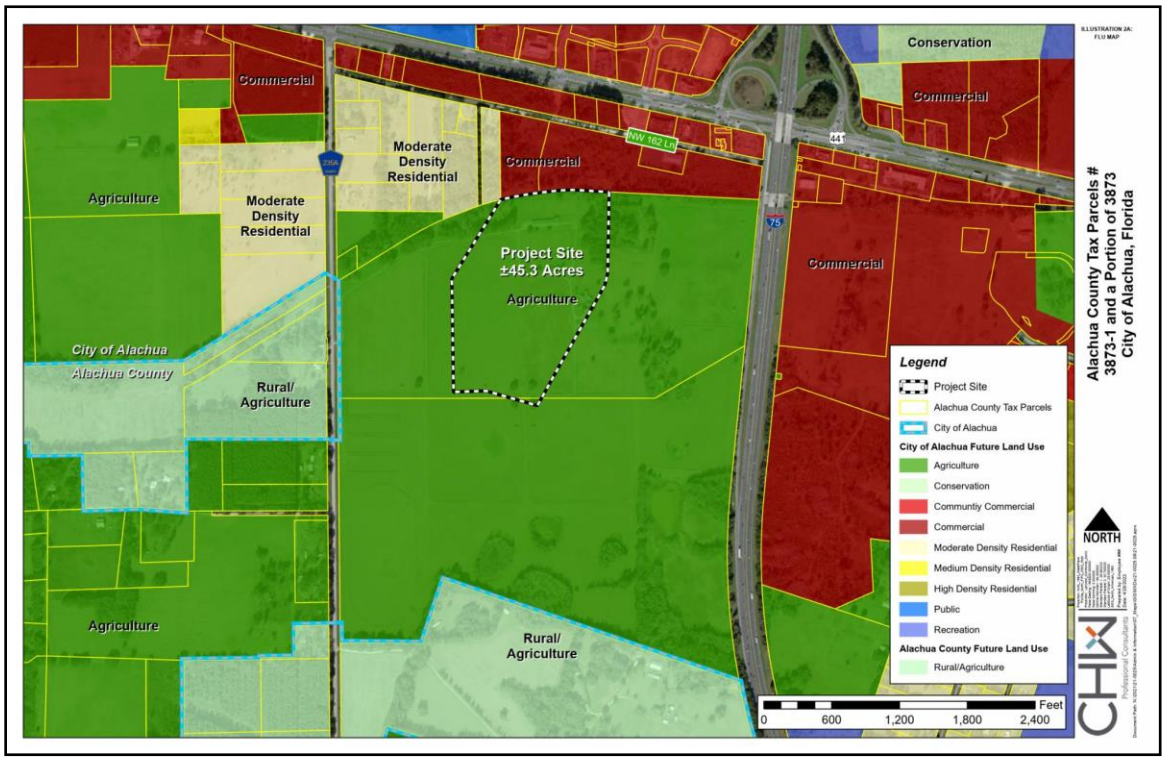


Figure 2: Existing Future Land Use Map

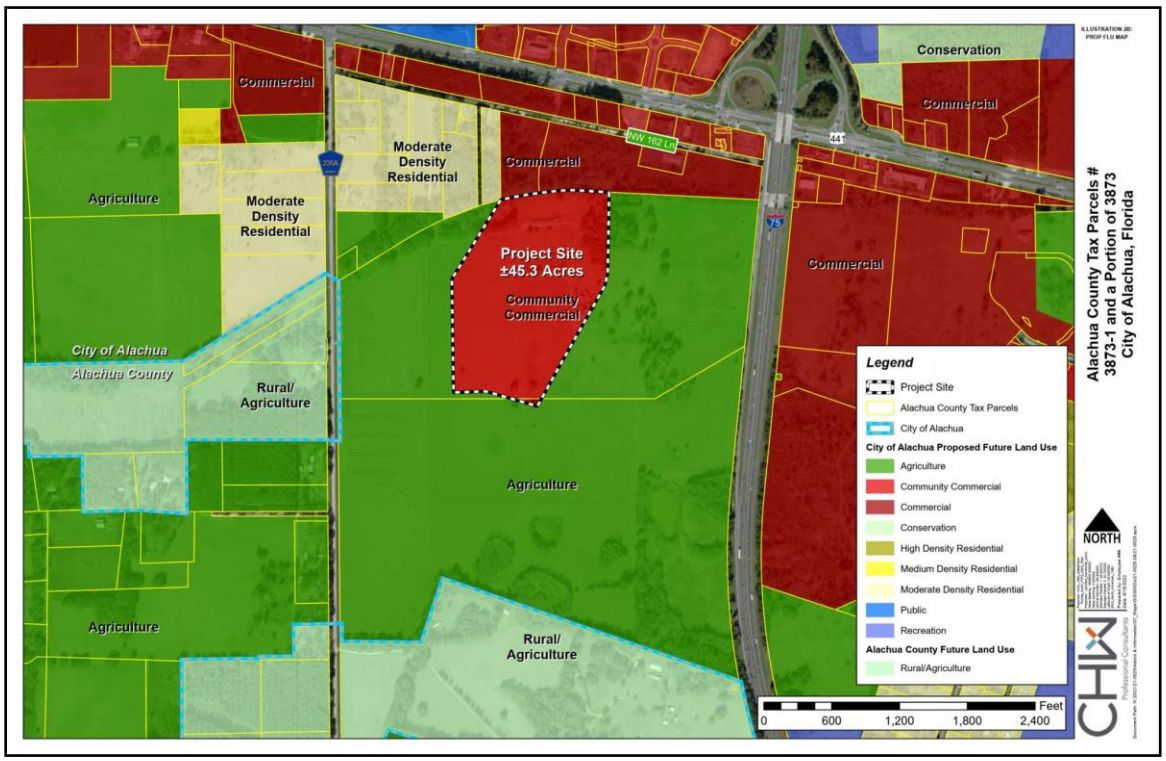


Figure 3: Proposed Future Land Use Map

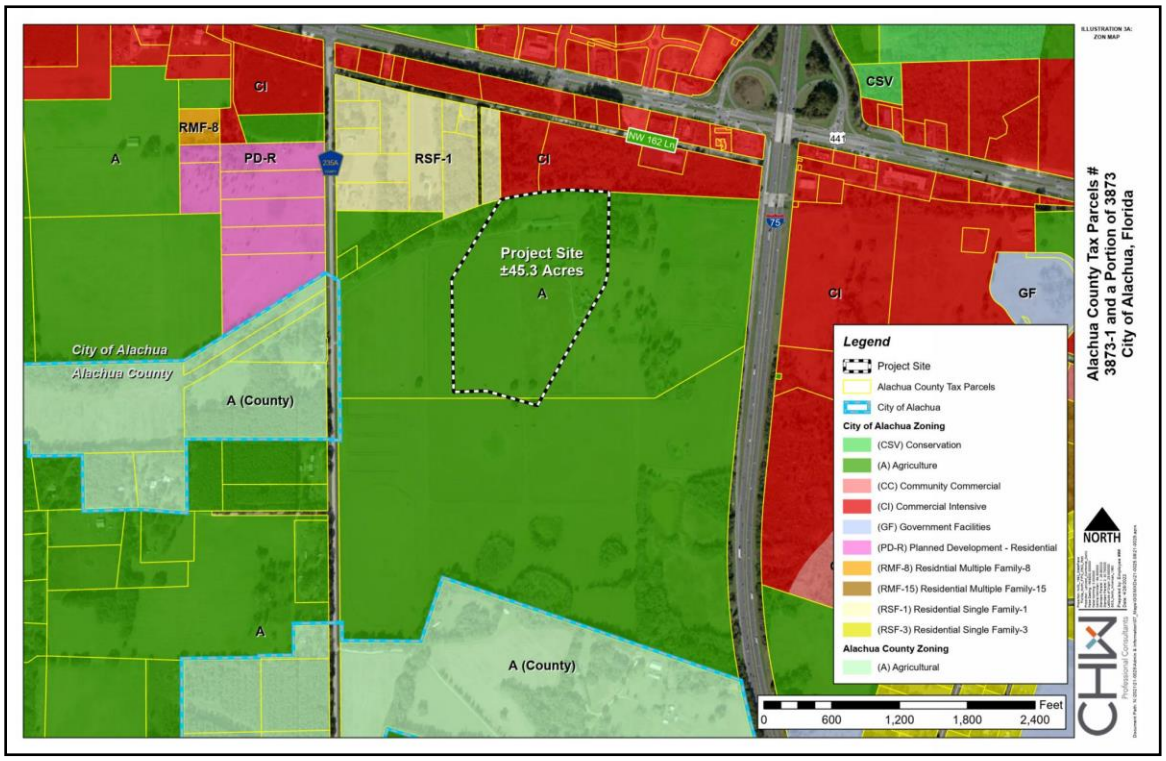


Figure 4: Existing Zoning Map

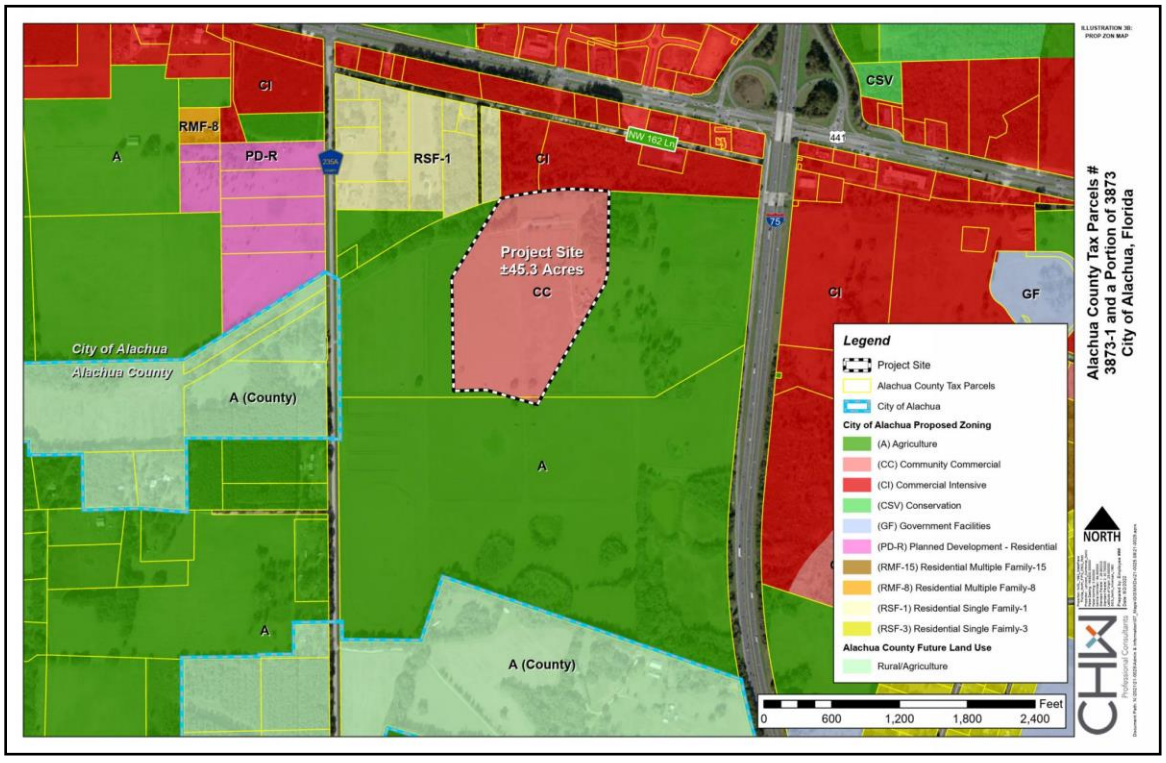


Figure 5: Proposed Zoning Map

3. CONCURRENCY ANALYSIS

This application requests to change the ±45.3-acre site's FLU classification from Agriculture to Community Commercial. Approval of this application will change the site's theoretical maximum permitted intensity.

Existing and proposed maximum intensity for the project site, as well as a realistic expectation of intensity, are as follows:

Table 2. Existing and Proposed Maximum Density Comparison

Existing Maximum Permitted Intensity *Agricultural*	**Proposed Maximum Permitted Intensity** *Community Commercial*	**Realistic Expectation of Intensity** *Community Commercial*
±45.3 acres * 0.2 dwelling units/ acre = ±9 dwelling units	±45.3 acres * 0.5 FAR = ±986,634 sq. ft.	±45.3 acres * 0.15 FAR = ±295,990 sq. ft.
Realistically, the development intent to follow this request is ±100,000 square feet of office space. This planned square footage is substantially lower than the sq. ft. possible in the maximum permitted intensity scenario.		

Roadways / Transportation

Table 3a: Projected Maximum Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
Existing										
Single Family Detached	210	DU	9.000	110	8	2	6	10	6	4
Proposed										
General Office Building	710	KSF	591.980	5,451	773	680	93	727	124	603
High-Turnover Sit Down Restaurant	932	KSF	39.465	4,231	378	208	170	357	218	139
Shopping Center	820	KSF	355.189	15,138	343	213	130	1,406	675	731
Total				24,820	1,494	1,101	393	2,490	1,017	1,473
Net Change				24,710	1,486	1,099	387	2,480	1,011	1,469

Table 3b: Projected Realistic Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
General Office Building	710	KSF	177.594	1,912	274	241	33	267	45	222
High-Turnover Sit Down Restaurant	932	KSF	11.840	1,269	378	208	170	357	218	139
Shopping Center	820	KSF	106.557	8,646	196	122	74	591	284	307
Total				11,827	848	571	277	1,215	547	668

Source: ITE Trip Generation Manual, 11th Edition

Both Tables 3a and 3b consider a development scenario with 60% of the site devoted to office space; 36% of the site devoted to shopping center; and 4% of the site devoted to restaurant.

Conclusion: Approval of this application results in a potential for the number of trips generated by the proposed FLU classifications to be larger than the number of trips generated by the existing FLU classifications.

Per City of Alachua Land Development Regulations §2.4.14.(H)(2)(b), affected roadway segments for developments generating more than 1,000 external Average Daily Trips (ADT) are those on which the development's potential impacts are 5% or greater of the Maximum Service Volume (MSV) of the roadway, as well as all roadway segments located partially or wholly within one-half mile of the developments ingress/egress. Based on this, affected roadway segments in a maximum development scenario were determined to be Segment 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 16, and 17. In a realistic development scenario, affected roadway segments are Segments 5, 6, 8, 9, and 17.

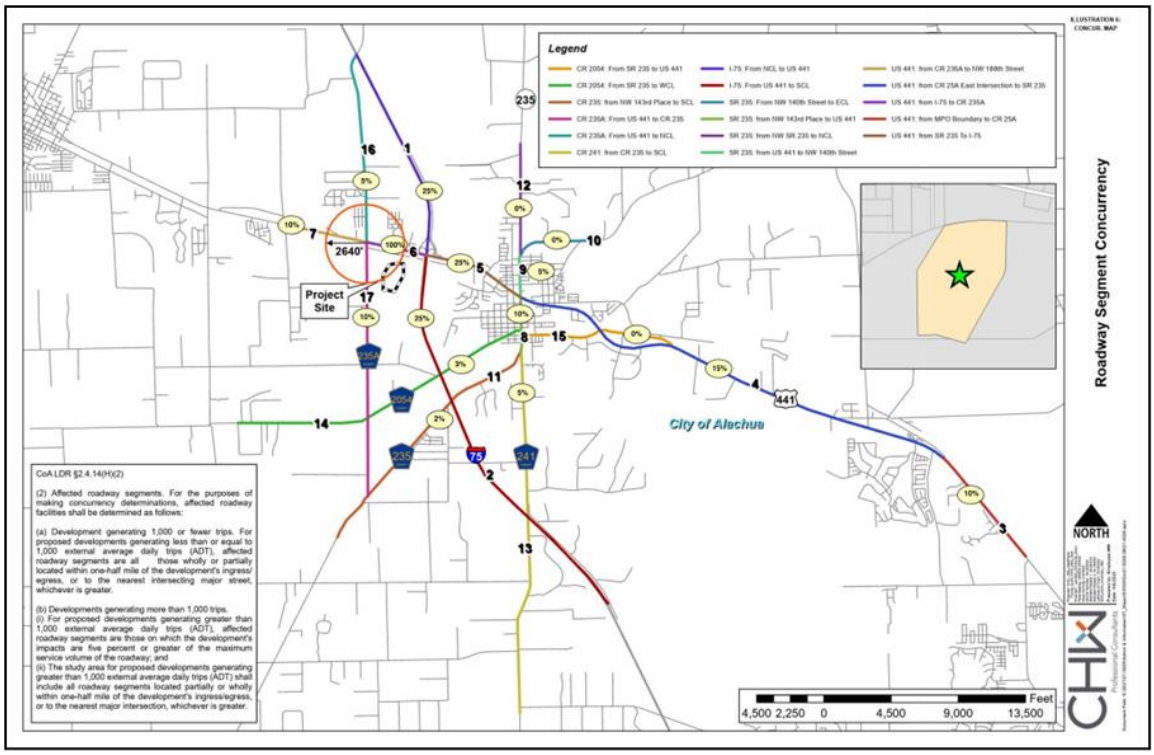


Figure 6: Projected Trip Distribution Map

Table 4a: Projected Maximum Impacts on Affected Roadway Segments

Traffic System Category	Segment 1		Segment 2		Segment 3		Segment 4	
	I-75		I-75		US 441		US 441	
	From North City Limit to US 441		From US 441 to the South City Limit		From MPO Boundary to CR 25A East Intersection		From CR 25A East Intersection to SR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	91,600	8,250	91,600	8,250	43,000	3,870	45,700	4,110
Existing Traffic[1]	38,841	4,078	65,627	6,891	23,536	2,118	20,435	1,941
Reserved Trips[1]	208	15	208	15	43	5	4,323	298
Available Capacity	52,551	4,157	25,765	1,344	19,421	1,747	20,942	1,871
Projected Trip Generation[2]	6,205	623	6,205	623	2,482	249	3,723	374
Residual Capacity with Zoning Approval	**46,346**	**3,535**	**19,560**	**722**	**16,939**	**1,498**	**17,219**	**1,498**

Traffic System Category	Segment 5		Segment 6		Segment 7		Segment 8	
	US 441		US 441		US 441		SR 235	
	From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street		From NW 143rd Place to US 441	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	39,000	3,510	39,000	3,510	43,000	3,870	14,400	1,290
Existing Traffic	24,204	2,299	30,111	2,681	22,250	2,114	10,180	967
Reserved Trips[1]	2,160	170	1,971	154	1,565	129	5	1
Available Capacity	12,636	1,041	6,962	495	19,185	1,627	4,215	322
Projected Trip Generation[2]	6,205	623	24,820	2,490	2,482	249	2,482	249
Residual Capacity with Zoning Approval	**6,431**	**419**	**(17,858)**	**(1,995)**	**16,703**	**1,378**	**1,733**	**73**

Traffic System Category	Segment 9		Segment 13		Segment 14		Segment 16		Segment 17	
	SR 235		CR 241		CR 2054		CR 235A		CR 235A	
	From US 441 to NW 140th Street		From CR 235 to South City Limit		From SR 235 to West City Limit		From US 441 to North City Limit		From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	1,440	1,290	20,880	1,881	15,120	1,359	15,120	1,359	15,120	1,359
Existing Traffic (2008)[1]	8,054	765	6,025	572	2,930	278	1,380	131	5,209	495
Reserved Trips[1]	90	10	765	43	53	-	816	85	287	31
Available Capacity	6,256	515	14,090	1,266	12,137	1,081	12,924	1,143	9,624	833
Projected Trip Generation[2]	1,241	125	1,241	125	745	75	1,241	125	2,482	249
Residual Capacity with Zoning Approval	**5,015**	**391**	**12,849**	**1,141**	**11,392**	**1,006**	**11,683**	**1,018**	**7,142**	**584**

1. Source: City of Alachua March 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 1: 25%
    - Segment 2: 25%
    - Segment 3: 10%
    - Segment 4: 15%
    - Segment 5: 25%
    - Segment 6: 100%
    - Segment 7: 10%
    - Segment 8: 10%
    - Segment 9: 5%
    - Segment 13: 5%
    - Segment 14: 3%
    - Segment 16: 5%
    - Segment 17: 10%

Conclusion: When considering the impact of a maximum theoretical development scenario on affected roadway segments, all but one affected roadway segment—Segment 6—maintain residual capacity. The residual capacity of Segment 6 is shown to be deficient in Table 4a, indicating that, were the entire ±45.3-acre property to be developed at a 0.5 FAR, the number of trips generated would have the potential to exceed the residual capacity of the segment as listed in the March 2022 Development Monitoring Report. *In reality, such a development scenario is not likely, due to realistic constraints on development including setbacks, buffers, and natural features, and market forces such as demand and community character.* Furthermore, a full Traffic Impact Analysis (TIA) will be submitted at time of each site plan application for a phased development of the property, and appropriate improvements and mitigations will be identified based upon the actual impacts of any proposed development. Development of the property will occur in phases, ensuring that roadway capacity is considered throughout development programming.

Additionally, this analysis only considers one access point to the project site from US 441, as that is all that will be constructed to serve the initial phases of development. In reality, a secondary access point to CR 235A will also be constructed as future phases of the project site and surrounding properties continue to develop. A secondary access point would reduce the impacts to Segment 6 as shown in this analysis.

Table 4b: Projected Realistic Impacts on Affected Roadway Segments

Traffic System Category	Segment 5		Segment 6		Segment 8		Segment 9		Segment 17	
	US 441		US 441		SR 235		SR 235		CR 235A	
	From SR 235 to I-75		From I-75 to CR 235A		From NW 143rd Place to US 441		From US 441 to NW 140th Street		From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	39,000	3,510	39,000	3,510	14,400	1,290	14,400	1,290	15,120	1,359
Existing Traffic	24,204	2,299	30,111	2,681	10,180	967	8,054	765	5,209	495
Reserved Trips[1]	2,160	170	1,927	154	5	1	90	10	287	31
Available Capacity	12,636	1,041	6,962	495	4,215	322	6,256	515	9,624	833
Projected Trip Generation[2]	2,957	304	11,827	1,215	1,183	122	591	61	1,183	122
Residual Capacity with Zoning Approval	**9,679**	**737**	**(4,865)**	**(720)**	**3,032**	**201**	**5,665**	**454**	**8,441**	**712**

1. Source: City of Alachua March 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 5: 25%
    - Segment 6: 100%
    - Segment 8: 10%
    - Segment 9: 5%
    - Segment 17: 10%

Conclusion: When considering the impact of a realistic development scenario on affected roadway segments, fewer roadway segments are impacted. Realistic development programming of the property will occur in phases. At each phase, traffic impacts will be taken into account. Permits cannot be obtained for development without a demonstration of adequate roadway capacity.

The first phase of site development, to include two (2) 50,000 sq. ft. office buildings, will occur concurrent with the extension of NW 167th Boulevard south, from its intersection with US 441, to the project site. As phased development of the property and its surroundings continues, a secondary access point to CR 235A will also be constructed. A secondary access point would reduce the impacts to Segment 6 as shown in this analysis.

Potable Water / Sanitary Sewer / Solid Waste

Table 5a: Projected Theoretical Maximum Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	214,194
Residual Capacity[1]	**785,556**
Percentage of Permitted Design Capacity Utilized[1]	**65.85%**
Projected Potable Water Demand from Proposed Project[2]	155,887.9
Residual Capacity after Proposed Project	**629,668.1**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(591,980 sq. ft. * 15 gpd) / 100 = **88,797 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day*
            1. *((39,465 sq. ft.* 60%) / 15 sq. ft.) * 20 gpd = **31,572 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 355,189 sq. ft. = **35,518.9 gpd***

Table 5b: Projected Realistic Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	214,194
Residual Capacity[1]	**785,556**
Percentage of Permitted Design Capacity Utilized[1]	**65.85%**
Projected Potable Water Demand from Proposed Project[2]	46,766.8
Residual Capacity after Proposed Project	**738,789.2**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(177,594 sq. ft. * 15 gpd) / 100 = **26,639.1 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day)*
            1. *((11,840 sq. ft. * 60%) / 15 sq. ft.) * 20 gpd = **9,472 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 106,557 sq. ft. = **10,655.7 gpd***

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. Neither the maximum possible allowable impacts nor the realistic projected impacts from approval of this application will exceed capacity of the City's adopted LOS for potable water.

Table 6a: Projected Theoretical Maximum Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	193,280
Residual Capacity[1]	**629,720**
Percentage of Permitted Design Capacity Utilized[1]	**58.02%**
Projected Sanitary Sewer Demand from Proposed Project[2]	155,887.9
Residual Capacity after Proposed Project	**473,832.1**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(591,980 sq. ft. * 15 gpd) / 100 = **88,797 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day*
            1. *((39,465 sq. ft.* 60%) / 15 sq. ft.) * 20 gpd = **31,572 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 355,189 sq. ft. = **35,518.9 gpd***

Table 6b: Projected Realistic Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	193,280
Residual Capacity[1]	**629,720**
Percentage of Permitted Design Capacity Utilized[1]	**58.02%**
Projected Sanitary Sewer Demand from Proposed Project[2]	46,766.8
Residual Capacity after Proposed Project	**582,953.2**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(177,594 sq. ft. * 15 gpd) / 100 = **26,639.1 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day)*
            1. *((11,840 sq. ft. * 60%) / 15 sq. ft.) * 20 gpd = **9,472 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 106,557 sq. ft. = **10,655.7 gpd***

Conclusion: The project site will be served by existing City of Alachua sanitary sewer infrastructure. Neither the maximum possible allowable impacts nor the realistic projected impacts from approval of this application will exceed capacity of the City's adopted LOS for sanitary sewer.

Table 7a: Projected Theoretical Maximum Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[1]	18,329.99	3,345.22
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**2,160.73**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
    a. *Formula used: Formula used: (((12 lbs. / 1,000 ft^2/day * [986,634]) * 365)/2,000)*

Table 7b: Projected Realistic Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[1]	18,329.99	3,345.22
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**648.22**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
    a. *Formula used: Formula used: (((12 lbs. / 1,000 ft^2/day * [295,990]) * 365)/2,000)*

Conclusion: Solid waste facility capacity exists to adequately serve development of the subject property. Thus, potential impacts from approval of this application will not negatively impact the City's adopted LOS for this system.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section 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 Comprehensive Plan is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Objective 1.3: Commercial

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

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship,parks, and community centers; and,
12. Traditional Neighborhood Planned Developments

The intended use of the subject property following the requested FLU classification change is two office buildings. Office is an allowed use in the Community Commercial land use category. These office buildings represent the beginning of a larger development program for the property, which will be used for the creation of a well-considered, master-planned area. Subsequent uses, such as supporting retail and restaurant, will also be consistent with those allowed by the Community Commercial FLU classification.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties

by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Any future development of the property following the requested change in FLU classification will adhere to all required design and performance standards. Per this policy, a 0.5 FAR was utilized to calculate theoretical maximum Level of Service impacts of this request. Those calculations can be found in Section 3 of this report. As demonstrated in Section 3, this request is not anticipated to result in any degradation of established Level of Service standards.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

No strip pattern commercial development is proposed for creation or promotion by this SsCPA application or the concurrently submitted rezoning application.

The subject property is immediately adjacent to land within the Commercial FLU classification. The Community Commercial FLU classification is complementary to the Commercial FLU classification, as both are established as commercial land use categories by Comprehensive Plan Future Land Use Element Objective 1.3. In the surrounding area of the project site, uses include a major highway interchange; Santa Fe High School; a shopping plaza, inclusive of a Publix supermarket; a new hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning underway on CR 235A for Santa Fe Crossings, a future mixed-use development.

The subject property also abuts land with Agricultural land use to its east, west, and south. This land is currently undeveloped and not actively used for agriculture. The Agricultural and Community Commercial land use categories can be compatible with one another, as the Agricultural FLU allows for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the neighborhood- and community-scale goods and service uses allowed by the Community Commercial FLU. These uses are implemented via the Community Commercial (CC) zoning district, which the Community Commercial FLU supports and which is requested for the property in a concurrently-submitted rezoning application. The CC zoning district, compared to the Commercial, Intensive (CI) zoning district, limits the more intense commercial uses, such as car sales and restaurants with drive-through.

Furthermore, this land is under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multi-modal oriented in design.

Thus, this application is requesting an extension of the existing commercial area, allowing for cohesive urban form that is not strip development. This extension is compatible with the planned land uses of the surrounding area, much of which is under common ownership by the applicant. This extension does not encroach into a residential area, as all abutting surrounding land is currently undeveloped.

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

The listed criteria will be considered and adhered to in any development of the property to follow the requested land use amendment.

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

Section 5 of this justification report addresses Chapter 163.317(6)(a)9.a. and b. As that section demonstrates, this application does not constitute urban sprawl.

The requested change will not result in "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" (163.3164(51), FS).

Rather, the requested changes to Community Commercial FLU and Community Commercial (CC) zoning will allow for a range and mixture of nonresidential uses and opportunities. The size of the property allows adequate space for such a development pattern. While the creation of two (2) office buildings is the driving factor in these requests, the office buildings will not utilize the entirety of the property. The offices represent the beginning of a larger development program that will also likely include supporting retail and restaurant uses. The remainder of the area will be used for the creation of a well-considered, master-planned area. This is possible with the Community Commercial FLU and CC zoning because of the range and mixture of nonresidential uses and opportunities they allow.

Public facilities and services are immediately nearby, precluding the costly extension of infrastructure. Given the site's proximity to both US 441 and I-75, as well as the high-intensity zoning to its north, a clear separation of urban and rural uses is established.

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.

A preliminary, desktop analysis of the subject property indicates that there are no wetlands within the project area boundary and no portions of the project area are within a documented FEMA floodplain. The topography and soils onsite are suitable to development. Prior to any development occurring, an environmental assessment will be conducted to gain greater detail on these matters.

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.

Development that occurs onsite will include techniques to minimize negative impacts on the natural terrain. The project site generally slopes north/northeast. This natural function will be retained to the maximum extent practicable.

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:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Gainesville Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group: A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 5 to 8 Percent Slopes (Hydro. Group B)**
- **Pits and Dumps (Hydro. Group N/A)**

Appropriate development techniques and design considerations will be applied to the various soil types on this site when development occurs.

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.

The project site is not within any documented FEMA Flood Zone 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.

There are no documented wetlands on the project site. Should any be discovered, they will be avoided to the maximum extent practicable or buffered and mitigated consistent with City and County requirements in subsequent development.

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.

There are no documented listed wildlife or plant species onsite. When development plans are submitted for the project site, an inventory of listed species will be included per this policy requirement.

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.

Section 3 of this report demonstrates the impacts that both a maximum development scenario and a realistic development scenario would have on available facilities and services. As demonstrated in this section, there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum potential and a realistic development scenario of the property.

Calculations do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

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.

Section 3 of this report demonstrates the impacts that both a maximum development scenario and a realistic development scenario would have on available facilities and services. As demonstrated in this section, there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum potential and a realistic development scenario of the property.

Calculations do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard. While this

scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

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 obtained during development plan review, following the approval of this application.

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 currently six (6) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Gainesville Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group: A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 5 to 8 Percent Slopes (Hydro. Group B)**
- **Pits and Dumps (Hydro. Group N/A)**

Appropriate development techniques and design considerations will be applied to the various soil types on this site.

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

Policy 1.7.a: The City shall work with the Florida Geological Survey (FGS), Florida Department of Environmental Protection (FDEP), Suwannee River Water Management District, and the Alachua County Environmental Protection Department, to identify and map significant geological resources, including karst features such as sinkholes, caves, and entire stream to sink basins. Significance of a feature should reflect its potential contribution to the area's network of natural resources.

A desktop analysis of available data indicates that the subject property lies within the Alachua County Sensitive Karst Area. Prior to any development of the subject property, an Environmental Resource Assessment will be conducted to identify what, if any, significant geologic resources may be onsite. In development planning and the calculation of stormwater management needs, the findings of this assessment will be taken into account. Subsequent development will comply with LDR §6.9.3(3) and all applicable Suwannee River Water Management District criteria.

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

The National Wetlands Inventory database does not indicate any wetlands onsite. If any wetlands are found onsite, they will be adequately protected in development of the project site.

TRANSPORTATION ELEMENT

Policy 1.1a: The City shall establish and maintain the Level of Service Standards, as noted below, at the PM peak hour for the following roadway segments within the City.

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Adopted LOS Standard
5	US 441 (From SR 235 to I-75)	4/D	Principle Arterial	Comm	D
6	US 441 (From I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
7	US 441 (From CR 235A to NW 188th St)	4/D	Principle Arterial	Urban Trans	D
8	SR 235 (From NW 143rd Place to US 441)	2/U Bays	Major Collector	Comm	D
9	SR 235 (From US 441 to NW 140th Street)	2/U Bays	Major Collector	Comm	D
11	CR 235 (From NW 143rd Place to South City Limits)	2/U	Major Collector	Comm	D
13	CR 241 (From CR 235 to South City Limits)	2/U	Major Collector	Comm	D
14	CR 2054 (From SR 235 to West City Limit)	2/U	Major Collector	Comm	D
16	CR 235A (From US 441 to North City Limit)	2/U	Major Collector	Comm	D
17	CR 235A (From US 441 to CR 235)	2/U	Major Collector	Comm	D

Section 3 discusses in detail the potential impacts to roadway Level of Service Standards from development of the subject property with the proposed FLU classification and zoning district. Both a maximum potential development scenario and a realistic development scenario are considered.

Calculations in this section do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard of D. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

5. URBAN SPRAWL ANALYSIS

The approval of this SsCPA does not constitute urban sprawl. As defined in Florida Statutes (FS), "urban sprawl" means "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" (163.3164(51), FS).

Chapter 163.3177(6)(a)9.a, FS, formally identifies the thirteen (13) indicators of urban sprawl. This chapter states that, "the 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 in order to determine whether the plan or plan amendments. . ." meets the indicators, as listed below.

As demonstrated by the following analysis, the proposed SsCPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Alachua or the surrounding area. All indicators are shown in normal font, while consistency statements are provided in **bold font**.

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

This SsCPA request does not promote, allow, or designate substantial areas for development as low-intensity or single-use development.

While the driving factor behind this request is the development of two (2) office buildings and their supporting infrastructure, this immediate development will not be so large to occupy the entire ±45.3-acre subject property. The office building development can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses, made possible by the requested FLU classification of Community Commercial. The size of the subject property will allow for cohesive planning and pedestrian-friendly urban form, rather than low-intensity, single-use, radial, isolated development.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

This SsCPA request does not promote, allow, or designate significant amounts of urban development to occur in a rural area at a substantial distance from existing urban areas.

The proposed amendment promotes urban development in an urbanized area, with residential and nonresidential offerings and in close proximity to both US 441 and Interstate-75 with readily available utility infrastructure to serve the site.

Rather than leaping over undeveloped lands available and suitable for development, development of the land subject to this application would occur immediately proximate to a range of existing development.

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

This SsCPA does not promote, allow, or designate urban development in a radial, strip, isolated, or ribbon pattern that emanates from existing urban development, as the subject property is not in an isolated area emanating from existing urban developments.

Rather than being isolated, it is immediately proximate to urbanized development, with nonresidential uses including a major highway interchange; a public high school; a hotel; a shopping center inclusive of a major grocer; and a slate of quick service restaurants, both existing and planned.

The area of the City within which the property is situated is also seeing multiple potential future developments on the horizon, with pending projects including Santa Fe Crossings, a potential future mixed use project; the Alachua West Subdivision; Camel Car Wash; Alachua Tire; further development of High Point Crossing; a new Alachua County Fire Rescue Station; and development to follow the recent approval of the Tomoka Hills SsCPA and rezoning applications.

The application proposes Community Commercial land use, which complements the existing Commercial land use abutting the property to its north. While the land on the property's east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multi-modal oriented in design. In addition to agricultural uses, the Agricultural FLU and zoning allow for a number of residential, educational, institutional, and recreational uses that are compatible with and complimentary to the nonresidential uses allowed by Community Commercial FLU and CC zoning.

(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.

This SsCPA request does not fail to adequately protect and conserve natural resources.

Based on a preliminary desktop analysis, it appears that natural resources such as those listed are not on the property. Prior to any development occurring, an Environmental Resource Assessment will be conducted. Should any natural resources be discovered, all pertinent protection and conservation requirements will be adhered to.

(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.

This SsCPA request does not fail to adequately protect adjacent agricultural areas and activities. A rezoning application, requesting Community Commercial (CC) zoning for the property, is submitted concurrently with this application. This zoning district, in contrast to the more intensive Commercial, Intensive (CI) district to the north of the project site, has a more focused list of permitted uses, prohibiting some of the more intensive commercial uses of CI, and thus improving compatibility between the subject property and its surrounding properties.

Land to the project site's west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant. It is not utilized for any active or passive agricultural activities, though "passive agriculture" is defined neither by the 2021 Florida Statutes or by the City of Alachua's Comprehensive Plan or Land Development Regulations. Additionally, the property owner has no intention of using the property for agriculture.

The land today sits unutilized today. In the future, this land may be included in a larger master planned development.

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

Approval of this request will continue to maximize the use of existing and planned public facilities and services. Future onsite development will utilize public facilities and services provided by the City of Alachua.

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

Development on the project site will connect to existing and/or planned City of Alachua public facilities and services.

(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.

This SsCPA request will not allow for a land use pattern that disproportionately increases costs as listed in this indicator. As demonstrated in Section 3 of this report, a realistic development scenario to follow the proposed land use change on the property will not lower the Level of Service standards for potable water, sanitary sewer, and solid waste. This section also indicates that a realistic development scenario would impact far fewer roadway segments compared to a maximum development scenario.

Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service Standard of D. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

The property is in an area already served by utility and roadway infrastructure thus not requiring costly extension.

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

This SsCPA request will not fail to provide a clear separation between rural and urban uses.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding area of Alachua is urbanized in

nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible and complimentary with the nonresidential uses allowed by Community Commercial FLU and CI Zoning.

The proposed amendment provides a separation of rural and urban uses by virtue of the fact that the context area of the property consists of urban, rather than rural, uses.

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

This SsCPA request neither discourages nor inhibits infill development or redevelopment of existing neighborhood or communities. The land surrounding the property is undeveloped and is under common ownership with the applicant and does not currently consist of an existing neighborhood. Instead, development to follow this request will encourage development of the area.

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

This SsCPA amendment will not fail to encourage a functional mix of uses. While the driving factor behind this request is the development of two (2) office buildings and their associated infrastructure, the Community Commercial FLU designation allows for a mix of non-residential uses. The office development can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses, laid out in a cohesive and functional urban form that is multimodal and pedestrian friendly.

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

This SsCPA request will not result in poor accessibility among linked or related uses. Changing the FLU classification of the project site will not hinder access to uses in the area, as much of the land surrounding the project site is undeveloped. The project site is not crossed by any public rights-of-way.

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

This SsCPA request will not result in the loss of significant amounts of functional open space. The project site is private property and does not currently serve as functional open space.

In addition to the thirteen (13) indicators of urban sprawl, Section 163.3177(6)(a)9.b., FS, identifies eight (8) development pattern or urban form criteria for use when evaluating a future land use or plan amendment. This section states that, if four (4) or more of the criteria are met, one can presume that the amendment discourages urban sprawl.

The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (IV), and (VII).

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

The proposed land use amendment expands the economic development potential of the project site, both in terms of intensity and potential uses. The project site is in an area of the City of Alachua that is urbanized and seeing further development. Directing this economic growth to an area that is seeing continual urbanization, proximate to available utilities and transportation infrastructure, precludes economic growth and associated land development from occurring in geographic areas with sensitive natural resources.

A preliminary, desktop analysis of the project site indicates that there are no FEMA flood zones or National Wetlands Inventory wetlands on the property. Prior to any development occurring on the project site, an Environmental Resource Assessment will be conducted. If the results of this assessment indicate there are any natural resources or ecosystems warranting protection, appropriate measures will be taken.

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

Public infrastructure and services exist immediately proximate to the project site. This proximity allows for efficient and cost-effective extension to the project site.

(IV) Promotes conservation of water and energy.

Public infrastructure and services exist immediately proximate to the project site. This proximity will allow for the conservation of energy by avoiding the costly extension of services.

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

The requested FLU classification will help create a balance of land uses in this area of the City of Alachua by expanding the development potential of the property. The City's population is growing, and demand for work grows in tandem. The requested FLU classification will make possible a more expansive provision of nonresidential opportunities on the project stie relative to what is possible under the existing Agricultural FLU classification.

6. NEEDS ANALYSIS

INTRODUCTION
This SsCPA application requests to amend the City of Alachua Future Land Use (FLU) Map on Alachua County tax parcels 03873-000-000 and 03873-001-000 from Agriculture to Community Commercial. This requested change will result in the development of ±100,000 square feet of office space, as well as the subsequent master planning of the entire ±45.3-acre property.

Existing Maximum Permitted Intensity *Agricultural*	**Proposed Maximum Permitted Intensity** *Community Commercial*	**Realistic Expectation of Intensity** *Community Commercial*
±45.3 acres * 0.2 dwelling units/acre = ±9 dwelling units	±45.3 acres * 0.5 FAR = ±986,634 sq. ft.	±45.3 * 0.15 FAR = ±295,990 sq. ft.
Realistically, the development intent to follow this request is ±100,000 square feet of office space, substantially less than the sq. ft. possible under both existing and proposed maximum permitted intensity scenarios.		

The intent of this SsCPA application is to change the land use of the property to allow for the development of two (2) new office buildings for the relocation of an existing company to the City of Alachua. This change poses numerous potential benefits for the City, including job opportunities for the people of Alachua, investment in this portion of the City, and an expansion of what is possible on the project site.

POPULATION PROJECTIONS
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 (United States Census Bureau, 2021). It is anticipated that the City could grow by approximately 7,100 people by 2035 (City of Alachua Comprehenisve Plan Evaluation and Appraisal).

BUSINESS AND INDUSTRY
The City of Alachua is home to multiple international corporations, several of which are Fortune 500 Companies (City of Alachua Strategic Plan 2021). The City is also home to various research arms of Santa Fe College and the University of Florida. Prominent industries in the City include biotechnology, medical research and technology, and life sciences.

COMMERCIAL POTENTIAL
A Geographic Information Systems (GIS) analysis of the City of Alachua's FLU Map indicates that approximately 6% of the City of Alachua is classified with one of the Commercial FLU classifications. These include Community Commercial, Commercial, and Central Business District. By contrast, this analysis indicates the Agricultural FLU classification accounts for the largest land area of the FLU classifications, at approximately 45%.

Table 8: Future Land Use Classifications by Acreage

Future Land Use Classification	Acreage	Percentage
Agriculture	10,042.04	44.79%
Central Business District	27.74	0.12%
Commercial	1,093.21	4.88%
Community Commercial	172.28	0.77%
Conservation	2,726.12	12.16%
Corporate Park District	390.18	1.74%
Estate (0.5 du/acre)	151.49	0.68%
High Density Residential	87.21	0.39%
Industrial	2,512.11	11.20%
Medium Density Residential	944.46	4.21%
Moderate Density Residential	2,971.21	13.25%
Public	390.31	1.74%
Recreation	376.02	1.68%
Rural Cluster	12.68	0.06%
Rural/Agriculture	524.59	2.34%

1. GIS Analysis conducted using Future Land Use Feature Layer provided by Alachua County GIS. This feature layer was last updated on April 8th,2022, and was accessed for this analysis on April 17th,2022. Data can be downloaded from this source: https://www.arcgis.com/home/item.html?id=928ae3f278cf433f9c79b7cf1d40d734

CONCLUSION

The City's population is growing. The City's various industries are expanding, spurring further population growth as workers move to the City to meet the need. As the population grows, so too does demand for goods and services—both those contributing to and those ancillary to the aforementioned major industries. This demand can be met through commercial development, which is possible via the City's Commercial FLU classifications.

There is no question that agriculture is an important industry to the City of Alachua, Alachua County, the State of Florida, and the United States. It is a stated objective for the City, in Comprehensive Plan Economic Element Objective 1.4., to maintain the community's agricultural character. Much of the City's agricultural land, including the project site and surrounding area owned by Tomoka Hills Farms, LLC, is not being utilized for agricultural purposes. These areas instead sit unutilized.

The change from Agriculture to Community Commercial proposed by this SsCPA will increase the amount of land open to commercial development in the City, allowing the City to proactively meet consumer needs through the provision of developable land, and will not challenge the City's existing agricultural character.

REFERENCES

City of Alachua. (2020, July). City of Alachua Comprehensive Plan Evaluation and Appraisal.

City of Alachua. (2021). City of Alachua Strategic Plan 2021.

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

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. **Map Set**

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

City of High Springs

City of Alachua

City of High Springs

Alachua County

235A COUNTY

441

75

Project Site

City of Alachua

Alachua County

Legend

- Project Site
- City of Alachua
- City of High Springs

NORTH

0 1,200 2,400 3,600 4,800 Feet

CHW Professional Consultants

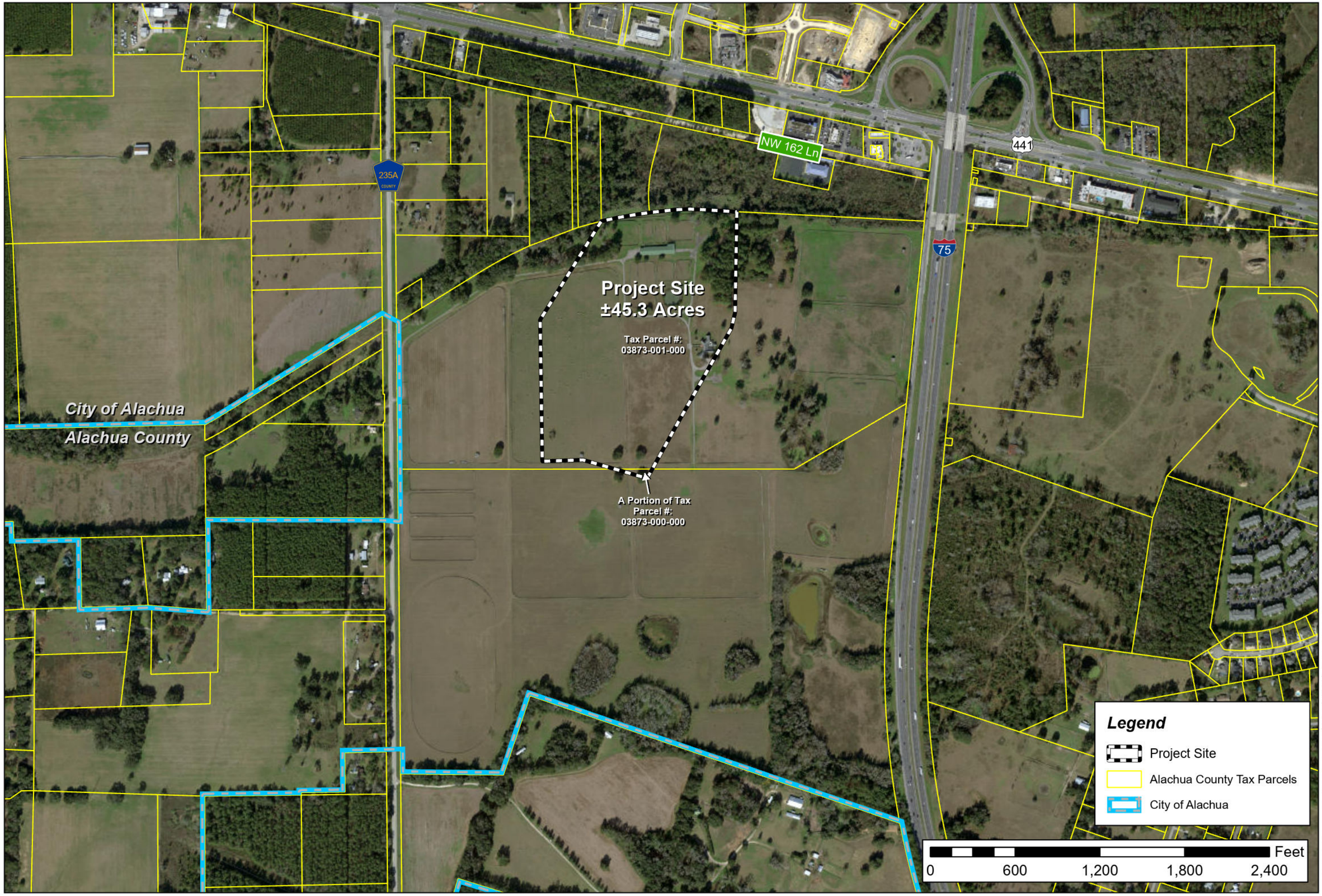
Projection: NAD_1983_StatePlane_Florida_North_FIPS_0902_Feet
Projection_Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude Of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983

Prepared by: Employee ###
Date: 4/18/2022

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ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873
City of Alachua, Florida



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
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983

Prepared by: Employee ###
Date: 4/28/2022

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CHW Professional Consultants

ILLUSTRATION 2A:
FLU MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

Commercial
Conservation
Commercial
Moderate Density Residential
Commercial
NW 162 Ln
441
235A
Agriculture
Moderate Density Residential
75
Project Site ±45.3 Acres
Agriculture
Commercial
City of Alachua
Alachua County
Rural/ Agriculture
Agriculture
Rural/ Agriculture

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Future Land Use

- Agriculture
- Conservation
- Communtiy Commercial
- Commercial
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Public
- Recreation

Alachua County Future Land Use

- Rural/Agriculture

0 600 1,200 1,800 2,400 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Datum: North_American_1983
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Linear Unit: Foot_US (0.304801)
GCS_North_American_1983

Prepared by: Employee ###
Date: 4/28/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 2B:
PROP FLU MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

Commercial
Conservation
Commercial
Moderate Density Residential
Commercial
NW 162 Ln
441
235A
Agriculture
Moderate Density Residential
75
Project Site ±45.3 Acres
Community Commercial
Commercial
City of Alachua
Alachua County
Rural/ Agriculture
Agriculture
Agriculture
Rural/ Agriculture

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Future Land Use

- Agriculture
- Community Commercial
- Commercial
- Conservation
- High Density Residential
- Medium Density Residential
- Moderate Density Residential
- Public
- Recreation

Alachua County Future Land Use

- Rural/Agriculture

Feet
0 600 1,200 1,800 2,400

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Datum: North_American_1983
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Linear Unit: Foot_US
GCS_North_American_1983

Prepared by: Employee ###
Date: 6/16/2022

CHW Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 3A:
ZON MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

CI
RMF-8
A
PD-R
235A
RSF-1
CI
NW 162 Ln
441
CSV
75
Project Site
±45.3 Acres
A
CI
GF
City of Alachua
Alachua County
A (County)
A
A (County)

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Zoning

- (CSV) Conservation
- (A) Agriculture
- (CC) Community Commercial
- (CI) Commercial Intensive
- (GF) Government Facilities
- (PD-R) Planned Development - Residential
- (RMF-8) Residntial Multiple Family-8
- (RMF-15) Residential Multiple Family-15
- (RSF-1) Residential Single Family-1
- (RSF-3) Residential Single Family-3

Alachua County Zoning

- (A) Agricultural

Feet
0 600 1,200 1,800 2,400

NORTH

Prepared by: Employee ###
Date: 4/28/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 3B:
PROP ZON MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

CI
RMF-8
A
PD-R
235A
RSF-1
CI
NW 162 Ln
441
CSV
75
Project Site
±45.3 Acres
CC
CI
GF
City of Alachua
Alachua County
A (County)
A
A
A (County)

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Zoning

- (A) Agriculture
- (CC) Community Commercial
- (CI) Commercial Intensive
- (CSV) Conservation
- (GF) Government Facilities
- (PD-R) Planned Development - Residential
- (RMF-15) Residential Multiple Family-15
- (RMF-8) Residential Multiple Family-8
- (RSF-1) Residential Single Family-1
- (RSF-3) Residential Single Faimly-3

Alachua County Future Land Use

- Rural/Agriculture

Feet
0 600 1,200 1,800 2,400

NORTH

Prepared by: Employee ###
Date: 6/2/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 4:
ENV MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873
City of Alachua, Florida

Project Site
±45.3 Acres
Flood Zone: X

Flood Zone: A

NW 162 Ln

441

75

235A
COUNTY

Legend

- Project Site
- Alachua County Tax Parcels
- 10-foot Contours
- 1-foot Contours
- 2006 FEMA 100 Year Floodplain

National Wetlands Inventory

- Permanently Flooded
- Semipermanently Flooded
- Intermittently Exposed
- Seasonally Flooded
- Temporarily Flooded
- Saturated

Feet
0 600 1,200 1,800 2,400

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
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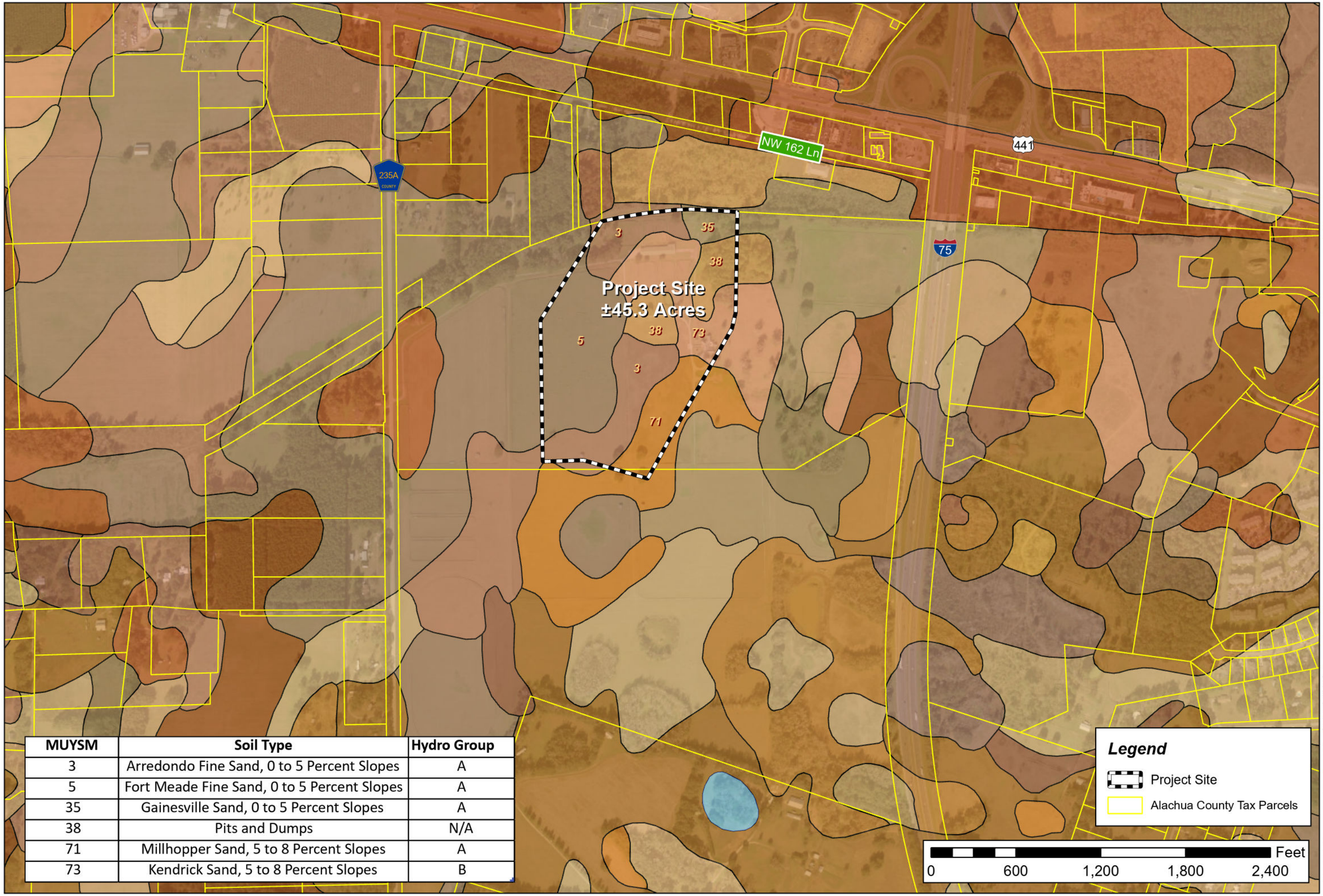
Prepared by: Employee ###
Date: 4/28/2022

Professional Consultants

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ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873
City of Alachua, Florida



MUYSM	Soil Type	Hydro Group
3	Arredondo Fine Sand, 0 to 5 Percent Slopes	A
5	Fort Meade Fine Sand, 0 to 5 Percent Slopes	A
35	Gainesville Sand, 0 to 5 Percent Slopes	A
38	Pits and Dumps	N/A
71	Millhopper Sand, 5 to 8 Percent Slopes	A
73	Kendrick Sand, 5 to 8 Percent Slopes	B

Legend

- Project Site
- Alachua County Tax Parcels

0 600 1,200 1,800 2,400 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0902_Feet
Projection: Lambert_Conformal_Conic
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False Northing: 0.000000
Central Meridian: -84.500000
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GCS_North_American_1983
Prepared by: Employee ###
Date: 4/28/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

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

Project Site

2640'

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, whichever is greater.

NORTH

4,500 2,250 0 4,500 9,000 13,500 Feet

Professional Consultants

Prepared by: Employee ###
Date: 4/8/2022

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.0821-0025.aprx

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.

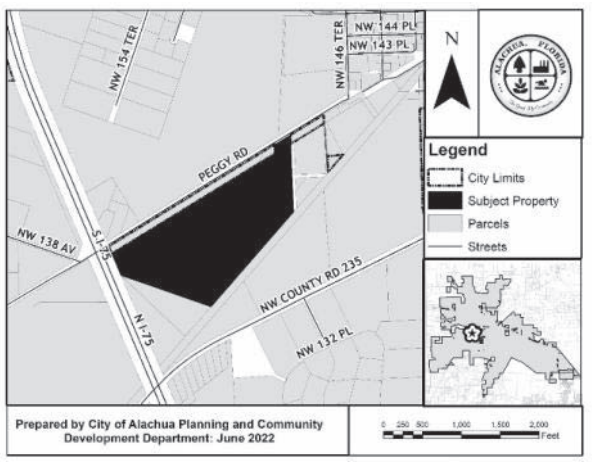
Candidates often rely on UF students to help with campaigns during election years, though many understand the job is only temporary. Those campaign workers then develop experience and skills to move on to careers in politics. Campaign expenses show that Arreola's campaign last paid $750 to Boatner for 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).

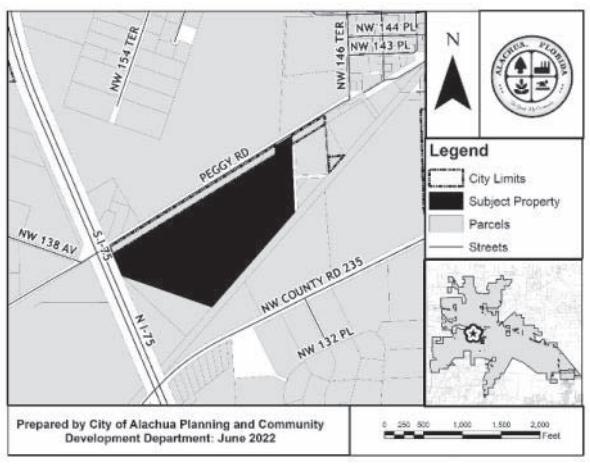


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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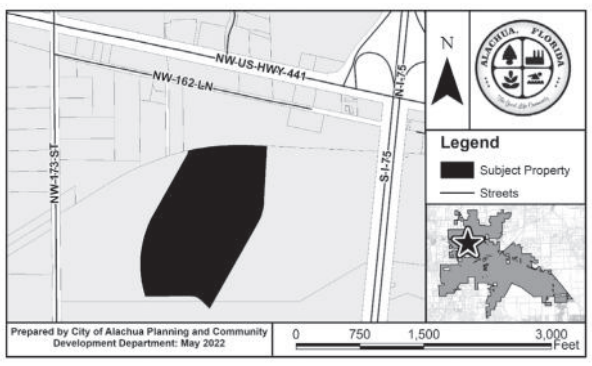


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GF-30946532

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

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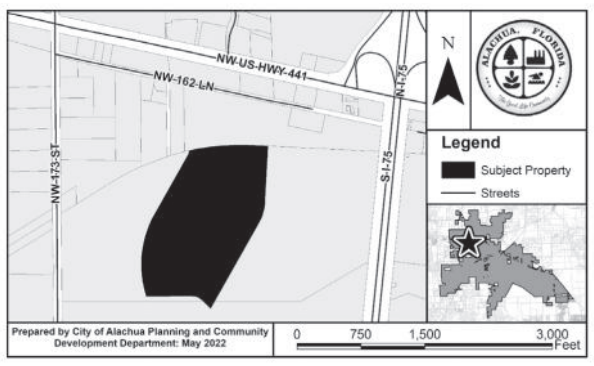


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GF-30946323

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

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GF-30946402

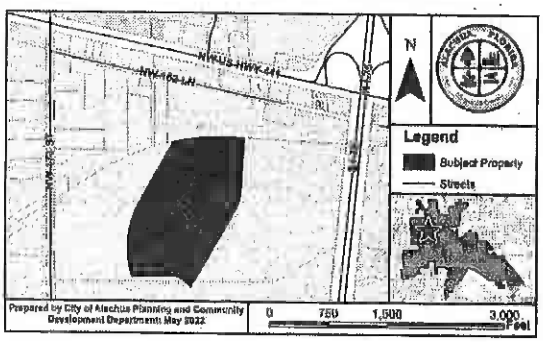
-- Sponsored by the City of Alachua at Legacy Park, 15400 Peggy Road, Alachua. Times are 4 – 10 p.m. with a free fireworks display from 9:30 – 10 p.m. Dubbed "The Largest Small Town Fireworks Display in America," this annual event draws thousands of people to Alachua and has great economic impact on area businesses. There will be plenty of activities for the kids at Kids Corner from 4 -7 p.m. Live music will kick off at 6 p.m. Free entry, free parking! Without a doubt, this event has something for everyone and, of course, the best free fireworks show around. For questions call 386-418-0449.

- **July 4: Red, White & Boom Fireworks** – Presented by the City of Archer. The location is Archer Road, 1.5 miles west of the Ron and Norita Davis Center at Santa Fe College. This event will begin at 2 p.m. Expect Watermelon and Pie Eating Contests, Arts and Crafts and Food Vendors, a Kids Zone and Live Music. This event is happening Rain or Shine.
- **July 19: 2022 CRA Social Soiree** - Florida House Representative Chuck Brannan will be the guest speaker at another soiree at 6:30 p.m. upstairs at the Opera House, 18587 High Springs Main Street. In addition, CRA Coordinator David Sutton and High Springs Assistant City Manager Bruce Millingham will be on hand to share information about improvements to downtown High Springs. Light refreshments will be served.
- **July 28-Aug. 7: Peter Pan** at the High Springs Playhouse, 23416 W. U.S. Highway 27, High Springs. This Summer Youth Production is the first play of the 2021 2022 Season. Friday and Saturday shows begin at 8 p.m., Sunday shows begin at 2 p.m. Tickets: Regular $16, Student $11, Senior

City of ALACHUA

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

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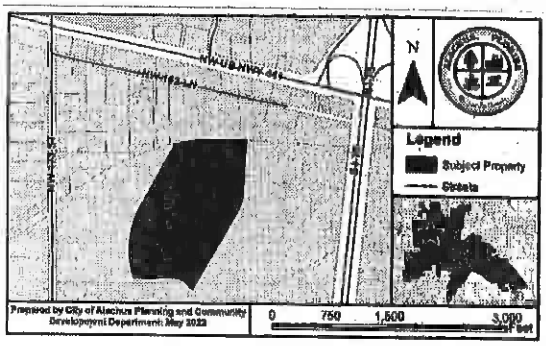
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(Published: Alachua County Today - June 30, 2022)

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 & 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 Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±45.3 acre subject property to amend the Future Land Use Map (FLUM) from Agriculture to Community Commercial on a parcel of land generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A); consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial; Existing Zoning: Agricultural (A).



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)

Heartland Places of Worshin

AFFIDAVIT FOR POSTED LAND USE SIGN

I _____, POSTED THE LAND USE
(name)

SIGN ON 23 Jun 2022 FOR THE Tomoka Hills NonRes SSCPA & RZ - PZB & CCOM1
(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)

Four (4)
(number of signs)

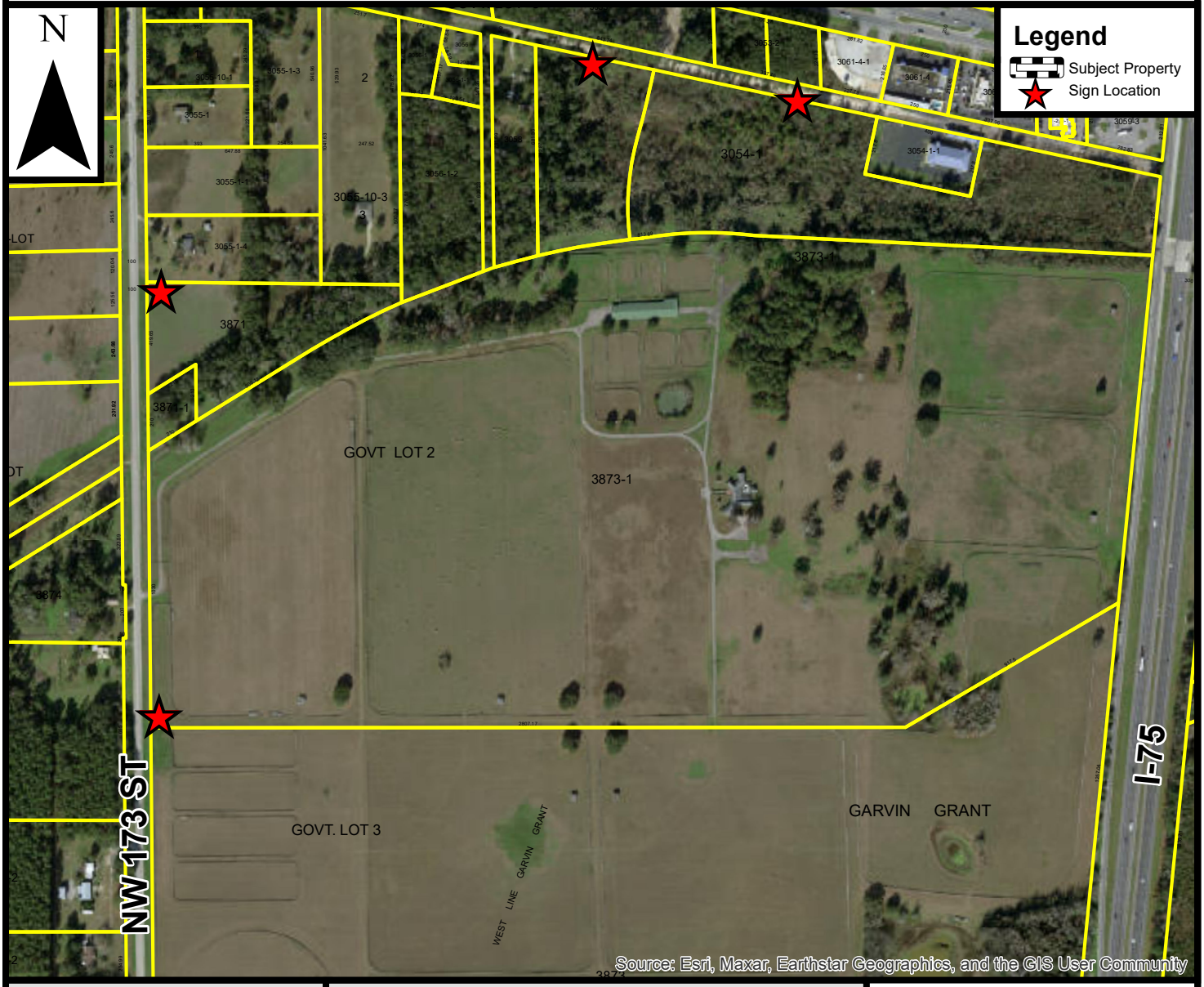
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Tomoka Hills Non-Residential SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

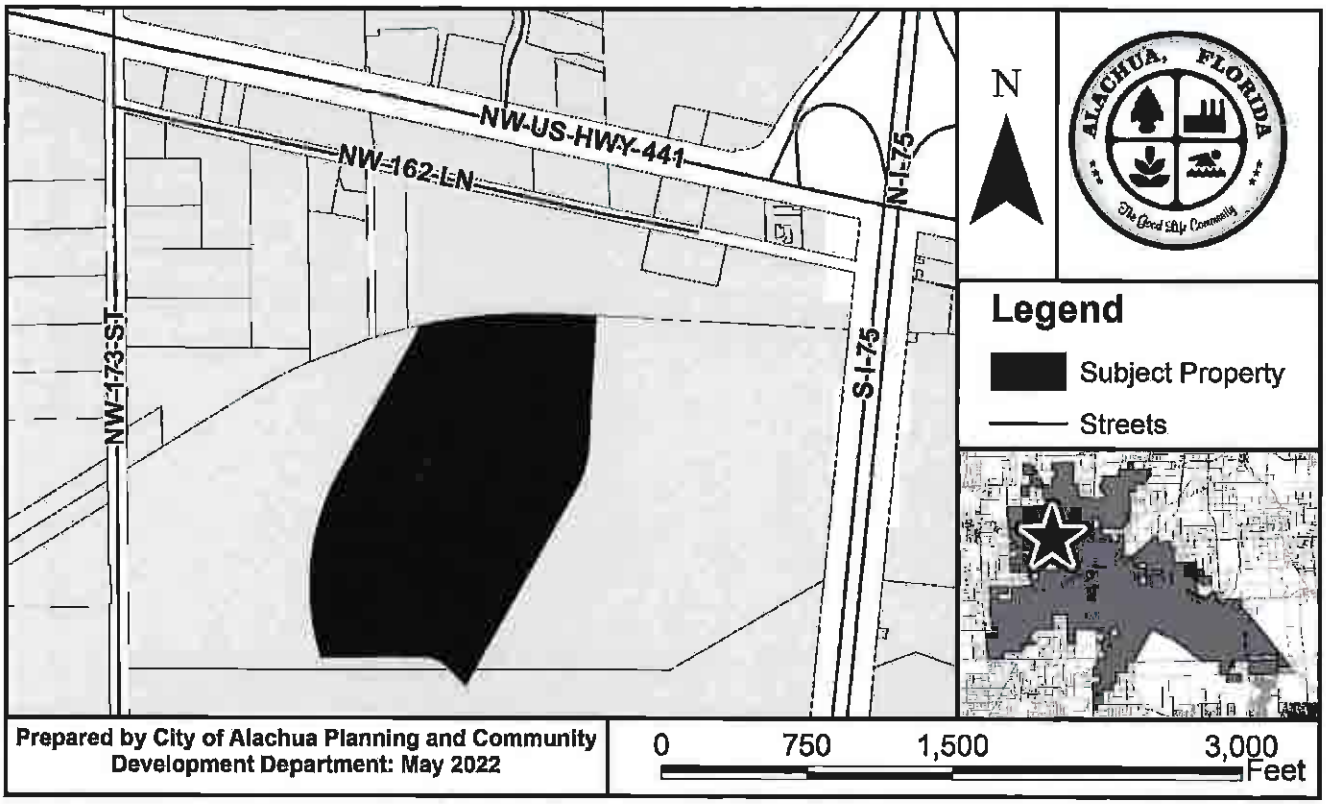
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City of
ALACHUA
the good life community

Mailed 6/27/22
KC

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD 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

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

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

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

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
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1301 DIXIANA DOMINO RD
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03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXOI
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

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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

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Assistant Director Planning
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Gainesville FL 32611

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FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

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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
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
P.O. Box 1215
High Springs FL 32655

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DeSantis

Continued from Page 1A

trade practices will be punished according to the law."

The governor was joined Wednesday by incoming Florida House Speaker Paul Renner, who said a global elite is "weaponizing American capitalism against us."

"This is a pocketbook issue and we will not relent until we start dismantling this dangerous form of ESG," Renner said.

DeSantis Watch, a leftwing organization opposed to the governor, accused him of "doing the bidding of his large corporate donors and billionaire supporters."

"Florida is ground zero for the climate crisis but once again Ron DeSantis lacks the courage to take any real action to protect the livelihoods of the people of our state," DeSantis Watch Constituencies Director Natasha Sutherland said in a statement. "Today's executive order doesn't take on corporations, it does the bidding of the worst of them by refusing to address their environmental impacts, human rights records, or levels of corruption while the state invests our public tax dollars with them."

Follow Herald-Tribune Political Editor Zac Anderson on Twitter at @zacjanderson. He can be reached at zac.anderson@heraldtribune.com

Insurance

Continued from Page 1A

state House member and attorney general candidate.

"Working Floridians know he's turned his back on them, because the hits keep coming," Crist said of DeSantis. "You're paying too much for less coverage."

Crist is seeking the Democratic nomination for governor in the Aug. 23 primary, vying with Agriculture Commissioner Nikki Fried. The winner of that contest will face DeSantis in November.

Fried has said that as governor, she would work to reduce frivolous lawsuits and limit insurance fraud to bring down property coverage rates. She also would strengthen the Insurance Consumer Advocate's role.

Banker's announcement comes even as 27 companies are operating under the threat of having their financial ratings downgraded by Ohio-based Demotech, which rates insurance firms. While the downgrade was supposed to occur Tuesday, the company has told state officials it won't occur "until further notice."

Lindsey Curnutte, a DeSantis campaign spokeswoman, said the Republican governor was "working to clean up the mess Charlie's policies created." Crist, then a Republican, was governor from 2007-11 during a similarly challenging time for Florida homeowners.

"Charlie's attacks are ironic coming from the man who single-handedly booted property insurance companies out of Florida with his anti-free market policy experiment in 2007," Curnutte said..

A spokeswoman for the governor's office, Christina Pushaw, said officials are monitoring the situation with Demotech and the potential downgrade's effect on millions of Florida policyholders.

Echoing concerns aired by Florida's Chief Financial Officer Jimmy Patronis, DeSantis' office was critical of Demotech's "inconsistent application of its own methodology and its unilateral decision" involving Florida's insurers.

Crist, though, said that DeSantis should take more aggressive steps, including guaranteeing that no homeowner be left without insurance that would threaten possible mortgage foreclosure. The Republican governor also should allow anyone who loses coverage to join state-backed Citizens Property Insurance, Corp., at a rate that will not change for a year, and expand its coverage limits, Crist said.

Citizens already is being flooded with new customers, and projected to reach 1.2 million policies by the end of this year. Citizens' President and CEO Barry Gilway this month said the company was experiencing "almost incomprehensible growth."

The property insurance market's freefall comes even after DeSantis called the May special legislative session that steered $2 billion of taxpayer money into a fund to help insurers pay hurricane damage claims, limit lawsuits against companies and have homeowners shoulder more of the cost for roof replacements.

But even with the benefits enacted by the governor, homeowners' insurance rates continue to climb. Property insurance premiums in Florida are three times the national average, according to the Insurance Information Institute.

Crist, a Democratic member of Congress since 2016, was a combative advocate who took on insurance companies during his time in the governor's office.

He managed to get rates reduced early in his term, while allowing Citizens to take on more policies, but by the time he left office in 2011, rate were climbing again and his successor, Gov. Rick Scott, was committed to reducing Citizens' size, triggering even higher private insurance rates.

The size of Citizens then, however, was roughly 1.2 million policies — the same mark it is expected to reach this year, even with DeSantis' changes.

"Companies go to the Legislature and say if you let us do whatever we want to do...then over a couple of years, the rates will go down," Shaw said. "It's a promise the Legislature keeps falling for."

John Kennedy is a reporter in the USA TODAY Network's Florida Capital Bureau. He can be reached at jkennedy2@gannett.com, or on Twitter at @JKennedyReport

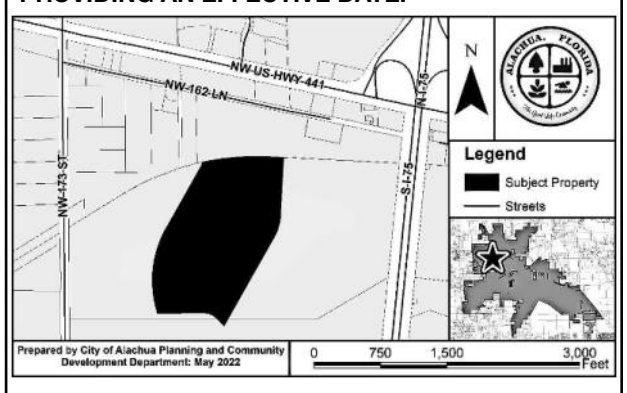
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 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 22-20

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±45.3 ACRE PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-31400234

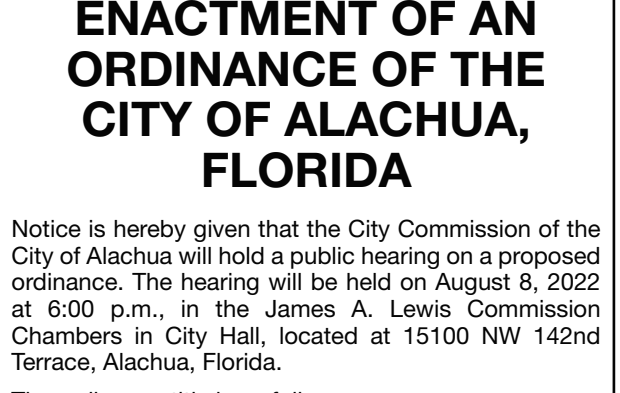
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ORDINANCE 22-21

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) TO COMMUNITY COMMERCIAL (CC) ON A ±45.3 ACRE PROPERTY; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-31400177

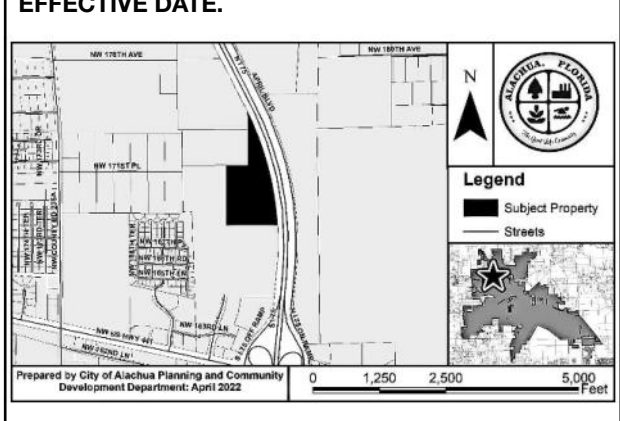
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ORDINANCE 22-17

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM CORPORATE PARK (CP) TO RESIDENTIAL MULTIPLE FAMILY – 15 (RMF-15) ON A ±27.88 ACRE PROPERTY; GENERALLY LOCATED NORTH OF THE US 441/ INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-31400108

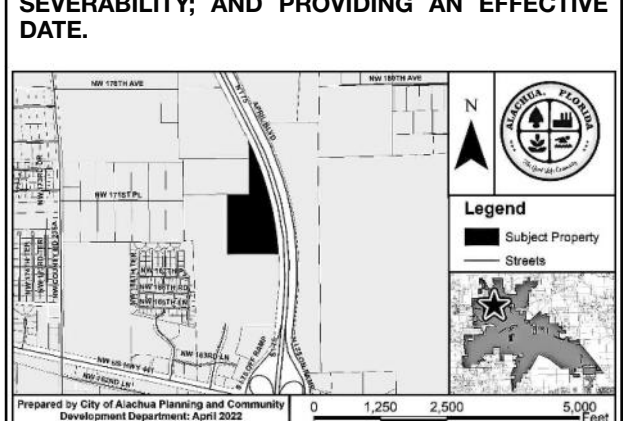
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The ordinance title is as follows:

ORDINANCE 22-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±27.88 ACRE PROPERTY FROM CORPORATE PARK TO HIGH DENSITY RESIDENTIAL; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-31400067

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■ **Aug. 6: Back to School Backpack Giveaway** – The City of Alachua Police Department and Canvas Church are partnering for a back-to-school backpack

City of ALACHUA

E OF VACANCY
ISORY TASK FORCE (CATF)

ıua is accepting applications for five
he CATF. Appointments will be for
:to serve three (3) year terms and two
erve two (2) year terms. The CATF
dy to the Alachua City Commission
rogram. It is a five (5)-member
ıeets at least semiannually at City
must reside in the City of Alachua
:ome limits.

be obtained in person at Alachua
0 NW 142nd Terrace, Monday
between the hours of 7:30AM and
:ctronic applications, visit the City
ww.cityofalachua.com

must be received on or before
22 by the close of business at 6:00
can be returned by mail to: City
Deputy City Clerk, P.O. Box 9,
5-0009; by fax to 386-418-6114; or
Hall.

questions to LeAnne Williams,
at 386-418-6131.

County Today - July 21 & July 28, 2022)

ALACHUA

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

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on August 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-22

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF CHAPTER 38 OF THE CITY OF ALACHUA CODE OF ORDINANCES: SECTION 38-99(A) INCREASING THE WATER METER INSTALLATION CHARGE; 38-101(A) INCREASING THE WATER CAPITAL FACILITIES CHARGE; 38-102(A)(1) INCREASING THE WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-102(A)(2) INCREASING THE MONTHLY WATER AVAILABILITY CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY'S WATER SYSTEM; SECTION 38-102(A)(3) INCREASING THE WATER CONSUMPTION CHARGES FOR RESIDENTIAL SERVICE, NONRESIDENTIAL SERVICE, AND IRRIGATION SERVICE; SECTION 38-139(A) INCREASING THE WASTEWATER CAPITAL FACILITIES CHARGE; SECTION 38-140(A)(1) INCREASING THE WASTEWATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-140(A)(2) INCREASING THE WASTEWATER USAGE CHARGES FOR RESIDENTIAL SERVICE AND NONRESIDENTIAL SERVICE; SECTION 38-141(A)(1) INCREASING THE RECLAIMED WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY RECLAIMED WATER SYSTEM; SECTION 38-141(A)(2) INCREASING THE RECLAIMED WATER USAGE CHARGE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR INCLUSION IN THE CITY CODE; AND, PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance and related materials are available for public inspection at the Office of the City Clerk, 15100 NW 142nd Terrace, Monday-Thursday between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. **Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Attn: Public Services Department, 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 these public hearings, you will need to ensure that a verbatim record is made. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 28, 2022)

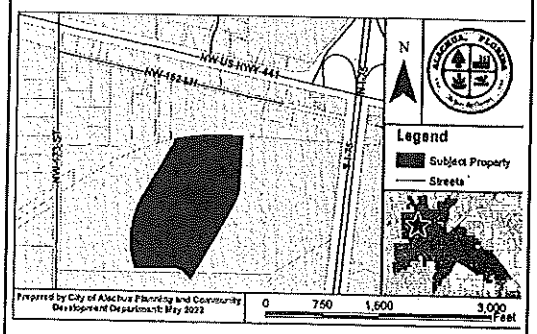
FLORIDA

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AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±45.3 ACRE PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441 AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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(Published: Alachua County Today - July 28, 2022)

e Heartland Places of Worship

:h of Christ
ıvenue

:s 9:00a.m.
: 10:00 a.m.
lass 7:00 p.m.

PLACE YOUR PLACE OF WORSHIP HERE
386.462.3355

Forest Grove Baptist Church
Worship with us

St. Madeleine Catholic Church

New St. Mary Missionary Baptist Church

St. Luke A.M.E. Church
Rev. Mikel J. James, Pastor

AFFIDAVIT FOR POSTED LAND USE SIGN

I _____, POSTED THE LAND USE
(name)

SIGN ON 23 Jun 2022 FOR THE Tomoka Hills NonRes SSCPA & RZ - PZB & CCOM1
(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)

Four (4)
(number of signs)

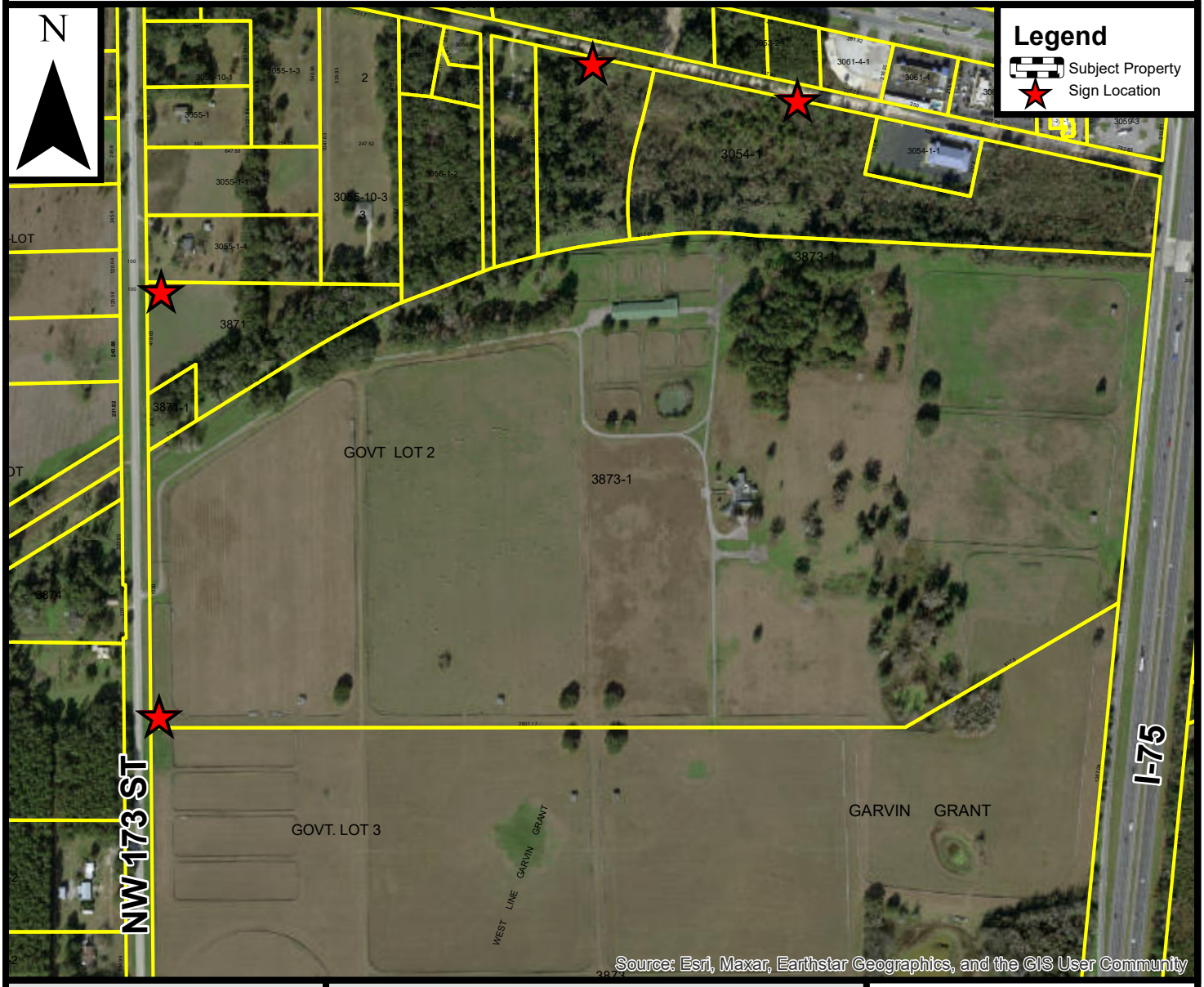
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Tomoka Hills Non-Residential SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 200 400 800 Feet

City of ALACHUA
the good life community

Mailed 7/25/22 KC

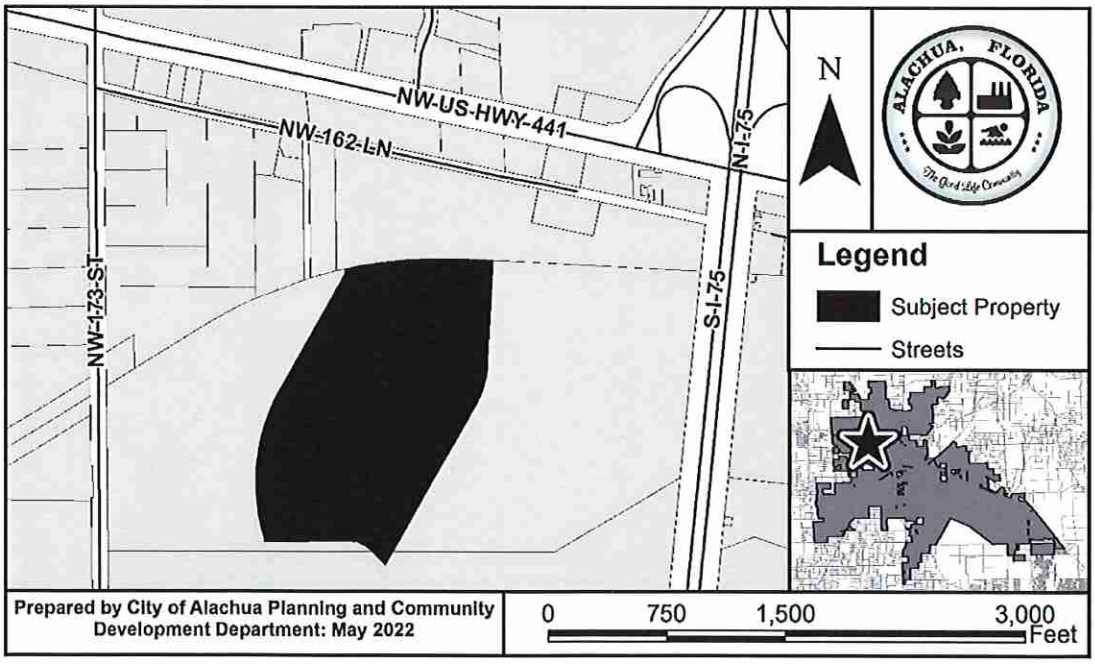
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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ E-Mail: planning@cityofalachua.com

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

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

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

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

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Utilisez le Gabarit Avery 5160

03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
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15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
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15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXON
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville FL 32611

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

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dena Courtney
P.O. Box 1215
High Springs FL 32655

Rabat recyclage intelligent

Etiquettes d'adresse Easy Peel

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City of ALACHUA

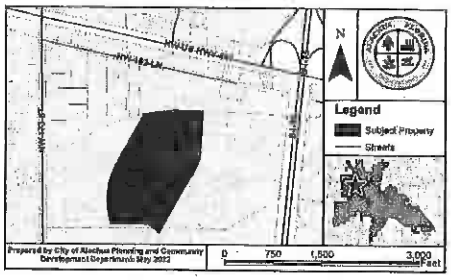
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City of ALACHUA

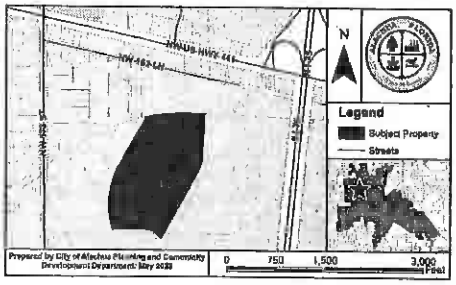
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Mayor

Continued from Page 3A

Gary Gordon


Gordon

Gordon, who previously served on the Gainesville City Commission from 1983 to 1986 where he sat as mayor for a year, said he wants another bite at the apple.

The local musician said his platform includes protecting neighborhoods "in the fight against gentrification and the elimination of single-family zoning."

Gordon, 69, is also a radio show producer and playwright. He has taught screenwriting courses at Santa Fe Community College and for five years managed Hyde & Zeke Records in Gainesville.

Following his loss for re-election, he moved to California. From 1998 to 2017, he was the executive director of the Main Street Business Improvement Association in Santa Monica, California.

Gainesville pulled Gordon back in 2017, however, and has been participating in local debates ever since.

"I'm running because I honestly couldn't vote for any of the other people who are running," he said.

Gordon said as mayor he would want the city's budgets to be thoroughly reviewed for cuts, adding that he wants to form a citizen's "budget review committee" of about 40 people that would make recommendations to the City Commission.

"It's a better approach than telling the city manager to make 10% cuts across the board because we know that some things the city does are more important than others," Gordon said.

Gordon also said that he would extend public comment at city meetings beyond the designated three-minute limit, to create a "more cordial atmosphere."

"I can't tell you how different this is from the way things used to be when I served (as mayor)," he said. "We didn't even run a clock. We had no time limit."

Gordon has raised the fourth most in the race with $15,233. His donation list includes county commissioners Wheeler and Cornell, who have also donated to his opponents' campaigns.

July Thomas


Thomas

New to politics comes July Thomas who identifies herself as a "trans-queer astrophysicist" and is an advocate for LGBTQ rights.

She says electing her would send a positive message about Gainesville.

The 31-year-old is taking a break as a computational astrophysics graduate student at UF to run for office. She has previously written research papers on black holes and their impacts across the universe. She currently works downtown at The Top restaurant Madrina's cocktail lounge.

"The mayor's job fundamentally is to run the meetings and be a figurehead," Thomas said. "And I think that somebody like me in that position sends a message about Gainesville that it's not just an accepting place, but that we actually trust people who do not fit the convention picture of what a person is or politician is. And that as a city we really value people like me."

Some of her priorities are to defend the elimination of single-family zoning, which she says won't generate enough affordable housing that city officials hope. She said the four-unit quadplexes would most likely be built by speculators.

"The other thing I really worry about is areas across Waldo Road that are zoned single-family," she said. "I'm worried since that is the cheapest land, and when it is up-zoned that could lead to rapid gentrification to that neighborhood."

Thomas has raised $7,338, which includes donations from local artists and activists.

Ansaun Fisher, Sr.


Fisher

Ansaun Fisher is a franchise owner of the Florida All-Stars basketball team in Gainesville that is part of the American Basketball Association.

He is the CEO of Fisher Enterprise, LLC, a business and development management company with an interest in sports and entertainment, and also coaches youth flag football and basketball at Possum Creek Park and the Outeast Gainesville Kings youth football team.

Fisher, 43, said he has been a community leader since 1998 in Gainesville and is equipped to run the city.

The single father of a 5-year-old has led a low-key campaign, hoping to sneak up on other challengers. He said he hopes to get the support of thousands of first-time voters and people who can relate to him.

"I've worked with the youth, elderly veterans, and families in need for years to accomplish their goals no matter how hard life gets for them," he said. "I'm the candidate that will always give a helping hand and advice when needed."

He said he will be the "equal opportunity for all as mayor.

"I'm the candidate that will always give a helping hand and advice when needed," he said.

His only financial activity is a $200 loan from himself to his campaign.

Adam Rosenthal


Rosenthal

Adam Rosenthal moved down to Gainesville from Wisconsin 10 years ago to work in the tech field after seeing an opportunity to work for start-up companies.

He said he was once homeless after losing his job in 2018, which he believes will serve him well in understanding issues in Gainesville.

"I became homeless after my family experienced domestic violence, but I was able to bounce back stronger than ever because of the innovative solutions brought by the love of my community," he said. "It showed me how beautiful life is when we all work together."

If elected, Rosenthal, 31, said the one thing he would want to be able to accomplish "is to bring back love into everything that we do."

"A city is a business," he said. "We do need to run it in a fiscally responsible manner. But we also need to start making decisions that are focused more on bringing love back into what we do. We've got to lift each other up."

Campaign activity shows Reodenthal has raised no money but managed to spend nearly $500 toward his campaign.

Donald Shepherd


Shepherd

Like many election cycles in recent years, Donald Shepherd has thrown his hat into the ring to run for mayor. The self-proclaimed "people's representative" was a frequent commenter at city meetings until he was banned from City Hall due to an altercation involving Arreola.

The former UF groundskeeper said he once worked in the finance department for the city and was a policeman in Rochester, New York. He said the other mayoral candidates "don't have the people's outlook and care or have the heart for the people like I do."

Shepherd, 68, has lived in Gainesville since 1997 but says his family has been part of the city since the 1940s.

"I would bring a wealth of knowledge to being mayor through the teachings of my godfather, J.P. Wilmot, who helped develop east Gainesville," Shepherd said. "Why is this important? Because he was a man of honor, finance, a developer and had many other talents."

Campaign records show he has no donations or expenditures.

Gabriel Hillel


Hillel

Gabriel Hillel, a former civil rights attorney who unsuccessfully ran for commissioner several times, has also filed to run.

Hillel, 85, whose full name is Gabriel Hillel Kaimowitz but will appear on the ballot as Gabriel Hillel, said the ideas that other mayoral candidates are floating are irresponsible, unconscionable, and adds to the "insanity they created over five years."

If elected mayor, he said he will seek reparations for the African-American community whose ancestry can be traced directly to slaves who served the city, county and UF in the 1850s.

The state attorney's office has issued a warrant for his arrest for practicing law while being disbarred or suspended, though Hillel denies any such warrant exists.

Campaign records show he has no donations or expenditures.



The site of a proposed Aldi grocery store at the corner of Southwest 122nd Street and Newberry Road, in front of the Noble on Newberry apartment complex. THE GAINESVILLE SUN

Grocery

Continued from Page 3A

Off-price retailers sell name brand products at reduced costs, and much like well-known stores TJ Maxx, Marshall's and Ross.

Gainesville's other Burlington store is located at 2643 NW 13th St.

Burlington operates more than 800 stores in 46 states and Puerto Rico. The new Gainesville store will bring the total number of Florida locations to 81.

Gift shopping?

Discount retailer Five Below also plans to open a third location in Gainesville this fall on the ground floor of the new StadiumHouse apartment complex at 1642 W. University Ave.

Five Below, which currently operates Gainesville stores at 3960 Plaza Blvd. and 2613 NW 13th St., specializes in "products loved by tweens, teens and beyond," according to its website. Products are generally priced at $5 or less, however, a small selection of higher-priced items also can be found.

Five Below's website says it sells the "coolest stuff" across eight "awesome" worlds, including Style, Room, Sports, Tech, Create, Party, Candy, and New & Now

Headquartered in Philadelphia, Five Below operates 1,200 stores in 40 states.

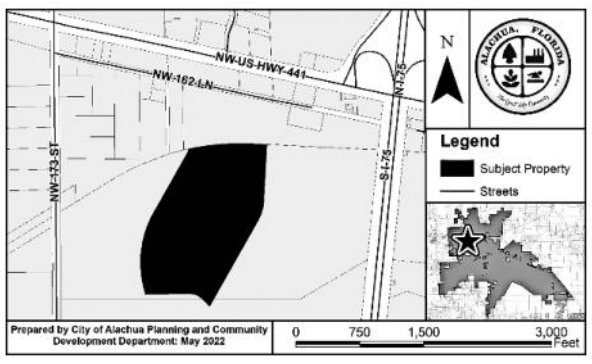
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 22, 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 22-21

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) TO COMMUNITY COMMERCIAL (CC) ON A ±45.3 ACRE PROPERTY; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

GF-31586880

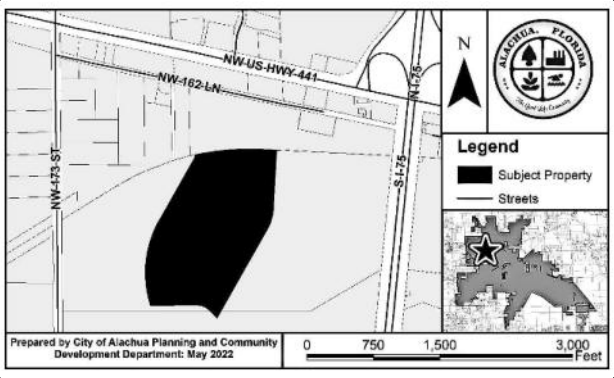
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The ordinance title is as follows:

ORDINANCE 22-20

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±45.3 ACRE PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-31586694

AFFIDAVIT FOR POSTED LAND USE SIGN

I Shona Zickafoose (CHW), POSTED THE LAND USE
(name)
SIGN ON 04 Aug 22 FOR THE ORDS 22-20 & 22-21 - Tomoka Hills Non-Res SSCPA & RZ - CCOM2
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(signature)

4 (four)
(number of signs)

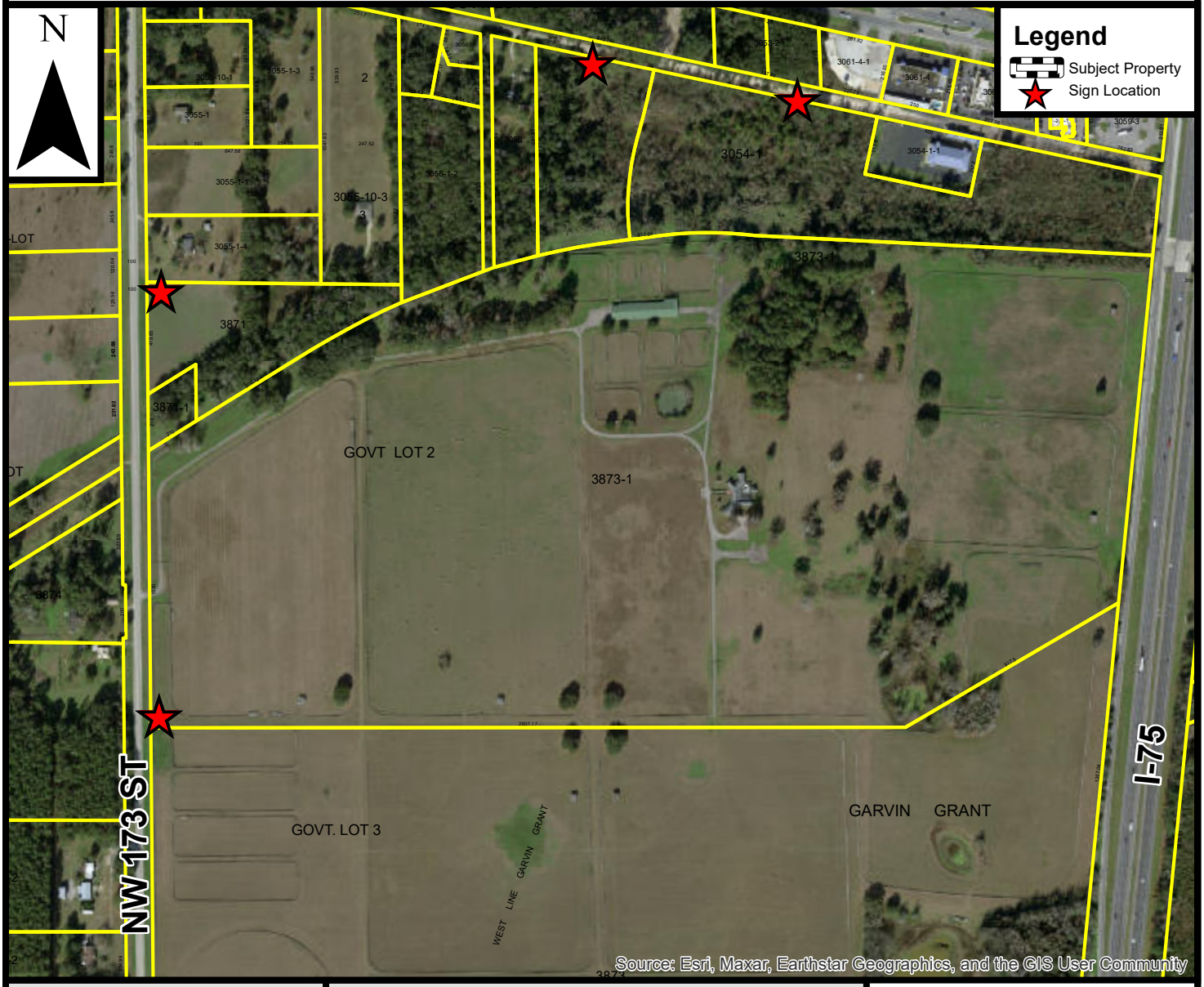
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Tomoka Hills Non-Residential SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

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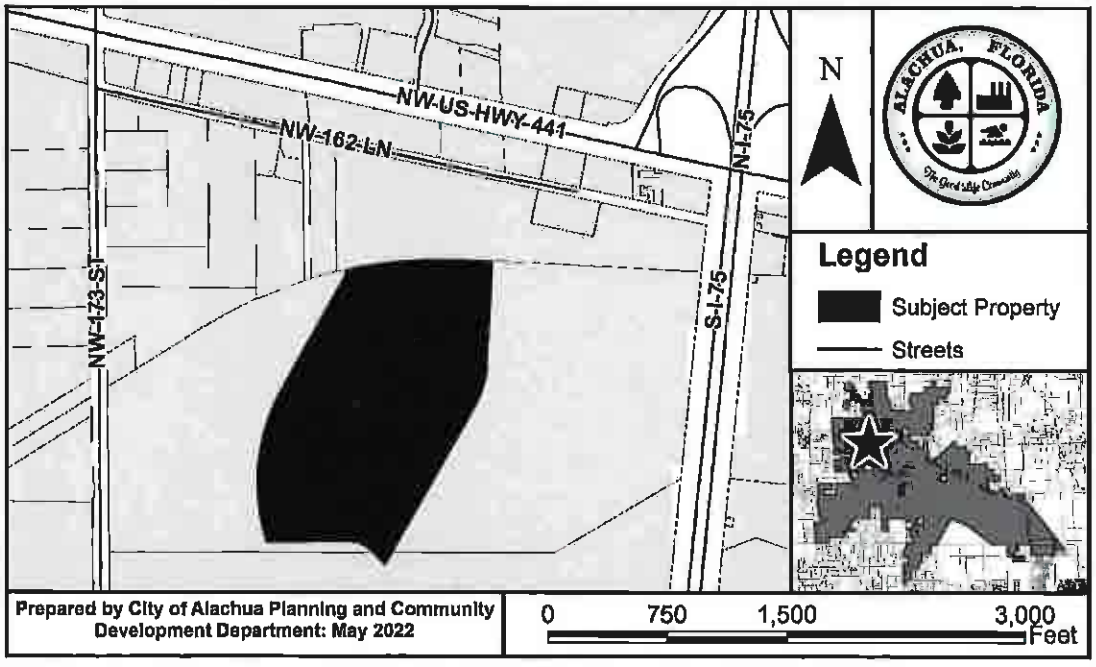
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ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXON
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

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03042-052-005
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1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

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

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

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

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15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

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5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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Assistant Director Planning
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Gainesville FL 32611

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
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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 Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
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THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/22/2022
SUBJECT: Ordinance 22-21, Second Reading: 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).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission adopt Ordinance 22-21 on second and final reading upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and adopts Ordinance 22-21 on second and final reading.

Summary

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., for the consideration of an amendment to the Official Zoning Atlas to amend the zoning on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC).

The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Community Commercial.

The subject property is generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A). The property

and east of NW 170th Street (also known as County Road 235A). The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

> 3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:
>
> (A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;
>
> (B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
>
> (C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and
>
> (D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Community Commercial (CC) zone district is established and described in Section 3.5.2(C) of the City's LDRs:

> 3.5.2(C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

Planning & Zoning Board Recommendation

At the July 12, 2022 Planning and Zoning Board Meeting, the Board voted 5-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

City Commission - First Reading of Ordinance 22-21

At the August 8, 2022 City Commission Meeting, the Commission voted 5-0 to approve Ordinance 22-21 on first reading.

ATTACHMENTS:

Description

- Ordinance 22-21
- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Public Notice Materials for the 7/12/22 PZB Hearing
- Public Notice Materials for the 8/8/22 City Commission Meeting
- Public Notice Materials for the 8/22/22 City Commission Meeting

ORDINANCE 22-21

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) TO COMMUNITY COMMERCIAL (CC) ON A ±45.3 ACRE PROPERTY; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; 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; and

WHEREAS, on June 30, 2022 the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"); and

WHEREAS, on July 14, 2022 the LPA conducted a quasi-judicial public hearing on the proposed Amendment and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, on July 28, 2022 and on August 8, 2022 the City advertised public hearings to be held before the City Commission; and

WHEREAS, on August 8, 2022 and on August 22, 2022 the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

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

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) to Community Commercial (CC) on portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000, 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 ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

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

Section 6. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

PASSED on First Reading the 8th day of August 2022.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 22nd day of August 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

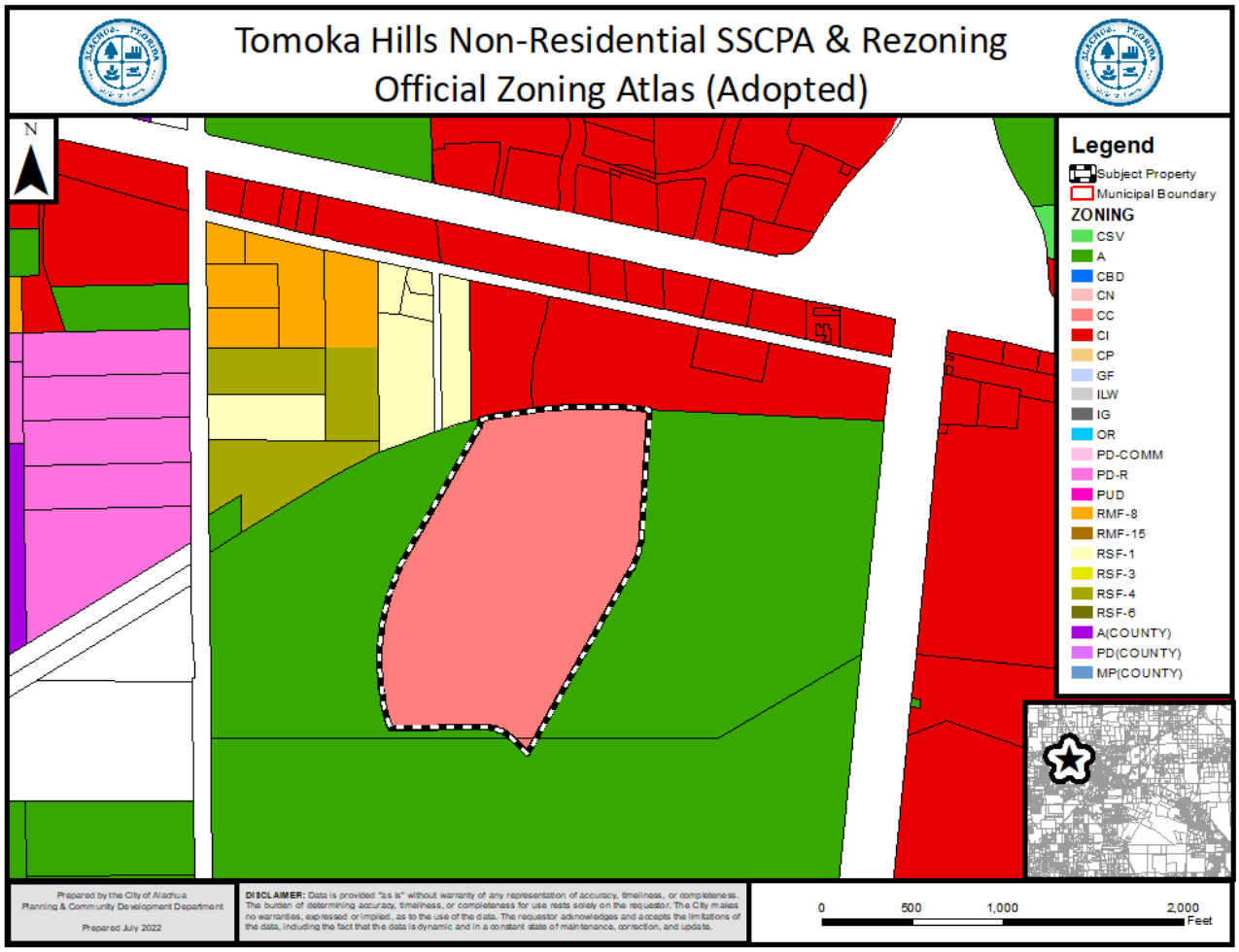
EXHIBIT "A"

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 16 AND SECTION 37 (WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN S 01°54'57" W, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N 87°08'33" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1090.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN N 05°41'41" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY; THENCE RUN N 87°08'33" W, ALONG SAID RAILROAD CENTERLINE, A DISTANCE 1308.44 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN S 03°04'31" W, A DISTANCE OF 673.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 26°24'06", AND A CHORD BEARING AND DISTANCE OF S 16°16'34" W, 228.36 FEET; THENCE RUN SOUTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 230.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 29°28'37" W, A DISTANCE OF 1165.48 FEET; THENCE RUN N 45°31'23" W, A DISTANCE OF 127.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 68°01'23" W, 153.07 FEET; THENCE RUN NORTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 89°28'37" W, A DISTANCE OF 524.72 FEET; THENCE RUN N 15°31'23" W, A DISTANCE OF 55.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 06°58'37" E, 918.44 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 942.48 FEET TO THE PINT OF TANGENCY OF SAID CURVE; THENCE RUN N 29°28'37" E, A DISTANCE OF 797.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 30°04'38", AND A CHORD BEARING AND DISTANCE OF N 14°26'18" E, 51.89 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 52.49 TO THE END OF CURVE, ALSO BEING THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 15°14'34", AND A CHORD BEARING AND DISTANCE N 85°14'10" E, 759.90 FEET; THENCE RUN EASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 762.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 87°08'33" E, A DISTANCE OF 172.19 FEET TO THE POINT OF BEGINNING,

EXHIBIT "B"


Tomoka Hills Non-Residential SSCPA & Rezoning
Official Zoning Atlas (Adopted)
N
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared July 2022
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0
500
1,000
2,000
Feet

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 on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC)
APPLICANT/AGENT:	Craig Brashier, AICP, Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	Tomoka Hills Farms, Inc.
LOCATION:	Generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A)
PARCEL ID NUMBER:	Portions of 03873-000-000 and 03873-001-000
ACREAGE:	±45.3 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by 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.*

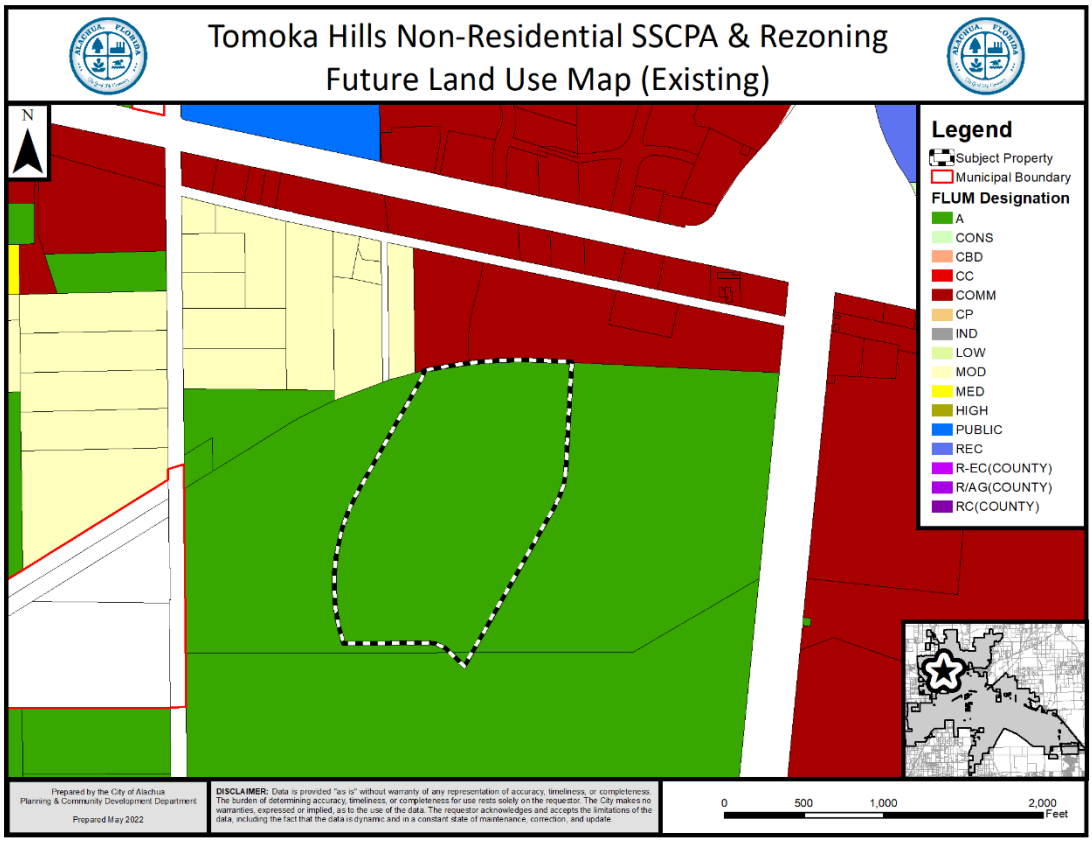
SUMMARY

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., for the consideration of an amendment to the Official Zoning Atlas to amend the zoning on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC).

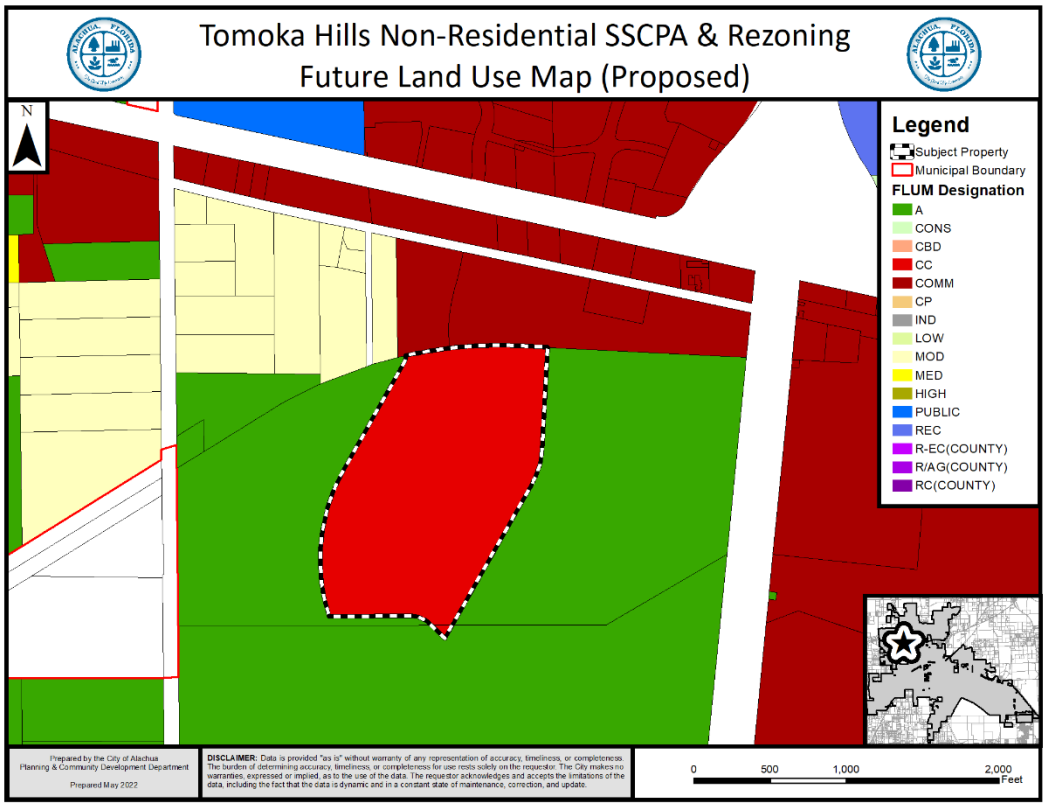
The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Community Commercial.

The subject property is generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A). The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

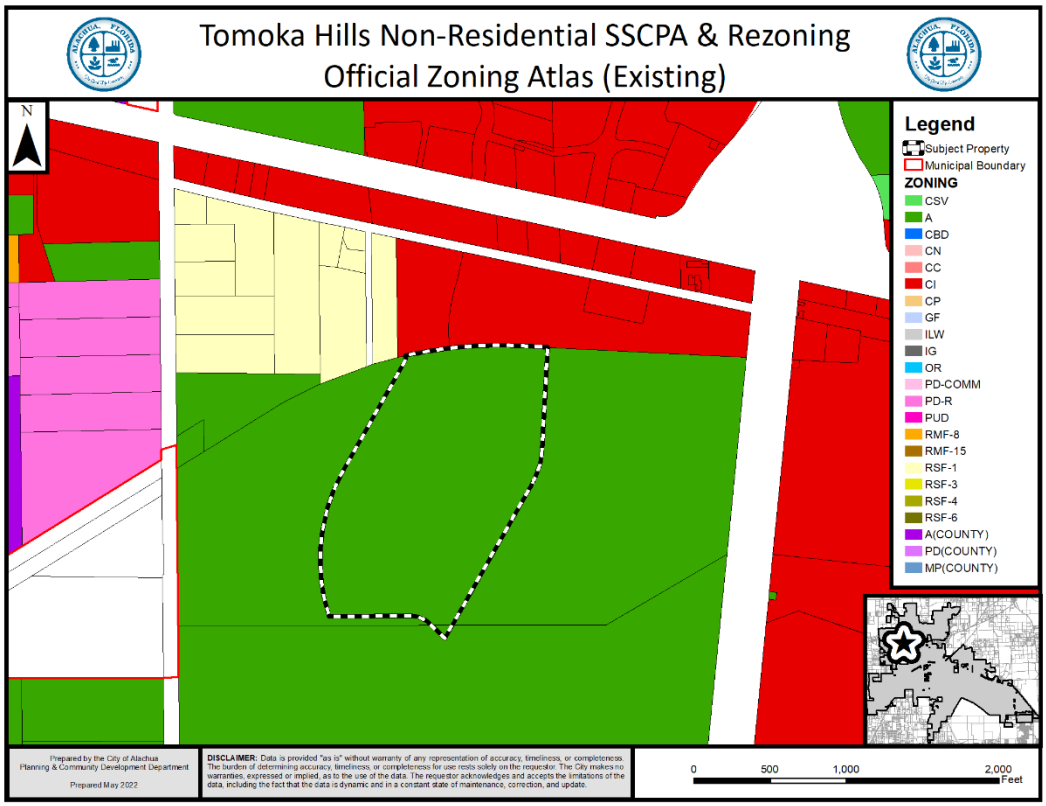
Map 1. Existing Future Land Use Map with Subject Property



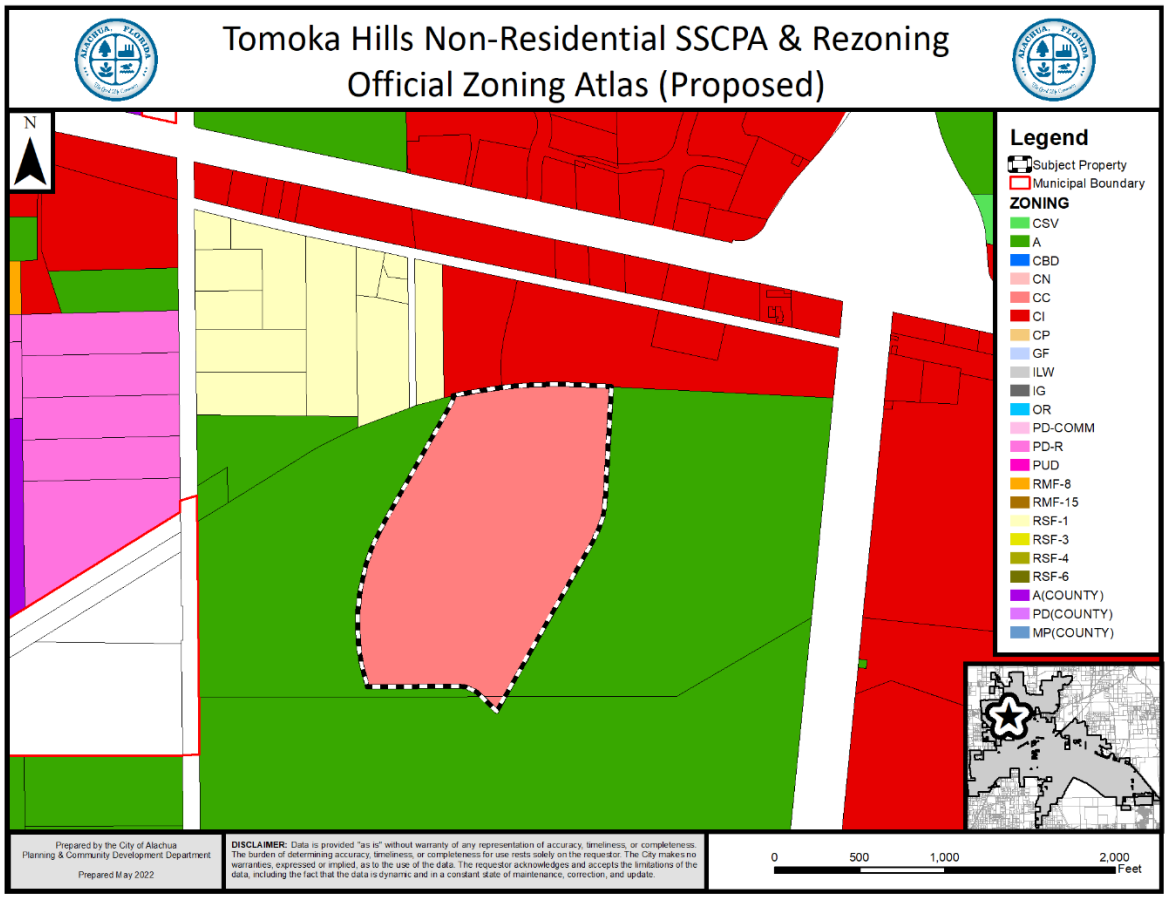
Map 2. Proposed Future Land Use Map with Subject Property



Map 3. Existing Official Zoning Atlas with Subject Property



Map 4. Proposed Official Zoning Atlas with Subject Property



The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Community Commercial (CC) zone district is established and described in Section 3.5.2(C) of the City's LDRs:

3.5.2(C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

Table 1. Comparison of Existing / Proposed Zoning Districts

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agricultural (A)	Community Commercial (CC)
Max. Gross Density:	1 dwelling/ 5 acres 9 dwelling units	N/A
Max. Floor Area:	N/A	0.50 Floor Area Ratio (FAR) 986,634 square feet
Typical Uses:	Agriculture; Animal Husbandry; Agricultural Support and Services; Animal Sales and Care; single family Residential Units	Community Services; Day Cares; Educational Facilities; Health Care Facilities; Institutions; Animal Sales, Services, & Care; Eating Establishments; Offices; Indoor Recreation; Retail Sales & Services; Visitor Accommodations
Net Increase/ Decrease:	***Decrease of 9 dwellings*** ***Increase of 986,634 square feet non-residential uses***	

EXISTING USES

The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

SURROUNDING USES

The existing uses, 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.

Map 5. Vicinity Map

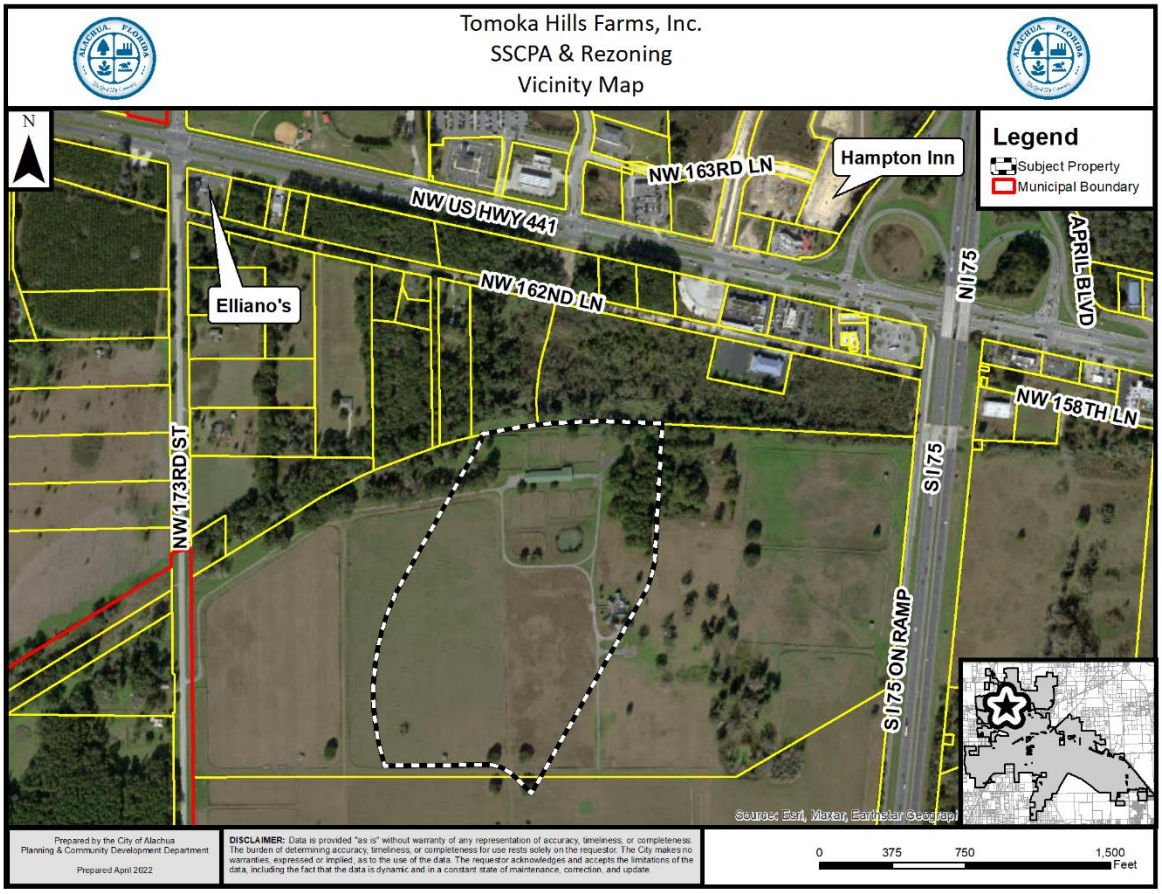


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Commercial	Commercial Intensive (CI)
South	Vacant Lands	Agriculture	Agricultural (A)
East	Vacant Lands	Agriculture	Agricultural (A)
West	Vacant Lands	Agriculture	Agricultural (A)

NEIGHBORHOOD MEETING

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

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

The Neighborhood Meeting was held on April 20, 2022 at 6:00 p.m. at the offices of Causseaux, Hewett, & Walpole, located at 11801 Research Drive, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning of the of the ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC).

Table 3 shows the proposed FLUM Designation and the proposed corresponding zoning designation. The proposed zoning designation is consistent with the proposed FLUM Designation for the property subject to this application.

Table 3. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent?
Portions of 03873-000-000 and 03873-001-000	±45.3	Community Commercial	Community Commercial	☑

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

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

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

Objective 1.3: *Commercial*

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

Policy 1.3.a: *Community Commercial*:

The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
12. Traditional Neighborhood Planned Developments.

Evaluation & Findings: The proposed amendment would amend the zoning of the subject property to Community Commercial (CC). A companion application proposes to amend the FLUM Designation of the subject property to the Community Commercial land use category. The proposed zoning is consistent with the land use category proposed by the companion application.

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

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

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

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

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

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

***Evaluation & Findings*:** A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area will be necessary prior to development within the area in order to further evaluate any potential limitations for future development within the area. In addition, desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

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

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

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full

build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

GOAL 9: Water and Wastewater Service:

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

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

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

Transportation Element

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

Evaluation and Findings: An analysis of the impacts to transportation facilities is provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

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

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

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

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

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

Conservation and Open Space Element

Objective 1.2: *Native Communities and Ecosystems*

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

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

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

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

Evaluation and Findings: The subject property primarily consists of open pasture and has been historically used as a horse farm. There are no known significant natural features which would support habitat for any listed species. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

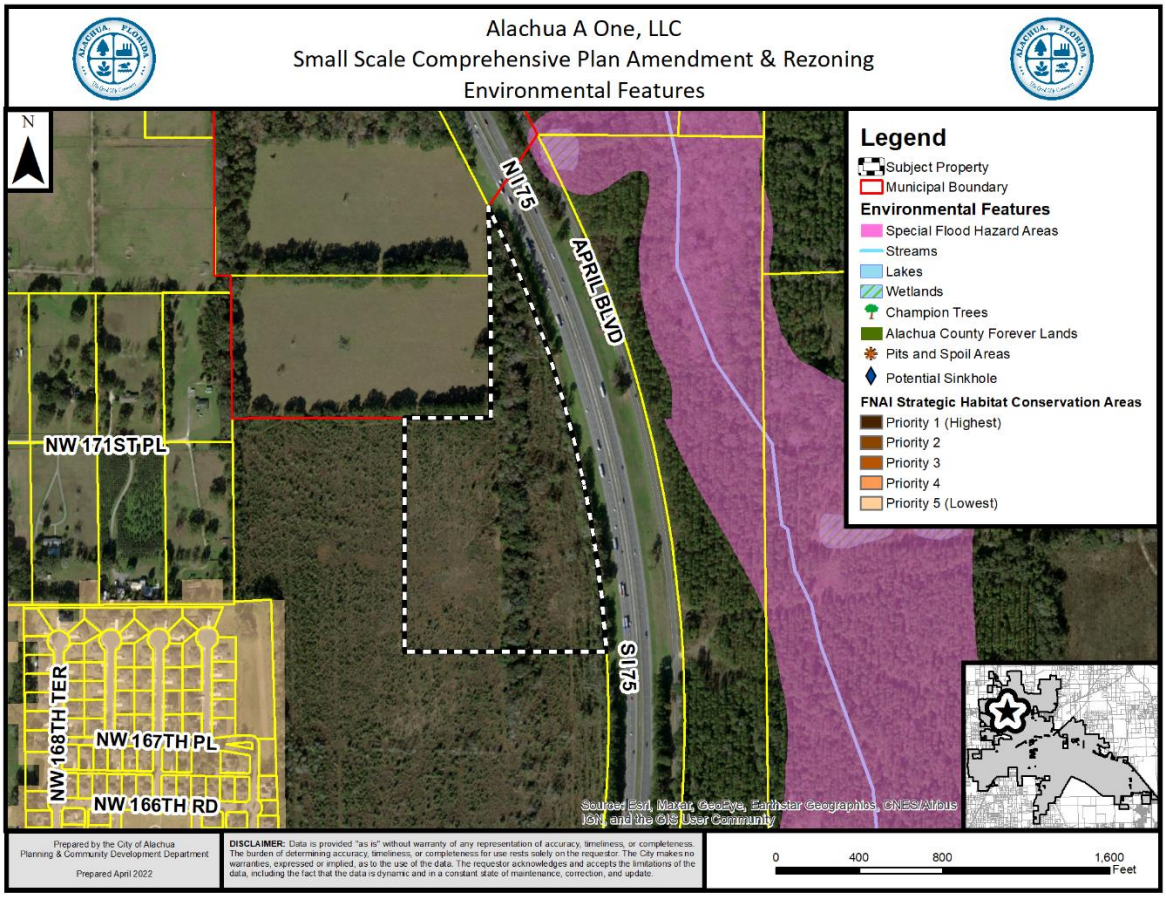
ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

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

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

Map 6. Environmental Features



Creeks and Streams

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

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

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. Future development of the subject property is not expected to result in any adverse impacts upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

If a regulated plant or animal species is identified during 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 five (5) soil types found on the subject property:

Arredondo Fine Sand (0-5% slopes)
Hydrologic Group: A

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

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

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

Kendrick Sand (5% – 8% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

Millhopper Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: A

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

Pits & Dumps
Hydrologic Soil Group: N/A

This map unit consists of pits from which limestone has been removed during surface mining operations and dumps where the excavated overburden material has been piled adjacent to the pits. Pits vary in size and are generally about 30 to 70 feet in depth. Dumps mostly consist of large areas of heterogeneous soil material that has been excavated from the surface of the limestone and piled adjacent to the pits. Included within this map unit are some pits in which the soil has been excavated for use in road construction and for fill material on sites and buildings. These pits, locally known as borrow pits, are typically about four (4) to 20 acres in sized and about five (5) to 10 feet in depth. Small piles of limestone that has been excavated and stored on the floor of some of the pits for future use are also included. Under present conditions they are not suited for urban uses.

Evaluation: A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified as 'pits and dumps'. With the exception of these areas, the on-site soil types consist of those which pose only slight limitations for development. Future development will need to consider any limitations presented by soils present on-site, and geotechnical exploration will be necessary prior to development of the subject property.

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 is in Flood Zones X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

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

Evaluation: Desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Rezoning Standards

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) *Consistent with Comprehensive Plan* – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan is provided within this report.

(b) *Consistent with Ordinances* – The amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation and Findings: An analysis of the application's compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City's Code of Ordinances.

(c) *Logical Development Pattern* – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: The subject property is located proximate to the US Highway 441 / Interstate 75 interchange and near areas within the City that are established commercial and residential uses. The subject property is contiguous to commercial lands to the north. The applicant contends that the development of the subject property would allow commercial development to occur proximate to a range of existing commercial and residential development.

(d) *Pre-Mature Development* – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation and Findings: The subject property is located proximate to the US Highway 441/Interstate 75 interchange, near existing residential and commercial uses. Lands contiguous to the subject property are zoned for commercial uses. The applicant contends that the subject property is proximate to urbanized development with nonresidential uses; is proximate to a major highway interchange; a public high school; tools, a shopping center with a grocer; and several quick service restaurants. The applicant contends that this application represents an extension of commercial land use, which abuts the subject property to the north.

(e) *Incompatible with Adjacent Lands* – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation and Findings: The property is proximate to existing residential and commercial uses along the US 441 corridor and near the Interstate 75/US 441 interchange. The subject property is located within an urbanizing area of the City, proximate to existing residential and nonresidential uses.

(f) *Adverse Effect on Local Character* – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation and Findings: The subject property is located proximate to the US Highway 441/Interstate 75 interchange, near existing residential and commercial uses. Lands contiguous to the subject property are zoned for commercial uses. The proposed amendment would rezone the property to Community Commercial (CC). The commercial lands to the north of the subject property are presently zoned Commercial Intensive (CI). Generally, the Community Commercial (CC) zoning category does not permit commercial uses which could potentially result in a greater effect upon nearby and adjacent properties, such as auto-oriented uses.

(g) *Not Deviate from Pattern of Development* – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The lands located to the north are zoned for commercial uses. The proposed amendment would rezone the property to Community Commercial (CC). The commercial lands to the north of the subject property are presently zoned Commercial Intensive (CI). Generally, the Community Commercial (CC) zoning category does not permit commercial uses which could potentially result in a greater effect upon nearby and adjacent properties, such as auto-oriented uses.

(h) *Encourage Sprawl* – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation and Findings: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." Staff finds that the proposed amendment does not constitute urban sprawl.

(i) *Spot Zoning* – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation and Findings: The lands located to the north are zoned for commercial uses. The proposed amendment would rezone the property to Community Commercial (CC). The commercial lands to the north of the subject property are presently zoned Commercial Intensive (CI). Generally, the Community Commercial (CC) zoning category does not permit commercial uses which could potentially result in a greater effect upon nearby and adjacent properties, such as auto-oriented uses.

(j) *Public Facilities* – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the

private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property is located within the City of Alachua's utility service area. Future development would be served by the City's potable water and wastewater systems. Potable water and sanitary sewer utilities are located within the US 441 right-of-way.

Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any monitored public facilities. Further evaluation of facility capacity will be required at the time of any future development proposal, and capacity must be available to serve such development at that time.

(k) *No Adverse Effect on the Environment* – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features.

PUBLIC FACILITIES IMPACT

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

	Existing Zoning District	Proposed Zoning District
Zoning District:	Agricultural (A)	Community Commercial (CC)
Max. Gross Density:	1 dwelling / 5 acres	N/A
Floor Area Ratio:	N/A	0.50 FAR
Maximum Density*:	9 dwellings	N/A
Maximum Intensity:	0 square feet	986,634 square feet

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

The proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of

the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any other monitored public facilities. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal.

Table 4. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (32)	Interstate 75 (From North City Limit to US 441)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (From US 441 to South City Limit)	6/D	Freeway	COMM	C
3 (4127)	US 441 (from MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	COMM	D
4 (106)	US 441 (from CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	COMM	D
6 (106)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR 235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from NW 143rd Place to US 441)	2/U	Major Collector	COMM	D
9 (109)	SR 235 (from US 441 to NW 140th Street)	2/U	Major Collector	COMM	D
13	CR 241 (from CR 25 to South City Limits)	2/U	Major Collector	COMM	D
14	CR 2054 (from SR 235 to West City Limits)	2/U	Major Collector	COMM	D
16	CR 235A (from US 441 to North City Limits)	2/U	Major Collector	COMM	D
17	CR 235A (from US 441 to CR 235)	2/U	Major Collector	COMM	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(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 5. Potential Trip Generation[1]

Land Use[2]	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Office Building[3] (ITE Code 710)	5,451 (2,725/2,726)	773 (680/93)	727 (124/603)
High-Turnover Sit Down Restaurant[3] (ITE Code 932)	4,321 (2,160/2,161)	378 (208/170)	357 (218/139)
Shopping Center[3] (ITE Code 820)	15,138 (7,569/7,569)	343 (213/130)	1,406 (675/731)
Total Potential Trip Generation	**24,820 (12,410/12,410)**	**1,486 (1,101/393)**	**2,480 (1,017/1,473)**

1 Source: ITE Trip Generation, 10th Edition.

2 Development Scenario: 60% of maximum development potential as "General Office Building", 36% of maximum development potential as "Shopping Center", and 4% of maximum development potential as "High-Turnover Site Down Restaurant".

3 Formulas: ITE Code 710: AADT – 9.74 trips per 1,000 square feet x 591,980 square feet (50% entering/50% exiting); AM Peak Hour – 1.16 trips per 1,000 square feet x 591,980 square feet (86% entering/14% exiting); PM Peak Hour – 1.15 trips per 1,000 square feet x 591,980 square feet (16% entering/84% exiting); ITE Code 932: AADT – 112.18 trips per 1,000 square feet x 39,465 square feet (50% entering/50% exiting); AM Peak Hour – 9.94 trips per 1,000 square feet x 39,465 square feet (55% entering/45% exiting); PM Peak Hour – 9.77 trips per 1,000 square feet x 39,465 square feet (62% entering/38% exiting); ITE Code 820: AADT – 37.75 trips per 1,000 square feet x 355,189 square feet (50% entering/50% exiting); AM Peak Hour – 0.94 trips per 1,000 square feet x 355,189 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 355,189 square feet (48% entering/52% exiting);

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Table 6a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1 (32): I-75 (From US 441 to North City Limits)[1]	Segment 2 (31): I-75 (From US 441 to South City Limits)[1]	Segment 3 (4127): US 441 (From MPO Boundary to CR 25A East Intersection)[1]	Segment 4 (106): US 441 (From CR 25A East Intersection to SR 235)[1]	Segment 5 (107): US 441 (From SR 235 to I-75)[1]	Segment 6 (4107): US 441 (From I-75 to CR 235A)[1]
Average Annual Daily Trips (AADT)						
Maximum Service Volume[2]	91,600	91,600	43,000	45,700	39,000	39,000
Existing Traffic[3]	29,500	55,956	20,000	18,230	22,581	27,914
Reserved Trips[4]	239	239	43	5,689	2,368	2,052
Available Capacity[4]	61,861	35,405	22,957	21,781	14,051	9,034
Maximum AADT Generated by Amendment[5]	6,205	6,205	2,482	3,723	6,205	24,820
Residual Capacity After Potential Development's Impacts[6]	**55,656**	**29,200**	**20,475**	**18,058**	**7846**	**-15,786**

Traffic System Category	Segment 7 (14): US 441 (From CR 235A to NW 188th St)[1]	Segment 8 (108): SR 235 (From NW 143rd Pl to US 441)[1]	Segment 9 (109): SR 235 (From US 441 to NW 140th St)[1]	Segment 13 CR 241 (From CR 235 to South City Limits)[1]	Segment 14: CR 2054 (From SR 235 to West City Limits)[1]	Segment 16: CR 235A (From US 441 to North City Limits)[1]	Segment 17: CR 235A (From US 441 to CR 235)[1]
Average Annual Daily Trips (AADT)							
Maximum Service Volume[2]	43,000	14,400	14,400	20,880	15,120	15,120	15,120
Existing Traffic[3]	22,250	9,400	7,255	6,025	4,161	1,402	5,302
Reserved Trips[4]	1,565	5	90	1,670	35	816	112
Available Capacity[4]	19,185	4,995	7,055	13,185	10,924	12,902	9,706
Maximum AADT Generated by Amendment[5]	2,482	2,482	1,241	1,241	745	1,241	2,482
Residual Capacity After Potential Development's Impacts[6]	**16,703**	**2,513**	**5,814**	**11,944**	**10,179**	**11,611**	**7,224**

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2022.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua June 2022 Development Monitoring Report.
5 Trip Distribution: Segment 1 - 25%; Segment 2- 25%; Segment 3 - 10%; Segment 4 - 15%; Segment 5 - 25%; Segment 6 - 100%; Segment 7 - 10%; Segment 8 - 10%; Segment 9 - 5%; Segment 13 - 5%; Segment 14 - 3%; Segment 16 - 5%; Segment 17 - 10%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 6b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	Segment 1 (32): I-75 (From US 441 to North City Limits)[1]	Segment 2 (31): I-75 (From US 441 to South City Limits)[1]	Segment 3 (4127): US 441 (From MPO Boundary to CR 25A East Intersection)[1]	Segment 4 (106): US 441 (From CR 25A East Intersection to SR 235)[1]	Segment 5 (107): US 441 (From SR 235 to I-75)[1]	Segment 6 (4107): US 441 (From I-75 to CR 235A)[1]
PM Peak Hour Trips						
Maximum Service Volume[2]	8,250	8,250	3,870	4,110	3,510	3,510
Existing Traffic[3]	3,098	5,875	1,800	1,732	2,145	2,652
Reserved Trips[4]	19	19	5	452	199	171
Available Capacity[4]	5,133	2,356	2,065	1,926	1,166	687
Maximum AADT Generated by Amendment[5]	623	623	249	374	623	2,490
Residual Capacity After Potential Development's Impacts[6]	**4,510**	**1,733**	**1,816**	**1,552**	**792**	**-1,803**

Traffic System Category	Segment 7 (14): US 441 (From CR 235A to NW 188th St)[1]	Segment 8 (108): SR 235 (From NW 143rd Pl to US 441)[1]	Segment 9 (109): SR 235 (From US 441 to NW 140th St)[1]	Segment 13 CR 241 (From CR 235 to South City Limits)[1]	Segment 14: CR 2054 (From SR 235 to West City Limits)[1]	Segment 16: CR 235A (From US 441 to North City Limits)[1]	Segment 17: CR 235A (From US 441 to CR 235)[1]
PM Peak Hour Trips							
Maximum Service Volume[2]	3,870	1,290	1,290	1,881	1,359	1,359	1,359
Existing Traffic[3]	2,114	893	689	572	395	133	504
Reserved Trips[4]	129	1	10	131	0	85	12
Available Capacity[4]	1,627	396	591	1,178	964	1,141	843
Maximum AADT Generated by Amendment[5]	249	249	125	125	75	125	249
Residual Capacity After Potential Development's Impacts[6]	**1,378**	**147**	**466**	**1,053**	**889**	**1,016**	**594**

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2022.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua June 2022 Development Monitoring Report.
5 Trip Distribution: Segment 1 - 25%; Segment 2- 25%; Segment 3 - 10%; Segment 4 - 15%; Segment 5 - 25%; Segment 6 - 100%; Segment 7 - 10%; Segment 8 - 10%; Segment 9 - 5%; Segment 13 - 5%; Segment 14 - 3%; Segment 16 - 5%; Segment 17 - 10%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: Policy 1.1.a of the Comprehensive Plan Transportation Element establishes the Level of Service ("LOS") Standards for transportation facilities. For roadways monitored for concurrency, the LOS Standard is evaluated based upon the project's impact to the PM Peak Hour. The proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from I-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Potable Water Impacts

Table 7. Potable Water Impacts

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
Available Capacity	750,651
Projected Potable Water Demand from Application[3]	155,888
Residual Capacity	**594,763**
Percentage of Permitted Design Capacity Utilized	**74.14%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua June 2022 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code.*

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

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

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
Available Capacity	525,282
Projected Sanitary Sewer Demand from Application[3]	155,888
Residual Capacity	**369,394**
Percentage of Permitted Design Capacity Utilized	**75.37%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua June 2022 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code.*

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

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	73,024	7,851.88
Reserved Capacity[2]	17,933.28	3,272.82
Demand Generated by Application[3]	18,330	3,345.22
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).*
2 *City of Alachua June 2022 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
4 *New River Solid Waste Facility, April 2022.*

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

Recreational Impacts

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Impacts

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT "A"

TO

TOMOKA HILLS FARMS, INC. (TOMOKA HILLS NON-RESIDENTIAL)
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

Table 4.1-1. Table of Allowed Uses

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

Use Category/Use Type	CSV	A	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)

Dwelling, mobile home		P					P	P																4.3.1(A)(1)
Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)

Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7–14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S											A		
Roominghouse				S	S	S			P	P														
PUBLIC AND INSTITUTIONAL USES																								
Community services																								
Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)

Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Day care																								
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)
Educational facilities																								
College or university							S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																								
Government maintenance,													S	S	P		P	P	P	A			A	4.3.2(D)

storage, and distribution facility																								
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)

Institutions																							
Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S							S	S	P		P	P						A		A		
Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)

area, or with accessory schools, day care centers with more than 50 children, or recreational facilities																								
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P				P					
Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	

Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)

Passenger terminal, surface transportation												S		P	P	P	P	P	A					
Utilities																									
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)

Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								
Non-medical marijuana cultivation																								
Animal husbandry																								
General use category		P																						
Horticulture																								
General use category		P																						
Agriculture support and services (directly related)																								

Agricultural processing		P																					4.3.3(A)(1), (2)
Agri-education		P																					4.3.3(A)(1)
Agri-entertainment		P																					4.3.3(A)(1)
Custom operator		P																					4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																					4.3.3(A)(1), (3)
Equestrian facility		P													S		S						4.3.3(A)(1)
Farm co-op		P																					4.3.3(A)(1)
Farm machinery repair		S																					4.3.3(A)(1)
Farm market		P																		A			4.3.3(A)(1)

Farm produce stand		P																		A				4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																						4.3.3(A)(1)
Nursery, commercial		S																		A				4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S								P									4.3.3(A)(1), (4)
Pet farm		P																						4.3.3(A)(1)
Sawmill		S																						4.3.3(A)(1), (5)
Stable		P																						4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																									
Agricultural research facility		P														P	P	P						4.3.3(B)(1)

Animal care business		P															P							
Auction arena for livestock		S															S	S						
Central farm distribution hub for agricultural products		P															P	P						4.3.3(B)(1)
Equestrian facility		P																						4.3.3(B)(2)
Fair grounds		S																		A				
Farm machinery repair		P													P		P							
Farm machinery sales, rental, and service		P													P		P			A				
Stable		P																						4.3.3(B)(3)
Animal sales, service and care																								
Animal hospital		P											P		S					A				4.3.3(C)(1)

Animal shelter		S										S							A				4.3.3(C)(2)
Animal grooming		P										P	P	P			P		A				
Kennel, indoor		P						S	S		S	P		S	P	P			A		A		4.3.3(C)(3)
Kennel, outdoor		P										P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P										P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																								
Eating establishments																								
Ice cream shop								S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only								S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating								S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service												P		P	S	S			A			A	4.3.4(A)(2)

Specialty eating establishment									S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																								
Conference center		S							S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																						4.3.4(B)(2)
Industrial services																								
Building, heating, plumbing, or electrical contractors																P	P	P		A				
Electric motor repair																		P						4.3.4(C)(1)
Fuel oil distributor																		P						
General industrial service													P	P	P	P	P	P					A	

Heavy equipment sales, rental, or repair														P			P						4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities													P	P	P								A	4.3.4(C)(3)
Machine shop														S			P							4.3.4(C)(1)
Repair of scientific or professional instruments													S	S	P	P	P			A			A	
Tool repair														S	P	P	P							4.3.4(C)(1)
Manufacturing and production																								
Asphalt/concrete batch plant																	S							4.3.4(D)(1)
Manufacturing, heavy [1]																	P							4.3.4(D)(1)
Manufacturing, light															P	P	P			A			A	

Medical marijuana processing																								
Medical radioisotope laboratory															P									
Non-medical marijuana processing																								
Offices																								
Business services										P	P	P	P	P	P				A		A	A		
Financial services										P	P	P	P	P	P				A		A	A		
Professional services									S	P	P	P	P	P	P				A		A	A		
Radio and television broadcasting studio												P	P	P	P	P	P		A			A		
Sales												P	P	P	P				A		A	A		
Parking, commercial																								

Parking lot												P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure												P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																								
Banquet hall												P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor								S	S			P	P	P	P		P	P	A	A	A	A	
Internet Café/simulated gaming establishment																							
Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	
Private club or lodge, with seating capacity of 300 or		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	

greater in main activity area																								
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)

Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)
Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P	P		A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								

Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)
Large-scale retail establishments · 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments · 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								

All uses												P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret														P										4.3.4(I)
Sexually oriented media store														P										4.3.4(I)
Sexually oriented motion picture theater														P										4.3.4(I)
Sex shop														P										4.3.4(I)
Vehicles, sales and services																								
Automobile body shop														P		P	P							4.3.4(J)(1)
Automobile parts sales												S		P		P	P		A					
Automobile rental and sales												S		P					A					4.3.4(J)(2)

Automobile repair and servicing		S												S		P	P		A				4.3.4(J)(3)
Automobile service station											S	S	P	P		P	P		A				
Automobile service station with wash and detail														P					A				
Boat and marine rental and sales												P		P					A				4.3.4(J)(4)
Carwash or auto detailing														P					A				4.3.4(J)(5)
Gasoline sales											S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales														P			P		A				4.3.4(J)(2)
Taxicab service												P	P	P					A				
Tire sales and mounting												P		P					A				4.3.4(J)(7)
Towing service														P					A				4.3.4(J)(8)

Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								
Cold storage plant																		P						
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																	S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)

Warehouse (storage)																P	P	P		A				4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																		P						
Incinerator		S																S						
Landfill		S																S	S					
Landspreading of wastes		S																S						
Recycling dropoff center															S		S	S		A		A	A	4.3.4(M)(1)
Recycling and salvage center		S																P						4.3.4(M)(2)

Salvage and junkyard																		P							4.3.4(M)(3)
Tire disposal or recycling																		S							4.3.4(M)(3)
Waste composting		S																P							
Wholesale sales																									
All uses															S	P	P	P							

[1] This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

EXHIBIT "B"

TO

TOMOKA HILLS FARMS, INC. (TOMOKA HILLS NON-RESIDENTIAL)
SITE SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 23, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Tomoka Hills Non-Residential SSCPA and Rezoning Applications

Dear Mr. Brashier:

On June 22, 2022, the City of Alachua received your revised applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of on behalf of Tomoka Hills Farms, Inc. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **July 12, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 28, 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 hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, June 28, 2022***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, July 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, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

June 22, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Nonresidential Resubmittal – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning (Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Community Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Community Commercial (CC). The intents of these requests are to allow for the development of nonresidential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

June 8, 2022

Sent via electronic mail

Mr. Justin Tabor, AICP, Principal Planner
City of Alachua, Planning & Community Development Department
Post Office Box 9
Alachua, Florida 32615

RE: Response to Planning Assistance Team (PAT) Comments regarding:
Tomoka Hills Nonresidential Small-scale Comprehensive Plan Amendment (SsCPA) Application
Tomoka Hills Nonresidential Site-specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Justin:

The above-referenced applications have been revised per the comments provided in the PAT letter issued May 23rd, 2022. Detailed responses to these comments are provided below. Original comments are provided in standard font; responses are provided in **bold font.**

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1. LSCPA & REZONING APPLICATIONS

a. The proposed applications are entitled "Tomoka Hills Office", however, the proposed land use and zoning categories are Commercial and Commercial Intensive (CI), respectively. In addition to office uses, the proposed land use and zoning categories allow several other use types, including but not limited to retail, including large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. As such, the applications should be retitled. Suggestion: "Tomoka Hills Commercial".

Applications were renamed "Tomoka Hills Nonresidential" to reflect the diversity of uses possible in the Commercial land use category and CC zoning district. The Rezoning application has been revised to propose CC rather than CI.

b. General Comment: Throughout the applicant's justification reports, allusions are made to the use of the property for the development of office buildings. While the intent may be to construct office buildings, consideration must be given to and acknowledged within the applicant's reports that there are several other uses permitted within the Commercial land use designation and the Commercial Intensive (CI) zoning district, such as large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. Please address.

Greater emphasis has been put on the diversity of uses possible in the Commercial land use designation and CC zoning district. The rezoning application has been revised to propose CC rather than CI. Revised language throughout is similar to the explanation below.

"The driving factor behind these requests is the construction of office buildings and their associated infrastructure. However, these office buildings will not take up the entire ±45.3-acre property and will be part of a larger master planned development on this project site and potentially beyond in the future. The land area proposed for land use change and rezoning in these applications will allow for cohesive nonresidential mixed-use development that is pedestrian and multi-modal friendly in its design and inclusive of several of the nonresidential uses possible in the Commercial land use district and CC zoning district."

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

c. Executive Summary – Existing Maximum Permitted Intensity: The reports state the maximum permitted intensity is 394,653 square feet, based upon the maximum 20% lot coverage permitted within the Agricultural (A) zoning district per Table 5.1-1. The identification of a 'maximum permitted intensity' of 394,653 square feet appears as though the existing land use/zoning categories would permit commercial uses. Typically, the residential density of lands zoned Agricultural (A) are considered when comparing the existing and proposed zoning districts. Please address.

The executive summary has been revised to reflect the maximum permitted density of the existing land use/zoning, rather than the maximum permitted intensity. Per Table 5.1-1., the max. gross density for the Agricultural (A) district is 0.2 du/acre, which would yield a maximum theoretical density of ±9 dwelling units.

d. *Concurrency Impact Analysis*

a. The Concurrency Impact Analysis considers a 'realistic expectation of intensity' of 100,000 square feet of office space. The maximum permitted intensity within the proposed land use and zoning districts is 986,634 square feet. This yields a FAR of 0.10 for the 'realistic expectation of intensity'. Based upon previous Staff analysis, a more realistic FAR is 0.20 – 0.25. Please address.

Based on previous work by the applicant and agent, a 0.10-0.15 FAR is a more realistic expectation for nonresidential, suburban-style development, once factors including parking, stormwater management, setbacks, and buffers are considered. This FAR range is consistent with the retail shopping centers and out parcels located nearby along US 441. The calculations for the realistic expectation of intensity have been revised to reflect a 0.15 FAR.

b. Please revise the net change to consider the revisions to be made per comment 1.c.

The net change row has been removed in consideration of the revisions to be made per comment 1.c., given a difference between number of dwelling units and commercial square footage cannot be calculated.

c. Please revise Table 3.a. to consider the revisions to be made per comment 1.c.

Table 3.a. has been revised to consider the revisions to be made per comment 1.c.

d. Several other uses are permitted within the Commercial land use category and the Commercial Intensive (CI) zoning district that would generate greater demand than office uses. A mix of commercial uses should be selected when considering the maximum potential trip generation.

The trip generation tables have been revised to consider a mix of possible commercial uses—namely, office, restaurant, and shopping center.

e. Please review the trip distribution of Segment 13. Presently 25% of project trips are distributed to this segment when only 15% of project trips are distributed to connecting road segments.

The trip distribution map and calculations in Tables 4a and 4b will be revised. The map will be revised to a 5% distribution on segment 13; a 10% distribution on Segment 8; and a 0% distribution on Segment 15. The calculations were revised to reflect the changes made to the trip generation table per comment 1.d.d. as well as the new distribution percentages.

e. *Comprehensive Plan Consistency Analysis*

a. Policy 1.3.e, FLUE: In response to this policy, the applicant states *"this extension (of commercial land use) is compatible with the **planned uses** of the surrounding area…"* The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In considering consistency with this policy, the existing uses and existing land use categories of surrounding lands must be considered. Please address how the extension of Commercial land use on the subject property "*is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands."*

The application proposes an extension of the existing Commercial land use, which abuts the property to its north. While the land on the property's east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multimodal-oriented in design. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

Furthermore, one might take a more expansive view of what can be considered "surrounding", beyond the land that is immediately abutting the subject property. In the surrounding area of the project site, uses include a major highway interchange; Santa Fe High School; a shopping plaza, inclusive of a Publix supermarket; a new hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning underway on CR 235A for Santa Fe Crossings, a future mixed-use development. Thus, while the immediately adjacent land abutting the property may be agricultural, the existing land uses and land use categories of the surrounding area are compatible with this request. It also demonstrates how the character and development patterns are changing in this portion of the City.

b. Policy 1.3.e, FLUE: The application states the intent is to develop two (2) office buildings. Please clarify the following statement: "…the requested changes to Commercial FLU and Commercial Intensive (CI) zoning will allow for a ***range and mixture of nonresidential uses and opportunities***…"

Revisions throughout the documents have been made consistent with the text provided below.

"While the creation of two (2) office buildings is the driving factor in these requests, the office buildings will not utilize the entirety of the ±45-acre site. The offices merely represent the beginning of a larger development program. The remainder of the area will be used for the creation of a well-considered, master-planned area. This is possible with the Commercial FLU and CC zoning, as they allow a range and mixture of nonresidential uses and opportunities."

c. Objective 5.2., FLUE: The applicant states, *"As demonstrated (in Section 3), there is adequate capacity in utility facilities to ensure the adopted level of service standards would be maintained in either development scenario of the property."* The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible

during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

d. Policy 5.2.a, FLUE, The applicant states, *"As demonstrated in (Section 3), there is adequate capacity to accommodate any development of the property to follow this land use amendment/rezoning request."*

i. The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

ii. Please clarify the statement "there is adequate capacity to accommodate ***any*** development of the property".

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

e. Please respond to the following Comprehensive Plan GOPs:

i. Policy 1.1.a, Transportation Element;

Comprehensive Plan Transportation Element Policy 1.1.a has been added to the Comprehensive Plan Consistency Analysis section of both applications to address the City's established Level of Service Standards for roadway segments at PM peak. The response addresses how development of the property will not cause a lowering of Level of Service Standards for affected roadway segments.

ii. Objective 1.7, Policy 1.7.a: Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features.

It is assumed that this comment refers to Objective 1.7 and Policy 1.7.a. of the Conservation and Open Space Element of the Comprehensive Plan. These two items have been added to the Comprehensive Plan Consistency Analysis section of both applications.

f. A portion of land located centrally within the subject property is identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area is warranted and shall be required in order to support that commercial uses may potentially be developed within this area.

Based on available topographic data, the "pits and dumps" soil type on the subject property appears to be in a lower-lying area. Development in lower-lying areas is unlikely to occur. The area will instead likely be used for open space or stormwater management. Geotechnical exploration will be performed prior to any development occurring on the property. This exploration will include investigation of this area by the geotechnical engineer, who will be able to provide appropriate recommendations for construction within this area.

2. ***LSCPA APPLICATION***

a. *Urban Sprawl Analysis*

i. The application states the intent is to develop two (2) office buildings. Please clarify the following statement in response to Chapter 163.3177(6)(a)9.a.(I): *"the subject property… is large enough to a allow for a mixed use development, with an urban form…"*

The driving factor behind these requests is the development of two (2) office buildings. However, these office buildings and their required infrastructure will not occupy the entire ±45.3 acres. This can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses. Master planning a property of this size will allow cohesive planning and a pedestrian-friendly urban form, rather than radial, strip, isolated, or ribbon patterns of development.

ii. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(III), please clarify how the proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

The response to Chapter 163.3177(6)(a)9.a.(III) has been expanded upon to explain in greater detail how the proposed amendment will not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

The proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban development by virtue of the fact that the project site is not in an isolated area emanating from existing urban developments. Rather than being isolated, it is immediately proximate to urbanized development, with nonresidential uses including a major highway interchange; a public high school; a hotel; a shopping center inclusive of a major grocer; and a slate of quick service restaurants, both existing and planned. The area of the City the project site is situated within is also seeing multiple potential future developments on the horizon, with pending projects including Santa Fe Crossings, a potential future mixed use project; the Alachua West Subdivision; Camel Car Wash; Alachua Tire; further development of High Point Crossing; a new Alachua County Fire Rescue Station; and development to follow the approval of the Tomoka Hills SsCPA and rezoning applications, which will be heard at second reading on June 13th, 2022.

The application proposes an extension of the existing Commercial land use, which abuts the property to its north. While the land on the property's east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multimodal-oriented in design. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

iii. In response to Chapter 163.3177(6)(a)9.a.(V), the applicant states, "*Land to the project site's west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant, and agriculture is not the primary use of the property*." While not used for an active agricultural operation, Chapter 163.3177(6)(a)9.a.(V) also addresses passive agricultural activities. Please address.

The term "passive agricultural activities" is not defined in the 2021 Florida Statute or by the City of Alachua. The only instance of this term that can be found in the 2021 Florida Statutes is in Chapter 163.3177(6)(a)9.a.(V). It is unclear what activities this term includes. The land in question is not used for any purpose currently. In the future, it may be included in a larger master planned development, but the property owner has no intention of using the property for agriculture. In addition to agricultural uses, the

Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

iv. In response to Chapter 163.3177(6)(a)9.a.(VIII), please clarify the following statement: "*As demonstrated in Section 3 of this report, the Level of Service standards for roads, potable water, sanitary sewer, and solid waste will not be lowered by development*…"

a. Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
b. Please clarify the statement. Any future development would have impacts that will lower the available capacity of public facilities.

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

v. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(IX), please clarify how the proposed amendment provides a separation of rural and urban uses.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding *area* of Alachua is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

The proposed amendment provides a separation of rural and urban uses by virtue of the fact that the context area of the property consists of urban, rather than rural, uses.

vi. The application states the intent is to develop two (2) office buildings. In response to Chapter 163.3177(6)(a)9.a.(XI), please clarify the following statement: "*This SsCPA request will not fail to encourage a functional mix of uses. Commercial FLU designation will allow for a mix of non-residential uses…"*

The driving factor behind these requests is the development of two (2) office buildings. However, these buildings can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses. Master planning a property of this size will allow a cohesive and functional urban form that is multimodal and pedestrian-friendly.

b. *Needs Analysis*

a. Please revise the net change to consider the revisions to be made per comment 1.c.

The net change has been removed in response the revisions to be made per comment 1.c., as calculating the difference between number of dwelling units and square feet of nonresidential development is not possible.

3. ***REZONING APPLICATION***

a. Section 2., Statement of Proposed Change: Please verify the proposed zoning district in paragraph 1.

The proposed zoning district is Community Commercial (CC).

b. *Consistency with LDRs*

a. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(c), please elaborate upon how the proposed amendment would result in a logical and orderly development pattern.

The proposed amendment will result in a logical and orderly development pattern in two primary ways. First, the subject property abuts land in the CI zoning district to its north, and land in the A zoning district to its west, east, and south. The proposed zoning district for the property—CC—will complement the business-oriented uses allowed in CI, while maintaining compatibility with A, due to the reduced number of uses allowed in CC compared to CI. Second, Rezoning the ±45.3-acre area to CC will allow for a holistic and cohesive master plan for the property. A master plan for the ±45.3 acres, as opposed to piecemeal, acre-by-acre development, will allow for a logical, orderly mix of nonresidential uses, all of which allowed and made possible with the CC zoning district.

b. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(e), please elaborate upon how the proposed Commercial Intensive (CI) zoning is not incompatible with the adjacent lands zoned Agricultural (A).

The proposed CC zoning district is not incompatible with the adjacent land zoned Agricultural A for multiple key reasons:

- **The CC zoning district creates a commercial gradient on the property as one moves south and away from US 441. This gradient goes from the broad list of intensive commercial uses permitted in the land zoned CI north of the property to the more narrow, community-focused uses allowed in CC. These focused uses are compatible with the potential uses in A.**
- **In addition to agricultural uses, the Agricultural FLU classification and zoning district allow for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the nonresidential uses allowed by Commercial FLU and CC Zoning.**
- **All agriculturally-zoned land that abuts the subject property is under common ownership by the applicant. The landowner intends to ultimately master-plan their property with a mixture of residential and nonresidential uses that will be entirely compatible with the CC zoning district. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.**

c. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning will not deviate from the development pattern of the surrounding zoning districts.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding *area* of Alachua is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

d. The application states the intent is to develop two (2) office buildings. In response to Section 2.4.2(E)(1)(h), please clarify the following statement: "*The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CI*."

The two (2) office buildings alluded to throughout the presentation are the driving factor behind this request. However, it is correct to state that a range of nonresidential uses are possible in CC, as demonstrated in LDR Table 4.1-1, and that the subject property, at ±45.3 acres, is large enough to accommodate many uses. The office buildings and their associated infrastructure will not occupy all ±45.3 acres. The intent for the remainder of the land area is a master-planned development with a mixture of nonresidential uses, all made possible with CC zoning.

e. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning is related to the adjacent and surrounding Agricultural (A) zoning on lands to the east, south and west.

Section 2.4.2(E)(1)(g) states that a proposed amendment should not deviate from the development pattern, both established and as proposed by surrounding zoning districts. The proposed amendment is in alignment with the established urban development pattern in the area, and complements what is possible on adjacent CI-zoned land. Examples include the new quick service restaurants; plans for new car wash and service establishments; the nearby shopping center inclusive of a Publix supermarket; and the additions to High Point Crossing, including a new hotel. The planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as detailed in the City's 2036 Long Range Transportation Plan, further demonstrates that this is a logical extension of the current development pattern.

The land zoned Agricultural to the site's east, south, and west, has no established development pattern. However, in addition to agricultural uses, the Agricultural FLU and Zoning allow for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

f. In response to Section 2.4.2(E)(1)(j), please clarify the following statement: "*As (Section 3) demonstrates, there is capacity to accommodate the theoretical maximum development scenario based on this proposed amendment.*" Impacts to public facilities must consider the maximum potential demand, not a 'theoretical' development scenario.

Section 3 includes calculations considering both a maximum development scenario and a realistic development scenario. Section 3 indicates that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario.

While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

g. Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features. Please address in response to Section 2.4.2(E)(1)(k).

The project site lies within the Sensitive Karst Area of the County, per publicly-available GIS resources. An Environmental Resource Assessment will be conducted on the property prior to development occurring. Development plans and stormwater calculations will comply with LDR §6.9.3(3) and all applicable Suwannee River Water Management District criteria as necessary.

h. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 3.5.1(A), please clarify the following statement: *"…the property abuts land currently zoned CI, indicating the area has previously been deemed appropriate for CI."*

While the land on the property's east, west, and south is zoned Agricultural (A), the land to the property's north is zoned CI, as is much of the surrounding land. This indicates an intention for the area, proximate to US 441 and I-75, to be developed in a commercial fashion. Though the subject site is not immediately abutting US 441, it is nearby, and the requested zoning district would continue this commercial trend. The planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as detailed in the City's 2036 Long Range Transportation Plan, further demonstrates that this is a logical extension of the current development pattern.

i. Section 3.5.2(E) describes the Commercial Intensive (CI) zoning district as follows: "The CI District is established and intended to provide lands and facilitate **highway-oriented development opportunities** within the City, for uses that require high public visibility and an accessible location. **The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange**." While located proximate to the US 441/I-75 interchange, the subject property does not front a major arterial or highway, nor is it readily accessible from major arterials or other main thoroughfares. Please address.

The rezoning application has been revised to request Community Commercial (CC) zoning, rather than Commercial Intensive (CI) zoning, for the property. Section 3.5.2.(E) in the report has been replaced with Section 3.5.2.(C). The response to this section explains that, while the subject property does not currently have direct access to US 441, a fourth leg of the intersection of US 441 and NW 167th Boulevard is planned, per the Proposed Projects List of the City's 2036 Long Range Transportation Plan. This new leg will extend directly to and through the subject property, making it readily accessible by the major arterial. This connection will be created as part of a larger master plan for the property.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 23, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Tomoka Hills Office (Commercial)
Small Scale Comprehensive Plan Amendment (SSCPA) & Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Mr. Brashier:

On April 28, 2022, the City of Alachua received your application for a SSCPA and Rezoning applications on behalf of Tomoka Hills Farms, Inc. The SSCPA application proposes to amend the Future Land Use Map (FLUM) Designation from Agriculture to Commercial on a ±45.3 acre subject property, and the Rezoning application proposes to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±45.3 acre subject property, comprised of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. A completeness review was performed on May 5, 2022 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed. A meeting to discuss these comments may be scheduled upon request.

Please address all insufficiencies 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 each application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the applications may be scheduled for the **July 12, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. ***LSCPA & Rezoning Applications***
   a. The proposed applications are entitled "Tomoka Hills Office", however, the proposed land use and zoning categories are Commercial and Commercial Intensive (CI), respectively. In addition to office uses, the proposed land use and zoning categories allow several other use types, including but not limited to retail, including large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain

industrial uses, etc. As such, the applications should be retitled. Suggestion: "Tomoka Hills Commercial".

b. General Comment: Throughout the applicant's justification reports, allusions are made to the use of the property for the development of office buildings. While the intent may be to construct office buildings, consideration must be given to and acknowledged within the applicant's reports that there are several other uses permitted within the Commercial land use designation and the Commercial Intensive (CI) zoning district, such as large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. Please address.

c. Executive Summary – Existing Maximum Permitted Intensity: The reports state the maximum permitted intensity is 394,653 square feet, based upon the maximum 20% lot coverage permitted within the Agricultural (A) zoning district per Table 5.1-1. The identification of a 'maximum permitted intensity' of 394,653 square feet appears as though the existing land use/zoning categories would permit commercial uses. Typically, the residential density of lands zoned Agricultural (A) are considered when comparing the existing and proposed zoning districts. Please address.

d. Concurrency Impact Analysis

   a. The Concurrency Impact Analysis considers a 'realistic expectation of intensity' of 100,000 square feet of office space. The maximum permitted intensity within the proposed land use and zoning districts is 986,634 square feet. This yields a FAR of 0.10 for the 'realistic expectation of intensity'. Based upon previous Staff analysis, a more realistic FAR is 0.20 – 0.25. Please address.
   b. Please revise the net change to consider the revisions to be made per comment 1.c.
   c. Please revised Table 3.a. to consider the revisions to be made per comment 1.c.
   d. Several other uses are permitted within the Commercial land use category and the Commercial Intensive (CI) zoning district that would generate greater demand than office uses. A mix of commercial uses should be selected when considering the maximum potential trip generation.
   e. Please review the trip distribution of Segment 13. Presently 25% of project trips are distributed to this segment when only 15% of project trips are distributed to connecting road segments.

e. Comprehensive Plan Consistency Analysis

   a. Policy 1.3.e, FLUE: In response to this policy, the applicant states "this extension (of commercial land use) is compatible with the ***planned uses*** of the surrounding area…" The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In considering consistency with this policy, the existing uses and existing land use categories of surrounding lands must be considered. Please address how the extension of Commercial land use on the subject property "*is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands*."
   b. Policy 1.3.e, FLUE: The application states the intent is to develop two (2) office buildings. Please clarify the following statement: "…*the requested changes to Commercial FLU and Commercial Intensive (CI) zoning will allow for a* ***range and mixture of nonresidential uses and opportunities***…"

c. Objective 5.2., FLUE: The applicant states, "*As demonstrated (in Section 3), there is adequate capacity in utility facilities to ensure the adopted level of service standards would be maintained in either development scenario of the property.*" The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

d. Policy 5.2.a, FLUE, The applicant states, "*As demonstrated in (Section 3), there is adequate capacity to accommodate any development of the property to follow this land use amendment/rezoning request."*

i. The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

ii. Please clarify the statement "there is adequate capacity to accommodate ***any*** development of the property".

e. Please respond to the following Comprehensive Plan GOPs:

i. Policy 1.1.a, Transportation Element;

ii. Objective 1.7, Policy 1.7.a: Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features.

f. A portion of land located centrally within the subject property is identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area is warranted and shall be required in order to support that commercial uses may potentially be developed within this area.

2. *LSCPA Application*

a. *Urban Sprawl Analysis*

i. The application states the intent is to develop two (2) office buildings. Please clarify the following statement in response to Chapter 163.3177(6)(a)9.a.(I): "*the subject property… is large enough to a allow for a mixed use development, with an urban form…"*

ii. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(III), please clarify how the proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

iii. In response to Chapter 163.3177(6)(a)9.a.(V), the applicant states, "*Land to the project site's west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant, and agriculture is not the primary use of the property.*" While not used for an active agricultural operation, Chapter 163.3177(6)(a)9.a.(V) also addresses passive agricultural activities. Please address.

iv. In response to Chapter 163.3177(6)(a)9.a.(VIII), please clarify the following statement: "*As demonstrated in Section 3 of this report, the Level of Service standards for roads, potable water, sanitary sewer, and solid waste will not be lowered by development…"*

(a) Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
(b) Please clarify the statement. Any future development would have impacts that will lower the available capacity of public facilities.

v. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(IX), please clarify how the proposed amendment provides a separation of rural and urban uses.

vi. The application states the intent is to develop two (2) office buildings. In response to Chapter 163.3177(6)(a)9.a.(XI), please clarify the following statement: *"This SsCPA request will not fail to encourage a functional mix of uses. Commercial FLU designation will allow for a mix of non-residential uses…"*

a. Needs Analysis

i. Please revise the net change to consider the revisions to be made per comment 1.c.

3. *Rezoning Application*

a. Section 2., Statement of Proposed Change: Please verify the proposed zoning district in paragraph 1.

b. Consistency with LDRs

a. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(b), please elaborate upon how the proposed amendment would result in a logical and orderly development pattern.
b. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(e), please elaborate upon how the proposed Commercial Intensive (CI) zoning is not incompatible with the adjacent lands zoned Agricultural (A).
c. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning will not deviate from the development pattern of the surrounding zoning districts.
d. The application states the intent is to develop two (2) office buildings. In response to Section 2.4.2(E)(1)(h), please clarify the following statement: "*The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CI.*"
e. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning is related to the adjacent and surrounding Agricultural (A) zoning on lands to the east, south and west.
f. In response to Section 2.4.2(E)(1)(j), please clarify the following statement: "*As (Section 3) demonstrates, there is capacity to accommodate the theoretical maximum development scenario based on this proposed amendment*." Impacts to public facilities must consider the maximum potential demand, not a 'theoretical' development scenario.

g. Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features. Please address in response to Section 2.4.2(E)(1)(k).

h. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 3.5.1(A), please clarify the following statement: "*...the property abuts land currently zoned CI, indicating the area has previously been deemed appropriate for CI.*"

i. Section 3.5.2(E) describes the Commercial Intensive (CI) zoning district as follows: "*The CI District is established and intended to provide lands and facilitate* ***highway-oriented development opportunities*** *within the City, for uses that require* ***high public visibility and an accessible location***. ***The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange***." While located proximate to the US 441/I-75 interchange, the subject property does not front a major arterial or highway, nor is it readily accessible from major arterials or other main thoroughfares. Please address.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 5, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Tomoka Hills Office Small Scale Comprehensive Plan Amendment (SSCPA) & Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Mr. Brashier:

On April 28, 2022, the City of Alachua received your application for a SSCPA and Rezoning applications on behalf of Tomoka Hills Farms, Inc. The SSCPA application proposes to amend the Future Land Use Map (FLUM) Designation from Agriculture to Commercial on a ±45.3 acre subject property, and the Rezoning application proposes to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±45.3 acre subject property, comprised of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000.

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

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

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

April 28, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Office – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning
(Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find three (3) copies of the following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

Also included in submittal are six (6) sets of mailing labels for all property owners within 400 feet of the subject property boundaries, and six (6) sets of mailing labels for individuals and organizations registered with the City to be notified for workshops and hearings.

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Commercial, Intensive (CI). The intents of these requests are to allow for the development of non-residential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

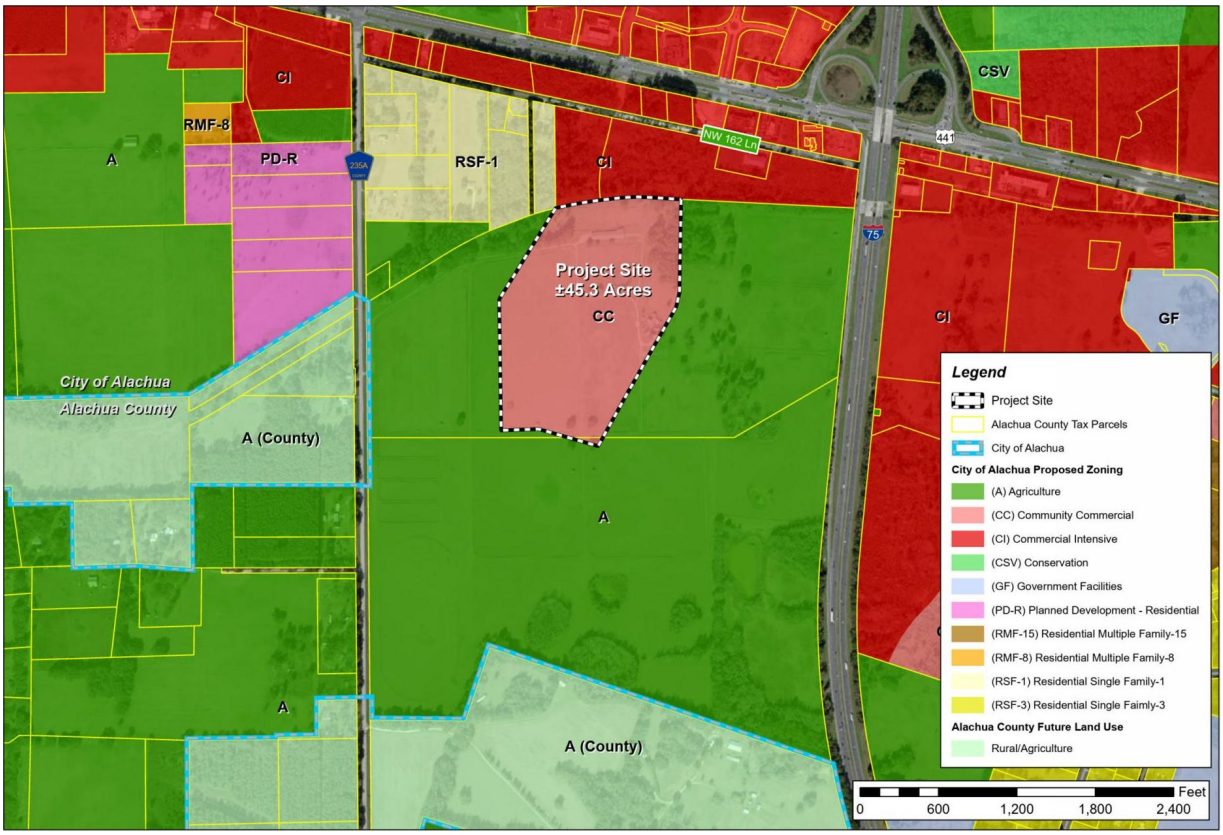
We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

Tomoka Hills Nonresidential

Rezoning Application on Alachua County Tax Parcels # 03873-000-000 and 03873-001-000



Prepared For: City of Alachua, Planning & Community Development

Prepared on behalf of: Tomoka Hills Farms, Inc.

Date: 6/22/2022 ~~4/28/2022~~
PN# 21-0025.08

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

Application Package
Table of Contents

1. **Cover Letter**
2. **Rezoning Application**
3. **Property Owner Affidavit**
4. **Legal Description**
5. **Deed, Property Appraiser Datasheets, and Tax Records**
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8. **Map Set**

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June 22, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Nonresidential Resubmittal – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning (Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Community Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Community Commercial (CC). The intents of these requests are to allow for the development of nonresidential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

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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: Tomoka Hills Office
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 08373-000-000 and 08373-001-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Agriculture
6. Existing Zoning Designation: Agriculture (A)
7. Proposed Zoning Designation: ~~Commercial, Intensive (CI)~~ *RESUBMITTED to propose Community Commercial (CC)*
8. Acreage: ±45.3 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig Brashier, AICP Title: Director of Planning
   Company (if applicable): CHW Professional Consultants
   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): Tomoka Hills Farms, Inc.
   Mailing Address: PO Box 147018
   City: Gainesville State: FL ZIP: 32614-7018

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. Consistent with Comprehensive Plan
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. Incompatible with Adjacent Lands
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. Adverse Effect on Local Character
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. Not Deviate from Pattern of Development
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. Encourage Sprawl
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. Spot Zoning
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

   x. Public Facilities
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

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

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

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

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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

Signature of Applicant

Signature of Co-applicant

Craig Brashier

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 28th day of April, 2022 by Craig Brashier

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

as identification.

NOTARY SEAL

TRINA LEMNAH
Notary Public - State of Florida
Commission # GG 314838
My Comm. Expires Mar 21, 2023
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

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City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: NW 173rd Street, Alachua, FL, 32615

Parcel ID Number(s): 03054-001-002; 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003; 03871-000-000; 03873-000-000; 03873-001-000

Acreage: ±347

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William J Shively Title: Title President, Secretary, Treasurer

Company (if applicable): Tomoka Hills Farms, Inc.

Mailing Address: PO Box 147018

City: Gainesville State: FL ZIP: 32614-7018

Telephone: Contact agent FAX: e-mail:

C. AUTHORIZED AGENT

Name: Craig Brashier Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: N/A e-mail: sethw@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, Florida Department of Environmental Protection, and all other pertinent government agencies.

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

William Shively

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Kentucky County of Fayette

The foregoing application is acknowledged before me this 23 day of March, 2022 by William Shively

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

NOTARY SEAL

Sueticia Rodgers

Signature of Notary Public, State of KY

Sueticia Ann Rodgers
Notary Public, ID KYNP36730
State at Large, Kentucky
My Commission Expires on Sept. 22, 2025

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

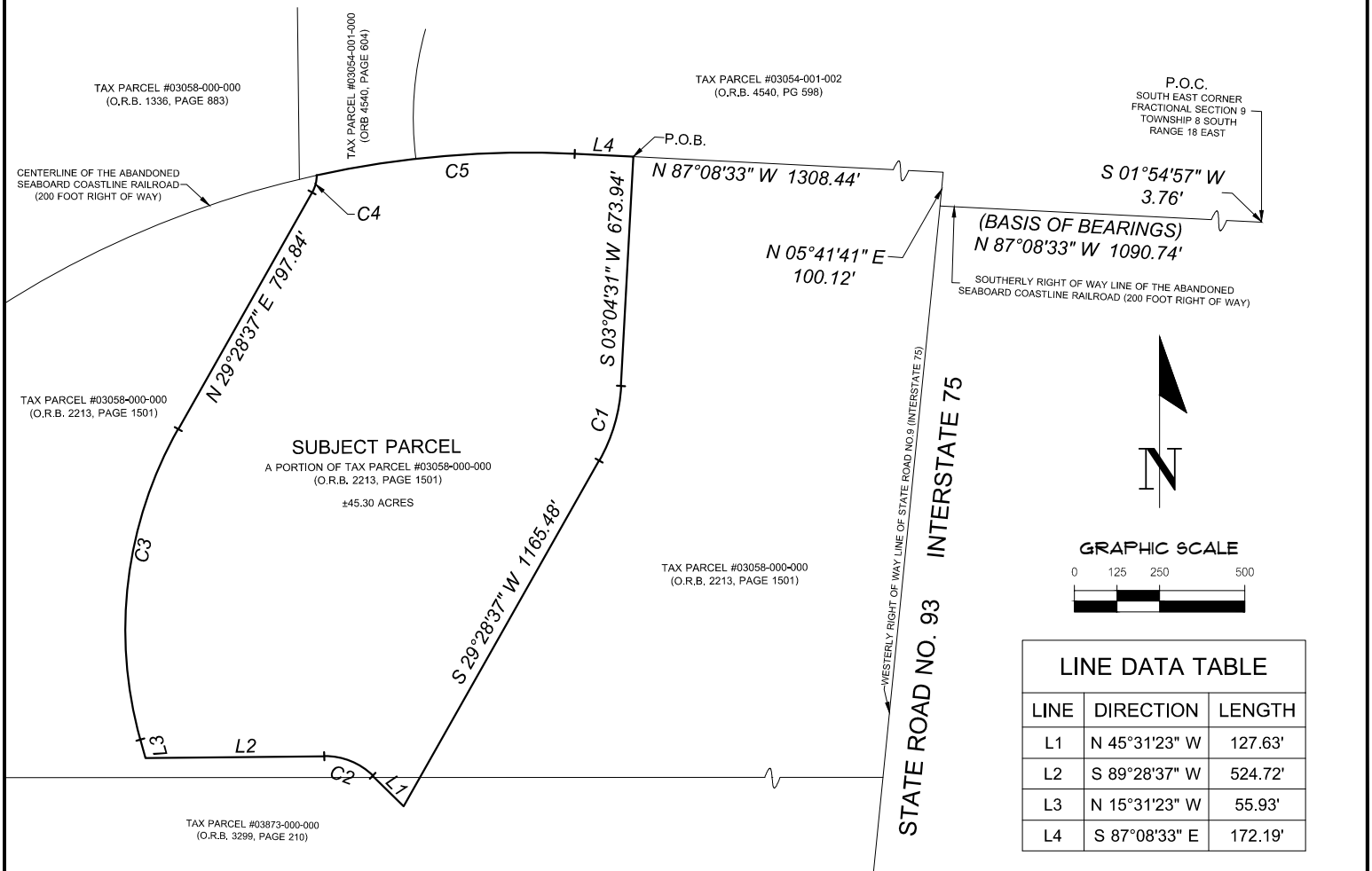
SITUATED IN FRACTIONAL SECTIONS 9, 16 & 37
(WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	230.40'	500.00'	26°24'06"	117.28'	228.36'	S 16°16'34" W
C2	157.08'	200.00'	45°00'00"	82.84'	153.07'	N 68°01'23" W
C3	942.48'	1200.00'	45°00'00"	497.06'	918.44'	N 06°58'37" E
C4	52.49'	100.00'	30°04'38"	26.87'	51.89'	N 14°26'18" E
C5	762.14'	2864.79'	15°14'34"	383.34'	759.90'	N 85°14'10" E

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 F.I.R.M. PANEL NO. 12001C 0120 D, EFFECTIVE DATE: JUNE 16, 2006.



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 45°31'23" W	127.63'
L2	S 89°28'37" W	524.72'
L3	N 15°31'23" W	55.93'
L4	S 87°08'33" E	172.19'

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 87°08'33" W OF THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD.

DESCRIPTION:

(SEE SHEET 2 OF 2)

CERTIFIED TO:

TOMOKA FARMS

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

ANDREW K. SMITH

Professional Surveyor & Mapper Fla. License No. 7132

DATE: 04-27-2022
TECHNICIAN: WES
CHECKED BY: AKS
PROJECT NUMBER: 21-0025

SCALE: 1" = 500'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1985 FLORIDA CA-5075

PARCEL DESCRIPTION

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 16 AND SECTION 37 (WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN S 01°54'57" W, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N 87°08'33" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1090.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN N 05°41'41" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY; THENCE RUN N 87°08'33" W, ALONG SAID RAILROAD CENTERLINE, A DISTANCE 1308.44 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN S 03°04'31" W, A DISTANCE OF 673.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 26°24'06", AND A CHORD BEARING AND DISTANCE OF S 16°16'34" W, 228.36 FEET; THENCE RUN SOUTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 230.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 29°28'37" W, A DISTANCE OF 1165.48 FEET; THENCE RUN N 45°31'23" W, A DISTANCE OF 127.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 68°01'23" W, 153.07 FEET; THENCE RUN NORTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 89°28'37" W, A DISTANCE OF 524.72 FEET; THENCE RUN N 15°31'23" W, A DISTANCE OF 55.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 06°58'37" E, 918.44 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 942.48 FEET TO THE PINT OF TANGENCY OF SAID CURVE; THENCE RUN N 29°28'37" E, A DISTANCE OF 797.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 30°04'38", AND A CHORD BEARING AND DISTANCE OF N 14°26'18" E, 51.89 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 52.49 TO THE END OF CURVE, ALSO BEING THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 15°14'34", AND A CHORD BEARING AND DISTANCE N 85°14'10" E, 759.90 FEET; THENCE RUN EASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 762.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 87°08'33" E, A DISTANCE OF 172.19 FEET TO THE POINT OF BEGINNING,

CONTAINING ±45.30 ACRES.

CERTIFIED TO:

TOMOKA FARMS

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

SEE SHEET ONE OF TWO

DATE: 04-27-2022
TECHNICIAN: WES
CHECKED BY: AKS
PROJECT NUMBER: 21-0025

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1999 FLORIDA CA-5075

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Meeting Materials
7. Justification Report
8. Map Set

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2207220 2 PGS
2006 JAN 18 04:18 PM BK 3299 PG 210
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#268482
Doc Stamp-Deed: 0.70

Prepared by Charles M. Gadd, Jr.
Clayton-Johnston, P.A.
18 NW 33rd Court
Gainesville, FL 32607

Parcel ID Number: 03873-000-000

Warranty Deed

This Indenture, Made this 18th day of January, 2006 A.D., **Between** William J. Shively

of the County of Alachua, State of Florida, **grantor,** and Tomoka Hills Farms, Inc., a corporation existing under the laws of the State of Florida

whose address is: P.O. Box 147018, Gainesville, FL 32614

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

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

Those certain lands as are more particularly described in the attached Exhibit "A" which is made apart hereof by reference.

Subject to taxes for 2006 and subsequent years.

Subject to restrictions and easements of record.

This deed is being given by the grantor to a corporation which he owns one hundred percent of the outstanding stock in and is a transfer of unencumbered property to a corporation wholey owned by grantor and is exempt from Florida Documentary Stamp Tax.

The grantor covenants and warrants that the above described property is neither his homestead nor his residence.

2207220

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

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

Signed, sealed and delivered in our presence:

Printed Name: Charles M. Gadd, Jr.
Witness

Printed Name: Jeannie Brazier
Witness

William J. Shively (Seal)
P.O. Address: P.O. Box 147018, Gainesville, Florida 32614-7018

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 18th day of January, 2006 by William J. Shively

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

Comm. number DD 235053
Expires: Aug 16, 2007

Printed Name: Charles M. Gadd, Jr.
Notary Public
My Commission Expires:

Notary Public State of Florida

A50761

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

EXHIBIT "A"

A tract of land situated in Fractional Section 16 and the William Garvin Grant, Township 8 South, Range 18 East, Alachua County, Florida, said tract of lane being more particularly described as follows:

Commence at a concrete monument at the Northeast corner of the aforementioned Fractional Section 16, Township 8 South, Range 18 East for a point of reference and run South 00 degs., 27 mins., 55 secs. West, a distance of 3.76 feet to the South right of way line of the Seaboard Coastline Railroad (200 foot right of way abandoned); thence run North 88 degs., 37 mins., 15 secs. West, along said right of way line of Interstate Highway No. 75 (300 foot tight of way); thence run South 04 degs., 11 mins., 43 secs. West along said right of way line , a distance of 1090.69 feet to the West right of way line of Interstate No. 75 a distance pf 1200.36 feet to a concrete monument at the intersection of the South line of that certain parcel of land described in Official Records Book 1195, at page 66 of the Public Records of Alachua County, Florida with said West right of way line, of Interstate Highway No.75 and the True Point of Beginning; thence continue South 04 degs., 11 mins., 43 secs. West, along said right of way line, a distance of 1257.04 feet to a concrete monument at the point of curvature of a 00 degs., 58 mins., 28 sec. curve, having a radius of 5879.58 feet, a total internal angle of 28 degs., 38 mins., 28 secs. and being concave to an Easterly direction; thence run Southeasterly, along the arc of the said right of way curve, an arc distance of 1734.82 feet to a concrete monument, said concrete monument being the Southeast corner of the certain parcel of land described in Official Records Book 742, at page 153 of the Public Records of Alachua County, Florida; thence run North 72 degs., 29 mins., 54 secs. West, along the South line of said parcel of land recorded in Official Records Book 742, at page 153, a distance of 2775.69 feet to a concrete monument; thence run South 17 degs., 05 mins., 50 secs. West, along said South line, a distance of 592.04 feet to a concrete monument; thence run South 89 degs., 04 mins., 44 secs. West, along said South line, a distance of 725.63 feet to the East right of way line of State Road No. S-235-A (100 foot right of way); thence run North 01 degs., 59 mins., 55 secs. West, along said right of way line, a distance of 2164.71 feet to a concrete monument at the Southwest corner of said parcel of land described in Official Records Book 1195, at page 66; thence ruin North 88 degs., 29 mins., 13 secs. East, along the South line of said parcel of land, a distance of 2807.17 feet to a concrete monument; thence run North 58 degs., 14 mins., 10 secs. East, along said South line, a distance of 917.09 feet to the True Point of Beginning.

INSTRUMENT # 2207220
2 PGS

Record 15.00
Doc. Stamps 4,368.00
Int.Tax
Total 4,399.00

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 01/25/1999 16:28
Document ID 1587372
Book/Page 2213/ 1501

DTAX 6,384.00

Prepared by and return to:
Philip A. DeLaney
Attorney at Law
Scruggs & Carmichael, P.A.
3426 N.W. 43rd Street, Suite B
Gainesville, Florida 32606
352-374-4120
File No.: **98-3148**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **January**, **1999** between

New Life Corporation of America, a Tennessee corporation
whose Social Security/FEIN Number is: [redacted]
whose post office address is
123 Walnut Drive, Hendersonville, Tennessee 37075
grantor, and

Tomoka Hills Farms, Inc., a Florida corporation
whose Social Security/FEIN Number(s) are: 59-3551165
whose post office address is
Post Office Box 141150, Gainesville, Florida 32614
grantee:

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

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

Legal Description Labeled Exhibit "A" Attached Hereto and By Reference Incorporated Herein

Parcel Identification Number: 03873-001-000

Subject to taxes for 1999 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TOGETHER WITH: Double Wide Mobile Home MVID numbers GEO729214 and GEO729215, which is permanently affixed to, a part of, and being sold with the real property described above.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998 .

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

New Life Corporation of America
a Tennessee corporation

Connie Olive
Witness Name:

By: Norvell L Olive
Norvell Olive
Executive Director

Carolyn S. Hodges
Witness Name:

(Corporate Seal)

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me this 21st day of January, 1999 by Norvell Olive, Executive Director of New Life Corporation of America, a Tennessee corporation, on behalf of the corporation. He/she is personally known to me or has produced a Driver's License as identification.

[Notary Seal]

Notary Public
Printed Name: Ronald L. Stone
My Commission Expires: 03-25-2000

Exhibit A

A tract of land situated in Fractional Sections 9 & 16 and Section 37 (William Garvin Grant), Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of the aforementioned Fractional Section 9, Township 8 South, Range 18 East for a point of reference and run S. 01° 54'57" W., a distance of 3.76 feet to a concrete monument on the Southerly right of way line of the abandoned Seaboard Coastline Railroad (200 foot right of way); thence run N. 87°08'33" W., along said Southerly right of way line, a distance of 1090.74 feet to a concrete monument on the Westerly right of way line of State Road No. 93, also known as Interstate Highway No. 75 (300 foot right of way); thence run N. 05°41'41" E., along said Westerly right of way line, a distance of 100.12 feet to an iron pipe on the centerline of said railroad right of way and the True Point of Beginning; thence run N. 87°08'33" W., along said centerline, a distance of 1480.63 feet to an iron pipe at the point of curvature of a curve concave Southerly, said curve having a radius of 2864.79 feet, a central angle of 34°35'30", and a chord bearing and distance of S. 75°33'42" W., 1703.44 feet respectively; thence run Southwesterly, with said curve and along said centerline, an arc distance of 1729.58 feet to an iron pipe at the point of tangency of said curve; thence run S. 58°15'57" W., along said centerline, a distance of 716.12 feet to a concrete monument on the Easterly right of way line of County Road No. 235A (100 foot right of way); thence run S. 00°30'42" E., along said right of way line, a distance of 1030.00 feet to a concrete monument; thence run N. 89°58'49" E., a distance of 2807.17 feet to a concrete monument; thence run N. 59°41'41" E., a distance of 917.50 feet to a concrete monument on said Westerly right of way line of State Road No. 93; thence run N. 05°41'41" E., along said right of way line, a distance of 1300.00 feet to the True Point of Beginning.

TOGETHER WITH rights of the "parent tract" (dominant tenement) set forth in the easement recorded in O. R. Book 1195, at Page 68, of the Public Records of Alachua County, Florida.

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03873-001-000
Prop ID	15089
Location Address	15403 NW 173RD ST ALACHUA, FL 32615 ⊞ see more addresses...
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	TRACT IN FRAC SECTIONS 9 16 TWP 8 RNG 18 AND GARVIN GRANT COM SE COR OF SEC 9-8-18 RUN S 3.76 FT N 87 DEG W ALONG RR R/W 1090.74 FT TO W R/W I-75 N 5 DEG E 100.12 FT THE POB N 87 DEG W 1480.63 FT SYLY AN ARC DISTANCE OF 1729.58 FT S 58 DEG W 716.12 FT TO (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	16-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	135.000
Homestead	N

View Map

Owner Information

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$368,962	$345,676	$353,867	$412,100	$389,900
Land Value	$9,000	$9,000	$9,000	$9,000	$9,000
Land Agricultural Value	$46,800	$46,800	$46,800	$46,800	$46,800
Agricultural (Market) Value	$234,000	$234,000	$234,000	$234,000	$234,000
Just (Market) Value	**$611,962**	**$588,676**	**$596,867**	**$655,100**	**$632,900**
Assessed Value	$424,762	$401,476	$409,667	$455,170	$418,050
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$424,762	$401,476	$409,667	$455,170	$418,050
Maximum Save Our Homes Portability	$0	$0	$0	$12,730	$27,650

"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
6550	HAY	130.00	5662800	0	0	A
0115	SFR ACREAGE	5.00	217800	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	7,154	**HC&V**	04-FORCED AIR
Heated Area	5,130	**HVAC**	03-CENTRAL
Exterior Walls	16-TILE/WD STUCCO; 20-FACE BRICK	**Bathrooms**	4.0-Baths
Interior Walls	03-PLASTER; 04-PANEL	**Bedrooms**	3-3 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1981
Floor Cover	14-CARPET	**Effective Year Built**	1981

Type	SOH MISC	**Heat**	
Total Area	34,121	**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**	1981

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	5,130	4	0100	SINGLE FAMILY	$267,777
FDU	FINISHED DET UTILITY	140	4	0100	SINGLE FAMILY	$4,750
FGR	FINISHED GARAGE	858	4	0100	SINGLE FAMILY	$24,633
FOP	FINISHED OPEN PORCH	1,026	4	0100	SINGLE FAMILY	$16,066

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
0222	BARN 2	8,550		R2	RES	$36,081
0241	BARN POLE 1	375		R2	RES	$322
0242	BARN POLE 2	3,307		R2	RES	$5,093
0280	BATH HOUSE	256		R2	RES	$1,850
0959	FP 2	1		R7	RES	$1,310
1020	GATE EL OP	1		R7	RES	$595
1641	PATIO 1	2,200		R1	RES	$2,695
1680	PAVING 1	15,880		R1	RES	$9,131
1762	POOL 2	576		R3	RES	$4,527
1960	SCREEN ENC	2,975		R5	RES	$3,034

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/22/1999	$912,000	WD	2213	1501	Q - QUALIFIED	Improved	* NEW LIFE CORPORATION OF AMER	TOMOKA HILLS FARMS INC	Link (Clerk)
4/10/1998	$100	CT	2162	2267	U - UNQUALIFIED	Improved	* SOUTHERN CROSS OSTRICH FARM	* NEW LIFE CORPORATION OF AMER	Link (Clerk)
12/27/1994	$255,000	WD	2003	236	U - UNQUALIFIED	Improved	* OSTRICH AMERICA CORP	* SOUTHERN CROSS OSTRICH FARM	Link (Clerk)
12/27/1994	$255,000	WD	1994	1479	U - UNQUALIFIED	Improved	* OSTRICH AMERICA CORP	* OSTRICH AMERICA CORP	Link (Clerk)
4/9/1993	$385,000	WD	1902	834	U - UNQUALIFIED	Improved	* DICKINSON HUNT DIC	* OSTRICH AMERICA CORP	Link (Clerk)
3/1/1979	$243,000	WD	1195	66	U - UNQUALIFIED	Vacant		* DICKINSON HUNT DIC	Link (Clerk)

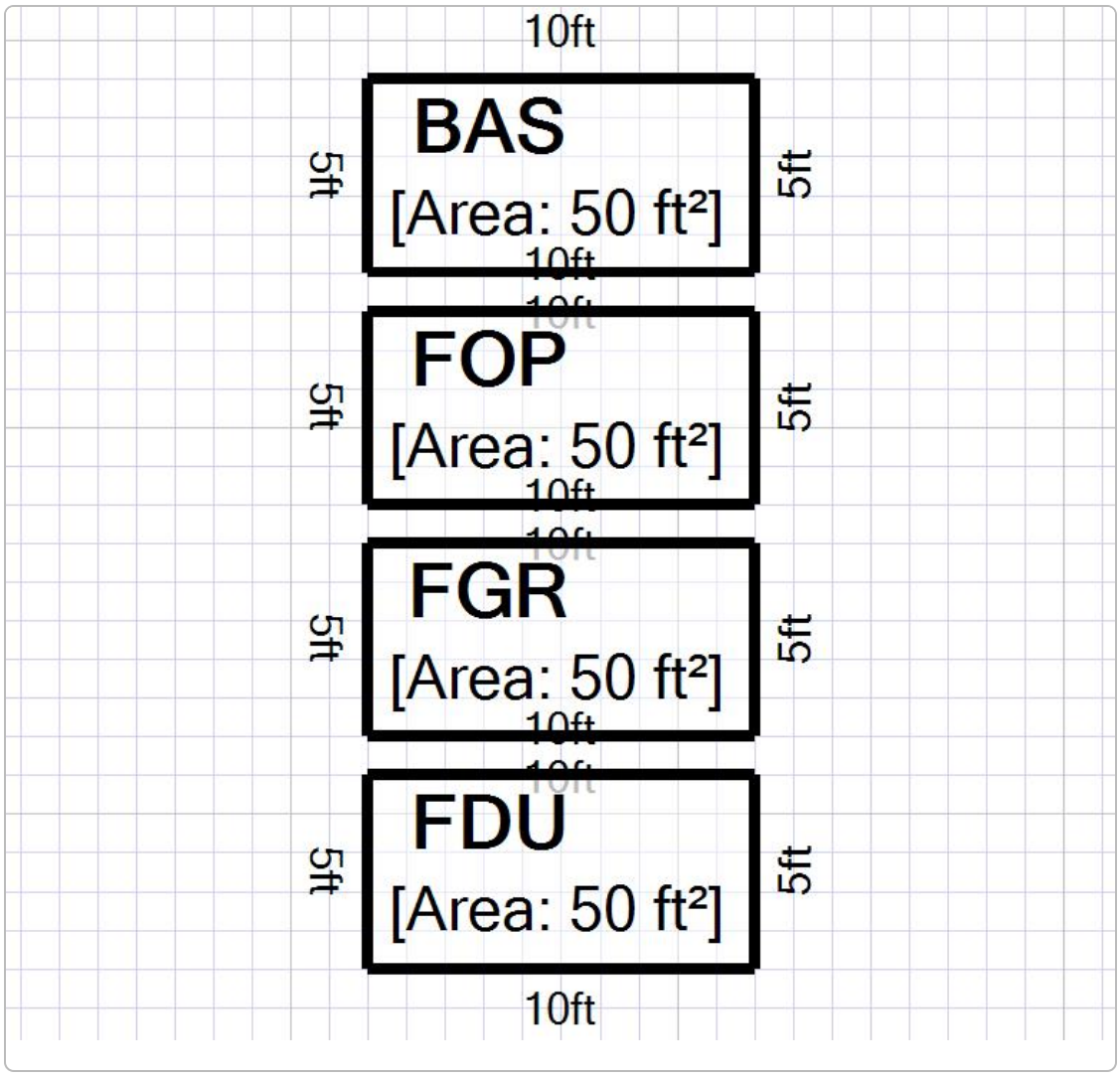
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

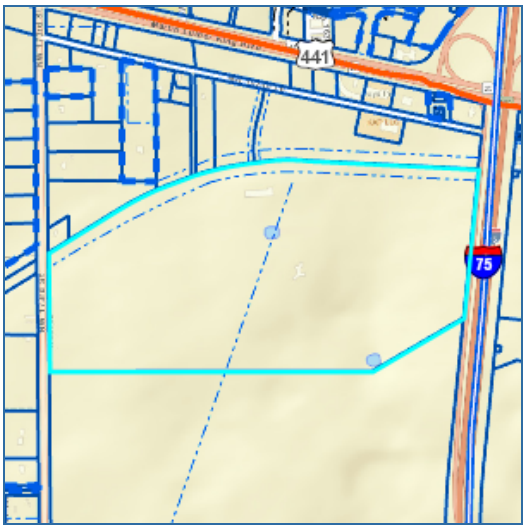
Permit Number	Type	Primary	Active	Issue Date	Value
11-00000	OVER THE COUNTER INSPECT	Yes	No	8/31/2011	$0
06-10835	ROOFING	Yes	No	12/20/2006	$45,240
06-10831	REMODEL SFD	Yes	No	12/18/2006	$20,000
7499	POOL ENCLOSURE	Yes	No	8/18/2000	$11,174
7295	REMODEL RESI.	Yes	No	2/28/2000	$6,000
6009	MECHANICAL	Yes	No	5/14/1996	$800
5333	OVER THE COUNTER INSPECT	Yes	No	9/9/1993	$500
5278	PARK MOBILE HOME	Yes	No	6/3/1993	$0
5279	PARK MOBILE HOME	Yes	No	6/3/1993	$0

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

Sketches



Map



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

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.
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GDPR Privacy Notice

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Last Data Upload: 4/18/2022, 6:09:15 AM

Version 2.3.188

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

Sign Up for Property Watch

Parcel Summary

Parcel ID	03873-000-000
Prop ID	15088
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	FRAC SEC & GARVIN GRT COM NE COR SEC S 3.76 FT TO S R/W ACL RR (ABANDONED) W ALG R/W 1090.69 FT TO W R/W I-75 S ALG R/W 1200.36 FT POB S ALG R/W 1257.04 FT SELY ALG R/W 1734.82 FT N 72 DEG W 2775.69 FT S 17 DEG W 592.04 FT W 725.63 FT TO E R/W SR-235A N 2 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	16-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	168.920
Homestead	N

View Map

Owner Information

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,080	$1,080	$1,080	$1,100	$1,100
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$59,700	$59,700	$59,700	$59,700	$58,100
Agricultural (Market) Value	$298,176	$298,176	$298,176	$298,200	$298,200
Just (Market) Value	**$299,256**	**$299,256**	**$299,256**	**$299,300**	**$299,300**
Assessed Value	$60,780	$60,780	$60,780	$60,800	$59,200
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$60,780	$60,780	$60,780	$60,800	$59,200
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
6550	HAY	155.00	6751800	0	0	A
5501	TIMBER 2-N	10.00	435600	0	0	A
5930	SWAMP/WATER	3.92	170755.2	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**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**	1998

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2400	WELL	1		R5	RES	$1,080

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/18/2006	$100	WD	3299	210	U - UNQUALIFIED	Improved	* SHIVELY WILLIAM J	TOMOKA HILLS FARMS INC	Link (Clerk)
9/23/1998	$98,600	WD	2193	1160	U - UNQUALIFIED	Vacant	* KEFFER & MATTHEWS TRUSTEES M	* SHIVELY WILLIAM J	Link (Clerk)
9/23/1998	$493,000	WD	2193	1126	U - UNQUALIFIED	Vacant	* KEFFER & MATTHEWS TRUSTEES /	* KEFFER & MATTHEWS TRUSTEES M	Link (Clerk)
5/17/1995	$100	WD	2012	1545	U - UNQUALIFIED	Vacant	* MARY JOSEPHINE MATTHEWS	* KEFFER & MATTHEWS TRUSTEES	Link (Clerk)
4/11/1994	$63,500	WD	1959	2058	U - UNQUALIFIED	Vacant	* DONALD G AHEARN & MARILYNN R	* MARY JOSEPHINE MATTHEWS	Link (Clerk)
1/30/1989	$17,000	WD	1725	342	U - UNQUALIFIED	Vacant		* DONALD G AHEARN & MARILYNN R	Link (Clerk)
12/31/1988	$55,000	WD	1723	2020	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)
2/1/1980	$405,500	WD	1262	94	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)

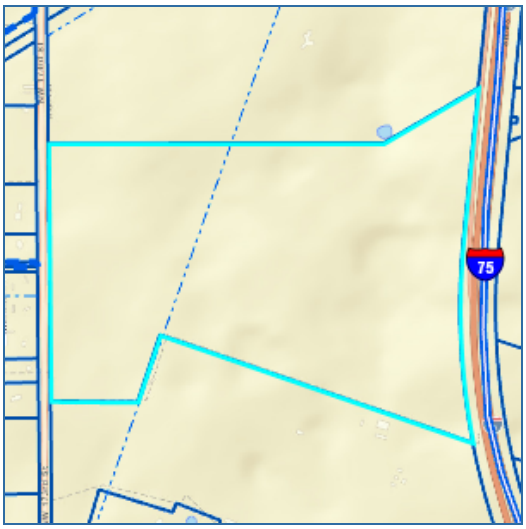
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
05-09826	ROOFING	Yes	No	3/28/2005	$26,820
6896	MECHANICAL	Yes	No	2/16/1999	$2,500

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.

Map



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

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Last Data Upload: 4/18/2022, 6:09:15 AM

Version 2.3.188

John Power TAX COLLECTOR Serving Alachua County

Search all services we offer...

Vehicle Registration | Property Tax | Tourist Tax

Search > Account Summary

Real Estate Account #03873 000 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$1,286.36**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $1,286.36	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $1,295.16	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $1,334.63	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $1,316.89	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $1,315.56	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $1,402.42	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $1,431.78	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $1,344.51	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $1,346.46	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $1,346.76	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $1,378.81	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $1,371.21	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $1,715.89	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1328		**Redeemed**	07/12/2010	**Face** $1,628.23, **Rate** 6.5%	
		Paid $1,715.89			
2008 Annual Bill	$0.00	**Paid** $1,300.70	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $1,220.08	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $1,372.27	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $1,403.29	11/30/2005	**Receipt** #2005-9051831	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,411.33	12/31/2004	**Receipt** #2004-4018882	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,282.09	11/19/2003	**Receipt** #2003-3014868	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,302.97	11/26/2002	**Receipt** #2002-0216777	Print (PDF)
Total Amount Due	**$0.00**				

John Power TAX COLLECTOR Serving Alachua County

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Vehicle Registration | Property Tax | Tourist Tax

Search > Account Summary

Real Estate Account #03873 001 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
15403 NW 173RD ST
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 **11/10/2021** for **$9,739.07**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $9,739.07	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $9,220.32	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $9,651.64	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $10,691.43	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $10,199.60	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $9,167.06	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $9,448.28	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $9,279.24	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $10,274.14	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $10,325.36	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $17,003.12	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $18,239.08	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $25,882.78	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1329		**Redeemed**	07/12/2010	**Face** $24,644.31, **Rate** 5.75%	
		Paid $25,882.78			
2008 Annual Bill	$0.00	**Paid** $20,547.34	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $17,254.79	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $18,286.71	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $16,458.78	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $15,337.01	12/31/2004	**Receipt** #2004-4018881	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $13,790.07	11/19/2003	**Receipt** #2003-3014148	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $13,792.99	11/26/2002	**Receipt** #2002-0215517	Print (PDF)
Total Amount Due	**$0.00**				

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Meeting Materials**
7. Justification Report
8. Map Set

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0025.08

Professional Consultants

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection

From: Craig Brashier, AICP

Date: 06 April 2022

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and

2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

Meeting Details:

Date: 20 April 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, 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

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

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

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

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXON
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

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
PO Box 115050
Gainesville FL 32611

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

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dena Courtney
P.O. Box 1215
High Springs FL 32655

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

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 April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

Ukraine

Continued from Page 1A

pulled out only because their aggressor did not hear what they wanted to hear from them," he said, recounting what he described as the worst atrocities since World War II.

Over the past few days, grisly images of what appeared to be civilian massacres carried out by Russian forces in Bucha before they withdrew from the outskirts of Kyiv have caused a global outcry and led Western nations to expel scores of Moscow's diplomats and propose further sanctions, including a ban on coal imports from Russia.

Zelenskyy said that both those who carried out the killings and those who gave the orders "must be brought to justice immediately for war crimes" in front of a tribunal similar to what was used in postwar Germany.

Moscow's U.N. ambassador, Vassily Nebenzia, said that while Bucha was under Russian control, "not a single local person has suffered from any violent action." Reiterating what the Kremlin has contended for days, he said that video footage of bodies in the streets was "a crude forgery" staged by the Ukrainians.

"You only saw what they showed you," he said. "The only ones who would fall for this are Western dilettantes."

Associated Press journalists in Bucha have counted dozens of corpses in civilian clothes and interviewed Ukrainians who told of witnessing atrocities. Also, high-resolution satellite imagery from Maxar Technologies showed that many of the bodies had been lying in the open for weeks, during the time that Russian forces were in the town.

The dead in Bucha included a pile of six charred bodies, as witnessed by AP journalists. It was not clear who they were or under what circumstances they died. One body was probably that of a child, said Andrii Nebytov, head of police in the Kyiv region. One person had a gunshot wound to the head.

The chief prosecutor for the International Criminal Court at The Hague opened an investigation a month ago into possible war crimes in Ukraine.

Zelenskyy stressed that Bucha was only one place and that there are more with similar atrocities – a warning echoed by NATO Secretary-General Jens Stoltenberg.

"When and if they withdraw their troops and Ukrainian troops take over, I'm afraid they will see more mass graves, more atrocities and more examples of war crimes," he said.

Stoltenberg, meanwhile, warned that in pulling back from the capital, Russian President Vladimir Putin's military is regrouping its forces in order to deploy them to eastern and southern Ukraine for a "crucial phase of the war." Russia's stated goal is control of the Donbas, the largely Russian-speaking industrial region in the east that includes the shattered port city of Mariupol.

"Moscow is not giving up its ambitions in Ukraine," Stoltenberg said.

While both Ukrainian and Russian representatives sent optimistic signals following their latest round of talks a week ago, Russian Foreign Minister Sergey Lavrov said Moscow won't accept a Ukrainian demand that a prospective peace deal include an immediate pullout of troops followed by a Ukrainian referendum on the agreement.

In televised remarks Tuesday, Lavrov said a new deal would have to be negotiated if the vote failed, and "we don't want to play such cat and mouse."

Ukrainian officials said that the bodies of at least 410 civilians have been found in towns around Kyiv that were recaptured from Russian forces and that a "torture chamber" was discovered in Bucha.

Zelenskyy told the Security Council there was "not a single crime" that Russian troops hadn't committed in Bucha, and he likened their actions to those of the Islamic State group.

"The Russian military searched for and purposefully killed anyone who served our country. They shot and killed women outside their houses when they just tried to call someone who is alive. They killed entire families, adults and children, and they tried to burn the bodies," he said. They used tanks to crush civilians "just for their pleasure," he said.

On Tuesday, police and other investigators walked the silent streets of Bucha, taking notes on bodies that residents showed them. Survivors who hid in their homes during the monthlong Russian occupation of the town, many of them past middle age, wandered past charred tanks and jagged window panes with plastic bags of food and other humanitarian aid. Red Cross workers checked in on intact homes.

Many of the dead seen by AP journalists appeared to have been shot at close range, and some had their hands bound or their flesh burned.

The AP and the PBS series "Frontline" have jointly verified at least 90 incidents during the war that appear to violate international law. The War Crimes Watch Ukraine project is looking into apparent targeted attacks as well as indiscriminate ones.

U.S. Secretary of State Antony Blinken said the images from Bucha revealed "not the random act of a rogue unit" but "a deliberate campaign to kill, to torture, to rape, to commit atrocities." He said the reports of atrocities were "more than credible."

"Only non-humans are capable of this," said Angelica Chernomor, a refugee from Kyiv who crossed into Poland with her two children and saw the photos from Bucha. "Even if people live under a totalitarian regime, they must retain feelings, dignity, but they do not."

Chernomor is among the more than 4 million Ukrainians who have fled the country in the wake of the Feb. 24 invasion.

Russia has rejected similar accusations of atrocities in the past by accusing its enemies of forging photos and video and using so-called crisis actors.

As Western leaders condemned the killings in Bucha, Romania, Italy, Spain and Denmark expelled dozens of Russian diplomats on Tuesday, following moves by Germany and France. Hundreds of Russian diplomats have been sent home since the start of the invasion, many accused of being spies.

Kremlin spokesperson Dmitry Peskov called the expulsions a "short-sighted" measure that would complicate communication and warned they would be met with "reciprocal steps."

The U.S., in coordination with the European Union and Group of Seven nations, will roll out more sanctions against Russia on Wednesday, including a ban on all new investment in the country, a senior administration official said, speaking on condition to discuss the upcoming announcement.

Also, the EU's executive branch proposed a ban on coal imports from Russia, in what would be the first time the 27-nation bloc has sanctioned the country's lucrative energy industry over the war.

The coal imports amount to an estimated $4.4 billion per year.

EU Commission President Ursula von der Leyen denounced Moscow's "heinous crimes" around Kyiv.



A woman walks near a damaged building Sunday in the eastern city of Kramatorsk, in the Donbas region of Ukraine, amid the Russian invasion. Since Russia announced it would focus its efforts on the "liberation" of Donbas, residents have lived in fear of a major military offensive. FADEL SENNA/AFP VIA GETTY IMAGES

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

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 April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW Professional Consultants

NOTICE OF PUBLIC HEARING

Alachua County, Florida

The Alachua County Planning Commission will hold a public hearing Wednesday, April 20, 2022, at 6:00 pm or as soon thereafter as it may be heard. The meeting will be held in the John R. "Jack" Durrance Auditorium, Room 209, 12 SE 1st Street, Gainesville, Florida to consider the following quasi-judicial zoning item:

ZOM-05-22 (Miller Electric PD Rezoning)
A request by Chris Gmuer of Gmuer Engineering, LLC, agent, for 4800 GCW, LLC owners, to rezone from the Residential/Professional (RP) zoning district to the non-residential planned development (PD) zoning district. The site has a future land use designation of Office/Residential (2 to 4 dwelling units/acre) and is approximately 5 acres, located on tax parcel number 07213-002-000 at 4800 SW 13th St.

This meeting will allow for in person participation only. The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

COMMENTS/EVIDENCE

The public is encouraged to submit any written or photographic documents prior to the meeting to https://growth-management.alachuacounty.us/PublicComment

No later than 7 (seven) calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to https://growth-management.alachuacounty.us/PublicComment

The Planning Commission shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 (five) calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

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

General Information: Staff report, application package and other materials of the above items will be available on Friday of the week preceding the meeting by visiting: https://mapgenius.alachuacounty.us/develoment-projects/. For further information call (352) 374-5249. Visit www.alachuacounty.us and click on the meetings tab on the homepage for the most up to date information.

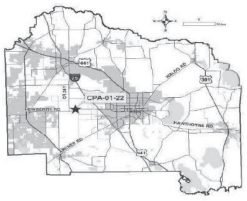
GF-29617082

NOTICE OF PUBLIC HEARING

Alachua County, Florida

Amendments to the Alachua County Comprehensive Plan

The Alachua County Local Planning Agency and Planning Commission will hold a public hearing Wednesday, April 20, 2022 at 6:00 pm or as soon thereafter as it may be heard. The meeting will be held in the John R. "Jack" Durrance Auditorium, room 209, 12 SE 1st Street, Gainesville, Florida to consider the following amendment to the Alachua County Comprehensive Plan:



CPA-01-22 (Large Scale Comprehensive Plan Land Use Amendment)
A request by JBrown Professional Group, Inc., agent, for West End Golf Club, Inc., owner, for an amendment to the Alachua County Comprehensive Plan: 2019-2040 Future Land Use Map from a Recreational land use designation to a Low-Density Residential (1 to 4 dwelling units per acre) designation on portions of approximately 75.18 acres located on tax parcels 04333-001-000 and 04314-000-000 as well as associated Comprehensive Plan text amendments. This property has an address of 12830 West Newberry Road

This meeting will allow for in person participation only. The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

COMMENTS/EVIDENCE

The public is encouraged to submit any written or photographic documents prior to the meeting to **https://growth-management.alachuacounty.us/PublicComment**

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

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

General Information: Staff report, application package and other materials of the above items will be available on Friday of the week preceding the meeting by visiting: **https://mapgenius.alachuacounty.us/develoment-projects/.** For further information call (352) 374-5249. **Visit www.alachuacounty.us** and click on the meetings tab on the homepage for the most up to date information.

GF-29617385

Workshop Presentation

Tomoka Hills Office

Small-Scale Comprehensive Plan Amendment (SsCPA) & Rezoning Applications

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
April 20, 2022

1

The purpose of the neighborhood meeting:

The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

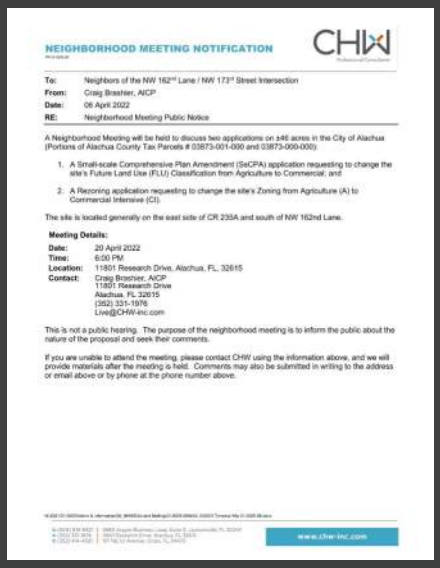
The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.



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PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

CHW

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection
From: Craig Brashier, AICP
Date: 06 April 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

Meeting Details:

Date: 20 April 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, 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.

www.chw-inc.com



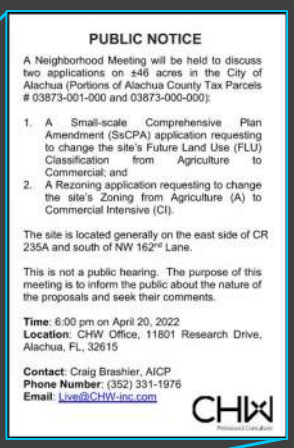
Ukraine

NOTICE OF PUBLIC HEARING

Amendments to the Alachua County Comprehensive Plan

PUBLIC NOTICE

CHW



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

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 April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW

CHW

21-0025.08: Tomoka Hills SsCPA & Rezoning

3

INTENT:

To designate appropriate FLU and Zoning for relocation of the Tower Hill Insurance headquarters.

OPPORTUNITIES:

- Expand City of Alachua's economic base;
- Increasing tax revenue in the City of Alachua;
- Promotes master planned, mixed-use development.



21-0025.08: Tomoka Hills SsCPA & Rezoning

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REQUESTS:

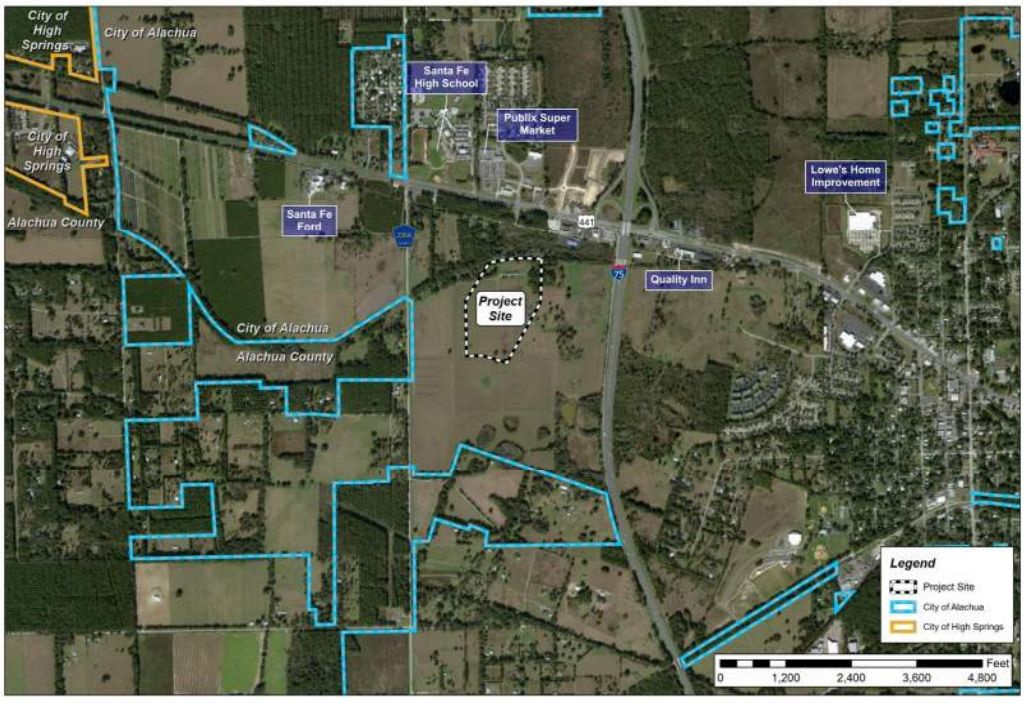
- SsCPA Application
  - *FROM*: Agriculture
  - *TO*: **Commercial**

- Rezoning Application
  - *FROM*: Agriculture (A)
  - *TO*: **Commercial Intensive (CI)**



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Context Map



CHW

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Aerial Map



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SsCPA & REZONING
ESTIMATED TIMELINE

Preapplication Meeting	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board	City Commission
April 6, 2022	April 20,2022	April 2022 (Tentative)	May - July 2022	July 2022 (Tentative)	August - September 2022 (Tentative)

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Existing Future Land Use (FLU) Map

Agriculture



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Proposed Future Land Use Map

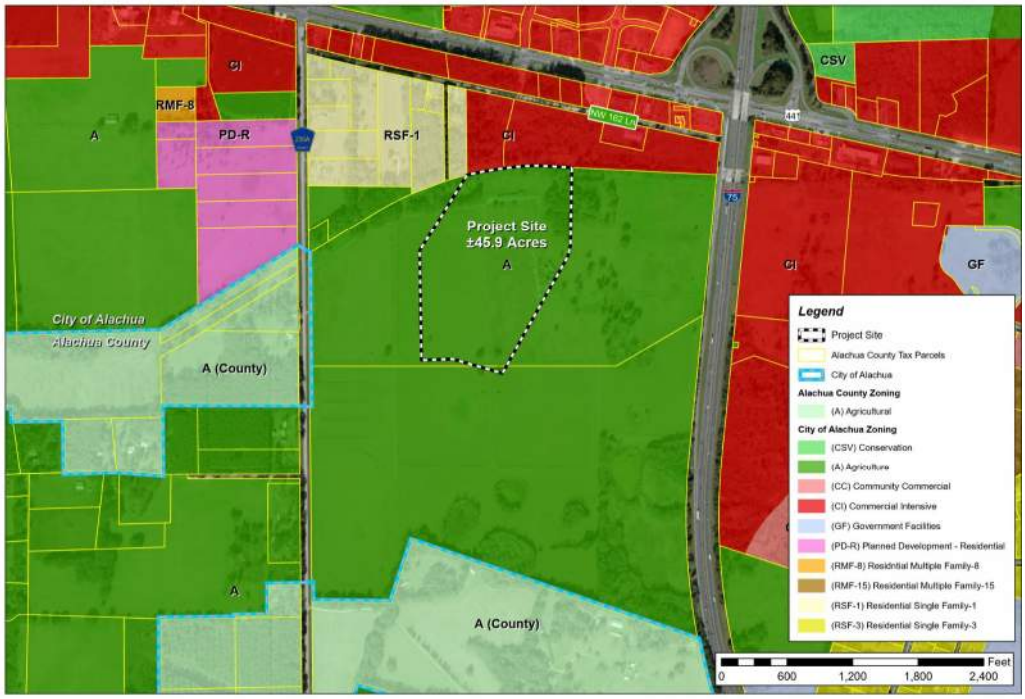
Commercial



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Existing Zoning Map

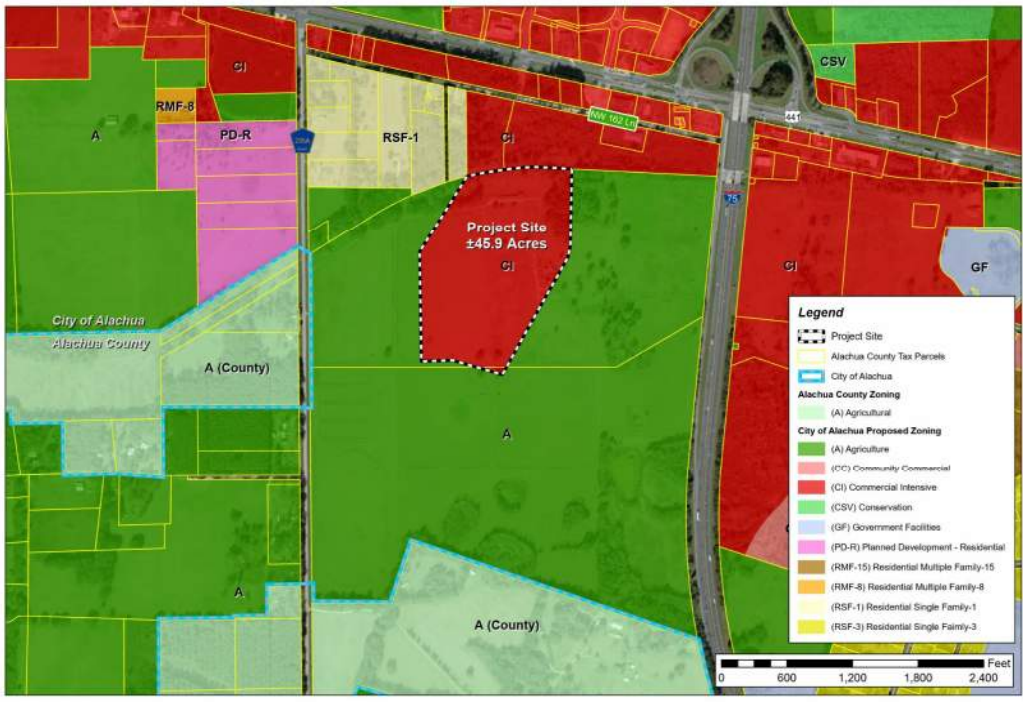
Agriculture (A)



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Proposed Zoning Map

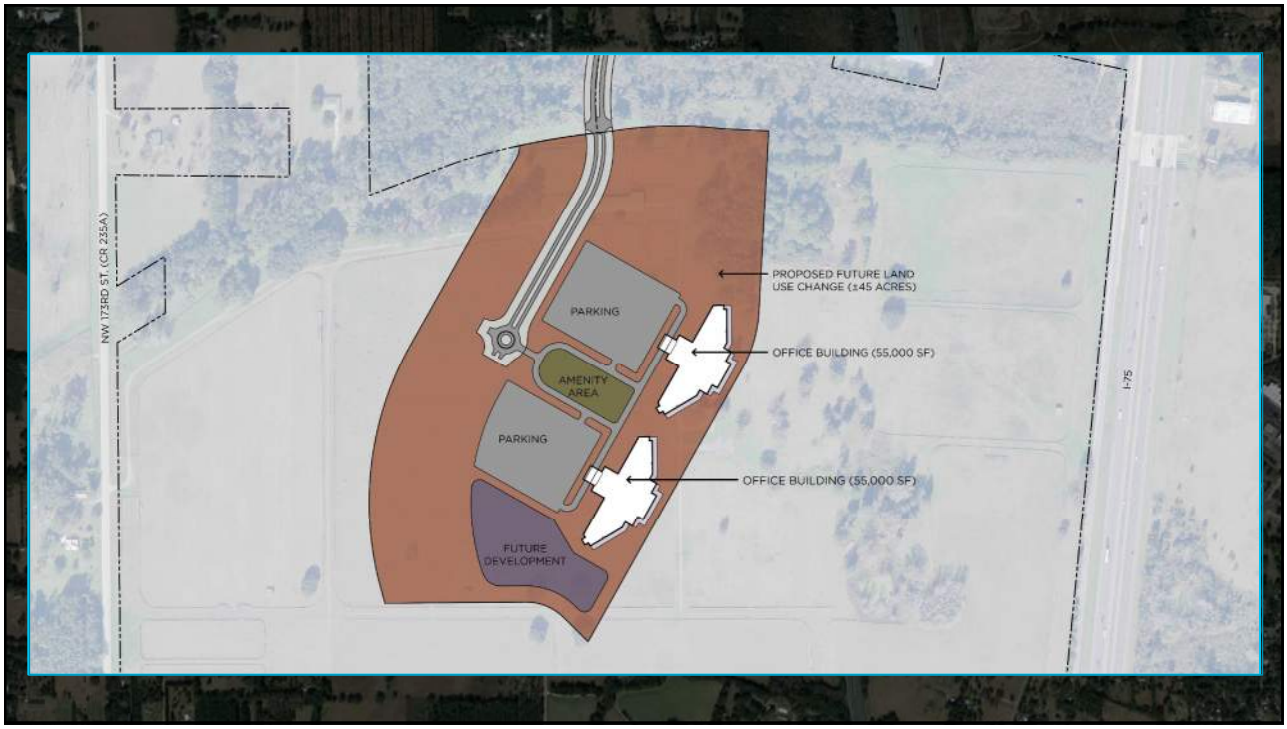
Commercial Intensive (CI)



12


TOMOKA HILLS FARMS | FLU EXHIBIT | 4-18-2022

13


NW 173RD ST. (CR 235A)
PROPOSED FUTURE LAND USE CHANGE (±45 ACRES)
PARKING
OFFICE BUILDING (55,000 SF)
AMENITY AREA
PARKING
OFFICE BUILDING (55,000 SF)
FUTURE DEVELOPMENT
I-75

14



15

Sign-in Sheet

SIGN-IN SHEET

Tomoka Hills Office Comp. Plan Amendment & Rezoning

21-0025.08

Professional Consultants

Event: Neighborhood Meeting

Date/Time: April 20, 2022 @ 6:00 PM

Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615

Re: Small-scale Comprehensive Plan Amendment & Rezoning Applications

	Print Name	**Street Address**	**Signature**
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Tomoka Hills Office Comp. Plan Amendment & Rezoning

21-0025.08

Event:	Neighborhood Meeting
Date/Time:	April 20, 2022 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Applications

CHW (Agent) Attendees: Craig Brashier; Braxton Linton; Seth Wood
Public Attendees: 0

CHW, on behalf of Tomoka Hills Farms, Inc., hosted the required Neighborhood Meeting and prepared a presentation to convey the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the applications; the general application review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a conceptual layout. No members of the public attended the meeting. After a thirty minute grace period, **the meeting was adjourned at approximately 6:30 PM.**

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

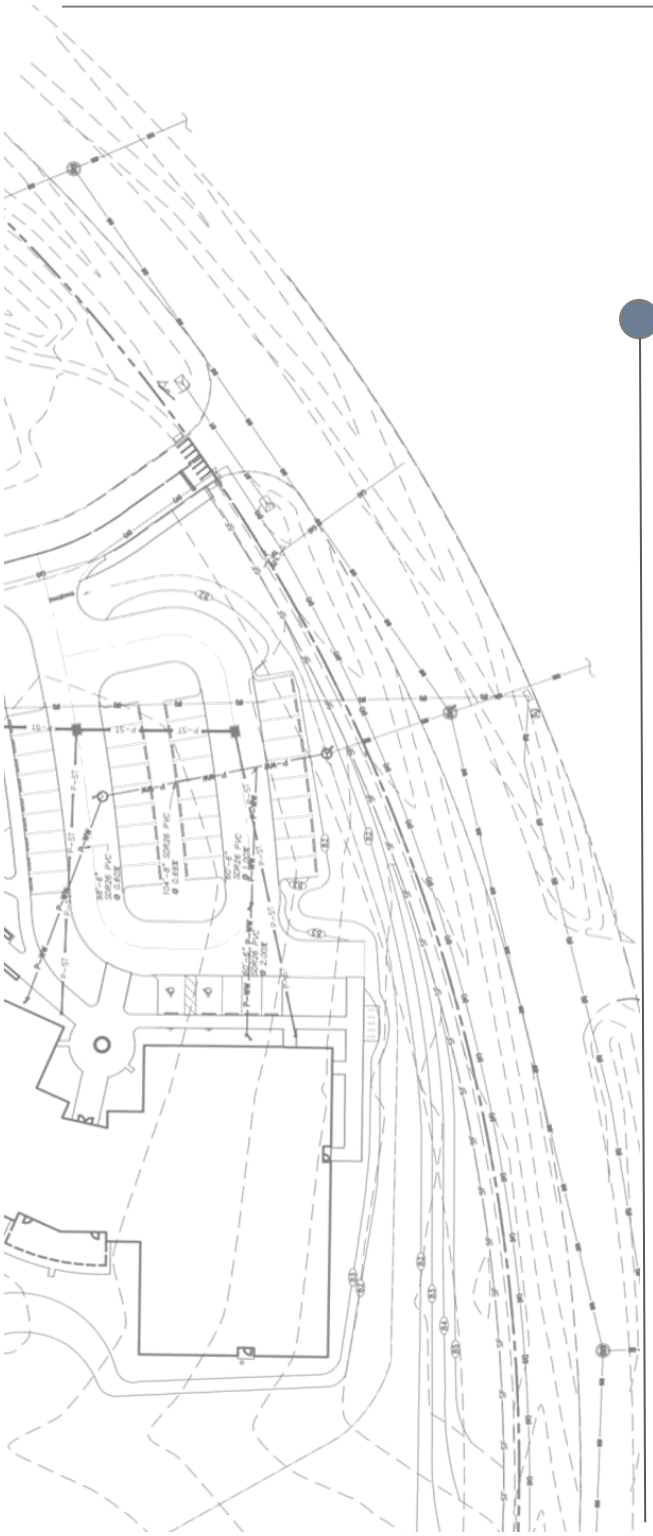
www.chw-inc.com

Application Package
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1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. **Justification Report**
8. Map Set

CHW
Professional Consultants

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION



TOMOKA HILLS NONRESIDENTIAL

Rezoning–Justification Report

~~April 28, 2022 RESUBMITTED June 8, 2022~~
RESUBMITTED June 22, 2022

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Tomoka Hills Farms, Inc.

Prepared by:
CHW

PN# 21-0025.08
N:\2021\21-0025\Departments\02_Planning\Reports\RPT DRAFT 220608 Tomoka Hills Nonres REZ.docx

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1. EXECUTIVE SUMMARY

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Seth Wood, Project Planner, CHW
Date: ~~April 28, 2022 RESUBMITTED June 8, 2022~~ RESUBMITTED June 22, 2022
Re: Tomoka Hills Nonresidential – Rezoning Application

Jurisdiction: City of Alachua	**Intent of Application:** To allow development of non-residential uses including new office buildings.
Description of Location: East of County Road 235A and just south of NW 162nd Lane.	
Parcel Numbers: 03873-000-000 03873-001-000	**Acres:** ±45.3 acres (Source: CHW Legal Description)
Existing Future Land Use (FLU) Classification: *Agriculture* The Agriculture FLU category provides for land to maintain agriculture operations and preserve rural character.	**Proposed FLU Classification:** *Community Commercial* The Commercial land use category provides for neighborhood- and community-scale goods and services uses adjacent to neighborhood and residential areas.
Existing Zoning District: *A: Agriculture* The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development.	**Proposed Zoning District:** *CC: Community Commercial* The CC district is intended to provide lands for business uses that provide goods and services to residents of the entire community.
Existing Max. Permitted Intensity: ±45.3 acres * 0.2 dwelling units /acre = ±9 dwelling units	**Proposed Max. Permitted Intensity:** ±45.3 acres * 0.5 FAR = ±986,634 sq. ft.

2. STATEMENT OF PROPOSED CHANGE

This rezoning application requests to change the zoning districts on Alachua County tax parcels 03873-000-000 and 03873-001-000 (hereinafter "the property" or "the project site") from Agricultural (A) to Community Commercial (CC). The subject parcel is located east of County Road (CR) 235A / NW 173rd Street and south of NW 162nd Lane. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

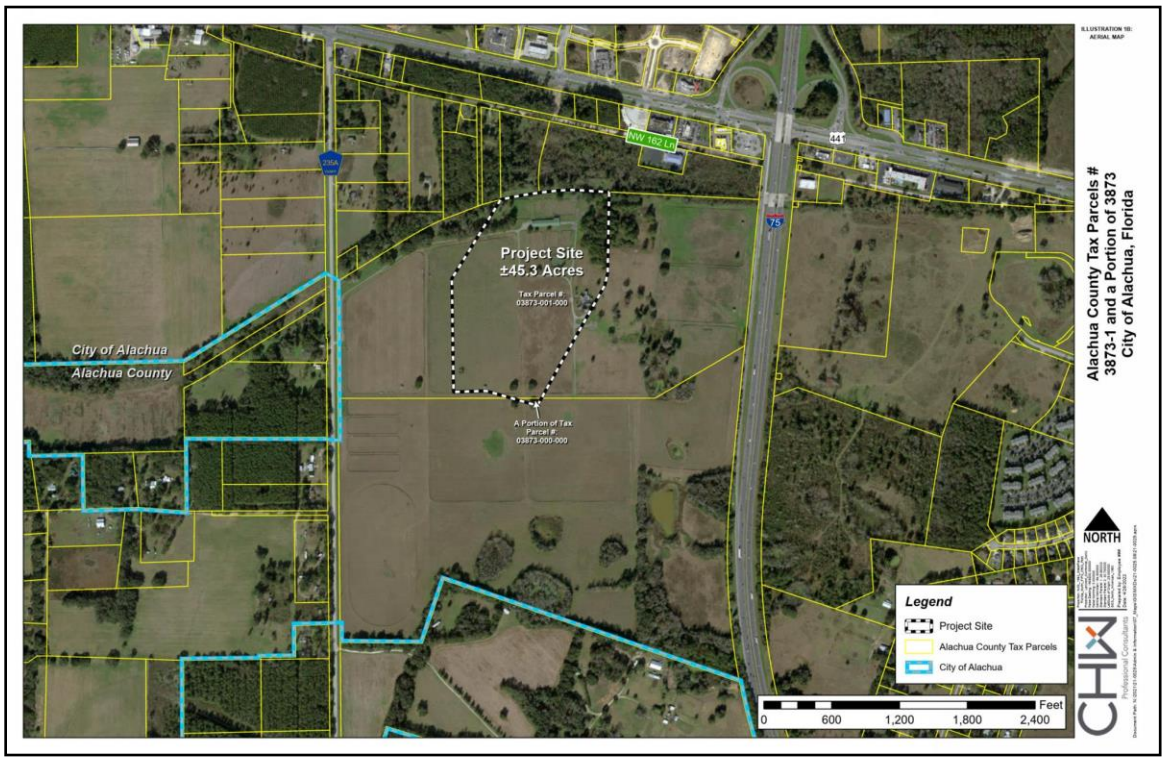


Figure 1: Aerial Map

This application is submitted concurrently with a Small-scale Comprehensive Plan Amendment (SsCPA) application, requesting to amend the City of Alachua Future Land Use (FLU) Map on the project site from Agriculture to Community Commercial. The driving intent of these requests is to allow for the development of two (2) new office buildings on the property. These office buildings will be used for the relocation of an existing company to the City.

Existing FLU and Zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2** and **4**. The proposed FLU classification is illustrated in **Figure 3.** The proposed Zoning District is illustrated in **Figure 5.**

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Commercial	Commercial Intensive (CI)
East	Agricultural	Agriculture (A)
South	Agricultural	Agriculture (A)
West	Agricultural	Agriculture (A)

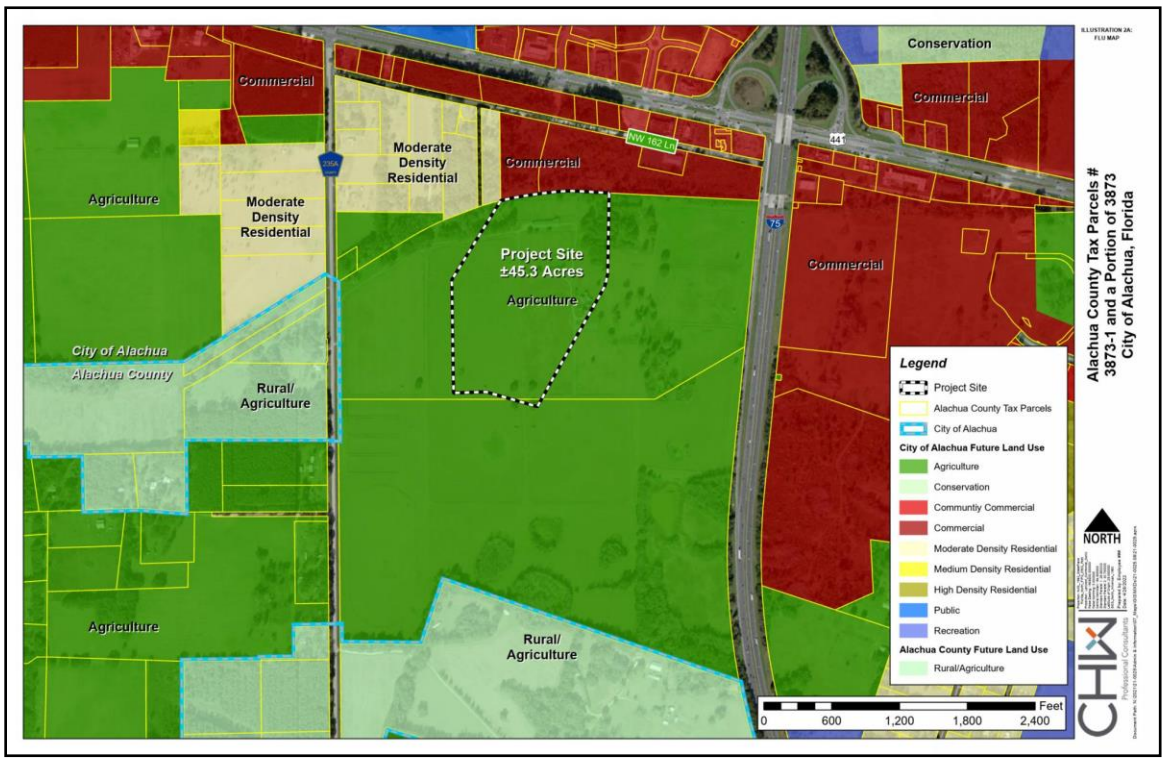


Figure 2: Existing Future Land Use Map

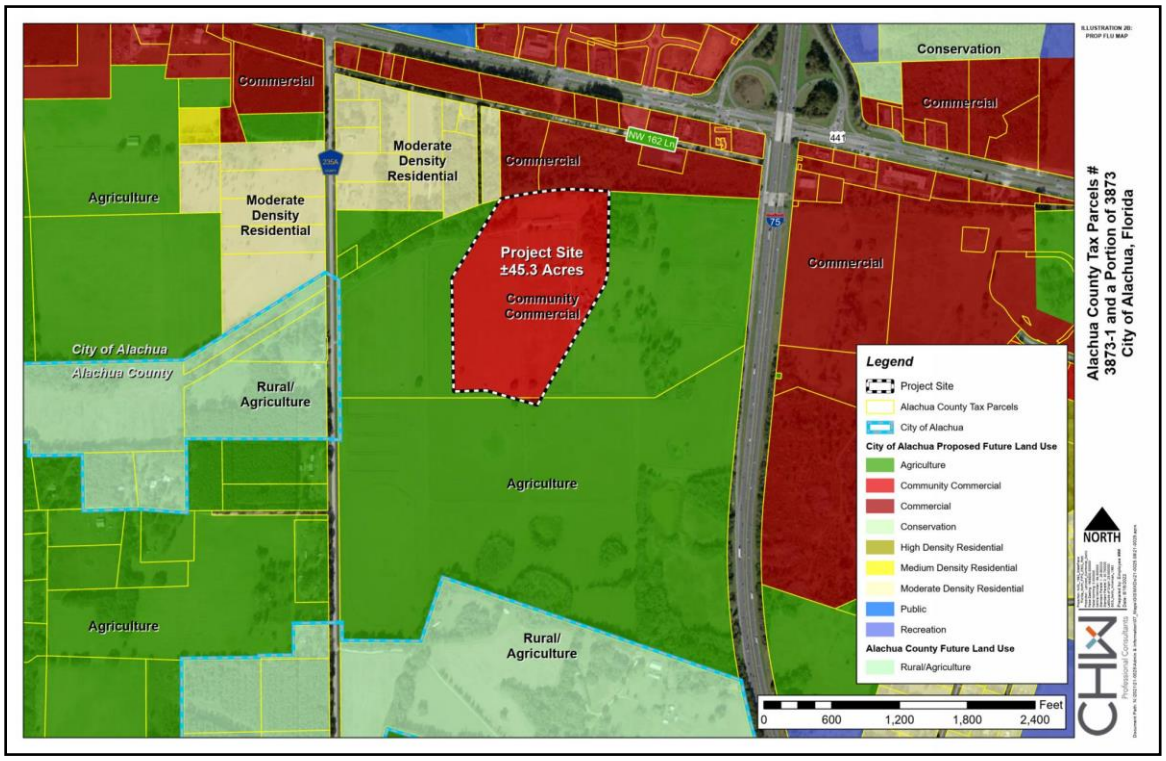


Figure 3: Proposed Future Land Use Map

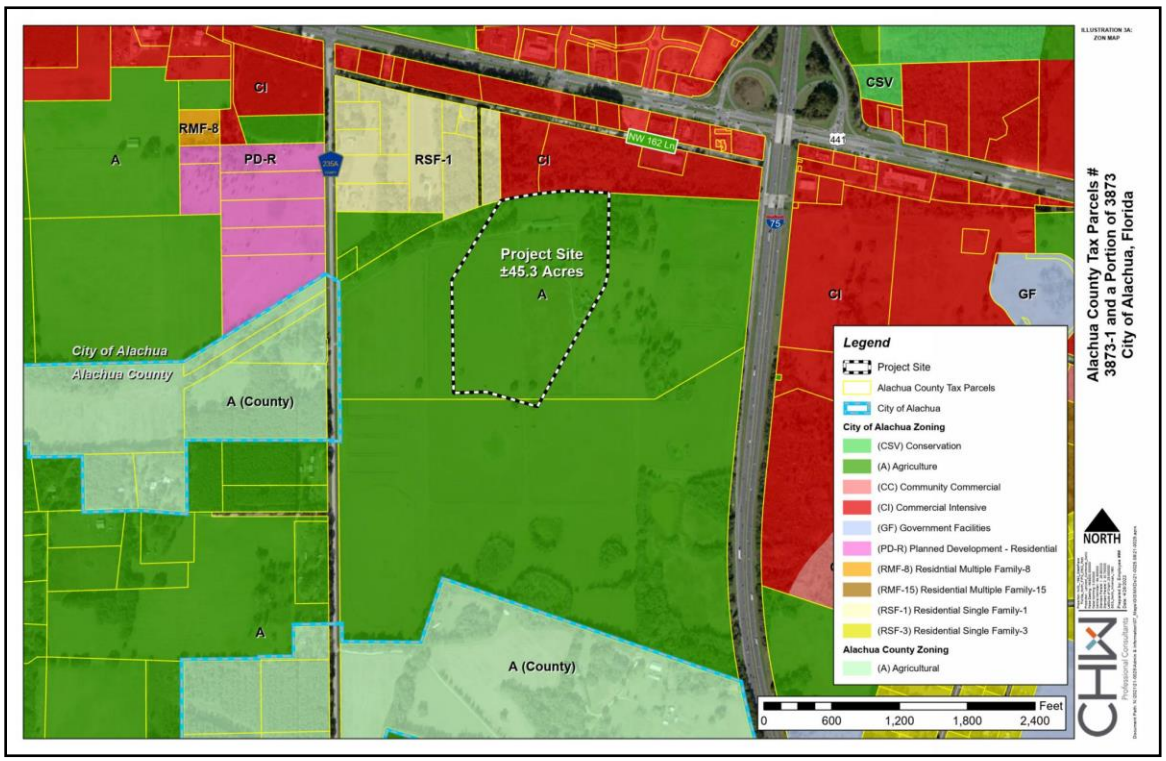


Figure 4: Existing Zoning Map

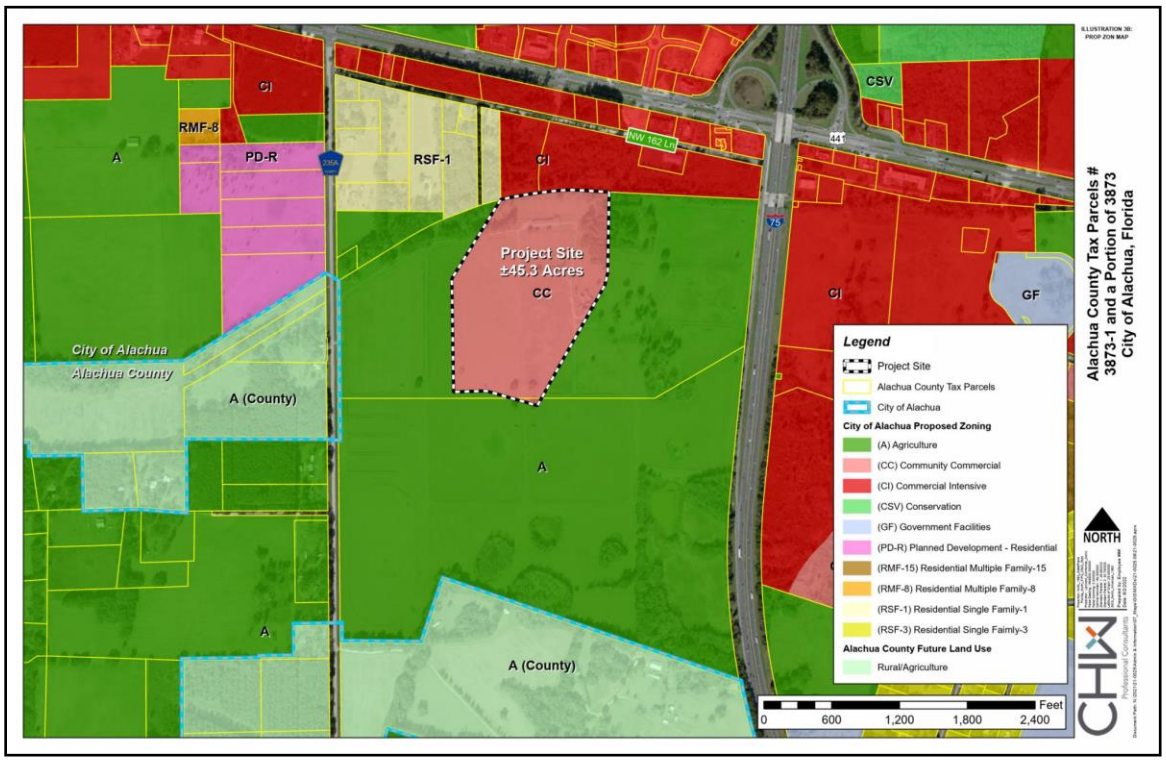


Figure 5: Proposed Zoning Map

3. CONCURRENCY ANALYSIS

This application requests to change the ±45.3-acre site's zoning district from Agriculture (A) to Community Commercial (CC). Approval of this application will change the site's theoretical maximum permitted intensity.

Existing and proposed maximum intensity for the project site, as well as a realistic expectation of intensity, are as follows:

Table 2. Existing and Proposed Maximum Density Comparison

Existing Maximum Permitted Intensity *Agriculture*	**Proposed Maximum Permitted Intensity** *Community Commercial*	**Realistic Expectation of Intensity** *Community Commercial*
±45.3 acres * 0.2 dwelling units/ acre = ±9 dwelling units	±45.3 acres * 0.5 FAR = ±986,634 sq. ft.	±45.3 acres * 0.15 FAR = ±295,990 sq. ft.
Realistically, the development intent to follow this request is ±100,000 square feet of office space. This planned square footage is substantially lower than the sq. ft. possible in the maximum permitted intensity scenario.		

Roadways / Transportation

Table 3a: Projected Maximum Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
Existing										
Single Family Detached	210	DU	9.000	110	8	2	6	10	6	4
Proposed										
General Office Building	710	KSF	591.980	5,451	773	680	93	727	124	603
High-Turnover Sit Down Restaurant	932	KSF	39.465	4,231	378	208	170	357	218	139
Shopping Center	820	KSF	355.189	15,138	343	213	130	1,406	675	731
Total				24,820	1,494	1,101	393	2,490	1,017	1,473
Net Change				24,710	1,486	1,099	387	2,480	1,011	1,469

Table 3b: Projected Realistic Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
General Office Building	710	KSF	177.594	1,912	274	241	33	267	45	222
High-Turnover Sit Down Restaurant	932	KSF	11.840	1,269	378	208	170	357	218	139
Shopping Center	820	KSF	106.557	8,646	196	122	74	591	284	307
Total				11,827	848	571	277	1,215	547	668

Source: ITE Trip Generation Manual, 11th Edition

Conclusion: Approval of this application results in a potential for the number of trips generated by the proposed FLU classifications to be larger than the number of trips generated by the existing FLU classifications. Both Tables 3a and 3b consider a development scenario with 60% of the site devoted to office space; 36% of the site devoted to shopping center; and 4% of the site devoted to restaurant.

Per City of Alachua Land Development Regulations §2.4.14.(H)(2)(b), affected roadway segments for developments generating more than 1,000 external Average Daily Trips (ADT) are

those on which the development's potential impacts are 5% or greater of the Maximum Service Volume (MSV) of the roadway, as well as all roadway segments located partially or wholly within one-half mile of the developments ingress/egress. Based on this, affected roadway segments were determined to be Segment Segments 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 16, and 17.

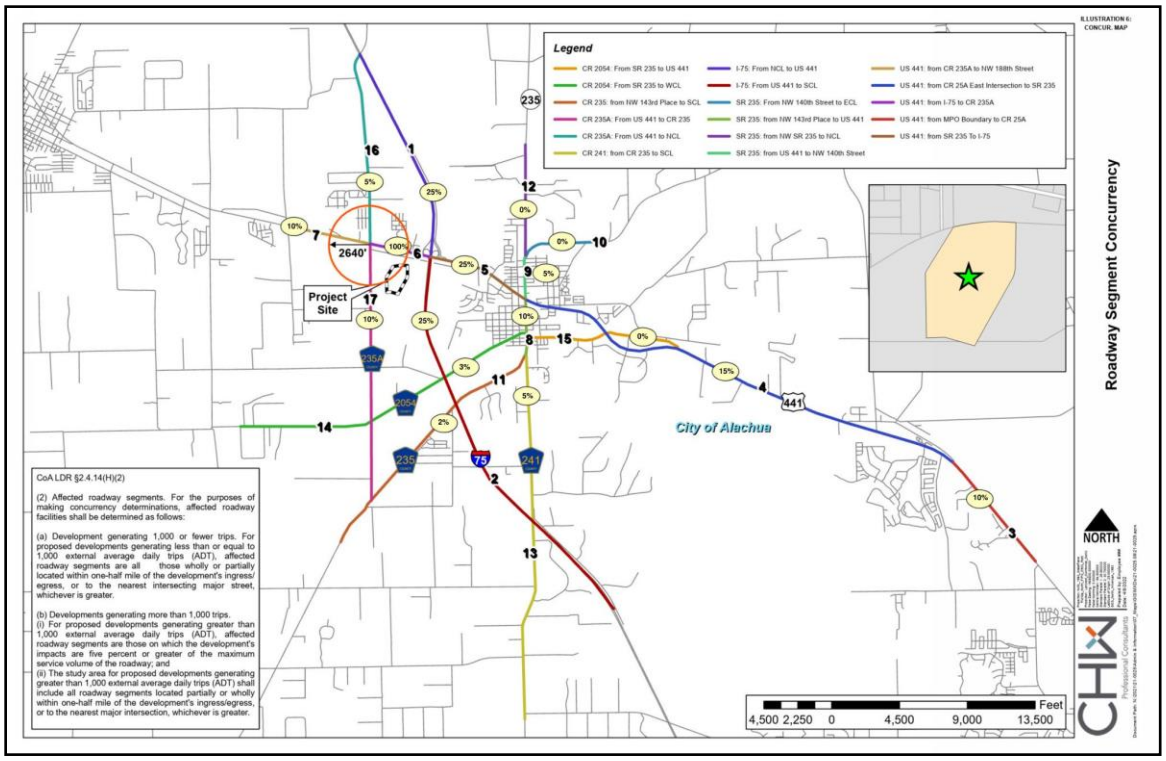


Figure 6: Projected Trip Distribution Map

Table 4a: Projected Maximum Impacts on Affected Roadway Segments

Traffic System Category	Segment 1		Segment 2		Segment 3		Segment 4	
	I-75		I-75		US 441		US 441	
	From North City Limit to US 441		From US 441 to the South City Limit		From MPO Boundary to CR 25A East Intersection		From CR 25A East Intersection to SR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	91,600	8,250	91,600	8,250	43,000	3,870	45,700	4,110
Existing Traffic[1]	38,841	4,078	65,627	6,891	23,536	2,118	20,435	1,941
Reserved Trips[1]	208	15	208	15	43	5	4,323	298
Available Capacity	52,551	4,157	25,765	1,344	19,421	1,747	20,942	1,871
Projected Trip Generation[2]	6,205	623	6,205	623	2,482	249	3,723	374
Residual Capacity with Zoning Approval	**46,346**	**3,535**	**19,560**	**722**	**16,939**	**1,498**	**17219**	**1,498**

Traffic System Category	Segment 5		Segment 6		Segment 7		Segment 8	
	US 441		US 441		US 441		SR 235	
	From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street		From NW 143rd Place to US 441	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	39,000	3,510	39,000	3,510	43,000	3,870	14,400	1,290
Existing Traffic	24,204	2,299	30,111	2,681	22,250	2,114	10,180	967
Reserved Trips[1]	2,160	170	1,971	154	1,565	129	5	1
Available Capacity	12,636	1,041	6,962	495	19,185	1,627	4,215	322
Projected Trip Generation[2]	6,205	623	24,820	2,490	2,482	249	2,482	249
Residual Capacity with Zoning Approval	**6,431**	**419**	**(17,858)**	**(1,995)**	**16,703**	**1,378**	**1,733**	**73**

Traffic System Category	Segment 9 SR 235 From US 441 to NW 140th Street		Segment 13 CR 241 From CR 235 to South City Limit		Segment 14 CR 2054 From SR 235 to West City Limit		Segment 16 CR 235A From US 441 to North City Limit		Segment 17 CR 235A From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	1,440	1,290	20,880	1,881	15,120	1,359	15,120	1,359	15,120	1,359
Existing Traffic (2008)[1]	8,054	765	6,025	572	2,930	278	1,380	131	5,209	495
Reserved Trips[1]	90	10	765	43	53	-	816	85	287	31
Available Capacity	6,256	515	14,090	1,266	12,137	1,081	12,924	1,143	9,624	833
Projected Trip Generation[2]	1,241	125	1,241	125	745	75	1,241	125	2,482	249
Residual Capacity with Zoning Approval	**5,015**	**391**	**12,849**	**1,141**	**11,392**	**1,006**	**11,683**	**1,018**	**7,142**	**584**

1. Source: City of Alachua March 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 1: 25%
    - Segment 2: 25%
    - Segment 3: 10%
    - Segment 4: 15%
    - Segment 5: 25%
    - Segment 6: 100%
    - Segment 7: 10%
    - Segment 8: 10%
    - Segment 9: 5%
    - Segment 13: 5%
    - Segment 14: 3%
    - Segment 16: 5%
    - Segment 17: 10%

Conclusion: When considering the impact of a maximum theoretical development scenario on affected roadway segments, all but one affected roadway segment—Segment 6—maintain residual capacity. The residual capacity of Segment 6 is shown to be deficient in Table 4a, indicating that, were the entire ±45.3-acre property to be developed at a 0.5 FAR, the number of trips generated would have the potential to exceed the residual capacity of the segment as listed in the March 2022 Development Monitoring Report. *In reality, such a development scenario is not likely, due to realistic constraints on development including setbacks, buffers, and natural features, and market forces such as demand and community character.* Furthermore, a full Traffic Impact Analysis (TIA) will be submitted at time of each site plan application for a phased development of the property, and appropriate improvements and mitigations will be identified based upon the actual impacts of any proposed development. Development of the property will occur in phases, ensuring that roadway capacity is considered throughout development programming.

Additionally, this analysis only considers one access point to the project site from US 441, as that is all that will be constructed to serve the initial phases of development. In reality, a secondary access point to CR 235A will also be constructed as future phases of the project site and surrounding properties continue to develop. A secondary access point would reduce the impacts to Segment 6 as shown in this analysis.

Table 4b: Projected Realistic Impacts on Affected Roadway Segments

Traffic System Category	Segment 5		Segment 6		Segment 8		Segment 9		Segment 17	
	US 441		US 441		SR 235		SR 235		CR 235A	
	From SR 235 to I-75		From I-75 to CR 235A		From NW 143rd Place to US 441		From US 441 to NW 140th Street		From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	39,000	3,510	39,000	3,510	14,400	1,290	14,400	1,290	15,120	1,359
Existing Traffic	24,204	2,299	30,111	2,681	10,180	967	8,054	765	5,209	495
Reserved Trips[1]	2,160	170	1,927	154	5	1	90	10	287	31
Available Capacity	12,636	1,041	6,962	495	4,215	322	6,256	515	9,624	833
Projected Trip Generation[2]	2,957	304	11,827	1,215	1,183	122	591	61	1,183	122
Residual Capacity with Zoning Approval	**9,679**	**737**	**(4,865)**	**(720)**	**3,032**	**201**	**5,665**	**454**	**8,441**	**712**

1. Source: City of Alachua March 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 5: 25%
    - Segment 6: 100%
    - Segment 8: 10%
    - Segment 9: 5%
    - Segment 17: 25%

Conclusion: When considering the impact of a realistic development scenario on affected roadway segments, fewer roadway segments are impacted. Realistic development programming of the property will occur in phases. At each phase, traffic impacts will be taken into account. Permits cannot be obtained for development without a demonstration of adequate roadway capacity.

The first phase of site development, to include two (2) 50,000 sq. ft. office buildings, will occur concurrent with the extension of NW 167th Boulevard south, from its intersection with US 441, to the project site. As phased development of the property and its surroundings continues, a secondary access point to CR 235A will also be constructed. A secondary access point would reduce the impacts to Segment 6 as shown in this analysis.

Potable Water / Sanitary Sewer / Solid Waste

Table 5a: Projected Theoretical Maximum Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	214,194
Residual Capacity[1]	**785,556**
Percentage of Permitted Design Capacity Utilized[1]	**65.85%**
Projected Potable Water Demand from Proposed Project[2]	155,887.9
Residual Capacity after Proposed Project	**629,668.1**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(591,980 sq. ft. * 15 gpd) / 100 = **88,797 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day*
            1. *((39,465 sq. ft.* 60%) / 15 sq. ft.) * 20 gpd = **31,572 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 355,189 sq. ft. = **35,518.9 gpd***

Table 5b: Projected Realistic Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	214,194
Residual Capacity[1]	**785,556**
Percentage of Permitted Design Capacity Utilized[1]	**65.85%**
Projected Potable Water Demand from Proposed Project[2]	46,766.8
Residual Capacity after Proposed Project	**738,789.2**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(177,594 sq. ft. * 15 gpd) / 100 = **26,639.1 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day)*
            1. *((11,840 sq. ft. * 60%) / 15 sq. ft.) * 20 gpd = **9,472 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 106,557 sq. ft. = **10,655.7 gpd***

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. Neither the maximum possible allowable impacts nor the realistic projected impacts from approval of this application will exceed capacity of the City's adopted LOS for potable water.

Table 6a: Projected Theoretical Maximum Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	193,280
Residual Capacity[1]	**629,720**
Percentage of Permitted Design Capacity Utilized[1]	**58.02%**
Projected Sanitary Sewer Demand from Proposed Project[2]	155,887.9
Residual Capacity after Proposed Project	**473,832.1**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(591,980 sq. ft. * 15 gpd) / 100 = **88,797 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day*
            1. *((39,465 sq. ft.* 60%) / 15 sq. ft.) * 20 gpd = **31,572 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 355,189 sq. ft. = **35,518.9 gpd***

Table 6b: Projected Realistic Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	193,280
Residual Capacity[1]	**629,720**
Percentage of Permitted Design Capacity Utilized[1]	**58.02%**
Projected Sanitary Sewer Demand from Proposed Project[2]	46,766.8
Residual Capacity after Proposed Project	**582,953.2**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(177,594 sq. ft. * 15 gpd) / 100 = **26,639.1 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day)*
            1. *((11,840 sq. ft. * 60%) / 15 sq. ft.) * 20 gpd = **9,472 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 106,557 sq. ft. = **10,655.7 gpd***

Conclusion: The project site will be served by existing City of Alachua sanitary sewer infrastructure. Neither the maximum possible allowable impacts nor the realistic projected impacts from approval of this application will exceed capacity of the City's adopted LOS for sanitary sewer.

Table 7a: Projected Theoretical Maximum Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[1]	18,329.99	3,345.22
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**2,160.73**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
    a. *Formula used: Formula used: (((12 lbs. / 1,000 ft^2/day * [986,634]) * 365)/2,000)*

Table 7b: Projected Realistic Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[1]	18,329.99	3,345.22
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**648.22**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
    a. *Formula used: Formula used: (((12 lbs. / 1,000 ft^2/day * [295,990]) * 365)/2,000)*

Conclusion: Solid waste facility capacity exists to adequately serve development of the subject property. Thus, potential impacts from approval of this application will not negatively impact the City's adopted LOS for this system.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This rezoning application is submitted concurrently with a SsCPA application, requesting to amend the Future Land Use classification of the property from Agricultural to Commercial. This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how these applications are consistent with each. Text from the City of Alachua Comprehensive Plan is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Objective 1.3: Commercial

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

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship,parks, and community centers; and,
12. Traditional Neighborhood Planned Developments
    1.

The intended use of the subject property following the requested FLU classification change is two office buildings. Office is an allowed use in the Community Commercial land use category. These office buildings represent the beginning of a larger development program for the property, which will be used for the creation of a well-considered, master-planned area. Subsequent uses, such as supporting retail and restaurant, will also be consistent with those allowed by the Community Commercial FLU classification.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;

4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Any future development of the property following the requested amendments to the Future Land Use map and Official Zoning Atlas will adhere to all required design and performance standards. Per this policy, a 0.5 FAR was utilized to calculate theoretical maximum Level of Service impacts of this request. Those calculations can be found in Section 3 of this report. As demonstrated in Section 3, this request is not anticipated to result in any degradation of established Level of Service standards.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

No strip pattern commercial development is proposed for creation or promotion by this rezoning application or the concurrently submitted SsCPA application.

The subject property is immediately adjacent to land within the Commercial FLU classification. The Community Commercial FLU classification is complementary to the Commercial FLU classification, as both are established as commercial land use categories by Comprehensive Plan Future Land Use Element Objective 1.3. In the surrounding area of the project site, uses include a major highway interchange; Santa Fe High School; a shopping plaza, inclusive of a Publix supermarket; a new hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning underway on CR 235A for Santa Fe Crossings, a future mixed-use development.

The subject property also abuts land with Agricultural land use to its east, west, and south. This land is currently undeveloped and not actively used for agriculture. The Agricultural and Community Commercial land use categories can be compatible with one another, as the Agricultural FLU allows for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the

neighborhood- and community-scale goods and service uses allowed by the Community Commercial FLU. These uses are implemented via the Community Commercial (CC) zoning district, which the Community Commercial FLU supports and which is requested for the property in this application. The CC zoning district, compared to the Commercial, Intensive (CI) zoning district, limits the more intense commercial uses, such as car sales and restaurants with drive-through.

Furthermore, this land is under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multi-modal oriented in design.

Thus, this application is requesting an extension of the existing commercial area, allowing for cohesive urban form that is not strip development. This extension is compatible with the planned land uses of the surrounding area, much of which is under common ownership by the applicant. This extension does not encroach into a residential area, as all abutting surrounding land is currently undeveloped.

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

The listed criteria will be considered and adhered to in any development of the property to follow the requested land use amendment.

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

An application for amendment to the site's land use category was submitted concurrently with this rezoning application. In Section 5 of this justification report, chapter 163.317(6)(a)9.a. and b., Florida Statutes, are addressed in greater detail.

This application does not constitute urban sprawl. The requested change will not result in "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" (163.3164(51), FS).

Rather, the requested changes to Community Commercial FLU and Community Commercial (CC) zoning will allow for a range and mixture of nonresidential uses and opportunities. The size of the property allows adequate space for such a development

pattern. While the creation of two (2) office buildings is the driving factor in these requests, the office buildings will not utilize the entirety of the property. The offices represent the beginning of a larger development program that will also likely include supporting retail and restaurant uses. The remainder of the area will be used for the creation of a well-considered, master-planned area. This is possible with the Community Commercial FLU and CC zoning because of the range and mixture of nonresidential uses and opportunities they allow.

Public facilities and services are immediately nearby, precluding the costly extension of infrastructure. Given the site's proximity to both US 441 and I-75, as well as the high-intensity zoning to its north, a clear separation of urban and rural uses is established.

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.

A preliminary, desktop analysis of the subject property indicates that there are no wetlands within the project area boundary and no portions of the project area are within a documented FEMA floodplain. The topography and soils onsite are suitable to development. Prior to any development occurring, an environmental assessment will be conducted to gain greater detail on these matters.

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.

Development that occurs onsite will include techniques to minimize negative impacts on the natural terrain. The project site generally slopes north/northeast. This natural function will be retained to the maximum extent practicable.

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:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Gainesville Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group: A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 5 to 8 Percent Slopes (Hydro. Group B)**
- **Pits and Dumps (Hydro. Group N/A)**

Appropriate development techniques and design considerations will be applied to the various soil types on this site when development occurs.

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.

The project site is not within any documented FEMA Flood Zone 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.

There are no documented wetlands on the project site. Should any be discovered, they will be avoided to the maximum extent practicable or buffered and mitigated consistent with City and County requirements in subsequent development.

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.

There are no documented listed wildlife or plant species onsite. When development plans are submitted for the project site, an inventory of listed species will be included per this policy requirement.

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.

Section 3 of this report demonstrates the impacts that both a maximum development scenario and a realistic development scenario would have on available facilities and services. As demonstrated in this section, there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum potential and a realistic development scenario of the property.

Calculations do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

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.

Section 3 of this report demonstrates the impacts that both a maximum development scenario and a realistic development scenario would have on available facilities and services. As demonstrated in this section, there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum potential and a realistic development

scenario of the property.

Calculations do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

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 obtained during development plan review, following the approval of this application.

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 currently six (6) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Gainesville Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group: A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 5 to 8 Percent Slopes (Hydro. Group B)**
- **Pits and Dumps (Hydro. Group N/A)**

Appropriate development techniques and design considerations will be applied to the various soil types on this site.

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

Policy 1.7.a: The City shall work with the Florida Geological Survey (FGS), Florida Department of Environmental Protection (FDEP), Suwannee River Water Management District, and the Alachua County Environmental Protection Department, to identify and map significant geological resources, including karst features such as sinkholes, caves, and entire stream to sink basins. Significance of a feature should reflect its potential contribution to the area's network of natural resources.

A desktop analysis of available data indicates that the subject property lies within the Alachua County Sensitive Karst Area. Prior to any development of the subject property, an Environmental Resource Assessment will be conducted to identify what, if any, significant geologic resources may be onsite. In development planning and the calculation of stormwater management needs, the findings of this assessment will be taken into account. Subsequent development will comply with LDR §6.9.3(3) and all applicable Suwannee River Water Management District criteria.

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

The National Wetlands Inventory database does not indicate any wetlands onsite. If any wetlands are found onsite, they will be adequately protected in development of the project site.

TRANSPORTATION ELEMENT

Policy 1.1a: The City shall establish and maintain the Level of Service Standards, as noted below, at the PM peak hour for the following roadway segments within the City.

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Adopted LOS Standard
5	US 441 (From SR 235 to I-75)	4/D	Principle Arterial	Comm	D
6	US 441 (From I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
7	US 441 (From CR 235A to NW 188th St)	4/D	Principle Arterial	Urban Trans	D
8	SR 235 (From NW 143rd Place to US 441)	2/U Bays	Major Collector	Comm	D
9	SR 235 (From US 441 to NW 140th Street)	2/U Bays	Major Collector	Comm	D
11	CR 235 (From NW 143rd Place to South City Limits)	2/U	Major Collector	Comm	D
13	CR 241 (From CR 235 to South City Limits)	2/U	Major Collector	Comm	D
14	CR 2054 (From SR 235 to West City Limit)	2/U	Major Collector	Comm	D
16	CR 235A (From US 441 to North City Limit)	2/U	Major Collector	Comm	D
17	CR 235A (From US 441 to CR 235)	2/U	Major Collector	Comm	D

Section 3 discusses in detail the potential impacts to roadway Level of Service Standards from development of the subject property with the proposed FLU classification and zoning district. Both a maximum potential development scenario and a realistic development scenario are considered.

Calculations in this section do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard of D. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

5. CONSISTENCY WITH CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's Land Development Regulations (LDR). Language from the LDC is provided in normal font, and the consistency statements are provided in **bold** font.

Sec. 2.4.2. Site specific amendments to Official Zoning Atlas

(E) *Standards for site-specific amendments to the Official Zoning Atlas.* The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:

(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.

As demonstrated in Section 4 of this report, this application's intent is compatible with all applicable goals, objectives, and policies found within the City of Alachua Comprehensive Plan.

In addition, this application is submitted concurrently with a SsCPA application, requesting to change the project site's FLU to Community Commercial. The contents of that application further demonstrate consistency with the City's Comprehensive Plan. The proposed zoning districts are compatible with the proposed Future Land Use map designations.

(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.

Section 5 of this report demonstrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Specifically, code language regarding site-specific amendments to the City's Official Zoning Atlas and regarding the requested zoning district, CC, are addressed in detail.

(c) *Logical development pattern.* The proposed amendment would result in a logical and orderly development pattern.

The proposed amendment would result in a logical and orderly development pattern on the project site in two primary ways.

First, the project site immediately abuts land in the CI district to the north. The proposed amendment will complement this existing, abutting business zoning district, while being compatible with the surrounding Agricultural zoning district, as fewer uses are allowed in CC compared to CI. This creates a commercial gradient, with gradually lowering intensity of uses as one moves further from the major arterial US 441.

Second, rezoning the ±45-acre area to CC will allow for a holistic and cohesive master plan for the property. A master plan for the ±45.3 acres, as opposed to piecemeal, acre-by-acre development, will allow for a logical, orderly mix of nonresidential uses, all of which allowed and made possible with the CC zoning district.

Furthermore, in recent years the area surrounding the project site has seen increased commercial development activity, including the recently-constructed hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning occurring on CR 235A for Santa Fe Crossings, a mixed-use development.

(d) *Premature development.* The proposed amendment will not create premature development in undeveloped or rural areas.

The proposed amendment will not create premature development in undeveloped or rural areas. Rather, the proposed amendment will spur development of land in a developing area of the City. The specific development planned to follow this rezoning request will be for the construction of two (2) office buildings, to be occupied by an existing company.

The project site is in a developed portion of the city that is undergoing further development. The site is just south of US 441, a major transportation corridor, and just west of Interstate 75, another major transportation corridor.

Much of the nearby segment of US 441 is developed with commercial uses and has seen new development in recent years. A new hotel was recently constructed next to Interstate 75, and new quick service restaurants have opened in the past couple of years.

In sum, rather than creating premature development in undeveloped or rural areas, the proposed amendment follows the development trend of the surrounding context area and will spur further development.

(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.

The proposed CC zoning district is compatible with the adjacent land in both the CI and the A zoning districts. CC is compatible with CI by virtue of the fact that both are businesses zoning districts, with similar dimensional standards (as detailed in LDR Table 5.103) and allowed uses (as detailed in LDR Table 4.1-1). CC would complement the CI district, with its broader range of permitted uses, while more narrowly focusing uses on those that are compatible with the potential use of the surrounding A zoning district.

Furthermore, all agriculturally-zoned land that abuts the subject property is under common ownership by the applicant. The landowner intends to ultimately master-plan their property with a mixture of residential and nonresidential uses that will be entirely compatible with the CC zoning district. When considering the fact that all Agriculturally-zone land that is adjacent to and surrounds the project site is owned by the applicant, the issue of compatibility becomes something of a moot point.

Finally, in addition to agricultural uses, the Agricultural FLU classification and zoning district allow for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the nonresidential uses allowed by Community Commercial FLU and CC Zoning.

(f) *Adverse effect on local character.* The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

The proposed amendment will not adversely affect the character of the general area by creating excessive traffic, intensities of use, building height and bulk, noise, lights or other physical effects, or nuisances.

The general area can be characterized as developed and developing, with a range of nonresidential uses. The area immediately north of the project site is within the requested zoning district, CI. The proposed amendment will extend the existing character of the area and complement it, rather than have any adverse effect. Development to follow this amendment will adhere to all pertinent regulations surrounding height, bulk, noise, and lights.

(g) *Not deviate from pattern of development.* The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

The uses permitted by the proposed amendment do not deviate from the existing and proposed development pattern of the surrounding area, but rather, expand on it. The zoning district requested complements that of the CI-zoned land that abuts the property immediately to its north as well as the context area surrounding the project site. This context area is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions.

In addition, this proposed amendment will not inherently deviate from the potential development pattern of property to the site's east, west, and south, with Agricultural FLU and zoning. This land has no established development pattern. However, in addition to agricultural uses, the Agricultural FLU and Zoning allow for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Community Commercial FLU and CC Zoning.

Finally, the fact that the surrounding ±260 acres of agriculturally-zoned land is owned by the applicant renders potential issues from potential conflict minimal.

(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.

The proposed amendment will not encourage urban sprawl. Rather than resulting in low-density, single-dimensional development, the proposed amendment will greatly expand what is possible on the property. Development to follow this proposed amendment will not leap-frog over vacant land, but instead, extend developed land.

The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CC. The list of nonresidential uses possible in CC is expansive, as demonstrated in LDR Table 4.1-1.

This report repeatedly alludes to the planned development of two (2) office buildings on the subject property. These buildings are the driving factor behind this request, but the buildings and their associated infrastructure will not occupy all ±45.3 acres of the property. The intent for the remainder of the land area is a master-planned development with a mixture of nonresidential uses, all made possible with CC zoning.

(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).

The proposed amendment will not result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts. Property immediately abutting the subject property to its north is another business zoning district, CI, with similar dimensional standards and allowed uses.

(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, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

The proposed amendment is in a location where there are existing public facilities able to serve development.

Current public facilities in the area include:

- **Potable water: an 8" water main along CR 235A in front of the project site and a 12" water main on NW 162nd Lane east of the project site**
- **Wastewater: a 16" force main along CR 235A and a gravity manhole on NW 162nd Lane east of the project site**
- **Electric: The project site is in the service area of Duke Energy.**

Section 3 of this report illustrates the potential impacts of the proposed amendment to utility infrastructure both under a maximum development scenario and a realistic development scenario. As this section demonstrates, there is adequate capacity for both maximum and realistic development scenarios in potable water, sanitary sewer, and solid waste infrastructure.

Section 3 also demonstrates a reduced impact on surrounding roadway segments in a realistic development scenario compared to a maximum development scenario.

(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, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The proposed amendment will not result in significant adverse impacts on the natural environment. A preliminary desktop analysis indicates that there are no FEMA flood zones or National Wetlands Inventory (NWI)-designated wetlands on the property. Should any be discovered in development programming of the site following development, minimization of adverse impact on the environment will be done to the extent practicable. An environmental resource assessment will be conducted during development programming.

Sec. 3.5. – Business Districts.

3.5.1 *General purposes*. The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

Section 4 of this report demonstrates that this request, as well as the concurrently submitted SsCPA application requesting Community Commercial FLU for the property, is consistent with pertinent goals, objectives, and policies of the Comprehensive Plan. The project site is in an area served by water and sewer.

The project site is an appropriate area for the CC zoning district. The property is within an urbanized context area, with much of the land to the property's north being zoned CI, another business zoning district. This indicates an intention for the area, proximate to US 441 and I-75, to be developed in a commercial fashion.

Though the subject site is not immediately abutting US 441, it is nearby, and the requested zoning district would continue this commercial trend. Furthermore, the planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as delineated in the "Proposed Project List" of the City of Alachua 2036 Long Range Transportation Plan, demonstrates that this is a logical extension of the current development pattern.

(B) *Strengthen economic base*. Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

The proposed amendment greatly increases the nonresidential possibilities on the project site. By allowing commercial development on more land, the City's economic base will be strengthened, as more businesses can be created, started, and placed, and thus employment opportunities can be brought. Furthermore, the development intended to follow this proposed amendment is the creation of two (2) office buildings for the relocation of an existing company to the City of Alachua. This will strengthen the City's economic base through temporary construction jobs as well as permanent employment opportunities in the City, proximate to residential areas.

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

The proposed amendment will create a suitable environment for nonresidential uses including office. The area is suitable due to its proximity to various other nonresidential offerings; its proximity to various housing opportunities for employees; and the major transportation corridors US 441 and Interstate-75. This compatible environment mitigates any adverse effects from incompatible uses.

(D) *Minimize impact of business development on residential districts and uses*. Minimize the impact of business development on residential districts and uses.

The land to the project site's west, south, and east is within the A zoning district. This land is currently undeveloped, but does allow for residential development, as well as a number of educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by the CC zoning district. As the intention of the CC zoning district is to provide land for business uses that serve residents of the entire community, placing the CC zoning district proximate to the A zoning district yields a potential for future residents to live close to businesses that provide needed goods and services.

Additionally, this surrounding Agriculturally-zoned land is under common ownership with the project site and is not currently being used for residential use. This common ownership precludes any adverse impacts, as the property owner will be aware of any upcoming development.

Land to the north of the project site is within the CI zoning district, a nonresidential district.

3.5.2 Business district specific purposes.

(C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

The project site is just off of US 441 and is under a mile from the US 441/Interstate-75 interchange. While the subject property does not currently have direct access to US 441, a fourth leg of the intersection of US 441 and NW 167th Boulevard is planned, as detailed in the City's 2036 Long Range Transportation Plan. This new leg will extend directly to and through the subject property, making it readily accessible by the major arterial.

The development intended to most immediately follow the proposed amendment is office space, which benefits from being in an accessible location. The larger plan for the ±45.3-acre property is a mixed use master plan, which will incorporate the extension of NW 167th Boulevard and benefit from being readily accessible by the major arterial.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. **Map Set**

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

City of High Springs

City of Alachua

City of High Springs

Alachua County

235A COUNTY

441

75

Project Site

City of Alachua

Alachua County

Legend

- Project Site
- City of Alachua
- City of High Springs

NORTH

0 1,200 2,400 3,600 4,800 Feet

CHW Professional Consultants

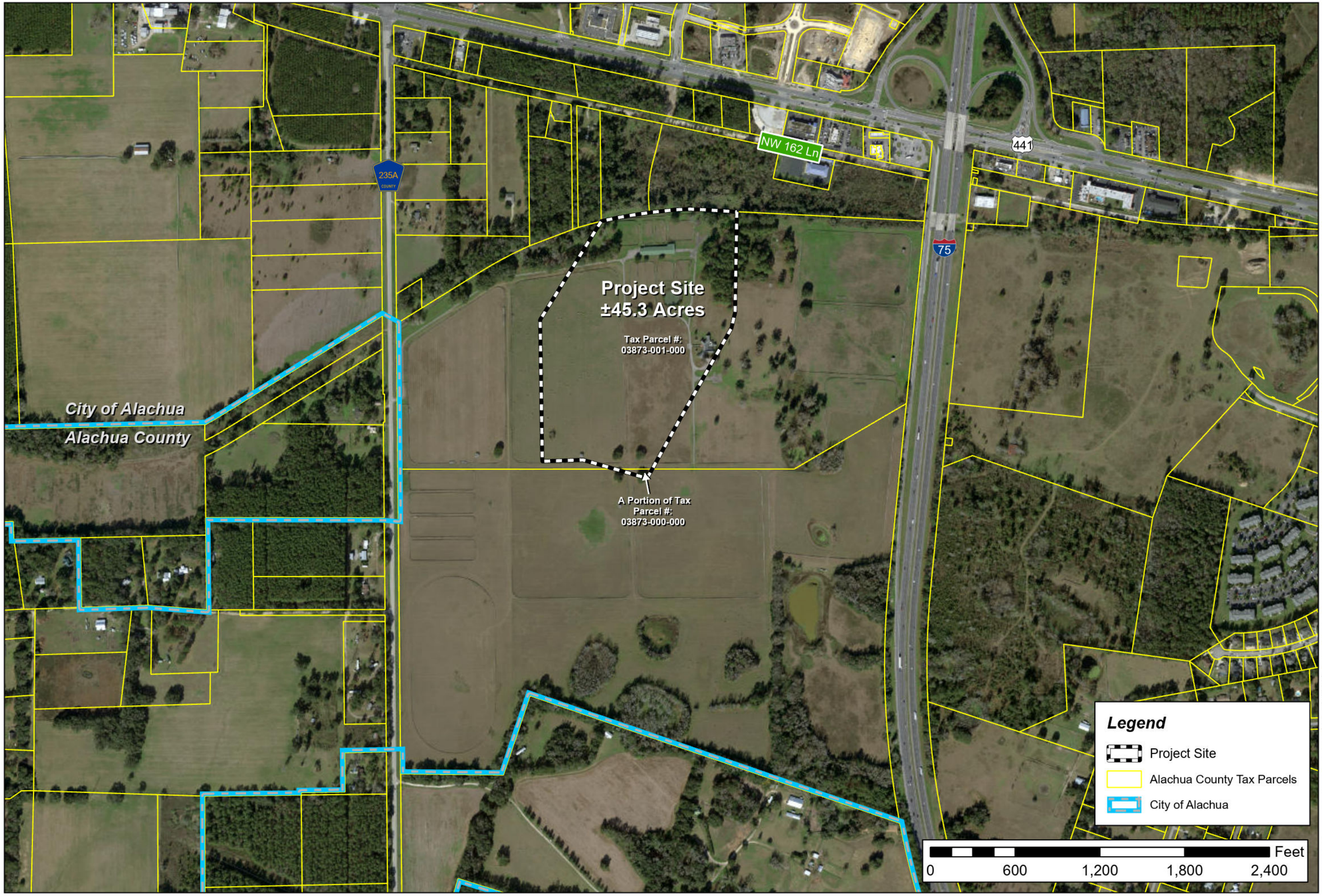
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False Northing: 0.000000
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Standard Parallel 2: 29.583333
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Prepared by: Employee ###
Date: 4/18/2022

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ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873
City of Alachua, Florida



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Prepared by: Employee ###
Date: 4/28/2022

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CHW Professional Consultants

ILLUSTRATION 2A:
FLU MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

Commercial
Conservation
Commercial
Moderate Density Residential
Commercial
NW 162 Ln
441
235A
Agriculture
Moderate Density Residential
75
Project Site ±45.3 Acres
Agriculture
Commercial
City of Alachua
Alachua County
Rural/ Agriculture
Agriculture
Rural/ Agriculture

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Future Land Use

- Agriculture
- Conservation
- Communtiy Commercial
- Commercial
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Public
- Recreation

Alachua County Future Land Use

- Rural/Agriculture

0 600 1,200 1,800 2,400 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Datum: North_American_1983
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False Northing: 0.000000
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Standard Parallel 2: 29.583333
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GCS_North_American_1983

Prepared by: Employee ###
Date: 4/28/2022

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ILLUSTRATION 2B:
PROP FLU MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

Commercial
Conservation
Commercial
Moderate Density Residential
Commercial
NW 162 Ln
441
235A
Agriculture
Moderate Density Residential
75
Project Site ±45.3 Acres
Community Commercial
Commercial
City of Alachua
Alachua County
Rural/ Agriculture
Agriculture
Agriculture
Rural/ Agriculture

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Future Land Use

- Agriculture
- Community Commercial
- Commercial
- Conservation
- High Density Residential
- Medium Density Residential
- Moderate Density Residential
- Public
- Recreation

Alachua County Future Land Use

- Rural/Agriculture

Feet
0 600 1,200 1,800 2,400

NORTH

Prepared by: Employee ###
Date: 6/16/2022

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ILLUSTRATION 3A:
ZON MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

CI
RMF-8
A
PD-R
235A
RSF-1
CI
NW 162 Ln
441
CSV
75
Project Site
±45.3 Acres
A
CI
GF
City of Alachua
Alachua County
A (County)
A
A (County)

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Zoning

- (CSV) Conservation
- (A) Agriculture
- (CC) Community Commercial
- (CI) Commercial Intensive
- (GF) Government Facilities
- (PD-R) Planned Development - Residential
- (RMF-8) Residntial Multiple Family-8
- (RMF-15) Residential Multiple Family-15
- (RSF-1) Residential Single Family-1
- (RSF-3) Residential Single Family-3

Alachua County Zoning

- (A) Agricultural

Feet
0 600 1,200 1,800 2,400

NORTH

Prepared by: Employee ###
Date: 4/28/2022

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ILLUSTRATION 3B:
PROP ZON MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

CI
RMF-8
A
PD-R
235A
RSF-1
CI
NW 162 Ln
441
CSV
75
Project Site
±45.3 Acres
CC
CI
GF
City of Alachua
Alachua County
A (County)
A
A
A (County)

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Zoning

- (A) Agriculture
- (CC) Community Commercial
- (CI) Commercial Intensive
- (CSV) Conservation
- (GF) Government Facilities
- (PD-R) Planned Development - Residential
- (RMF-15) Residential Multiple Family-15
- (RMF-8) Residential Multiple Family-8
- (RSF-1) Residential Single Family-1
- (RSF-3) Residential Single Faimly-3

Alachua County Future Land Use

- Rural/Agriculture

Feet
0 600 1,200 1,800 2,400

NORTH

Prepared by: Employee ###
Date: 6/2/2022

Professional Consultants

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ILLUSTRATION 4:
ENV MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873
City of Alachua, Florida

Project Site
±45.3 Acres
Flood Zone: X

Flood Zone: A

NW 162 Ln

441

75

235A
COUNTY

Legend

- Project Site
- Alachua County Tax Parcels
- 10-foot Contours
- 1-foot Contours
- 2006 FEMA 100 Year Floodplain

National Wetlands Inventory

- Permanently Flooded
- Semipermanently Flooded
- Intermittently Exposed
- Seasonally Flooded
- Temporarily Flooded
- Saturated

Feet
0 600 1,200 1,800 2,400

NORTH

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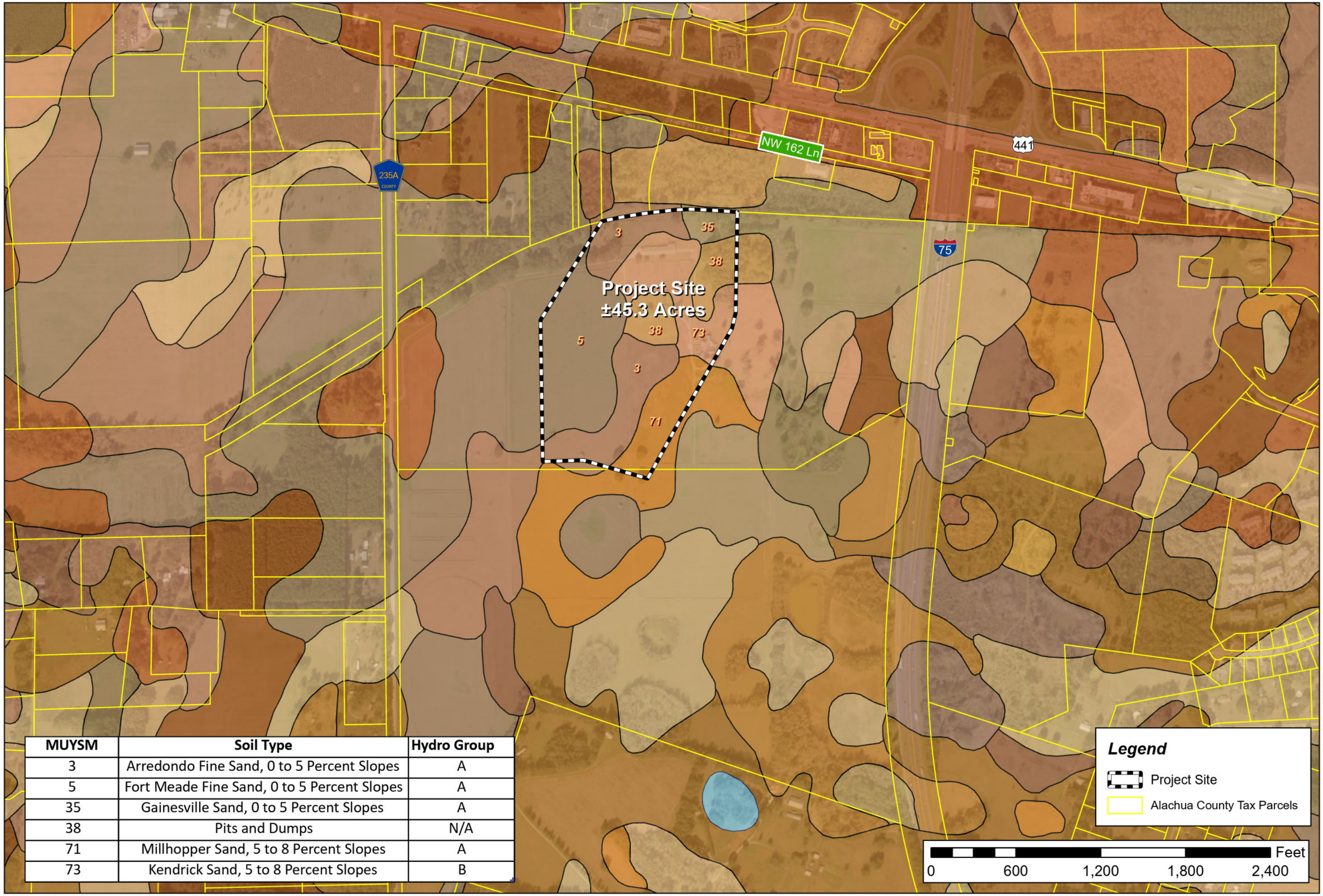
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Date: 4/28/2022

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ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873
City of Alachua, Florida



MUYSM	Soil Type	Hydro Group
3	Arredondo Fine Sand, 0 to 5 Percent Slopes	A
5	Fort Meade Fine Sand, 0 to 5 Percent Slopes	A
35	Gainesville Sand, 0 to 5 Percent Slopes	A
38	Pits and Dumps	N/A
71	Millhopper Sand, 5 to 8 Percent Slopes	A
73	Kendrick Sand, 5 to 8 Percent Slopes	B

Legend

- Project Site
- Alachua County Tax Parcels

0 600 1,200 1,800 2,400 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0902_Feet
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Prepared by: Employee ###
Date: 4/28/2022

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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

Project Site

2640'

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, whichever is greater.

NORTH

4,500 2,250 0 4,500 9,000 13,500 Feet

Professional Consultants

Prepared by: Employee ###
Date: 4/8/2022

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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.

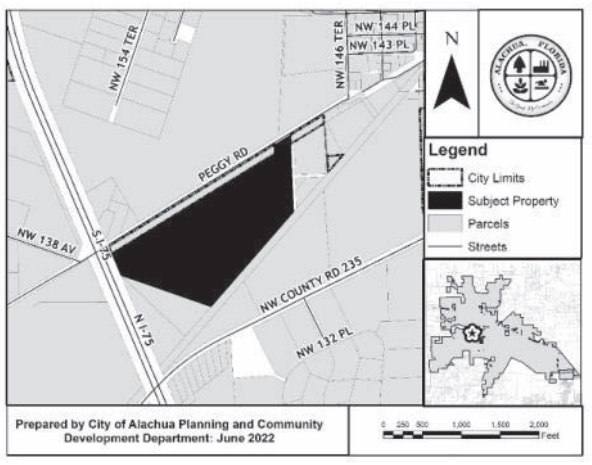
Candidates often rely on UF students to help with campaigns during election years, though many understand the job is only temporary. Those campaign workers then develop experience and skills to move on to careers in politics. Campaign expenses show that Arreola's campaign last paid $750 to Boatner for 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).

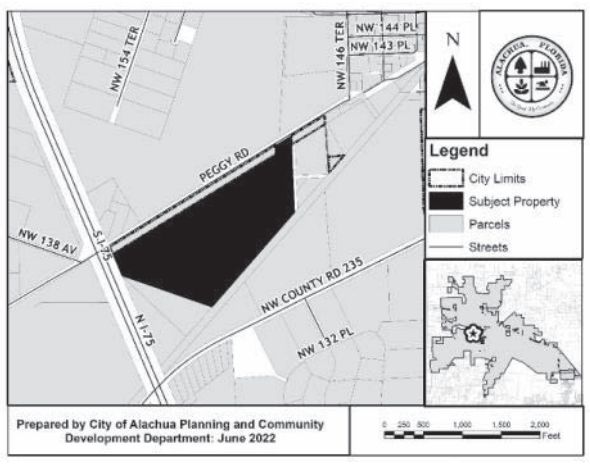


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

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).

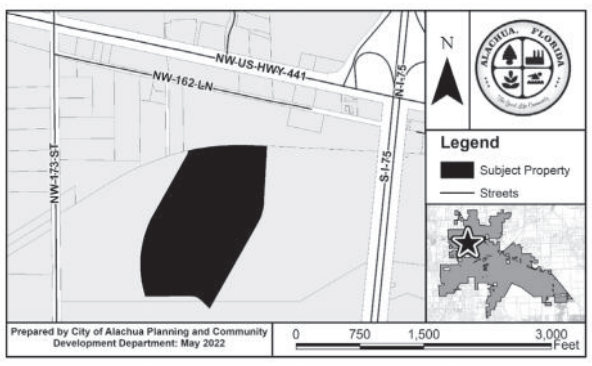


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GF-30946532

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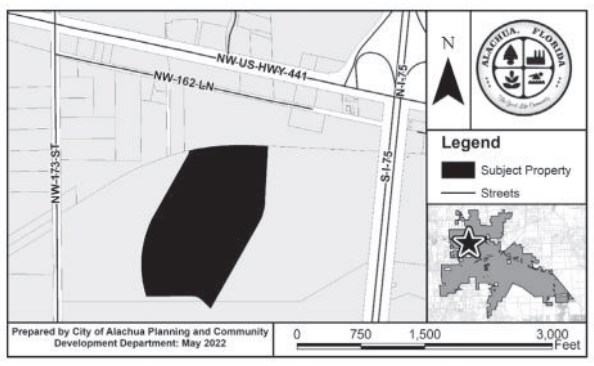


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GF-30946323

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GF-30946402

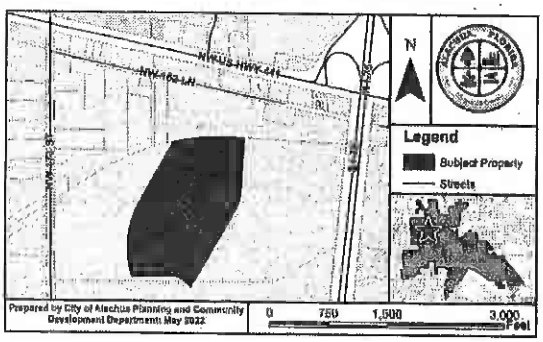
-- Sponsored by the City of Alachua at Legacy Park, 15400 Peggy Road, Alachua. Times are 4 – 10 p.m. with a free fireworks display from 9:30 – 10 p.m. Dubbed "The Largest Small Town Fireworks Display in America," this annual event draws thousands of people to Alachua and has great economic impact on area businesses. There will be plenty of activities for the kids at Kids Corner from 4 -7 p.m. Live music will kick off at 6 p.m. Free entry, free parking! Without a doubt, this event has something for everyone and, of course, the best free fireworks show around. For questions call 386-418-0449.

- **July 4: Red, White & Boom Fireworks** – Presented by the City of Archer. The location is Archer Road, 1.5 miles west of the Ron and Norita Davis Center at Santa Fe College. This event will begin at 2 p.m. Expect Watermelon and Pie Eating Contests, Arts and Crafts and Food Vendors, a Kids Zone and Live Music. This event is happening Rain or Shine.
- **July 19: 2022 CRA Social Soiree** - Florida House Representative Chuck Brannan will be the guest speaker at another soiree at 6:30 p.m. upstairs at the Opera House, 18587 High Springs Main Street. In addition, CRA Coordinator David Sutton and High Springs Assistant City Manager Bruce Millingham will be on hand to share information about improvements to downtown High Springs. Light refreshments will be served.
- **July 28-Aug. 7: Peter Pan** at the High Springs Playhouse, 23416 W. U.S. Highway 27, High Springs. This Summer Youth Production is the first play of the 2021 2022 Season. Friday and Saturday shows begin at 8 p.m., Sunday shows begin at 2 p.m. Tickets: Regular $16, Student $11, Senior

City of ALACHUA

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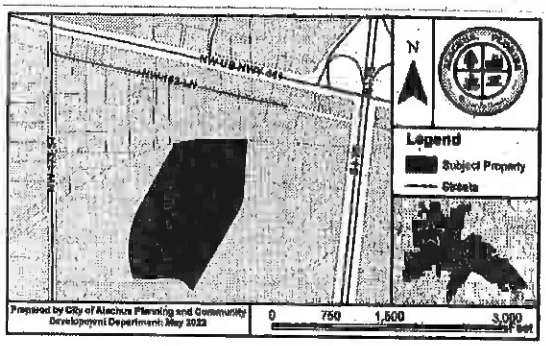
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(Published: Alachua County Today - June 30, 2022)

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(Published: Alachua County Today - June 30, 2022)

Heartland Places of Worshin

AFFIDAVIT FOR POSTED LAND USE SIGN

I _____, POSTED THE LAND USE
(name)

SIGN ON 23 Jun 2022 FOR THE Tomoka Hills NonRes SSCPA & RZ - PZB & CCOM1
(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)

Four (4)
(number of signs)

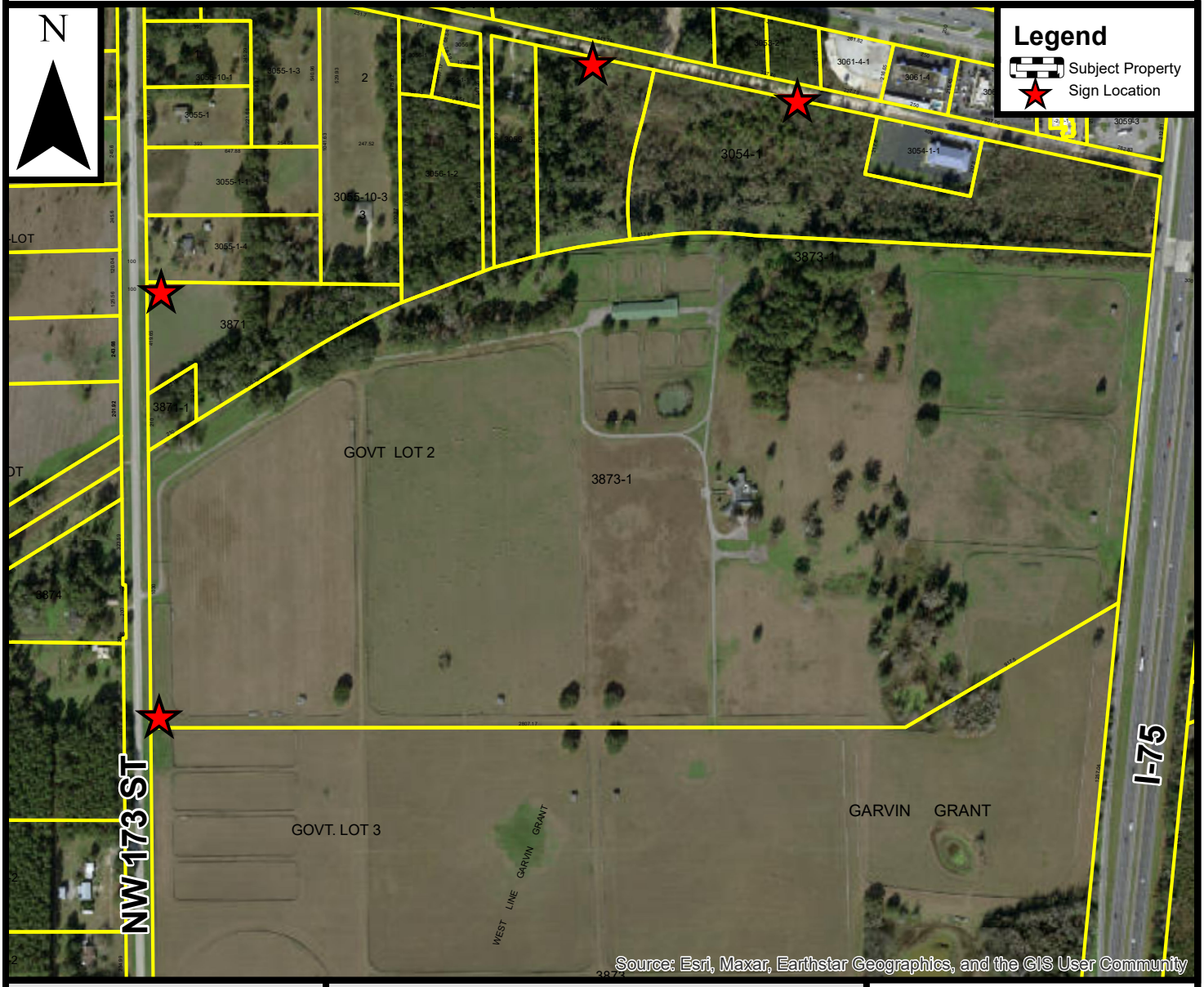
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Tomoka Hills Non-Residential SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

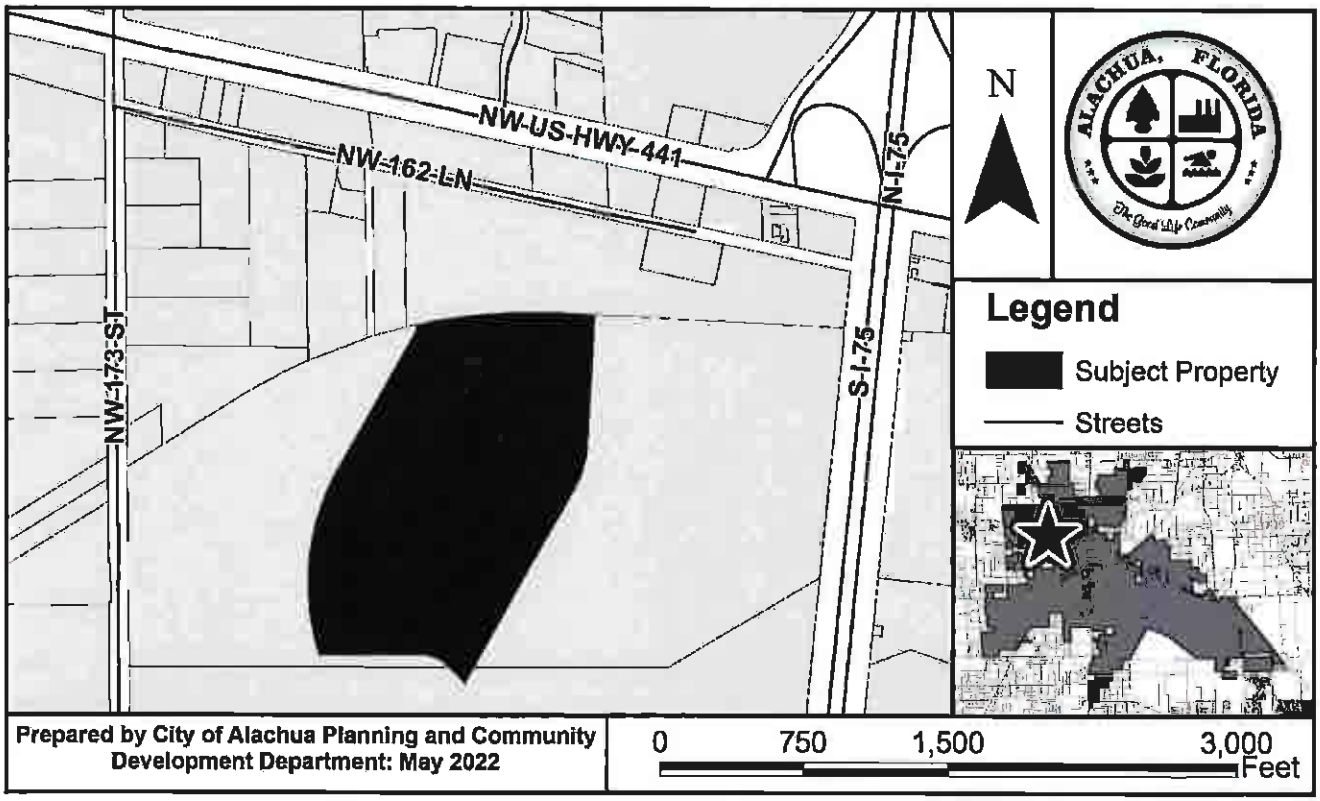
0 200 400 800 Feet

City of
ALACHUA
the good life community

mailed 6/27/22
KC

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

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

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

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

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03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXON
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
Assistant Director Planning
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Gainesville FL 32611

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

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dena Courtney
P.O. Box 1215
High Springs FL 32655

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DeSantis

Continued from Page 1A

trade practices will be punished according to the law."

The governor was joined Wednesday by incoming Florida House Speaker Paul Renner, who said a global elite is "weaponizing American capitalism against us."

"This is a pocketbook issue and we will not relent until we start dismantling this dangerous form of ESG," Renner said.

DeSantis Watch, a leftwing organization opposed to the governor, accused him of "doing the bidding of his large corporate donors and billionaire supporters."

"Florida is ground zero for the climate crisis but once again Ron DeSantis lacks the courage to take any real action to protect the livelihoods of the people of our state," DeSantis Watch Constituencies Director Natasha Sutherland said in a statement. "Today's executive order doesn't take on corporations, it does the bidding of the worst of them by refusing to address their environmental impacts, human rights records, or levels of corruption while the state invests our public tax dollars with them."

Follow Herald-Tribune Political Editor Zac Anderson on Twitter at @zacjanderson. He can be reached at zac.anderson@heraldtribune.com

Insurance

Continued from Page 1A

state House member and attorney general candidate.

"Working Floridians know he's turned his back on them, because the hits keep coming," Crist said of DeSantis. "You're paying too much for less coverage."

Crist is seeking the Democratic nomination for governor in the Aug. 23 primary, vying with Agriculture Commissioner Nikki Fried. The winner of that contest will face DeSantis in November.

Fried has said that as governor, she would work to reduce frivolous lawsuits and limit insurance fraud to bring down property coverage rates. She also would strengthen the Insurance Consumer Advocate's role.

Banker's announcement comes even as 27 companies are operating under the threat of having their financial ratings downgraded by Ohio-based Demotech, which rates insurance firms. While the downgrade was supposed to occur Tuesday, the company has told state officials it won't occur "until further notice."

Lindsey Curnutte, a DeSantis campaign spokeswoman, said the Republican governor was "working to clean up the mess Charlie's policies created." Crist, then a Republican, was governor from 2007-11 during a similarly challenging time for Florida homeowners.

"Charlie's attacks are ironic coming from the man who single-handedly booted property insurance companies out of Florida with his anti-free market policy experiment in 2007," Curnutte said..

A spokeswoman for the governor's office, Christina Pushaw, said officials are monitoring the situation with Demotech and the potential downgrade's effect on millions of Florida policyholders.

Echoing concerns aired by Florida's Chief Financial Officer Jimmy Patronis, DeSantis' office was critical of Demotech's "inconsistent application of its own methodology and its unilateral decision" involving Florida's insurers.

Crist, though, said that DeSantis should take more aggressive steps, including guaranteeing that no homeowner be left without insurance that would threaten possible mortgage foreclosure. The Republican governor also should allow anyone who loses coverage to join state-backed Citizens Property Insurance, Corp., at a rate that will not change for a year, and expand its coverage limits, Crist said.

Citizens already is being flooded with new customers, and projected to reach 1.2 million policies by the end of this year. Citizens' President and CEO Barry Gilway this month said the company was experiencing "almost incomprehensible growth."

The property insurance market's freefall comes even after DeSantis called the May special legislative session that steered $2 billion of taxpayer money into a fund to help insurers pay hurricane damage claims, limit lawsuits against companies and have homeowners shoulder more of the cost for roof replacements.

But even with the benefits enacted by the governor, homeowners' insurance rates continue to climb. Property insurance premiums in Florida are three times the national average, according to the Insurance Information Institute.

Crist, a Democratic member of Congress since 2016, was a combative advocate who took on insurance companies during his time in the governor's office.

He managed to get rates reduced early in his term, while allowing Citizens to take on more policies, but by the time he left office in 2011, rate were climbing again and his successor, Gov. Rick Scott, was committed to reducing Citizens' size, triggering even higher private insurance rates.

The size of Citizens then, however, was roughly 1.2 million policies — the same mark it is expected to reach this year, even with DeSantis' changes.

"Companies go to the Legislature and say if you let us do whatever we want to do...then over a couple of years, the rates will go down," Shaw said. "It's a promise the Legislature keeps falling for."

John Kennedy is a reporter in the USA TODAY Network's Florida Capital Bureau. He can be reached at jkennedy2@gannett.com, or on Twitter at @JKennedyReport

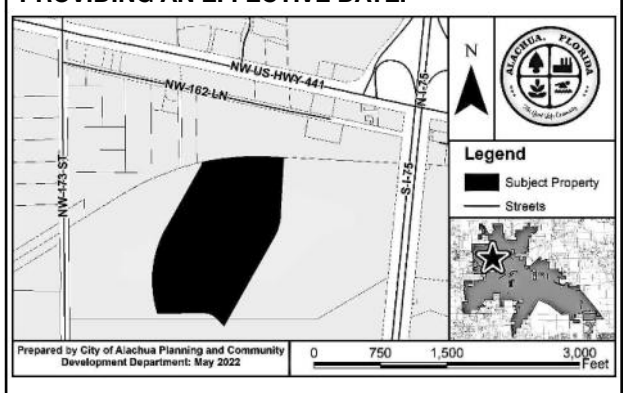
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The ordinance title is as follows:

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AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±45.3 ACRE PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-31400234

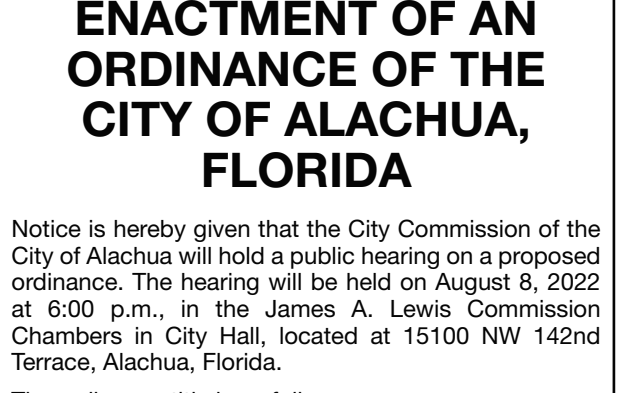
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The ordinance title is as follows:

ORDINANCE 22-21

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) TO COMMUNITY COMMERCIAL (CC) ON A ±45.3 ACRE PROPERTY; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-31400177

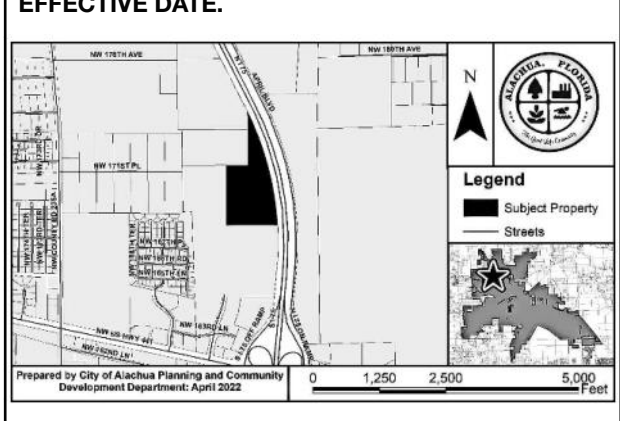
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The ordinance title is as follows:

ORDINANCE 22-17

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM CORPORATE PARK (CP) TO RESIDENTIAL MULTIPLE FAMILY – 15 (RMF-15) ON A ±27.88 ACRE PROPERTY; GENERALLY LOCATED NORTH OF THE US 441/ INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-31400108

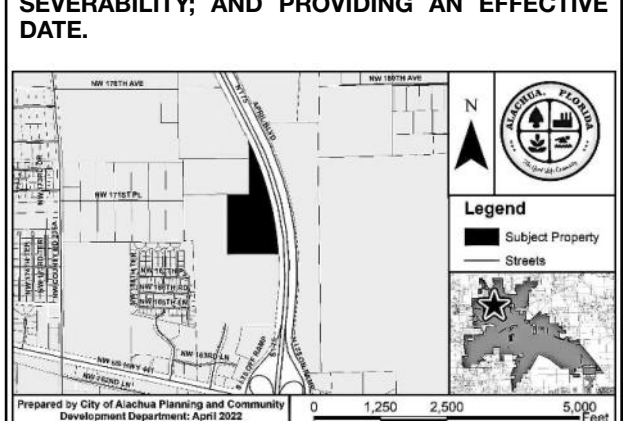
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The ordinance title is as follows:

ORDINANCE 22-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±27.88 ACRE PROPERTY FROM CORPORATE PARK TO HIGH DENSITY RESIDENTIAL; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-31400067

City of ALACHUA

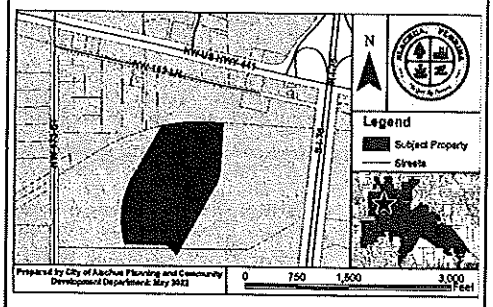
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(Published: Alachua County Today - July 28, 2022)

City of ALACHUA

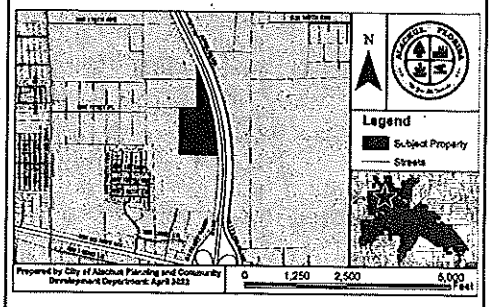
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City of ALACHUA

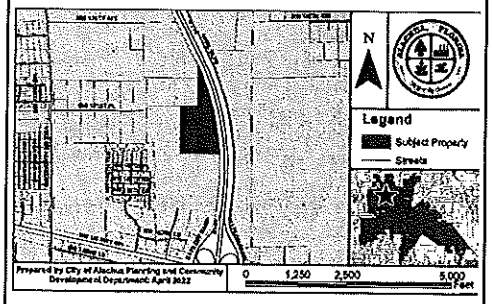
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(Published: Alachua County Today - July 28, 2022)

AFFIDAVIT FOR POSTED LAND USE SIGN

I _____, POSTED THE LAND USE
(name)

SIGN ON 23 Jun 2022 FOR THE Tomoka Hills NonRes SSCPA & RZ - PZB & CCOM1
(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)

Four (4)
(number of signs)

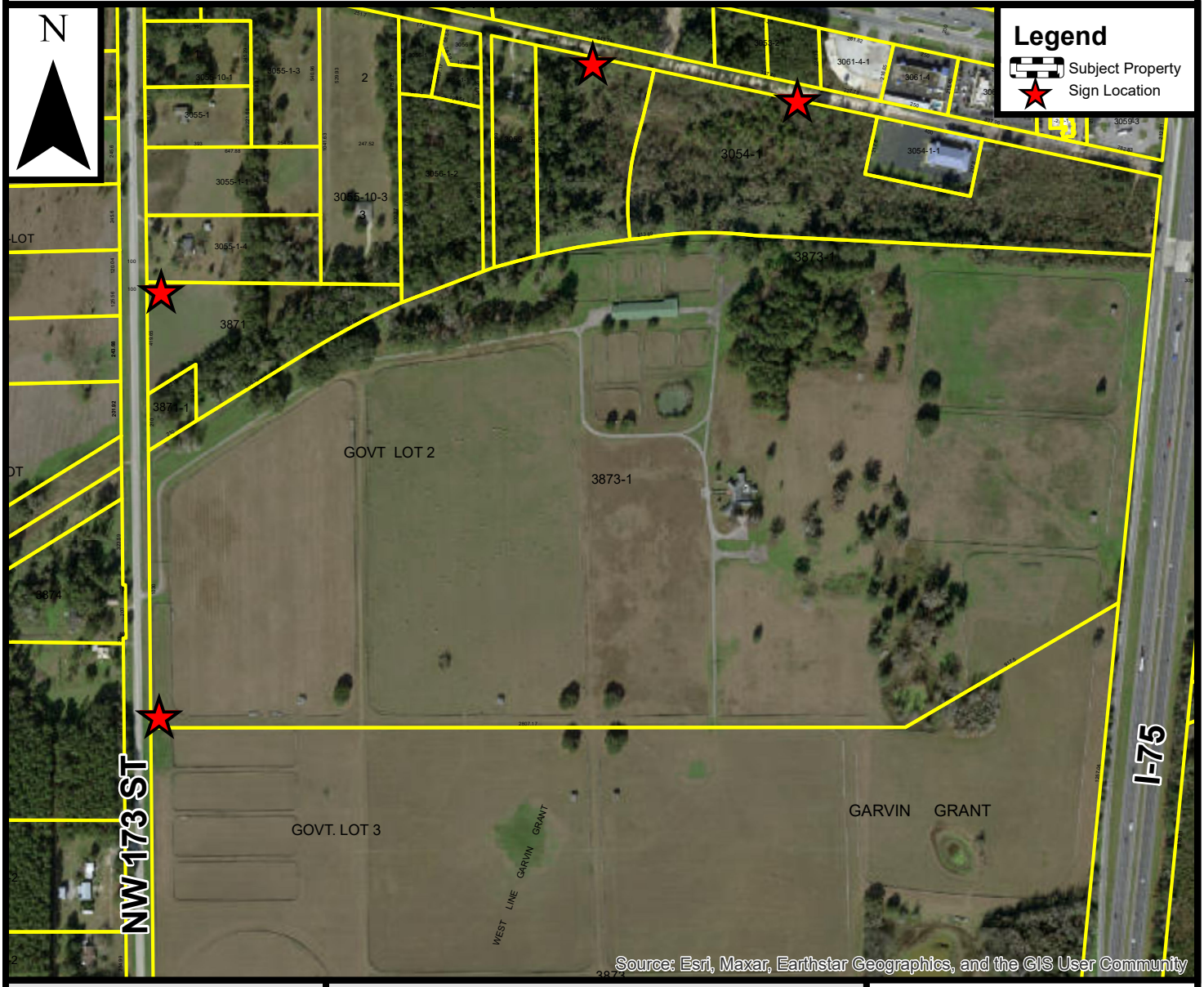
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Tomoka Hills Non-Residential SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 200 400 800 Feet

Mailed 7/25/22

City of ALACHUA
the good life community

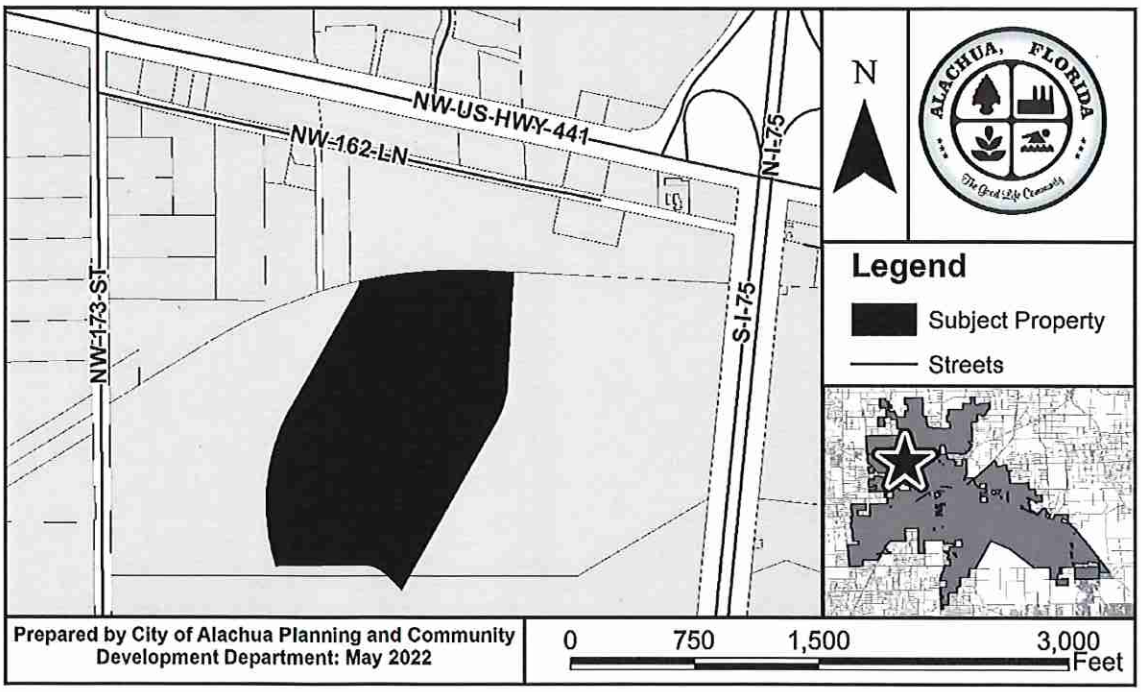
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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ E-Mail: planning@cityofalachua.com

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

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

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

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

Rdl. avery.com/patents
Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
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Shasta Schoellhorn
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City of ALACHUA

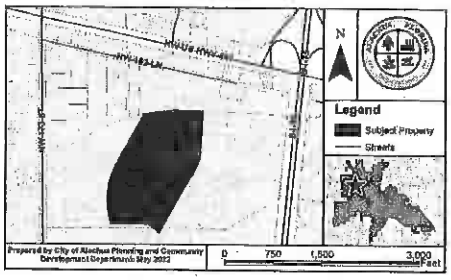
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(Published: Alachua County Today - August 11, 2022)

City of ALACHUA

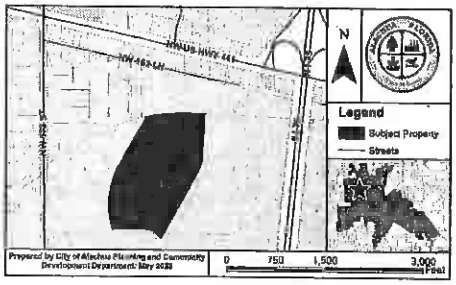
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Mayor

Continued from Page 3A

Gary Gordon


Gordon

Gordon, who previously served on the Gainesville City Commission from 1983 to 1986 where he sat as mayor for a year, said he wants another bite at the apple.

The local musician said his platform includes protecting neighborhoods "in the fight against gentrification and the elimination of single-family zoning."

Gordon, 69, is also a radio show producer and playwright. He has taught screenwriting courses at Santa Fe Community College and for five years managed Hyde & Zeke Records in Gainesville.

Following his loss for re-election, he moved to California. From 1998 to 2017, he was the executive director of the Main Street Business Improvement Association in Santa Monica, California.

Gainesville pulled Gordon back in 2017, however, and has been participating in local debates ever since.

"I'm running because I honestly couldn't vote for any of the other people who are running," he said.

Gordon said as mayor he would want the city's budgets to be thoroughly reviewed for cuts, adding that he wants to form a citizen's "budget review committee" of about 40 people that would make recommendations to the City Commission.

"It's a better approach than telling the city manager to make 10% cuts across the board because we know that some things the city does are more important than others," Gordon said.

Gordon also said that he would extend public comment at city meetings beyond the designated three-minute limit, to create a "more cordial atmosphere."

"I can't tell you how different this is from the way things used to be when I served (as mayor)," he said. "We didn't even run a clock. We had no time limit."

Gordon has raised the fourth most in the race with $15,233. His donation list includes county commissioners Wheeler and Cornell, who have also donated to his opponents' campaigns.

July Thomas


Thomas

New to politics comes July Thomas who identifies herself as a "trans-queer astrophysicist" and is an advocate for LGBTQ rights.

She says electing her would send a positive message about Gainesville.

The 31-year-old is taking a break as a computational astrophysics graduate student at UF to run for office. She has previously written research papers on black holes and their impacts across the universe. She currently works downtown at The Top restaurant Madrina's cocktail lounge.

"The mayor's job fundamentally is to run the meetings and be a figurehead," Thomas said. "And I think that somebody like me in that position sends a message about Gainesville that it's not just an accepting place, but that we actually trust people who do not fit the convention picture of what a person is or politician is. And that as a city we really value people like me."

Some of her priorities are to defend the elimination of single-family zoning, which she says won't generate enough affordable housing that city officials hope. She said the four-unit quadplexes would most likely be built by speculators.

"The other thing I really worry about is areas across Waldo Road that are zoned single-family," she said. "I'm worried since that is the cheapest land, and when it is up-zoned that could lead to rapid gentrification to that neighborhood."

Thomas has raised $7,338, which includes donations from local artists and activists.

Ansaun Fisher, Sr.


Fisher

Ansaun Fisher is a franchise owner of the Florida All-Stars basketball team in Gainesville that is part of the American Basketball Association.

He is the CEO of Fisher Enterprise, LLC, a business and development management company with an interest in sports and entertainment, and also coaches youth flag football and basketball at Possum Creek Park and the Outeast Gainesville Kings youth football team.

Fisher, 43, said he has been a community leader since 1998 in Gainesville and is equipped to run the city.

The single father of a 5-year-old has led a low-key campaign, hoping to sneak up on other challengers. He said he hopes to get the support of thousands of first-time voters and people who can relate to him.

"I've worked with the youth, elderly veterans, and families in need for years to accomplish their goals no matter how hard life gets for them," he said. "I'm the candidate that will always give a helping hand and advice when needed."

He said he will be the "equal opportunity for all as mayor.

"I'm the candidate that will always give a helping hand and advice when needed," he said.

His only financial activity is a $200 loan from himself to his campaign.

Adam Rosenthal


Rosenthal

Adam Rosenthal moved down to Gainesville from Wisconsin 10 years ago to work in the tech field after seeing an opportunity to work for start-up companies.

He said he was once homeless after losing his job in 2018, which he believes will serve him well in understanding issues in Gainesville.

"I became homeless after my family experienced domestic violence, but I was able to bounce back stronger than ever because of the innovative solutions brought by the love of my community," he said. "It showed me how beautiful life is when we all work together."

If elected, Rosenthal, 31, said the one thing he would want to be able to accomplish "is to bring back love into everything that we do."

"A city is a business," he said. "We do need to run it in a fiscally responsible manner. But we also need to start making decisions that are focused more on bringing love back into what we do. We've got to lift each other up."

Campaign activity shows Reodenthal has raised no money but managed to spend nearly $500 toward his campaign.

Donald Shepherd


Shepherd

Like many election cycles in recent years, Donald Shepherd has thrown his hat into the ring to run for mayor. The self-proclaimed "people's representative" was a frequent commenter at city meetings until he was banned from City Hall due to an altercation involving Arreola.

The former UF groundskeeper said he once worked in the finance department for the city and was a policeman in Rochester, New York. He said the other mayoral candidates "don't have the people's outlook and care or have the heart for the people like I do."

Shepherd, 68, has lived in Gainesville since 1997 but says his family has been part of the city since the 1940s.

"I would bring a wealth of knowledge to being mayor through the teachings of my godfather, J.P. Wilmot, who helped develop east Gainesville," Shepherd said. "Why is this important? Because he was a man of honor, finance, a developer and had many other talents."

Campaign records show he has no donations or expenditures.

Gabriel Hillel


Hillel

Gabriel Hillel, a former civil rights attorney who unsuccessfully ran for commissioner several times, has also filed to run.

Hillel, 85, whose full name is Gabriel Hillel Kaimowitz but will appear on the ballot as Gabriel Hillel, said the ideas that other mayoral candidates are floating are irresponsible, unconscionable, and adds to the "insanity they created over five years."

If elected mayor, he said he will seek reparations for the African-American community whose ancestry can be traced directly to slaves who served the city, county and UF in the 1850s.

The state attorney's office has issued a warrant for his arrest for practicing law while being disbarred or suspended, though Hillel denies any such warrant exists.

Campaign records show he has no donations or expenditures.



The site of a proposed Aldi grocery store at the corner of Southwest 122nd Street and Newberry Road, in front of the Noble on Newberry apartment complex. THE GAINESVILLE SUN

Grocery

Continued from Page 3A

Off-price retailers sell name brand products at reduced costs, and much like well-known stores TJ Maxx, Marshall's and Ross.

Gainesville's other Burlington store is located at 2643 NW 13th St.

Burlington operates more than 800 stores in 46 states and Puerto Rico. The new Gainesville store will bring the total number of Florida locations to 81.

Gift shopping?

Discount retailer Five Below also plans to open a third location in Gainesville this fall on the ground floor of the new StadiumHouse apartment complex at 1642 W. University Ave.

Five Below, which currently operates Gainesville stores at 3960 Plaza Blvd. and 2613 NW 13th St., specializes in "products loved by tweens, teens and beyond," according to its website. Products are generally priced at $5 or less, however, a small selection of higher-priced items also can be found.

Five Below's website says it sells the "coolest stuff" across eight "awesome" worlds, including Style, Room, Sports, Tech, Create, Party, Candy, and New & Now

Headquartered in Philadelphia, Five Below operates 1,200 stores in 40 states.

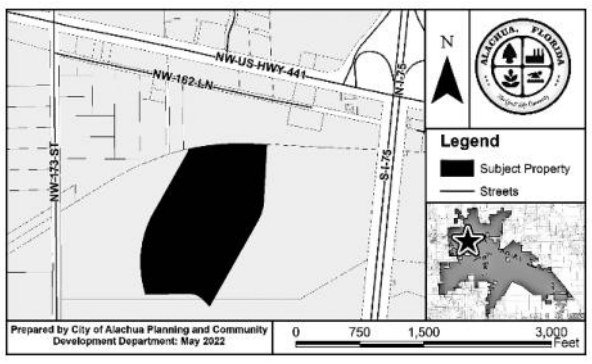
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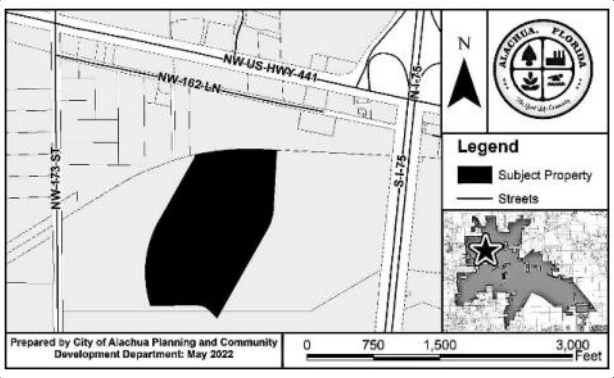
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GF-31586694

AFFIDAVIT FOR POSTED LAND USE SIGN

I Shona Zickafoose (CHW), POSTED THE LAND USE
(name)
SIGN ON 04 Aug 22 FOR THE ORDS 22-20 & 22-21 - Tomoka Hills Non-Res SSCPA & RZ - CCOM2
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(signature)

4 (four)
(number of signs)

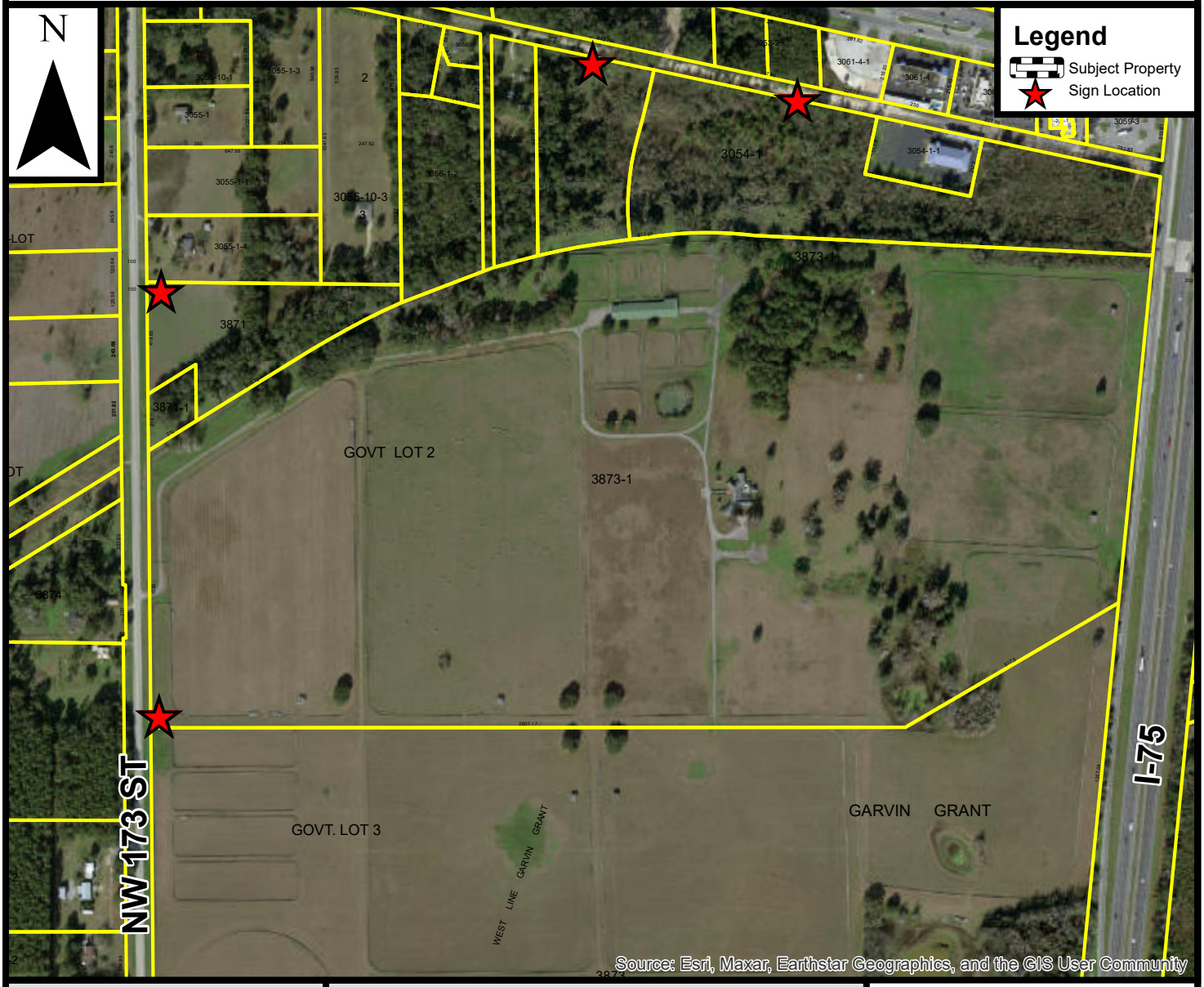
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Tomoka Hills Non-Residential SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

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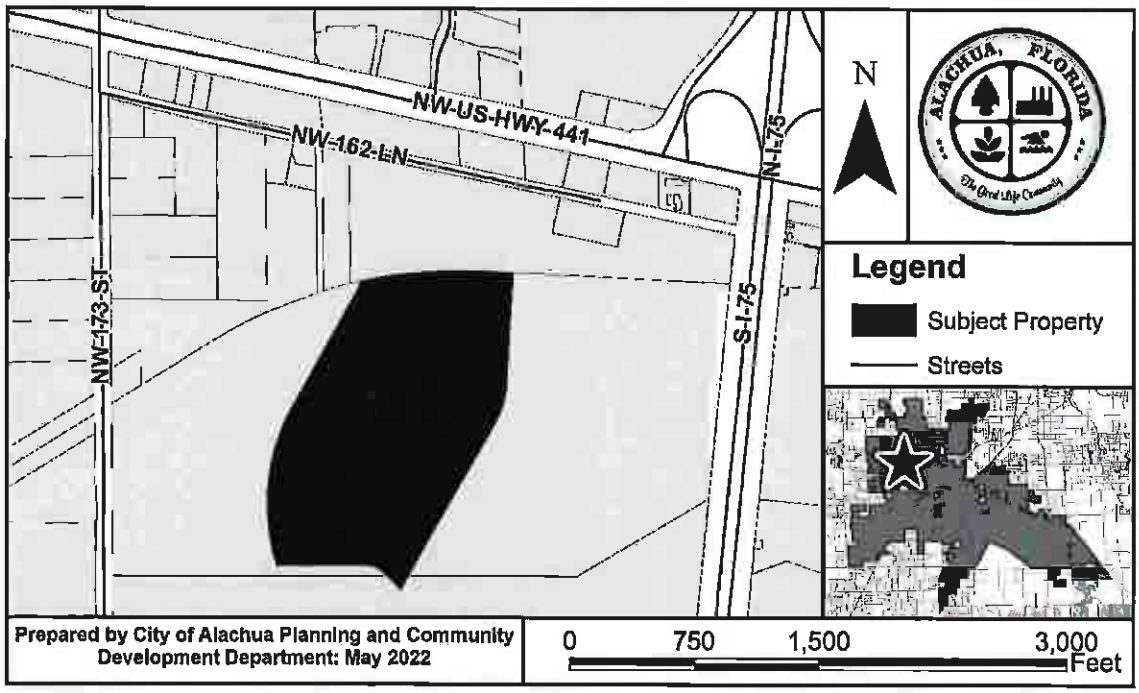
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JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
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DAYTONA BEACH, FL 32118

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TOMOKA HILLS FARMS INC
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LEXINGTON, KY 40511

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville FL 32611

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
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Bonnie Flynn
16801 NW 166th Drive
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

Dena Courtney
P.O. Box 1215
High Springs FL 32655

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City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/22/2022
SUBJECT: Final Plat – Alachua West: A request by David S. McDaniel, of M3 Alachua, LLC, applicant and property owner, for consideration of the Final Plat for Alachua West, which proposes to subdivide a ±35.82 acre subject property into a total of 122 lots with associated common areas and road right-of-way; Consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006 (Quasi-Judicial Hearing).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Commission defer this item until the September 26, 2022 City Commission meeting scheduled for 6:00 PM in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

Summary

The applicant has requested deferral of this item to the September 26, 2022 City Commission hearing due to unforeseen delays in securing surety instruments. Based upon this demonstration of good cause for deferral of the item, Staff requests that the item be deferred until the September 26, 2022 City Commission meeting.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/22/2022
SUBJECT: Ordinance 22-22, Second Reading; Amending Code Section 38 - Utility Rates Water & Wastewater
PREPARED BY: Rodolfo Valladares, Public Services Director

RECOMMENDED ACTION:
Approve Ordinate 22-22 on Second and Final Reading.

Summary

The City of Alachua establishes water, wastewater and reclaimed water rates to generate revenue sufficient to meet its operating expenses. The City of Alachua's water, wastewater, and reclaimed water rates were last modified in 2021 for the Fiscal Year 2022 budget process. The Administration evaluates utility rates annually during the budget process and, if warranted, recommends rates be adjusted.

Staff utilizes models for developing water, wastewater and reclaimed water rates. The forecasts determine whether or not rates will produce revenues that are sufficient to meet the expenses associated with providing utility service to our residents. Staff proposes increases in its water, wastewater, and reclaimed water rates and an increase in the water meter installation charge, water capital facility charges, and wastewater capital facility charges to ensure the funds operate in a self-sustaining manner.

The Florida Public Service Commission (FPSC) annually publishes a Water and Wastewater Price Index. The prices establish a price increase or decrease for major categories of water and wastewater operating expenses. The intent of the price index is to identify the necessary adjustments that utility service providers should make to their rates to stay abreast of inflationary or deflationary pressures. The latest FPSC approved a water and wastewater price index of 4.53%.

Staff was not able to develop proposed water, wastewater, and reclaimed water rates by applying the FPSC Price Index. As identified in Ordinance 22-22, the proposed rate increases are:

- 6%, to amend the water rates, and
- 3%, to amend the wastewater, and reclaimed rates.

The proposed rates provide for changes to the customer charge, availability charge

and consumption charge.

The proposed rate also includes 15% increase to amend the water meter installation charge and the associated capital facility charges for water and wastewater.
The City Commission held a workshop to review utility rates on July 24, 2022. Notices were issued through the City's utility billing system in accordance with Florida Statute 180.136.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

AMOUNT: Varies

FUNDING SOURCE: Water Fund, Waste Water Fund

COMMISSION GOALS:
Strengthen Community Services

ATTACHMENTS:

Description

- SECOND READING Ordinance 22-22 Water and Wastewater Rates
- Ordinance 22-22 Ad (2nd Reading publication 08222022)

ORDINANCE 22-22

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF CHAPTER 38 OF THE CITY OF ALACHUA CODE OF ORDINANCES: SECTION 38-99(A) INCREASING THE WATER METER INSTALLATION CHARGE; 38-101(A) INCREASING THE WATER CAPITAL FACILITIES CHARGE; 38-102(A)(1) INCREASING THE WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-102(A)(2) INCREASING THE MONTHLY WATER AVAILABILITY CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY'S WATER SYSTEM; SECTION 38-102(A)(3) INCREASING THE WATER CONSUMPTION CHARGES FOR RESIDENTIAL SERVICE, NONRESIDENTIAL SERVICE, AND IRRIGATION SERVICE; SECTION 38-139(A) INCREASING THE WASTEWATER CAPITAL FACILITIES CHARGE; SECTION 38-140(A)(1) INCREASING THE WASTEWATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-140(A)(2) INCREASING THE WASTEWATER USAGE CHARGES FOR RESIDENTIAL SERVICE AND NONRESIDENTIAL SERVICE; SECTION 38-141(A)(1) INCREASING THE RECLAIMED WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY RECLAIMED WATER SYSTEM; SECTION 38-141(A)(2) INCREASING THE RECLAIMED WATER USAGE CHARGE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR INCLUSION IN THE CITY CODE; AND, PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Alachua provides water, wastewater and reclaimed water services to residential and non-residential customers located within its water and wastewater service territories; and,

WHEREAS, the current residential customer and non-residential charges for water, wastewater, and reclaimed water services are not adequate to cover the cost of providing such services, and,

WHEREAS, the City Commission, being fully advised of the facts and circumstances, hereby finds it necessary and in the interest of prudent management of public assets and business affairs to increase the current residential and non-residential charges for water, wastewater, and reclaimed water services in order to equitably and adequately fund the cost of such essential services, and

WHEREAS, the City of Alachua Commission hereby amends Section 38-99(a), Section 38-101(a), Section 38-102(a)(1), Section 38-102(a)(2) Section 38-102(a)(3), Section 38-139(a), Section 38-140(a)(1), Section 38-140(a)(2), Section 38-141(a)(1), and Section 38-141(a)(2) of the City of Alachua Code of Ordinances.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Amendment of Code of Ordinances

The following sections of Chapter 38 of the City of Alachua Code of Ordinances are hereby amended to read as follows:

Section 38-99. Water meter installation charge.

(a) Upon written application and payment to the City of the charges required herein, the City shall furnish all labor, material and equipment necessary, in accordance with the standard construction specifications of the City, to provide water service to the consumer's property line. Each applicant shall pay to the City, prior to the issuance of a building permit, a water meter installation charge based on the schedule in this subsection. The following schedule of rates will apply to all property within the corporate City limits:

Water Meter Installation Charges
(Domestic and Irrigation)

Meter Size (inches)	Water Meter Installation Charge
5/8 x 3/4	$500
3/4	$545
1	$560
1 - 1 ½	$645
2	Actual Cost
3	Actual Cost
(with backflow)	Actual Cost
4	Actual Cost
(with backflow)	Actual Cost

Section 38-101. Water capital facilities charge.

(Domestic and Irrigation)

(a) Each applicant for water service shall pay to the City a water capital facilities charge, where no water capital facilities charge has been previously paid, prior to conducting the final inspection. This charge is prescribed for various categories of consumers as follows: For residential and commercial consumers, the water capital facilities charge shall be based on the sizes and type of the water meters installed according to the schedule in this subsection. The following schedule of charges shall apply to all property within the corporate limits:

Water Meter Size (inches)	Water Capital Facilities Charge Treatment Facilities	Distribution Facilities	Total
5/8 x ¾	$1,725	$520	$2,245
1	$4,315	$1,295	$5,605
1 ½	$8,625	$2,590	$11,215
2	$13,800	$4,140	$17,940
3 *Compound*	$27,600	$8,280	$35,880
3 *Turbine*	$60,375	$18,115	$78,490
4 *Compound*	$43,125	$12,940	$56,065
4 *Turbine*	$172,500	$51,750	$224,250
6 *Compound*	$86,250	$25,875	$112,125
6 Turbine	$345,000	$103,500	$448,500

Section 38-102. Rates for Consumption of Water are hereby amended as set forth below.

(a) *Rates*. The rates to be assessed and collected from customers of water furnished as set forth below.

Water System Consumption Charges.

(1) *Customer charge.* Each customer must pay a customer charge for each metered point of connection to the City's water system.

CUSTOMER CHARGE	$9.41 per month

(2) *Water availability charge.* Each customer must pay a water availability charge for each metered point of connection to the City's water system based upon water meter size associated with each connection point.

5/8" x ¾"	$1.23 per month
1"	$3.15 per month
1 ½"	$7.10 per month
2"	$12.59 per month
3"	$27.27 per month
4"	$50.32 per month
6"	$113.28 per month
8"	$201.39 per month

(3) *Water consumption charge(s)*. Each customer must pay for water consumed through each connection point based upon water service type.

RESIDENTIAL SERVICE

Tier 1 (0 – 4,000 gallons)	$2.24 per 1,000 gallons
Tier 2 (4,001 – 8,000 gallons)	$2.92 per 1,000 gallons
Tier 3 (8,001 gallons and above)	$4.36 per 1,000 gallons

NON-RESIDENTIAL (Commercial, Industrial and Fire Line Service)

Tier 1 (All consumption)	$2.92 per 1,000 gallons

IRRIGATION (Residential and Non-Residential Service)

Tier 1 (All Consumption)	$4.36 per 1,000 gallons

Section 38-139. Wastewater capital facilities charge.

(a) Each applicant for wastewater service shall pay to the City a wastewater capital facilities charge, where no wastewater capital facilities charge has been previously paid, prior to conducting the final inspection. This charge is prescribed for various categories of consumers as follows: For residential and commercial consumers, the wastewater capital facilities charge shall be based on the sizes and type of the water meters installed according to the schedule in this subsection. The following schedule of charges shall apply to all property within the corporate limits:

Water Meter Size (inches)	Wastewater Capital Facilities Charge Treatment Facilities	Distribution Facilities	Total
5/8 x ¾	$3,310	$805	$4,120
1	$8,280	$2,015	$10,295
1 ½	$16,560	$4,025	$20,585
2	$26,500	$6,440	$32,935
3 Compound	$52,990	$12,880	$65,870
3 Turbine	$115,920	$28,175	$144,095
4 Compound	$82,800	$20,125	$102,925
4 Turbine	$331,200	$80,500	$411,700
6 Compound	$165,600	$40,250	$205,850
6 Turbine	$662,400	$161,000	$823,400

Section 38-140. Wastewater rates and charges are hereby amended as set forth below:

(a) *Rates*. There is hereby established a schedule of monthly rates and charges for the use of or availability for the use of wastewater collection, treatment and disposal service which in part is based on the amount of water used from the City water system as measured by the customer water meter. Wastewater service charges shall be billed to and be the responsibility of the customer responsible for paying the water bill at any specific location. These rates will apply to all locations within the corporate city limits.

Wastewater System Usage Charges.

(1) *Wastewater Customer charge*. Each customer must pay a wastewater customer charge for each metered (water meter) point of connection to the City's water system.

CUSTOMER CHARGE $11.88 per month

(2) Wastewater Usage Charge(s). Each customer must pay for wastewater discharged into the City's wastewater collection system based upon customer class:

RESIDENTIAL CUSTOMERS $6.24 per 1,000 gallons

NON-RESIDENTIAL (Commercial & Industrial) $8.68 per 1,000 gallons

Section 38-141. Reclaimed water rates and charges are hereby amended as set forth below:

(a) *Rates*. There is hereby established a schedule of monthly rates and charges for the use of or availability for the use of reclaimed water. These rates will apply to all locations within the corporate city limits.

Reclaimed Water System Usage Charges.

(1) Reclaimed water customer charge. Each customer must pay a reclaimed water customer charge for each metered point of connection to the City's reclaimed water system.

CUSTOMER CHARGE $8.92 per month

(2) Reclaimed water usage charge(s). Each customer must pay for reclaimed water withdrawn from the City reclaimed water system.

CONSUMPTION CHARGE	$0.81 per 1,000 gallons

Section 2. Inclusion of the Code

It is the intention of the City Commission of the City of Alachua, Florida, and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Alachua, Florida; that the sections of this ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section", "article" or other appropriate designation to accomplish such intention

Section 3. Repealing Clause

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

Section 4. 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 5. 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 and final reading on the 22nd day of August, 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

City of ALACHUA

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

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on August 22, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-22

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF CHAPTER 38 OF THE CITY OF ALACHUA CODE OF ORDINANCES: SECTION 38-99(A) INCREASING THE WATER METER INSTALLATION CHARGE; 38-101(A) INCREASING THE WATER CAPITAL FACILITIES CHARGE; 38-102(A)(1) INCREASING THE WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-102(A)(2) INCREASING THE MONTHLY WATER AVAILABILITY CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY'S WATER SYSTEM; SECTION 38-102(A)(3) INCREASING THE WATER CONSUMPTION CHARGES FOR RESIDENTIAL SERVICE, NONRESIDENTIAL SERVICE, AND IRRIGATION SERVICE; SECTION 38-139(A) INCREASING THE WASTEWATER CAPITAL FACILITIES CHARGE; SECTION 38-140(A)(1) INCREASING THE WASTEWATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-140(A)(2) INCREASING THE WASTEWATER USAGE CHARGES FOR RESIDENTIAL SERVICE AND NONRESIDENTIAL SERVICE; SECTION 38-141(A)(1) INCREASING THE RECLAIMED WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY RECLAIMED WATER SYSTEM; SECTION 38-141(A)(2) INCREASING THE RECLAIMED WATER USAGE CHARGE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR INCLUSION IN THE CITY CODE; AND, PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance and related materials are available for public inspection at the Office of the City Clerk, 15100 NW 142nd Terrace, Monday-Thursday between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Attn: Public Services Department, 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 these public hearings, you will need to ensure that a verbatim record is made. 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 - August 11, 2022)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/22/2022
SUBJECT: Ordinance 22-23 1st Reading Amending Section 30-34 Relating to Residential Solid Waste
PREPARED BY: G. B. Wilson, Compliance & Risk Management Director

RECOMMENDED ACTION:

Adopt Ordinance 22-23 on first reading and schedule second reading for September 12, 2022.

Summary

The City of Alachua provides for the collection of residential solid waste via contract with Waste Pro of Florida, Inc. (Waste Pro). The City established a monthly service charge for all single family residential units for this service. The purpose of the monthly service charge is to cover the costs of billing, contract administration, collecting, handling, hauling and disposal of trash, garbage and the processing of recyclable materials.

The current monthly uniform service charge of $18.60 for each single-family residence or each living unit was established by City Ordinance 17-06 in 2016 and is provided for in the current contract. The current contract expires September 30, 2022. The existing Waste Pro contract provides for one final extension of four years and, at that point, a solicitation of bids or other competitive process will be initiated to select the contractor to provide for the solid waste services required by the City Code.

A copy of the Fourth Amendment to amend and extend the current City solid waste contract with Waste Pro is attached and will be presented to this Commission as an Agenda Item upon and after approval of this Ordinance 22-23 on second and final reading at the next regularly scheduled City Commission meeting on September 12, 2022.

City staff finds and recommends that the factors set forth in the ordinance here proposed require a service charge increase to $25.60 effective 10-01-2022.The recommended monthly service charge is below the cost of similar contracts bid and awarded in 2022 as shown on the attached schedule and further supported by the attached CPI Schedule, $5.oo per ton tipping fee increase by Alachua County and the list of representative cost comparisons produced by Waste Pro during negotiations.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

AMOUNT:$324,240.00

FUNDING SOURCE: Other

ADDITIONAL FINANCIAL INFORMATION: Item not budgeted until contract fully executed.

COMMISSION GOALS:
Quality of Life, Community Enhancement, Strengthen Community Services

ATTACHMENTS:

Description

- Ordinacne 22-23 Amend Residnetial Solid Waste Service Charge1st Reading
- Redline Strike-through Ordinacne 22-23 Amend Residnetial Solid Waste Service Charge1st Reading
- Newspaper Advertisment 1st Reading
- Waste Pro Schedule Respresenting Cost Increase
- 2022 Sample of Awarded Bids in Florida
- Consumer Price Index
- Waste Pro fourth Amend_Third Exten

ORDINANCE 22 – 23

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING SECTION 30-34 (a)(1) OF THE CITY OF ALACHUA CODE OF ORDINANCES RELATING TO RESIDENTIAL SOLID WASTE SERVICE CHARGES; AMENDING THE SERVICE CHARGE FOR SINGLE FAMILY HOUSING UNITS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alachua provides for in Chapter 30 of its Code of Ordinances the collection of residential solid waste; and

WHEREAS, it is necessary to amend the fees for such services from time to time; and

WHEREAS, the City Commission, by adoption of City Code of Ordinances Section 30-33 (b) confirmed the election to provide for the total collection and disposal of all residential refuse, yard trash and recyclable materials in the City by exclusive contract with a qualified provider of such service; and,

WHEREAS, the owner of each residence in the City is required by City Ordinance section 30-33 (a) and 30-34 (a) to use the solid waste collection service furnished by the City and the occupant or owner of each of each single housing unit is required to pay the service charges connected with such service.

WHEREAS, Waste Pro of Florida, Inc., a Florida Corporation, (Waste Pro) has provided residential solid waste collection and disposal services to City residents pursuant to the existing exclusive contract, as amended, with the City since 2009; and,

WHEREAS, the existing contract, has been, based in the high level of services delivered by Waste Pro and pursuant to the terms of the contract, extended through September 30, 202~~1~~2; and,

WHEREAS, The current contract, as amended, provides for an extension of the contract for an additional four year term based upon successful negotiation of rates between the City and Waste Pro; and,

WHEREAS, The last change in the uniform City service charge for the collection of residential refuse from each single-family housing unit was established by ordinance 17-06 on 12-16-06 and remains as $18.60 per month; and,

WHEREAS, The City Public Services Director is designated as the Supervisor of WastePro Contract performance. The current and past City Public Services Directors have coordinated and otherwise worked closely with WastePro to implement new systems, the cost being absorbed by WastePro, such as WastePro automated cart collection and loading, single stream recycling and dual access online integrated complaint monitoring. All performance is closely managed to yield few citizen or staff complaints and any such complaints are timely processed and resolved; and,

WHEREAS, the City Staff has recognized the costs of providing residential solid waste collection services have increased since the last service charge adjustment in 2016. Current negotiation of rates to be paid to WastePro required looking at the facts presented in the Consumer Price Index Summary; a WastePro Schedule Representing Cost Increases; the County disposal fee increase from $52 to $57 per ton and, a 2022 sample of awarded Bids in Florida, post Covid; and,

WHEREAS , The City Commission after reviewing and accepting the totality of circumstances including the CPI (especially fuel costs), overall volatility of markets and tipping fee increase and bids awarded in the marketplace post Covid, finds and concludes that bids solicited to meet City contract requirements in the current market would be or exceed $30.00 to the contractor plus a necessary $2.52 to the City in order to support customer billing, record keeping, bad debt losses and other administrative support. The $23.08 negotiated and agreed rate to WastePro plus $2.52 administrative cost paid the City yields and requires a new service fee to each residential customer of $25.60 and,

WHEREAS, the City of Alachua Commission finds the amendment of Section 30-34 of the City of Alachua Code of Ordinances to be in the public interest; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA;

The foregoing recitals are found to be true, confirmed, affirmed and adopted as if repeated in their entirety and set forth herein.

Section 1. Amendment to Section 30-34 (a)(1) Code of Ordinances

(a) In order to cover the costs of inspecting, collecting, handling, hauling and deposit disposal of refuse and garbage, the following service charges shall be paid to the City by the owner or occupant of each single- family housing unit:

(1) Rates for each single-family residence and each living unit (one pickup per week) shall be as follows:

a. Within the City, $25.60

(2) Rates for special service, in addition to those provided for in subsection (a)(1) of this section, shall be charged at the actual cost for the services performed.

(b) An annual residential refuse rate review shall be conducted during the first quarter of each calendar year, the findings of which shall be reported to the City Commission and used as a basis for any residential refuse rate adjustments.

Section 2. Inclusion of Code

It is the intention of the City Commission of the City of Alachua, Florida, and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Alachua, Florida; that the sections of this ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section", "article" or other appropriate designation to accomplish such intension.

Section 3. 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 4. Repealing All Ordinances in Conflict

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

Section 5. Providing an Effective Date

This ordinance shall be effective October 1, 2022.

PASSED on first reading on the _____day of August, 2022

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/City Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

ORDINANCE 22 – 23

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING SECTION 30-34 (a)(1) OF THE CITY OF ALACHUA CODE OF ORDINANCES RELATING TO RESIDENTIAL SOLID WASTE SERVICE CHARGES; AMENDING THE SERVICE CHARGE FOR SINGLE FAMILY HOUSING UNITS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alachua provides for in Chapter 30 of its Code of Ordinances the collection of residential solid waste; and

WHEREAS, it is necessary to amend the fees for such services from time to time; and

WHEREAS, the City Commission, by adoption of City Code of Ordinances Section 30-33 (b) confirmed the election to provide for the total collection and disposal of all residential refuse, yard trash and recyclable materials in the City by exclusive contract with a qualified provider of such service; and,

WHEREAS, the owner of each residence in the City is required by City Ordinance section 30-33 (a) and 30-34 (a) to use the solid waste collection service furnished by the City and the occupant or owner of each of each single housing unit is required to pay the service charges connected with such service.

WHEREAS, Waste Pro of Florida, Inc., a Florida Corporation, (Waste Pro) has provided residential solid waste collection and disposal services to City residents pursuant to the existing exclusive contract, as amended, with the City since 2009; and,

WHEREAS, the existing contract, has been, based in the high level of services delivered by Waste Pro and pursuant to the terms of the contract, extended through September 30, 2022; and,

WHEREAS, The current contract, as amended, provides for an extension of the contract for an additional four year term based upon successful negotiation of rates between the City and Waste Pro; and,

WHEREAS, The last change in the uniform City service charge for the collection of residential refuse from each single-family housing unit was established by ordinance 17-06 on 12-16-06 and remains as $18.60 per month; and,

WHEREAS, The City Public Services Director is designated as the Supervisor of WastePro Contract performance. The current and past City Public Services Directors have coordinated and otherwise worked closely with WastePro to implement new systems, the cost being absorbed by WastePro, such as WastePro automated cart collection and loading, single stream recycling and dual access online integrated complaint monitoring. All performance is closely managed to yield few citizen or staff complaints and any such complaints are timely processed and resolved; and,

WHEREAS, the City Staff has recognized the costs of providing residential solid waste collection services have increased since the last service charge adjustment in 2016. Current negotiation of rates to be paid to WastePro required looking at the facts presented in the Consumer Price Index Summary; a WastePro Schedule Representing Cost Increases; the County disposal fee increase from $52 to $57 per ton and, a 2022 sample of awarded Bids in Florida, post Covid; and,

WHEREAS , The City Commission after reviewing and accepting the totality of circumstances including the CPI (especially fuel costs), overall volatility of markets and tipping fee increase and bids awarded in the marketplace post Covid, finds and concludes that bids solicited to meet City contract requirements in the current market would be or exceed $30.00 to the contractor plus a necessary $2.52 to the City in order to support customer billing, record keeping, bad debt losses and other administrative support. The $23.08 negotiated and agreed rate to WastePro plus $2.52 administrative cost paid the City yields and requires a new service fee to each residential customer of $25.60 and,

WHEREAS, the City of Alachua Commission finds the amendment of Section 30-34 of the City of Alachua Code of Ordinances to be in the public interest; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA;

The foregoing recitals are found to be true, confirmed, affirmed and adopted as if repeated in their entirety and set forth herein.

Section 1. Amendment to Section 30-34 (a)(1) Code of Ordinances

(a) In order to cover the costs of inspecting, collecting, handling, hauling and deposit disposal of refuse and garbage, the following service charges shall be paid to the City by the owner or occupant of each single- family housing unit:

(1) Rates for each single-family residence and each living unit (one pickup per week) shall be as follows:

a. Within the City, ~~$18.60~~$25.60

(2) Rates for special service, in addition to those provided for in subsection (a)(1) of this section, shall be charged at the actual cost for the services performed.

(b) An annual residential refuse rate review shall be conducted during the first quarter of each calendar year, the findings of which shall be reported to the City Commission and used as a basis for any residential refuse rate adjustments.

Section 2. Inclusion of Code

It is the intention of the City Commission of the City of Alachua, Florida, and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Alachua, Florida; that the sections of this ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section", "article" or other appropriate designation to accomplish such intension.

Section 3. 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 4. Repealing All Ordinances in Conflict

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

Section 5. Providing an Effective Date

This ordinance shall be effective October 1, 2022.

PASSED on first reading on the _____day of August, 2022

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/City Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

City of ALACHUA

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

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on August 22, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-23

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING SECTION 30-34 (a)(1)(a) OF THE CITY OF ALACHUA CODE OF ORDINANCES RELATING TO RESIDENTIAL SOLID WASTE SERVICE CHARGES; AMENDING THE SERVICE CHARGE FOR SINGLE FAMILY HOUSING UNITS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES AND APPENDICES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance, the Staff Report, and related materials are available for public inspection at the Office of the City Clerk, 15100 NW 142nd Terrace, Monday-Thursday between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Compliance & Risk Management Department, 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 these public hearings, you will need to ensure that a verbatim record is made. 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 x1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - August 11, 2022)

ORD 22-23 1st Reading

2 col x 10 in x $10.25 =
$205.00

WastePro Schedule Representing Cost Increases

job title	% pay increase		
maintanace	50%		
driver	41.66%		
dispatch	40%		
supervisor	20%		
	Routine Maintenance % cost increase		
PM			
b PM	58.92%		
steer tires	32.51%		
rear tires	42.58%		
drums	36.54%		
brake shoes	9.55%		
engine oil	32.95%		
Gear oil	190.48%		
Transmission oil	-18.69%		
hydraulic oil	42.11%		
coolant	47.51%		
Grease	31.86%		
cart cost	% cost increase		
replacement cart	14.28%		
lids	7.69%		
Disposal			
		$52.00 to 53.50	2.88%
Fuel			
	$2.35 average	$5.23 current	122.25%

2022 New Contracts Comparison Schedule

Solid Waste Contractor	CITY	Population	Old Rate	2022 Contracts New Rate	Who Pays Disspoal	Rate if City paid disposal*	Customer Rate	Previous Service**	New Service**	Who Owns Carts	% Increase
Waste Pro of Florida, Inc.	Town of Howie - in the Hills	1,837	$16.86	$24.89	CITY	$24.89	Not in Place	2x/ 1x / 1x	2x/ 1x/ 1x	Hauler	47.62%
Waste Pro of Florida, Inc.	Lee Co.	756,570	$13.31	$21.45	CITY	$21.45	Varies by City $257.23 - $319.02 Annual Assesment	1x /1x /1x	1x/ 1x/ 1x	No Carts	61.16%
Waste Pro of Florida, Inc.	City of Miramar	140,479	$18.75	$35.55	Hauler	$30.55	$30.46	2x/ 1x/ EOW	2x/ 1x/ EOW	CITY	89.60%
Waste Pro of Florida, Inc.	City of Alachua	10,800	$15.50	Proposed $23.08	Hauler	$18.08	Proposed in Ordinance 22-23 $25.60***	1x/ 1x/ 1x	1x/ 1x/ 1x	Hauler	Proposed 46.80%
FCC Environmental Services, LLC	City of Palm Coast	88,222	$20.16	$32.32	CITY	$32.32	$29.97	2x/ 1x/ 1x	2x/ 1x/ 1x	No Carts	60.32%
GFL Environmetal, Inc.	Alachua County	Unincorporated 129,551	Pay as you Throw				Annual Assesment for 96 Gal. Cart $322.68 (Monthly $26.89)	1x/ 1x/ 1x	1x/ 1x/ 1x	Hauler	

* $5 subtracted from contractor rate if city pays disposal. COA does not pay disposal so it is added to Waste Pro rate to compensate ($23.08 COA rate to WP - $5 = 17.75 net to WP)Ě

** # of Garbage, Recycle and Yard Waste Pick Ups per Week

***includes City Administrative Cost $2.52

CPI SCHEDULE

CPI Annual Percentage			
2022	9.1		
2021	7		
2020	1.4		
2019	2.3		
2018	1.9		
2017	2.1		
		Total	
2016	2.1	**2016 -2022**	25.9%
2015	0.7		
2014	0.8		
2013	1.5		
2012	1.7		
2011	3		
2010	1.5		
		Total	
2009	2.7	**2009 -2015**	11.9%
Total Combined			**37.8%**

U.S. BUREAU OF LABOR STATISTICS

Economic News Release

Consumer Price Index Summary

Transmission of material in this release is embargoed until
8:30 a.m. (ET) July 13, 2022 USDL-22-1470

Technical information: (202) 691-7000 * cpi_info@bls.gov * www.bls.gov/cpi
Media Contact: (202) 691-5902 * PressOffice@bls.gov

CONSUMER PRICE INDEX - JUNE 2022

The Consumer Price Index for All Urban Consumers (CPI-U) increased 1.3 percent in June on a seasonally adjusted basis after rising 1.0 percent in May, the U.S. Bureau of Labor Statistics reported today. Over the last 12 months, the all items index increased 9.1 percent before seasonal adjustment.

The increase was broad-based, with the indexes for gasoline, shelter, and food being the largest contributors. The energy index rose 7.5 percent over the month and contributed nearly half of the all items increase, with the gasoline index rising 11.2 percent and the other major component indexes also rising. The food index rose 1.0 percent in June, as did the food at home index.

The index for all items less food and energy rose 0.7 percent in June, after increasing 0.6 percent in the preceding two months. While almost all major component indexes increased over the month, the largest contributors were the indexes for shelter, used cars and trucks, medical care, motor vehicle insurance, and new vehicles. The indexes for motor vehicle repair, apparel, household furnishings and operations, and recreation also increased in June. Among the few major component indexes to decline in June were lodging away from home and airline fares.

The all items index increased 9.1 percent for the 12 months ending June, the largest 12-month increase since the period ending November 1981. The all items less food and energy index rose 5.9 percent over the last 12 months. The energy index rose 41.6 percent over the last year, the largest 12-month increase since the period ending April 1980. The food index increased 10.4 percent for the 12-months ending June, the largest 12-month increase since the period ending February 1981.

Table A. Percent changes in CPI for All Urban Consumers (CPI-U): U.S. city average

	Seasonally adjusted changes from preceding month							Un-adjusted 12-mos. ended Jun. 2022
	Dec. 2021	Jan. 2022	Feb. 2022	Mar. 2022	Apr. 2022	May 2022	Jun. 2022	
All items	0.6	0.6	0.8	1.2	0.3	1.0	1.3	9.1
Food	0.5	0.9	1.0	1.0	0.9	1.2	1.0	10.4
Food at home	0.4	1.0	1.4	1.5	1.0	1.4	1.0	12.2
Food away from home(1)	0.6	0.7	0.4	0.3	0.6	0.7	0.9	7.7
Energy	0.9	0.9	3.5	11.0	-2.7	3.9	7.5	41.6
Energy commodities	1.3	-0.6	6.7	18.1	-5.4	4.5	10.4	60.6
Gasoline (all types)	1.3	-0.8	6.6	18.3	-6.1	4.1	11.2	59.9
Fuel oil(1)	-2.4	9.5	7.7	22.3	2.7	16.9	-1.2	98.5
Energy services	0.3	2.9	-0.4	1.8	1.3	3.0	3.5	19.4
Electricity	0.5	4.2	-1.1	2.2	0.7	1.3	1.7	13.7
Utility (piped) gas service	-0.3	-0.5	1.5	0.6	3.1	8.0	8.2	38.4
All items less food and energy	0.6	0.6	0.5	0.3	0.6	0.6	0.7	5.9
Commodities less food and energy commodities	1.2	1.0	0.4	-0.4	0.2	0.7	0.8	7.2
New vehicles	1.2	0.0	0.3	0.2	1.1	1.0	0.7	11.4
Used cars and trucks	3.3	1.5	-0.2	-3.8	-0.4	1.8	1.6	7.1
Apparel	1.1	1.1	0.7	0.6	-0.8	0.7	0.8	5.2
Medical care commodities(1)	0.0	0.9	0.3	0.2	0.1	0.3	0.4	3.2
Services less energy services	0.3	0.4	0.5	0.6	0.7	0.6	0.7	5.5
Shelter	0.4	0.3	0.5	0.5	0.5	0.6	0.6	5.6
Transportation services	0.0	1.0	1.4	2.0	3.1	1.3	2.1	8.8
Medical care services	0.3	0.6	0.1	0.6	0.5	0.4	0.7	4.8

Footnotes
(1) Not seasonally adjusted.

FOURTH CONTRACT AMENDMENT INCLUDING
THIRD CONTRACT EXTENSION

FOR

RESIDENTIAL COLLECTION AND DISPOSAL OF SOLID WASTE, YARD WASTE, AND RECYCLING

Between

THE CITY OF ALACHUA, FLORIDA ("CITY")

And

WASTE PRO OF FLORIDA, INC. ("CONTRACTOR")

THIS AGREEMENT, contingent upon the approval of the City of Alachua City Commission, made effective October 1st, 2022, by and between the City of Alachua, Florida, herein referred to as "CITY" and Waste Pro of Florida, Inc., herein referred to as "CONTRACTOR".

All references in this Fourth Amendment shall refer to the like Section, paragraph, and sub paragraph of the Original Contract dated January 1, 2009. Each referenced Section, paragraph, and sub paragraph as set forth below is rewritten in part and is intended and agreed to be substituted for the original contract language including as it may be heretofore amended by amendments one, two and three.

The CITY and CONTRACTOR enter this fourth amendment to continue providing, through CONTRACTOR, high quality services for the collection and disposal of residential garbage, refuse, yard trash, waste, and other collections along with the processing of recyclable materials within the city limits of the City of Alachua. The collection and disposal of solid waste and the processing of recyclable materials are extremely important services. This fourth amendment, including a third extension, is made to the contract effective January 1, 2009, that was first amended November 17, 2011, second amendment executed May 5, 2014, and third amendment dated August 22, 2016 and it is hereby agreed that it is in the best interest of CITY (the public) and CONTRACTOR to further modify and extend, the term and conditions of the contract, as previously amended. All other terms and conditions not in conflict with this Fourth Amendment are herein incorporated as if fully restated herein.

THEREFORE, in consideration of the mutual covenants, agreements and considerations contained herein, CITY and CONTRACTOR hereby agree as hereinafter set forth:

SECTION 3 - RATE ADJUSTMENTS

A. CHANGES IN COST OF DOING BUSINESS AND COLLECTION RATES:

The fees or compensation payable to the CONTRACTOR for the second and subsequent years of the term of this fourth amendment may be adjusted upward or downward from the Base Price on the anniversary date (beginning October 1, 2023) upon written request of

CITY or the CONTRACTOR at least 90 days (July 1) before the anniversary date. If requested, the rate adjustment shall be equal to the annual net change in the Consumer Price Index (CPI) for All Urban Consumers, published by the US Department of Labor, Bureau of Labor Statistics. This annual net change shall be measured by taking the current year annual rate and comparing it to the preceding calendar year annual rate. For example, 2022 and each year thereafter, the calculation would compare the twelve-month period ending in September 2022, to a like period in 2021. The CPI adjustment shall then be added to the Base Price. The CPI adjustment will only be applied to the cost of collection and will not be applied to the disposal costs. Any requests for changes in disposal costs shall follow the method described in Section 3 B. Both CITY and the CONTRACTOR have the right to request a separate rate adjustment due to increases or decreases in disposal costs. If either rate adjustment is not requested by one or both parties, the rate adjustment for that particular 12 month period shall be deemed waived by one or both parties and shall not be taken into consideration in future rate adjustments. The City Manager shall have the administrative authority to ratify all rate adjustments requested by either party but the CONTRACTOR shall have the right to appeal any such decision to the City Commission and the decision of the Commission shall be final and binding. However, adoption of an Ordinance to amend Section 30-34 of the City Code shall be required in order to pass on any rate adjustments as billed to City customers.

B. UNUSUAL CHANGES AND DISPOSAL COSTS:

The CONTRACTOR or CITY may petition the other on the anniversary date, beginning October 1, 2023, for rate adjustments or at reasonable times on the basis of unusual changes in cost of doing business such as revised laws, ordinances or regulations, changes in location of disposal sites or changes in disposal charges. Both the CITY and the CONTRACTOR acknowledge that the disposal cost per ton was to increase by $1.50 to a new rate of $53.50 at the Alachua County Landfill effective October 1, 2022. The announced new rate was then included in the base rate to be set forth in Section 7 below. However, the City was notified by County Staff on August 15, 2022 that the County disposal fee was to be adjusted up from the announced increase of $1.50 per ton to $5.00 per ton. The distributed cost of the additional disposal fee ($3.50/per ton) yields an increase of 33 cents per month per residential customer. The Alachua County Board of County Commissioners, on August 16, 2021, by Resolution No. 22-0155, officially adopted the $5.00 per ton increase to be effective 10-1-22. The added 33 cent per City Customer disposal fee cost was negotiated between CITY and CONTRACTOR and fully added to and incorporated in the CONTRACTOR rate

The City reserves the right at any time to directly pay disposal costs. In which instance the CONTRACTOR shall immediately negotiate residential rates which exclude disposal costs. It is recognized that the actual disposal costs charged, effective 10-1-22 to the CONTRACTOR by Alachua County for disposal of residential solid waste are included in

the rate to be paid CONTRACTOR pursuant to this Agreement. Disposal costs are subject to change. In the event of such change, the rate charged to the City shall be commensurate to the actual disposal charge to Waste Pro. The City Manager shall have the administrative authority to ratify all rate adjustments requested by the CONTRACTOR or CITY. However, CONTRACTOR reserves the right to appeal any such decision to the City Commission and the decision of the Commission shall be final and binding. Adoption of an Ordinance to amend Section 30-34 of the City Code shall be required in order to pass on any rate adjustments billed to City customers.

SECTION 7 - CONTRACTOR'S RELATION TO THE CITY

I. SCHEDULE OF PAYMENTS

For and in consideration of the services to be performed by CONTRACTOR pursuant to this agreement, the City agrees to make payments to the CONTRACTOR as follows:

1. The CONTRACTOR will submit an invoice to the City by 10th of the month following the month of service. The City will remit payment to the CONTRACTOR within thirty (30) days of receipt of invoice. City shall pay a service charge on all past due amounts (over 30 days aged) accruing from the date of the invoice at a rate of eighteen percent (18%) per annum.

2. The invoice shall be computed by multiplying the initial number of residential units being provided refuse service in the service area times the "Base Price" per unit. The City and the CONTRACTOR agree that the initial number of residential units being billed for refuse in the service area is 3,860. No adjustment to the herein agreed Base Price of $23.08 effective October 1st, 2022, for either CPI or disposal fee may be effective until October 1, 2023 as provided for in Section 3, except, should the $5.00 per ton disposal cost described in Section 3 be delayed in its implementation or reduced in amount, a corresponding adjustment will be made in the base rate paid Waste Pro. Further, the number of residential units being provided refuse service shall be reviewed once per year on the anniversary date beginning October 1, 2023. This count shall be provided to the CONTRACTOR and serve as the basis for future monthly billings to the City and for any funds due to/from the CONTRACTOR. If a significant number of households is annexed into the City or otherwise added to the agreed 3,860 as set forth in this Section, a revised count shall be done at that time.

SECTION 8 - QUALITY OF SERVICE

E. GUARANTEES OF PERFORMANCE

PERFORMANCE BOND: The CONTRACTOR, no later than September 28, 2022 at 4 PM shall deposit with the City a performance bond in the amount of one hundred thousand U.S. dollars ($100,000) as a guarantee to the City of faithful performance under the terms of this contract. In no event shall the bond be less than $100,000. The bond shall be maintained for the duration of this contract. CONTRACTOR shall supply the City with a new annually renewable bond at least 30 days prior to the expiration of any bond. Failure to keep the bond in full force and effect shall be a material breach and entitle the City to immediately terminate the Contract. This performance bond shall be written by a company with a Class 9, A or high financial rating as shown in Best's Key Rating Guide.

WHEREFORE, The CITY and the CONTRACTOR, based in the recognition of the high level of service delivered by CONTRACTOR in performance of its obligations under the contract, its agreement to maintain the same level of service and cooperation and the financial consideration set forth that provide for stable collection costs for ratepayers and the meeting of administrative costs for the CITY, agree to extend the term of the current contract, as provided for in Section 6. C., to an expiration date of September 30, 2026.

All other terms and conditions set forth in the current agreement as amended, not in conflict with this amendment, remain unchanged and in full force and affect.

IN WITNESS WHEREOF, the City of Alachua and Waste Pro of Florida, Inc. have caused this amendment and extension of the contract to be executed.

****Signature Page Follows****

THIS AGREEMENT approved by the Alachua City Commission on _____, 2022.

CITY OF ALACHUA, FLORIDA

By;_____
Gib Coerper, Mayor

Date: _____

ATTEST

By: _____
W. Michael DaRoza, City Manager /Clerk

Date: _____

APPROVED AS TO FORM:

_____
Marian B Rush, City Attorney

Date: _____

WASTE PRO OF FLORIDA, INC.

_____
Brian Wintjen, Regional Vice President

Date: _____

ATTEST

By: _____

Date: _____

Commission Agenda Item

MEETING DATE: 8/22/2022
SUBJECT: August 8, 2022 Budget Workshop Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Approve the minutes.

Summary

August 8, 2022 Budget Workshop Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

City Commission Workshop
Minutes
August 8, 2022

Mayor Gib Coerper
Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts

City Manager Mike DaRoza
City Attorney Marian Rush

The City Commission will conduct a
City Commission Workshop
At 4:30 PM
to address the item(s) below.

Meeting Date: August 8, 2022

Meeting Location: James A Lewis Commission Chambers
STAFF ATTENDING: Diane Amendola, Robert Bonetti, Heather Carter, Tara Malone, Jesse Sandusky, Donna Smith, Rodolfo Valladares, LeAnne Williams, Tyler Williams, Cap Wilson, David Wisener.

WORKSHOP 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.

I. CALL TO ORDER

Led by Mayor Gib Coerper, with Commissioner Jennifer Blalock absent.

II. AGENDA ITEM

A. Budget Workshop - Proposed FY 2022-2023 Budgets for the General, Debt Service, Special Revenue and Capital Projects Funds

Finance and Administrative Services Director Rob Bonetti introduced the item and provided

the staff report.

Vice Mayor Jennifer Blalock joined the meeting at 4:45 p.m.

Mayor Coerper opened the floor for questions or comments.

Mayor Coerper thanked Finance and Administrative Services Director Bonetti's team.

Vice Mayor Blalock asked for clarification regarding the positions at the policy department.

City Manager Mike DaRoza clarified between sworn and civilian positions.

III. ADJOURN

Mayor Coerper adjourned the meeting.

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Mike DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/22/2022
SUBJECT: Fiscal Year 2021-2022 Write Offs
PREPARED BY: Stephanie L. Herlong, Utility Billing Manager

RECOMMENDED ACTION:

Approval of the write off for bad debt for FY 21-22

Summary

Finance and Administrative Services annually, and as part of the fiscal year closeout, compiles a list of bad debt accounts to be presented to the City Commission as the write-off of bad debt requires Commission approval.

The bad debt write off list amounts to a total of $75,780.52 for Fiscal Year 2021-2022. This list consists, mostly, of utility accounts for which staff has tried to collect through a series of collection letters. This amount equates to less than one third of one percent of the budgeted gross revenue for electric, water, waste water, solid waste, and mosquito services. The last entity on this list finalized bankruptcy proceedings in September of 2021.

Last fiscal year, the City wrote off $20,125.66. Upon approval of this write off amount, these accounts will be listed in our bad debt listing. Staff continuously checks the bad debt listing prior to rendering new utility services in an effort to recover previously written off amounts.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

AMOUNT: $75,780.52

FUNDING SOURCE: General Fund, Electric Fund, Water Fund, Mosquito Fund, Waste Water Fund

ATTACHMENTS:

Description

Description

- Write-off List FY 21-22

ACCOUNT #	CUSTOMER NAME	BALANCE
28566	DARCY PYATT	$19.48
26788	WILLIAM HOWARD	$288.08
27795	JULY'S BOUTIQUE	$76.78
27400	JOSHUA KRAMER	$147.02
28850	EDWARD MARTIN	$55.63
27779	CAITLIN DONOVAN	$239.25
28897	TAMMY ELY	$246.66
27956	ANGELA WILSON	$497.68
15625	ROBERT LEE JENKINS	$375.26
27550	KIRK FLOOD	$560.29
28620	ESTEBAN IRIZARRY	$67.02
28915	DESTINEY HENLEY	$578.60
29068	TONYA HENLEY	$699.75
29380	JOSEPH CRABTREE	$492.21
29321	EARNEST MUHAMMAD	$233.89
2472	DOROTHY C RICHARDSON	$671.66
28708	BRITTANY WOKRAL	$169.58
27769	RICHARD MORRIS	$319.23
26661	SARAH UGO	$899.59
28658	SARA HILL	$494.42
29149	NEOSHA FAIRLEY	$98.06
27679	ETHAN VANHOOSER	$207.93
8879	EVA JANSEN	$157.60
27494	SHARONDELL ROBERSON	$772.42
28878	RAYMOND ADDISON SR	$477.51
28654	KEONTRIS FISHER	$296.95
28792	ASHLEY REESE	$2.88
27719	CRISTAL PEREZ	$136.23
29205	PATRICK GARRETT III	$238.99
28891	CHASE TAYLOR	$103.42
28213	TERRI HUTCHINSON	$8.25
29047	KEITH STEWART	$489.76
27898	RODNEY MILLER	$36.27
14701	MARY/ERNEST BROSKE	$64.96
27667	DAWN LOBIANCO	$53.65
29059	JULIE WILLIAMS	$264.73
28511	JERRELA HUBBARD	$125.74
28771	BARRY WOITAS	$20.48
27510	RICHARD ORDAYE	$50.88
29040	KULESTER ROLLINS	$105.82
29799	KAREN WOOD	$71.60
469	LYNDA HATHCOCK	$246.26
29039	ARIEL FIPPS	$73.73
29243	ALEXANDER QUIROGA	$85.67
29382	RENEE PRESLEY	$37.08
29685	ERICH REUTTER	$162.20
29798	MATT PRETTYMAN	$77.44
29078	PHILIP YOUNG	$35.23

19747	CHARLES WESLEY MORRIS	$166.74
27638	KRYSTAL FOXWORTH	$255.78
29242	FREDDIE MURPHY	$37.18
29161	PATRICIA SEKYERE	$127.17
20940	ESTATE OF ADELAIDE PORTER	$24.53
29278	WILLIAM DOLD	$59.43
27257	VADORA LEGREE	$260.93
17014	SHIRLEY WILLIAMS	$310.19
29069	CORNISSIA FAIRLEY	$119.77
29950	LEVOYA DIXON	$178.36
29184	LENA DONAWAY	$102.19
27628	KIMBERLY BRIDGES	$348.62
29547	CRYSTAL LIPSCOMB	$180.77
28805	TRACY GRAY	$142.19
23964	TELTRY RHODEN	$16.63
27977	GISELLE ZAMORANO	$375.43
29418	MORGAN EDDY	$88.63
10111	DEANA MOULTRY	$182.46
29342	CHRISTINA DAVIS	$222.86
27270	DESTINY JONES	$104.21
29846	TIFFANY HAGAN	$19.05
28387	REBECCA AMES	$217.23
27529	CHRISTOPHER TROST	$13.66
29808	JOSEPH ROBINSON	$236.06
25391	MICHAEL MOORE	$45.11
30237	CHRISTIAN BARRY	$468.80
30009	WILLIAM COE	$559.80
9329	JIMMIE TERRY	$50.93
29802	DAVID KUBALA	$151.20
29417	TABITHA RUGG	$473.48
17847	LASHAND WILLIAMS	$789.94
30024	MEGHAN REICHARD	$137.73
28191	MICHELLE WALKER	$651.91
29217	PHYLICIA GEORGE	$52.37
21381	LATOYA ALLEN	$102.59
30571	CLARENCE MCCRAY	$132.01
29769	CRAIG PERRY	$49.76
27222	JUDITH ANGLIN MARCUS WILSON	$159.75
26310	LYNDA FRANKLIN	$67.86
29089	RAEVIN FRANK	$115.76
4503	MARGARET STACK	$2,467.70
9612	ESTATE OF KENNETH GIBSON	$2,329.63
10380	DAVID BLANKENSHIP	$3,641.49
17754	WILLIAM MURPHY	$2,611.81
NA	GAIL JONES	$3,493.00
NA	TAP BROADBAND (ALTITUDE COMMUNICATIONS)	$41,804.00
	Total Write offs FY-22	**$75,780.52**

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/22/2022
SUBJECT: Revision to FY 2022 Compensation Plan
PREPARED BY: Tara L. Malone - Human Resources Director

RECOMMENDED ACTION:

Approve proposed changes to the FY22 Compensation Plan.

Summary

The proposed revision to the FY 2022 Compensation Plan includes an increase in range and/or minimum hourly wage for eight (8) positions. Those positions are Cashier/Customer Service Representative I, Distribution/Collections Apprentice, Facilities Custodial Worker, Facilities Maintenance Worker, Public Works Technician I, Receptionist, Recreation Assistant I and Recreation Assistant II. The purpose is to bring all positions up to a minimum hourly wage, in an effort of being more competitive in the labor market.
The proposed changes do not increase Full-Time equivalents (FTE's) and the fiscal impact is approximately $830 in wages across funds for the remainder of the fiscal year. The previously approved FY22 Compensation Plan has been provided for reference, along with the proposed FY22 Compensation Plan. Positions highlighted in yellow on the proposed plan, illustrate the recommend changes.

FINANCIAL IMPACT: Yes

BUDGETED: No

AMOUNT:$830

FUNDING SOURCE: General Fund, Internal Services Fund

COMMISSION GOALS:
Quality of Life, Strengthen Community Services

ATTACHMENTS:

Description

- FY22 Compensation Plan-APPROVED-06-13-2022
- FY22 Compensation Plan-PROPOSED-08-18-2022

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	$14.42	$20.91
Cashier/Customer Service Representative II	Non-exempt	$15.87	$23.00
Cashier/Customer Service Team Lead	Non-exempt	$16.35	$25.34
Chief of Police	Exempt	$82,000.00	$123,000.00
City Manager	Exempt	$140,800.00	$218,240.00
Code Enforcement Officer	Non-exempt	$23.56	$36.51
Communications and Executive Project Manager	Exempt	$76,500.00	$114,750.00
Communications Operator I	Non-exempt	$16.11	$23.35
Communications Operator II	Non-exempt	$16.83	$24.40
Communications Operator Trainee	Non-exempt	$14.66	N/A
Communications Supervisor	Non-exempt	$19.23	$29.81
Community Redevelopment Agency Coordinator	Exempt	$45,500.00	$65,975.00
Compliance and Risk Management Coordinator	Exempt	$41,496.00	$60,000.00
Compliance and Risk Management Director	Exempt	$74,500.00	$119,200.00
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	$12.74	N/A
Economic Development Manager	Exempt	$60,000.00	$89,400.00
Electric Line Crew Foreman	Non-exempt	$36.54	$45.67
Electric Line Worker Apprentice	Non-exempt	$17.55	N/A
Electric Line Worker I	Non-exempt	$23.32	$29.15
Electric Line Worker II	Non-exempt	$26.68	$33.35
Electric Line Worker III	Non-exempt	$31.49	$39.36
Electric Line Worker Trainee	Non-exempt	$15.38	N/A
Electric System Planner	Non-exempt	$29.09	$40.72
Electric System Supervisor	Exempt	$81,000.00	$113,400.00
Electrical Engineer	Exempt	$65,000.00	$96,850.00
Engineer I	Exempt	$53,500.00	$77,575.00
Engineer II	Exempt	$58,500.00	$84,825.00

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	$12.26	$17.78
Facilities Maintenance Manager	Non-exempt	$24.76	$39.62
Facilities Maintenance Supervisor	Non-exempt	$20.43	$31.67
Facilities Maintenance Technician	Non-exempt	$15.38	$23.85
Facilities Maintenance Worker	Non-exempt	$12.26	$19.00
Finance and Administrative Services Director	Exempt	$84,500.00	$126,750.00
Grants Specialist	Exempt	$49,000.00	$71,050.00
Human Resources Director	Exempt	$75,000.00	$112,500.00
Human Resources Generalist	Exempt	$39,998.00	$62,000.00
Human Resources Manager	Exempt	$59,000.00	$103,500.00
Information Technology Generalist	Non-exempt	$22.36	$33.53
Information Technology Manager	Exempt	$69,000.00	$103,500.00
Information Technology Specialist	Non-exempt	$20.19	$30.29
Instrument and Control Technician	Non-exempt	$20.91	$32.42
Meter Technician I	Non-exempt	$14.42	$20.91
Meter Technician II	Non-exempt	$17.07	$24.75
Meter Technician Supervisor	Non-exempt	$20.43	$31.67
Planner	Exempt	$50,000.00	$72,500.00
Planning and Community Development Director	Exempt	$75,000.00	$112,500.00
Planning Assistant	Non-exempt	$14.18	$21.98
Planning Technician	Non-exempt	$16.83	$26.08
Police Lieutenant	Non-exempt	$28.37	$41.13
Police Officer I	Non-exempt	$19.47	$27.26
Police Officer II	Non-exempt	$20.43	$28.61
Police Officer III	Non-exempt	$21.88	$30.63
Police 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	$12.98	$18.82
Public Works Technician II	Non-exempt	$14.42	$20.91
Purchasing Coordinator	Exempt	$38,000.00	$58,900.00
Receptionist	Non-exempt	$12.26	$18.39
Recreation and Culture Director	Exempt	$81,500.00	$118,175.00

APPROVED
COMPENSATION PLAN
Fiscal Year 2021-2022

Position Title	FLSA Status	Minimum	Maximum
Recreation Assistant I	Non-exempt	$12.98	$18.82
Recreation Assistant II	Non-exempt	$13.94	$20.21
Recreation Crew Leader	Non-exempt	$17.07	$24.75
Safety Specialist	Exempt	$51,500.00	$74,675.00
Senior Accountant	Exempt	$51,000.00	$76,500.00
Staff Assistant	Non-exempt	$15.38	$23.08
Utility Billing Assistant	Non-exempt	$16.35	$24.52
Utility Billing Manager	Exempt	$51,500.00	$77,250.00
Utility Billing Supervisor	Non-exempt	$18.51	$27.76
Utility Line Locator	Non-exempt	$16.35	$25.34
Warehouse Coordinator	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 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

PROPOSED
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

PROPOSED
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 of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/22/2022
SUBJECT: August 08, 2022 City Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Approve the minutes.

Summary

August 08, 2022 City Commission Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

Regular City Commission Meeting
Minutes
August 8, 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: August 8, 2022

Meeting Location: James A Lewis Commission Chambers
CITIZENS PRESENT: Chris Mallinson, Nancy Wales, Timothy Mills, John Fifer, Gerald Cyr, Gerry Dedenbach, Seth Vood, Gary Pappas, John Putz. STAFF ATTENDING: Diane Amendola, Robert Bonetti, Heather Carter, Adam Hall, Tara Malone, Jesse Sandusky, Justin Tabor, Rodolfo Valadares, LeAnne Williams, Tyler Williams, Cap Wilson, David Wisener.

CITY COMMISSION MEETING

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

CALL TO ORDER

Led by Mayor Gib Coerper.

INVOCATION

Led by Pastor Tom Hope, First United Methodist Church of Alachua.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Commissioner Dayna Miller moved to approve the agenda; seconded by Vice Mayor Jennifer Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. APD Accreditation Update

Chief Jesse Sandusky introduced and provided the presentation.

Chief Sandusky announced the recommendation of the Alachua Police Department (APD) for full accreditation to the CFA Commission, without conditions or conflicts.

City Attorney Marian Rush stated she recognized how the accreditation process was so time consuming and required hard work.

Commissioner Brown stated how elated she was for the APD, as she also went through accreditation with the public school system, and she thanked them for the hard work they put into the process.

Commissioner Edward Potts extended congratulations from former Commissioner Robert Wilford.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

There were no comments.

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Ordinance 22-07, Second Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)- NW 188th Street/ US 441: a request by Clay Sweger, AICP, of eda consultants, inc. , applicant and agent for JTFA, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") (±155.50 acres) and Community Commercial ("CC") (±7.00 acres) on a ±162.50 acre subject property. Consisting of 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(Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 22-07 by title only.

Having been sworn in, Principal Planner Adam Hall introduced the item and provided the staff report.

Clay Sweger of EDA Engineers – Surveyors – Planners, Inc. came forward and provided an additional presentation.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked clarifying questions regarding the presentation.

Mr. Sweger provided the information.

Commissioner Miller asked if this project was going to be built in phases.

Mr. Sweger stated it would be.

Commissioner Miller stated this was an example of the owner and agent listening to the community and Commission in regard to preferences of how a community should be built within the city.

Vice Mayor Blalock agreed with Commissioner Miller.

Vice Mayor Blalock moved based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by eda consultants, inc. on behalf of JTFA, LLC. to be consistent with the City of Alachua Comprehensive Plan and adopts Ordinance 22-07 on second and final reading; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

Gary Pappas stated it was excellent working with staff and Mr. Sweger, and he agreed this was a great example of a desirable neighborhood.

Passed 5-0 by roll call.

B. Ordinance 22-16, Second Reading - Small Scale Comprehensive Plan Amendment (SSCPA) - HighPoint Crossing: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a SSCPA to amend the Future Land Use Map (FLUM) from Corporate Park to High Density Residential on a ±27.88 acre subject property; Tax Parcel Number 03049-000-000 (Legislative Hearing).

City Attorney Rush read Ordinance 22-16 by title only.

Having been sworn in, Principal Planner Justin Tabor introduced the item and provided the staff report.

Mr. Sweger of EDA Engineers – Surveyors – Planners, Inc. came forward and provided an additional presentation.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked if a senior center could be built at this location.

Mr. Sweger stated yes, as well as many other structures.

Commissioner Miller moved based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a Small Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to be consistent with the City of Alachua Comprehensive Plan and adopts Ordinance Number 22-16 on second and final reading; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

C. Ordinance 22-17, Second Reading - Site-Specific Amendment to the Official Zoning Atlas (Rezoning) - HighPoint Crossing: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Rezoning to amend the Official Zoning Atlas from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a ±27.88 acre subject property; consisting of a portion of Tax Parcel Number 03049-000-000 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 22-17 by title only.

Principal Planner Tabor requested the staff report from Ordinance 22-17 be incorporated as the staff report for Ordinance 22-16.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Potts moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this

Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations adopts Ordinance 22-17 on second and final reading; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

D. Ordinance 22-19, First 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).

City Attorney Rush read Ordinance 22-19 by title only.

Having been sworn in, Principal Planner Hall introduced the item and provided the staff report.

Mr. Sweger of EDA Engineers – Surveyors – Planners, Inc. came forward and provided an additional presentation.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller stated she was pleased to see that sidewalks were a part of this project. She asked what portion of the green space would be dedicated to water retention.

Mr. Sweger stated 30% would be water retention.

Commissioner Miller asked if Peggy Road was a county road, and if so, would the City and the County need to work together to make improvements to Peggy Road.

City Manager Mike DaRoza provided the information.

Commissioner Potts asked if there were concerns brought up at the neighborhood meeting.

Mr. Sweger stated only one neighbor was in attendance, and he was pleased with the plans.

Mayor Coerper stated he was pleased to see this community being developed near Legacy Park.

Vice Mayor Blalock moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, Staff's recommendation, and the recommendation by the Planning and Zoning Board, this Commission 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 approves Ordinance 22-19 on first reading; seconded by

Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

E. Ordinance 22-20, First Reading: 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).

Having been sworn in, Principal Planner Tabor introduced the item and provided the staff report.

Gerry Dedenbach, AICP, LEED AP, Vice President, CHW, provided an additional presentation.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked for information about the citizens who came to the office.

Mr. Dedenbach stated the citizens received information and were satisfied.

Commissioner Potts moved based upon the presentation before this Commission and Staff's recommendation, this Commission 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 (1) approves Ordinance 22-20 on first reading and (2) schedules second and final reading of Ordinance 22-20 for August 22, 2022; seconded by Vice Mayor Blalock.

City Attorney Rush read Ordinance 22-20 by title only.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

F. Ordinance 22-21, First Reading: 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).

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

Principal Planner Tabor requested the staff report from Ordinance 22-21 be incorporated as the staff report for Ordinance 22-20.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Miller moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and (1) approves Ordinance 22-21 on first reading and (2) schedules second and final reading of Ordinance 22-21 for August 22, 2022; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

G. Ordinance 22-22, First Reading; Amending Code Section 38 - Utility Rates Water & Wastewater

City Attorney Rush read Ordinance 22-22 by title only.

Public Services Director Rodolfo Valladares introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper thanked Public Services Director Valladares.

Vice Mayor Blalock thanked Public Services Director Valladares for making the presentation understandable.

Vice Mayor Blalock moved approve Ordinance 22-22 on First Reading and schedule Second and Final Reading for August 22, 2022; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

V. AGENDA ITEMS

A. Renewal of Commercial and Group Health Insurance Packages

Compliance and Risk Management Director Cap Wilson introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper expressed his appreciation to everyone who worked on the package.

Commissioner Potts complimented Compliance and Risk Management Director Wilson on how well versed he was in insurance jargon, and how this was why he was able to negotiate so well.

Commissioner Miller stated whenever she was at a Florida League of Cities event, and she saw the FMIT group, they all knew the City of Alachua and they knew Compliance and Risk Management Director Wilson by name.

Commissioner Potts moved renew the City Commercial insurance package with the Florida Municipal Insurance Trust (FMIT) at the base premium of $557,771; the FMIT Group Health Insurance plan at the base premium of $1,464,937; the Dental, Vision, Life and Employee Assistance Program group plans at a combined base premium of $60,548; the storage tank liability, law enforcement death and disability policies (now including "at work" coverage for all City employees at total cost of $4,532 per year), and direct the City Manager to sign appropriate contract documents; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

There were no comments.

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager DaRoza thanked Pastor Hope for the invocation. He congratulated Chief Sandusky for the great achievement of accreditation. He stated he attended the National Night Out at Maude Lewis Park.

City Attorney Rush congratulated APD for the accreditation, Public Works for the presentation, Compliance and Risk Management Director Wilson for the results, Finance and Administrative Services Director Robert Bonetti for the work his team does and Human Resources Manager Tara Malone for being an asset to the City.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Potts stated he attended the Alachua Chamber of Commerce Luncheon where Kat Cammack spoke.

Commissioner Brown thanked Pastor Hope for his prayer and welcomed him to the city of Alachua. She congratulated Pastor Brittany Bryant and St. Luke Church for hosting the Alachua 500 event. She stated she attended the Alachua Chamber of Commerce Luncheon. She thanked Mitch Glaeser for his leadership and commitment to keep this Commission abreast of the San Felasco Tech City updates and successes. She congratulated Chief Sandusky and his staff for the accreditation and the National Night

Out event. She stated Mr. George Bethea and others held a Back-to-School event at Criswell Park on Saturday with bounce houses, fun, food and music. She stated the Souls to the Polls Rally organized by Malcolm Dixon at the Hal Brady Recreation Complex. She thanked the IT department for their continued assistance and expertise. She announced the Citizen Advisory Task Force (CATF) was open for applications, and anyone interested please see Deputy City Clerk LeAnne Williams or her assistant, Mrs. Diane Amendola, for the information and application.

Commissioner Miller stated she attended the back pack give-away. She stated, if anyone was interested in being on a County board, they were accepting applications for a board which deals with agriculture and world concerns. She stated she was a judge for Legacy's Got Talent. She attended two meetings of the NCFRPC and would present a report soon.

Vice Mayor Blalock reminded everyone the Florida League of Cities Conference would be the following week. She also reminded everyone that school started on Wednesday and to be mindful of the school zones, school buses, and traffic. She thanked Chief Sandusky for keeping the city safe and congratulated him on the accreditation.

Mayor Coerper spoke of what a wonderful job the APD was doing. He thanked all the departments for their work. He reminded everyone of the paintings in the lobby.

ADJOURN

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

CONSENT AGENDA

CONSENT AGENDA ITEMS

A. July 25, 2022 Budget Workshop Meeting Minutes

B. July 25, 2022 City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Mike DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

City Commission Meeting
Sign In August 22, 2022

	Name *(Please Print)*
(Please Print) Nancy Wakeley	*(Please Print)*
(Please Print) Tim Mills	*(Please Print)*
(Please Print) Chris Mallinson	*(Please Print)*
(Please Print) David Wiseaer	*(Please Print)*
(Please Print) Heather Carter	*(Please Print)*
(Please Print) Cap Wilson Coa	*(Please Print)*
(Please Print) Gloria Jones Andrews	*(Please Print)*
(Please Print) Phyllis W STRICKLAND	*(Please Print)*
(Please Print)	*(Please Print)*
(Please Print)	*(Please Print)*