Regular City Commission Meeting
Agenda
August 9, 2021

Mayor Gib Coerper	**City Manager Adam Boukari**
Vice Mayor Shirley Green Brown	City Attorney Marian Rush
Commissioner Jennifer Blalock	
Commissioner Dayna Miller	
Commissioner Robert Wilford	

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

Meeting Date: August 9, 2021

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

City Commission Meeting

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

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A. Recognition of Nancy L. Baumann and Georgina Kassebaum

B. Elder Options and Vaccine Assistance

C. 2021 Constitution Week Proclamation

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A. Resolution 21-18; Planning & Zoning Board Appointment

B. North Central Florida Regional Planning Council (NCFRPC) Report

IV. PUBLIC HEARINGS AND ORDINANCES

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

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

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

C. Ordinance 21-11, First Reading; Amending Code Section 38 - Utility Rates Water & Wastewater

V. AGENDA ITEMS

A. School Resource Officer Contract for 2021-2022 School Year

B. Federal Fiscal Year (FFY) 2020 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - JAG Countywide Funds for Alachua County, Florida

C. Renewal of Commercial and Group Health Insurance Packages

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

City of ALACHUA
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/9/2021
SUBJECT: Recognition of Nancy L. Baumann and Georgina Kassebaum
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Receive the presentation

Summary

Mayor Gob Coerper to recount the heroic acts of Nancy L. Baumann and Georgina Kassebaum and present the award.

FINANCIAL IMPACT: No

BUDGETED: No

City of ALACHUA
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/9/2021
SUBJECT: Elder Options and Vaccine Assistance
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Receive the presentation.

Summary

This presentation will highlight the many services Elder Options provides to the North Central Florida community, and will discuss the importance of vaccines and address vaccine myths. The Department of Elder Affairs for the State of Florida has a vaccine accessibility program designed to reach Homebound Seniors and those unable to get a ride to a vaccine location. Lisa Kanarek, J.D., Outreach and Education Coordinator for Elder Options, is here to present the services offered and upcoming opportunities for our citizens/community.

FINANCIAL IMPACT: No

BUDGETED: No

ATTACHMENTS:

Description

- Elder Options Presentation
- HANDOUT - Your aging, Disability, LTC Medicaid & Medicare Services in North Central Florida

Elder Options

Elder Helpline 1-800-262-2243



ELDER OPTIONS

- **Founded in 1977 as a private, not-for-profit 501(c)(3) corporation.**

- **Charged with administering state and federal grant-funded programs and providing direct services to benefit elders, people with disabilities, and their informal caregivers**

Our Mission

To ensure that communities have a trusted and unbiased place to turn for information, resources and assistance. We advocate for and cooperatively work with communities to strengthen support systems and create new and innovative service options that focus on personal choice and independence.



Our Service Area includes 16 counties in North Central Florida



Type of Services Elder Options Provides

- Information and referrals to resources that will help people remain in their home and community
- Classes designed to improve balance, and managing chronic conditions
- Classes that provide support and training to caregivers
- Programs to promote wellbeing
- Medicare counseling
- Help with paying electric bills
- Education and screening of adults (18+) for the Medicaid Managed Care Long Term Care Program and other aging (60+) programs

Elder Helpline

1-800-262-2243

Vaccine Education

COVID-19 Vaccine Safety Facts

- The vaccine was not rushed.
- A vast majority of the vaccine side effects are short-term and not serious or dangerous. Reports show some people experience pain where they were injected; body aches; headaches or fever, lasting for a day or two. These are signs that the vaccine is working to stimulate your immune system.
- The mRNA spike will not alter your DNA. It helps your body make large amounts of antibodies that help protect you from the virus. Once the mRNA does its job, your cells break it down and get rid of it.
- Even if you have had COVID-19, experts still recommend getting vaccinated so you're protected long-term.

Millions of people in the United States have received COVID-19 vaccines under the most intense safety monitoring in U.S. history.

How can you get vaccinated?

WE'LL MEET YOU AT HOME



Vaccine Visits for Homebound Seniors

Department of
ELDER AFFAIRS
STATE OF FLORIDA

Elder Helpline
1-800-262-2243

ELDER OPTIONS

Your link to Aging, Disability, LTC Medicaid & Medicare Services in North Central Florida



Elder Options' mission is to ensure that communities have a trusted and unbiased place to turn for information, resources and assistance.

Elder Options

100 SW 75th Street, Suite 301
Gainesville, FL 32607
Helpline: 1-800-262-2243
www.agingresources.org

ELDER OPTIONS

Elder Options' Services Include:

- Helpline for Community Resources
- Screening for In-Home Services
- Medicaid Long-Term Care (LTC) Eligibility Assistance
- SHINE Medicare Counseling
- Healthy Aging Workshops for Healthy Living and Fall Prevention
- Savvy Caregiver Training for Dementia Caregivers
- Take Charge Program to Help After Hospitalization
- PEARLS to Help with Getting Back to a More Active, Rewarding Life

For Assistance Call the Helpline

1-800-262-2243

Department of ELDER AFFAIRS STATE OF FLORIDA

City of ALACHUA
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/9/2021
SUBJECT: 2021 Constitution Week Proclamation
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Mayor Coerper to read the Proclamation and present it to Regent Kay Hall.

Summary

Constitution Week has been established to celebrate and commemorate the celebration of the drafting of the Constitution of the United States of America. By Presidential Proclamation, September 17 through September 23 is designated Constitution Week.

Kay Hall, Regent for the Gainesville Chapter of the National Society Daughters of the American Revolution is present to receive the City of Alachua proclamation of Constitution Week.

FINANCIAL IMPACT: No

BUDGETED: No

ATTACHMENTS:

Description

- Constitution Week Proclamation

City of Alachua, Florida

Office of Mayor *Gib Coerper*

PROCLAMATION

WHEREAS, September 17, 2021 marks the two hundred and thirty-forth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, It is fitting and proper to officially recognize this magnificent document and the anniversary of its creation; and

WHEREAS, It is fitting and proper to officially recognize the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through September 23, 2021 to be

CONSTITUTION WEEK

In the City of Alachua, and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787.

IN WITNESS WHEREOF, I Gib Coerper, Mayor of the City of Alachua, have hereunto set my hand this 9th day of August, 2021.

ATTEST:

_____

Gib Coerper, Mayor

Commission Agenda Item

MEETING DATE: 8/9/2021
SUBJECT: Resolution 21-18; Planning & Zoning Board Appointment
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
1) Appoint Joseph Hancock to the Planning & Zoning Board.
2) Adopt Resolution 21-18, to be finalized to include the name Joseph Hancock

Summary

The Planning & Zoning Board (PZB), which serves as the Local Planning Agency, consists of five (5) voting members and a non-voting School Board representative. The PZB provides recommendations to the City Commission on various development applications, such as comprehensive plan amendments, rezonings, and subdivisions, and reviews and makes decisions on certain development applications as provided for within the City's Land Development Applications. The Board generally meets on the second Tuesday of every month. The process to make appointments to the PZB is regulated by the City Charter, Commission Rules of Procedures, and Land Development Regulations. These policy documents require that a newspaper advertisement be placed at least two weeks prior to the time upon which appointments are to be made to the Board. Advertisements were placed in the Alachua County Today newspaper on July 08th and July 15, 2021, with an application deadline of July 29, 2021. A notice was also posted on the City's website, the Post Office and Hitchcock's Markets. Any citizen who desires to serve on the PZB must be a City resident.

The Commission must consider one appointment to the PZB. Board member James Sajczuk was appointed to serve a three (3) year term which expires on August 28, 2021. Mr. Sajczuk has chosen not to reapply. The appointment would be for one (1) three-year term ending on August 28, 2024. A listing in alphabetical order of the applicants has been provided for your reference. The candidate is as follows:

Joseph Hancock

The candidate has been advised that the Commission will be considering this item and has been invited to attend the meeting.

FINANCIAL IMPACT: No

BUDGETED: Yes

COMMISSION GOALS:
Quality of Life

ATTACHMENTS:

Description

Description

- Application
- R-21-18
- Ad - Alachua County Today

City of ALACHUA

APPLICATION FOR PLANNING & ZONING BOARD MEMBERSHIP

Please be advised that, pursuant to §112.3144, Florida Statutes, members of the Planning & Zoning Board are required to file a disclosure of financial interests. Additional information can be reviewed at: http://www.ethics.state.fl.us/FinancialDisclosure.

Name: Joseph Hancock Date: 7/27/21

Physical Address: 14309 NW 159th Pl, Alachua FL 32615

Mailing Address: Same

Email Address: Joe@DigitalMortgageGuy.com

Phone (Daytime): 352-275-6483

Alternate Phone: _____

Are you available to meet on the second Tuesday of each month? ☒ Yes ☐ No

Are you a resident of the City of Alachua? ☒ Yes ☐ No

Briefly state why you want to be a member of the Planning & Zoning Board: I am involved with the Alachua Chamber and I am also plugged into our community. I feel I can bring a balanced view to the future growth of our community

Applicant's Signature: _____

Please return this application to the Planning and Community Development Department located at City Hall, 15100 NW 142nd Terrace, or mail application to:

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

RESOLUTION 21-18

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, APPOINTING ONE MEMBER TO THE PLANNING AND ZONING BOARD; ESTABLISHING TERM OF SERVICE; ESTABLISHING BEGINNING AND ENDING DATES FOR TERM OF SERVICE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 2.1.3(A) of the City's Land Development Regulations (LDRs) authorizes the Planning and Zoning Board (PZB) to serve as the City's Local Planning Agency; and,

WHEREAS, Section 2.1.3(C) of the City's LDRs establishes the powers and duties of the PZB; and,

WHEREAS, the PZB consists of five voting members and one nonvoting representative of the Alachua County School Board; and,

WHEREAS, there is one vacancy on the PZB; and

WHEREAS, advertisement of the vacancy was placed at least two (2) weeks prior to this appointment in a newspaper of local circulation, per the City of Alachua Commissioners Rules of Procedure.

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

Section 1. The following member will be appointed for the following terms:

Joseph Hancock, to fill a vacated term commencing on August 28, 2021 and ending on August 28, 2024.

Section 2. The term of service for the position shall begin and end as outlined above.

Section 3. This Resolution shall be effective as of the date of its passage and adoption.

DULY ADOPTED in regular session this 9th day of August, 2021.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____

Gib Coerper, Mayor

ATTEST:

_____

Mike DaRoza, City Manager/Clerk

City of ALACHUA

NOTICE OF BOARD VACANCY

The City of Alachua is currently accepting applications for one (1) appointment to be made on the following Board:

Planning and Zoning Board: The Planning and Zoning Board (PZB) consists of five voting members and a non-voting School Board representative. The PZB provides recommendations to the City Commission on various development applications, such as comprehensive plan amendments, rezonings, and subdivisions, and reviews and makes decisions on certain development applications as provided for within the City's Land Development Regulations. The PZB is also authorized by the City Commission to provide recommended policies and guiding action affecting development in the City, including amendments to Land Development Regulations, special studies, and other proposals which promote orderly development.

- Applicants must be a resident of the City of Alachua.
- Meetings are typically held at 6:00 p.m. on the second Tuesday of the month, in the James A. Lewis Commission Chambers in City Hall.

Applications may be obtained in person at City Hall, located at 15100 NW 142nd Terrace, on any regular business day (Monday through Thursday) between the hours of 7:30 a.m. and 6:00 p.m., or by visiting the City's website at www.cityofalachua.com. Completed applications must be received by the Planning and Community Development Department no later than 6:00 p.m. on **Thursday, July 29, 2021**. Applications may be submitted in person at City Hall or by mail to the following address: City of Alachua, Planning and Community Development Department, P.O. Box 9, Alachua, FL 32616. Questions may be directed to the Planning and Community Development Department at (386) 418-6121.

(Published: Alachua County Today - July 08 & 15, 2021)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/9/2021
SUBJECT: North Central Florida Regional Planning Council (NCFRPC) Report
PREPARED BY: Mike DaRoza, Assistant City Manager

RECOMMENDED ACTION:
Receive the report.

Summary

Commissioner Wilford serves as the City Commission liaison with the North Central Florida Regional Planning Council (NCFRPC). He provided the attached report of the July 22, 2021 meeting.

ATTACHMENTS:

Description

- North Central Florida Regional Planning Council (NCFRPC) Report

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

JULY 22, 2021

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

ALACHUA CITY COMMISSION MEETING

AUGUST 9, 2021

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

Call to Order. Commissioner Thomas Demps, Taylor County Board of County Commissioners, Council Chair, called the July 22, 2021, Council meeting to order at 7:06 p.m. The meeting was virtually conducted due to the COVID-19 pandemic.

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

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

Invocation. Chair Demps delivered the invocation.

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

Introduction of Ex-officio Members and Guests. Chair Demps recognized Ex-officio members and guests who were in attendance at the meeting.

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

- Minutes of the June 24, 2021, meeting.
- Monthly Financial Report for June 2021.

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

Guest Speaker. Greg Britton, Chief Executive Officer, Florida Small Business Development Center Network (SBDCN), briefed the Council regarding the vital role the Network plays in Florida's economy. ***Britton*** indicated he had been a champion of small business his entire life as he learned valuable lessons from his grandfather, who was a carpenter, and his father, who was a tool and dye maker. He stated:

- The Network was established in 1976 as a pilot program championed by a professor at the University of West Florida in Pensacola.
- Its mission is to consult and train small businesses and perform ongoing research to determine trends in business throughout Florida as well as the nation.
- There are over 2.7 million small businesses in Florida.
- Since 2012, 60% of new jobs have been created in the State by small businesses with under 100 employees.
- The Network has over 300 consultants and 40 offices and also hosts nine special initiatives.
- The Network supports disaster relief efforts and works closely with the ***Florida Department of Economic Opportunity*** and the ***Florida Small Business Administration*** in these endeavors.
- Two mobile assistance centers are provided by two buses traveling around the State to areas impacted by natural disasters.
- During the past year, ***SBDCN's*** disaster relief services doubled due to the COVID-19 pandemic.

Chair Report. Chair Demps, with input from Executive Director Koons, introduced seven items for Council consideration:

- ***Introduction of New Member. Commissioner Desmon Duncan-Walker, City of Gainesville,*** was welcomed to the Council.
- ***Local Transportation Disadvantaged Local Coordinating Board Resolution of Appreciation.*** As a token of appreciation for her service, ***Sandra Collins, Voting Florida Department of Transportation Representative on the Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Madison, Suwannee,*** and ***Union Counties,*** Boards, was recommended to receive a "*Resolution of Appreciation*." This motion was ***approved unanimously.***
- ***Florida Association of Counties (FAC) - Presidential Advocate Awards.*** At FAC's recent annual meeting, ***Melissa McKinley, FAC President,*** presented "*Presidential Advocate Awards"* to ***Anthony Adams, Levy County Board of County Commissioners, Charles "Chuck" Chestnut, IV, Alachua County Board of County Commissioners,*** and ***John Meeks, Levy County Board of County Commissioners.*** This award is given in recognition of County Commissioners who have shown exceptional leadership in serving on policy committees of ***FAC,*** guiding ***FAC's*** policy development process, and advocating with ***FAC*** during the 2021 Legislative session.

- ***FAC - Board of Directors Election*.** At the aforementioned annual meeting, ***Commissioner Meeks*** was reelected to ***FAC's*** Board. He has served on this Board since 2015. This Association brings together the collective knowledge and experience of 377 County Commissioners representing Florida's 67 Counties to speak in a unified voice with the Governor and Florida's Senate and House of Representatives in Tallahassee.

- ***Florida Small County Coalition*.** At a recent Coalition meeting, ***Commissioner Meeks*** became ***Immediate Past Chair,*** and ***Commissioner Adams*** will continue serving on the Coalition. This Coalition is a statewide alliance of County Commissions representing the unique interests of small Counties regarding legislative issues.

- ***Certificate of Service for Council Employee - Tara Tucker, Executive Assistant to the Executive Director*.** As a token of appreciation for five years of dedicated service, ***Ms. Tucker*** was awarded a "*Certificate of Appreciation."*

- ***Certificate of Service for Council Employee - Lauren Yeatter, Senior Planner for Geographic Information Systems, Economic Development, Regional Planning and Community Development*.** As a token of appreciation for five years of dedicated service, ***Ms. Yeatter,*** was awarded a "*Certificate of Appreciation."*

Executive Committee Report*. *Chair Demps made the report with input from ***Council Executive Director Koons.***

- ***Employee Health Insurance Proposal*.** The employee health, dental, and life insurance policies for FY 21/22 were ***approved unanimously.***

Clearinghouse Committee Report*. *Vice Mayor Patricia Bouie Hutchinson, City of Hawthorne, Committee Chair, made the report and indicated the Committee reviewed an Alachua County Comprehensive Plan Draft Amendment and a Bradford County Comprehensive Plan Draft Amendment. A motion regarding these two items was ***approved unanimously.***

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

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

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

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

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

- ***Florida Department of Transportation (FDOT). David Tyler, Rural Area Planning Manager, District 2,*** was in attendance but did not have a report to make.

- ***Florida Fish and Wildlife Conservation Commission (FFWCC). Daniel Penniman, Ecologist, Land Use Planning Biologist, North Central Region,*** was in attendance but did not have a report to make.

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

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

- ***Suwannee River Water Management District (SRWMD). Tom Mirti, Office of Outreach and Compliance,*** indicated the District experienced flooding due to *"Tropical Storm Elsa"* with an average rainfall of three inches. He also indicated Alachua County received as much as six to seven inches.

Citizen Comments. One citizen questioned the reason ***NCFRPC*** employment letters were not dated and asked if applications were still being accepted for an open position on the Council. ***Council Executive Director Koons*** explained the reasoning in regard to the date question and indicated applications were still being accepted for an open position.

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

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

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

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

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

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

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

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

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

  The report for June included staff attended a *"Rural Economic Development"* meeting and the *"Florida Association of Counties"* annual conference. ***NOTE: Commissioner Charles "Chuck" Chestnut, IV, Lorene Thomas (NCFRPC Gubernatorial Representative),*** and ***Commissioner Wilford serve on the FRCA Board of Directors. In addition, Commissioner Wilford is the Association's Second Vice President.***

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

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

  The "*State of Florida Metrics Scorecard"* report for June included the following information:

Talent Supply and Education

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

Innovation and Economic Development

- Gross Domestic Product ($1.15 Trillion)
- State Domestic Product Raking (4th)
- Small Businesses (59.9%)
- Patents Issued Ranking (8th)
- Technology Jobs (4th)
- Research Development Funding (39th)
- Business Startups (3rd)

Infrastructure and Growth Leadership

- Population (21,865,055)
- Population Estimate for 2030 (26,000,000)
- State Housing Starts (12,702)
- State Housing Sales (30,985)
- Energy Expenditures Ranking (50th)
- High Speed Communication (96.2%)

- Land in Conservation (28%)

Business Climate and Competiveness

- Probability of a Recession (21.9%)
- Consumer Sentiment (82.7%)
- Business Tax Climate (4th)
- Open Jobs (528,300)
- Unemployed Persons (503,000)

Civic and Government Systems

- Voter Participation (77%)
- State Heading in Right/Wrong Direction (56%/33%)
- Inmate Population (116,980)
- Volunteerism (22.8% - 50th)

Quality of Life and Quality Places

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

- **Enterprise Florida Site Preparation Grant Award Program.** Last year, Enterprise Florida introduced its *"Rural Expansion Tool Kit"* which is designed to assist rural communities to include consulting services, site preparedness advice, and marketing and training opportunities. The following North Central Florida Counties and Organizations recently received funding under the provisions of this program:

- Dixie County Board of County Commissioners	$25,000
- Hamilton County Board of County Commissioners	$19,000
- Lafayette County Development Authority	$19,000
- Madison County Board of County Commissioners	$16,500
- Taylor County Development Authority	$19,000
- Union County Board of County Commissioners	$25,000

- **2020-21 James H. Montgomery Certificates of Outstanding Attendance.** A Council member attendance recognition program was established by the Council at its May 22, 2008, meeting. At its February 26, 2020, Council meeting, the award was renamed after ***James H. Montgomery,*** who was a member of the Council between 1976 through 2004 and 2010 and 2019. The following Council members received a certificate for their perfect attendance during PY 20/21:

- Anthony Adams, Lafayette County
- Robert Brown, Hamilton County ***(Third Straight Year)***
- Charles Chestnut, IV, Alachua County
- Louie Davis, City of Waldo
- Fletcher Hope, City of Archer
- Janice Mortimer, City of Starke ***(Third Straight Year)***
- Robert Wilford, City of Alachua ***(Second Straight Year)***

- **Executive Director's Cup**. This Cup is awarded each year to recognize the perfect attendance by County, City, or Gubernatorial members during a program year. For the third straight year, the Cup was award to the Cities for perfect attendance by ***Mayor Louie Davis, City of Waldo, Commissioner Fletcher Hope, City of Archer, Vice Mayor Janice Mortimer, City of Starke,*** and ***Commissioner Robert Wilford, City of Alachua.*** The Executive Director's Cup is prominently displayed at the Council's office in Gainesville.

Council Member Announcements. Commissioner Wilford thanked the Suwannee River Water Management District for holding their July meeting at Alachua City Hall. He indicated the meeting was conducted both in person and virtually and that he attended virtually from Franklin, Tennessee, and ***Commissioner Dayna Miller, City of Alachua,*** who is the Alachua City Commission Alternate to the Council, attended in person.

Next Meeting. Chair Demps announced the next meeting of the Council will be on 26, 2021, and it will be a virtual meeting due to ongoing problems as a result of COVID-19.

Adjournment. Chair Demps adjourned the meeting at 7:56 p.m.

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

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

NCFRPC - Mailing Address

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

NCFRPC - Telephone, Facsimile, and Website Information

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

NCFRPC Staff - Telephone Extension and Email Contact Information

Scott Koons, AICP, Executive Director	Extension - 101	Email - koons@ncfrpc.org
Kevin D. Parish, Information Technology and Property Management Director	Extension - 133	Email - parrish@ncfrpc.org
Michael Escalante, Senior Planner, Transportation Planner	Extension - 114	Email - escalante@ncfrpc.org
Carmelita Franco, Planning Administrative Assistant, Local Government Comprehensive Planning	Extension - 125	Email - franco@ncfrpc.org
Lynn Franson-Godfrey, AICP, Senior Planner, Transportation Disadvantaged	Extension - 110	Email - godfrey@ncfrpc.org

Sandra Joseph, Senior Planner, Local Government Comprehensive Planning	Extension - 111	Email - josepeh@ncfrpc.org
Tara Tucker, Executive Assistant to Executive Director	Extension - 100	Email - tucker@ncfrpc.org
Lauren Yeatter, AICP, Senior Planner, Geographic Information Systems Community Development, Economic Development and Regional Planning	Extension - 113	Email - yeatter@ncfrpc.org

Alachua County and Municipality Representation on NCFRPC - Contact Information

Alachua County Board of County Commissioners - Representation

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

City of Gainesville - Representation

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

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

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

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

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

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

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

ADCO - President, Vice Present, and Member

Florida Regional Councils Association - Mission Statement

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

Membership Requirements - Regional Planning Councils (RPC's)

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

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

"The whole heart of government consists in the art of being honest. Most bad government has grown out of too much government."

Thomas Jefferson

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/9/2021
SUBJECT: Ordinance 21-09, First Reading: Large Scale Comprehensive Plan Amendment (LSCPA) - A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres. Tax Parcel Number 05970-004-000 (Legislative Hearing).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:
Based upon the presentation before the Commission and Staff's recommendation:

1. Approve Ordinance 21-09 on first reading; and,
2. Authorize City Staff to transmit the proposed Large Scale Comprehensive Plan Amendment to the Florida Department of Economic Opportunity under the Expedited State Review Process.

Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres.
The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

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

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

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

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

ATTACHMENTS:

Description

- Ordinance 21-09
- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Public Notice Materials for the 7/13/2021 PZB Hearing
- Public Notice Materials for the 8/9/2021 City Commission Meeting

ORDINANCE 21-09

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

R E C I T A L S

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

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

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

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

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Comprehensive Plan, Future Land Use Map Amended

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

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

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

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

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

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

EXHIBIT "A"

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

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

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

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

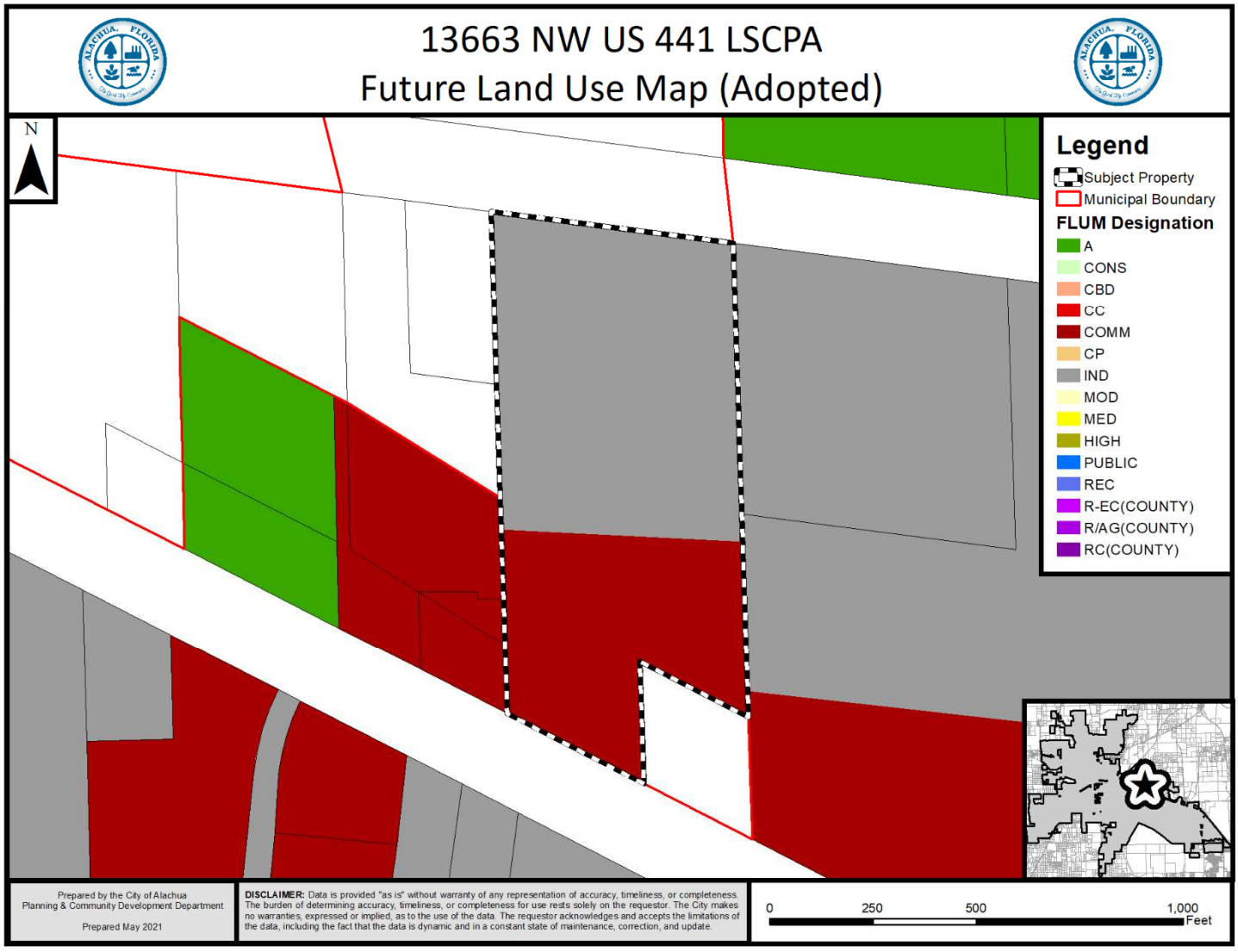
LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO FROM AGRICULTURE TO INDUSTRIAL:

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

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

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

EXHIBIT "B"


13663 NW US 441 LSCPA
Future Land Use Map (Adopted)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared May 2021
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0 250 500 1,000
Feet

City of Alachua
Planning & Community Development Department
Staff Report

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

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

SUMMARY

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

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

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

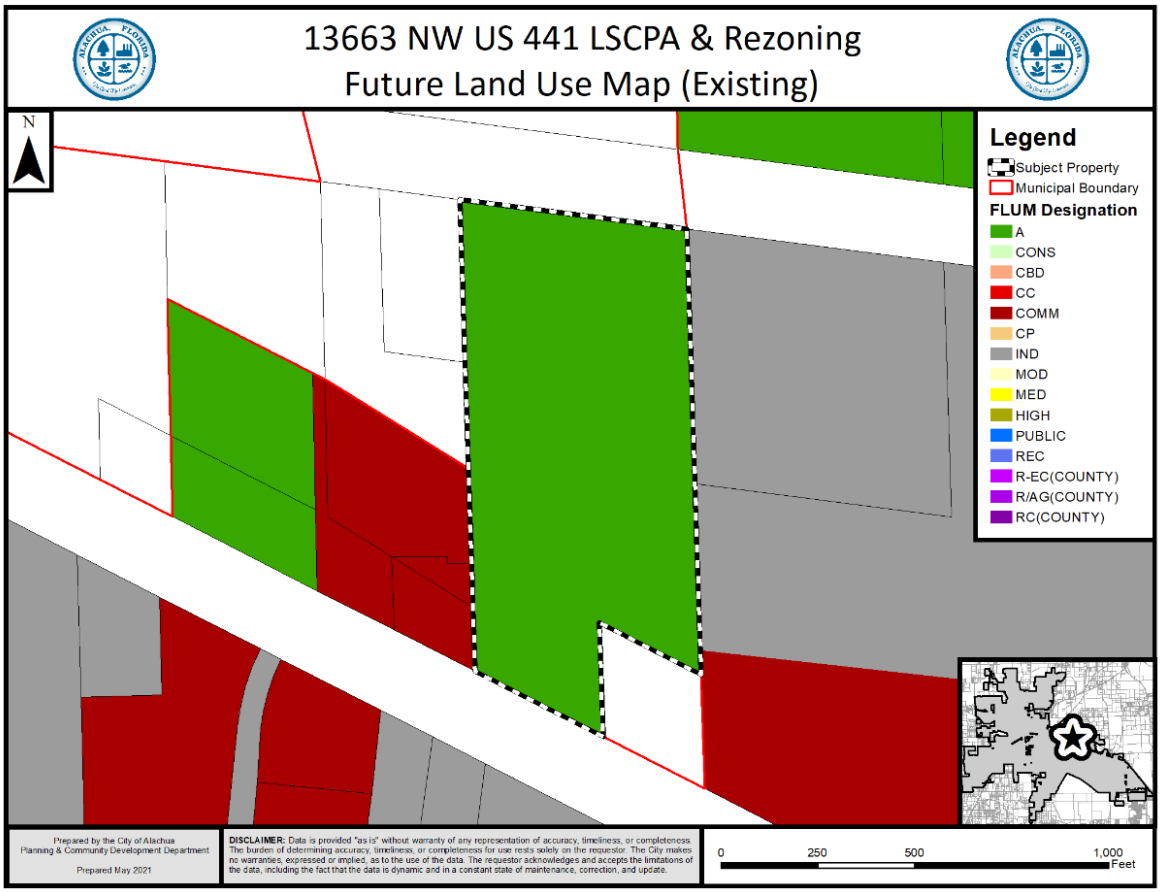
Policy 1.3.b of the FLUE establishes the Commercial land use category, and states that this category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. Policy 1.3.b states that this category is the land use category in which large-scale,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

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

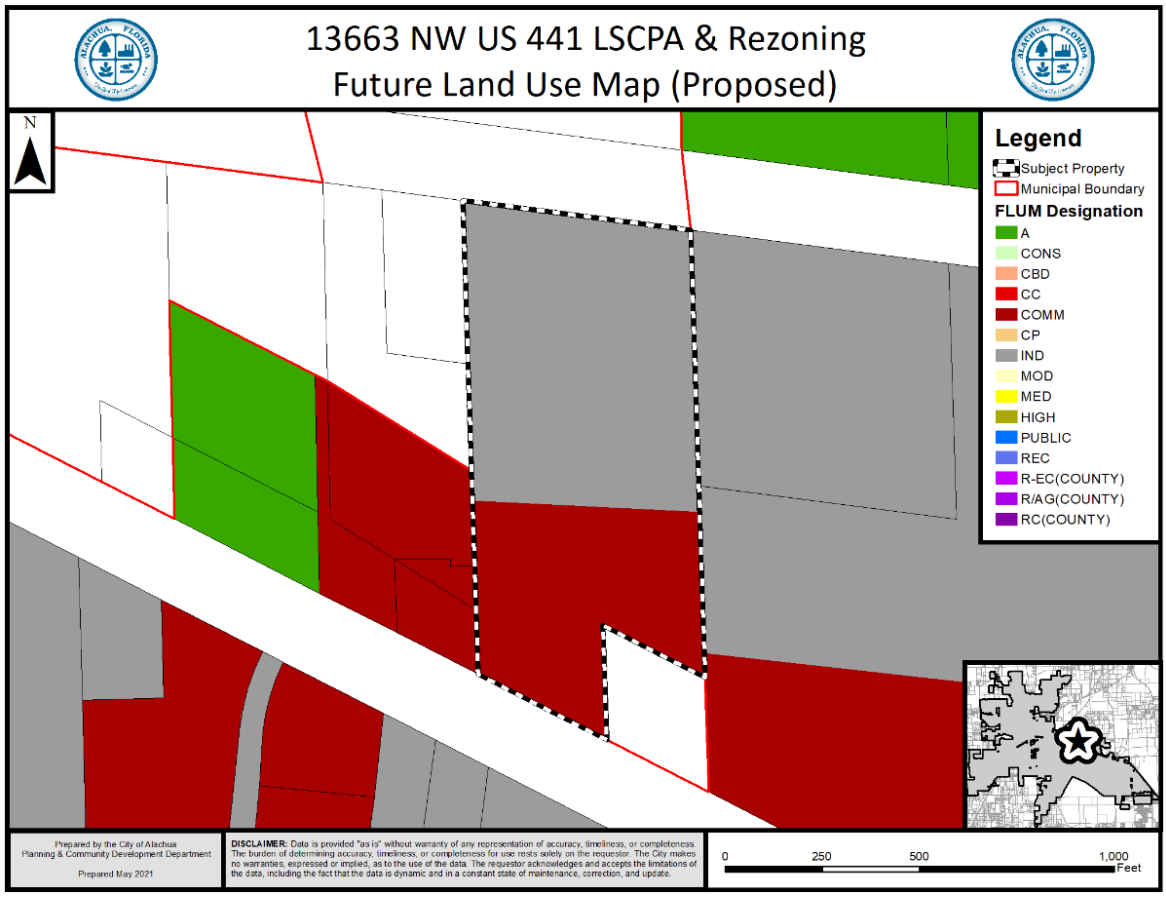
Table 1. Comparison of Existing / Proposed FLUM Designations

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

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

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

SURROUNDING USES

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

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

Map 3. Vicinity Map

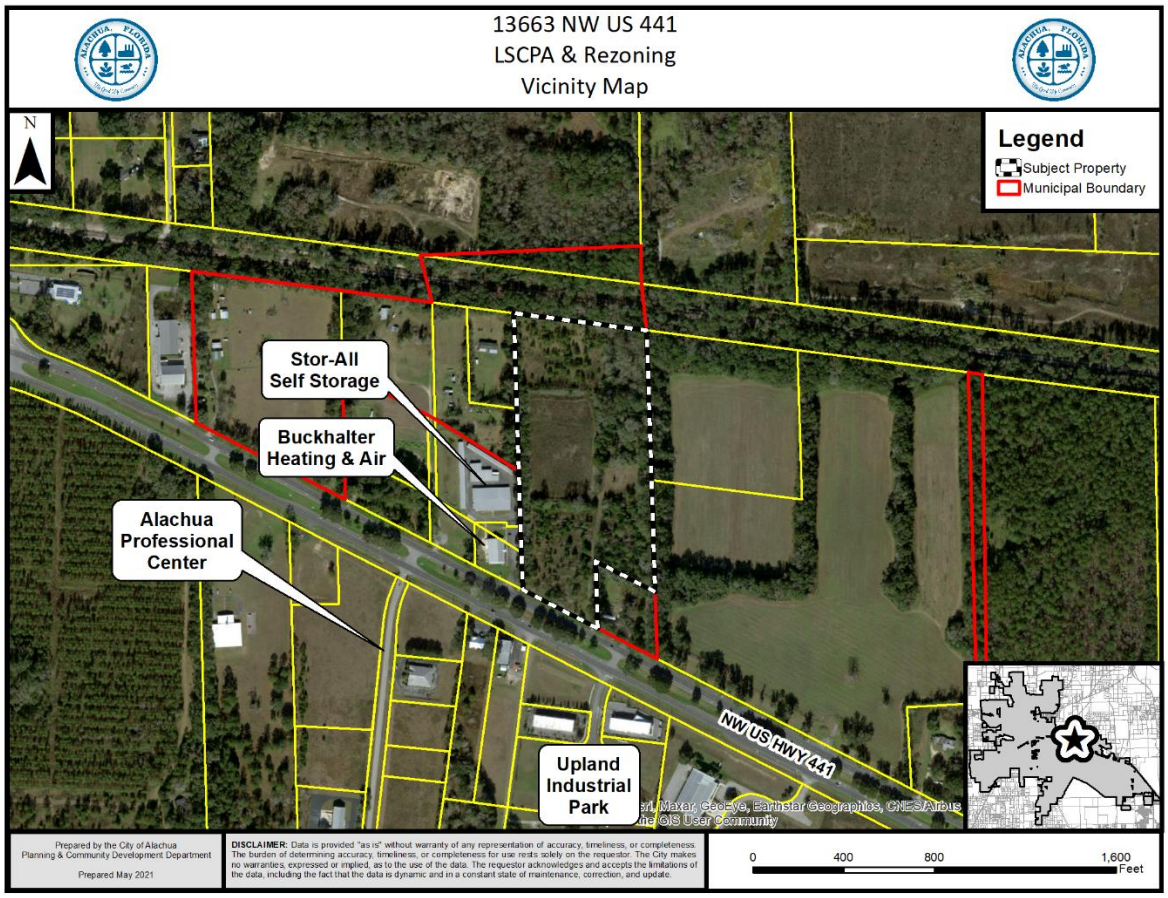


Table 2. Surrounding Land Uses

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

NEIGHBORHOOD MEETING

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

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

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

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

NEEDS ANALYSIS

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

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

URBAN SPRAWL ANALYSIS

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

An evaluation of each primary indicator is provided below.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(IV) Promotes conservation of water and energy.

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

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

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

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

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

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

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

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

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GOAL 9: Water and Wastewater Service:

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

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

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

Transportation Element

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

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

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

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

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

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

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

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

Conservation and Open Space Element

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

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

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

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

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

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

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

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

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

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

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

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

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

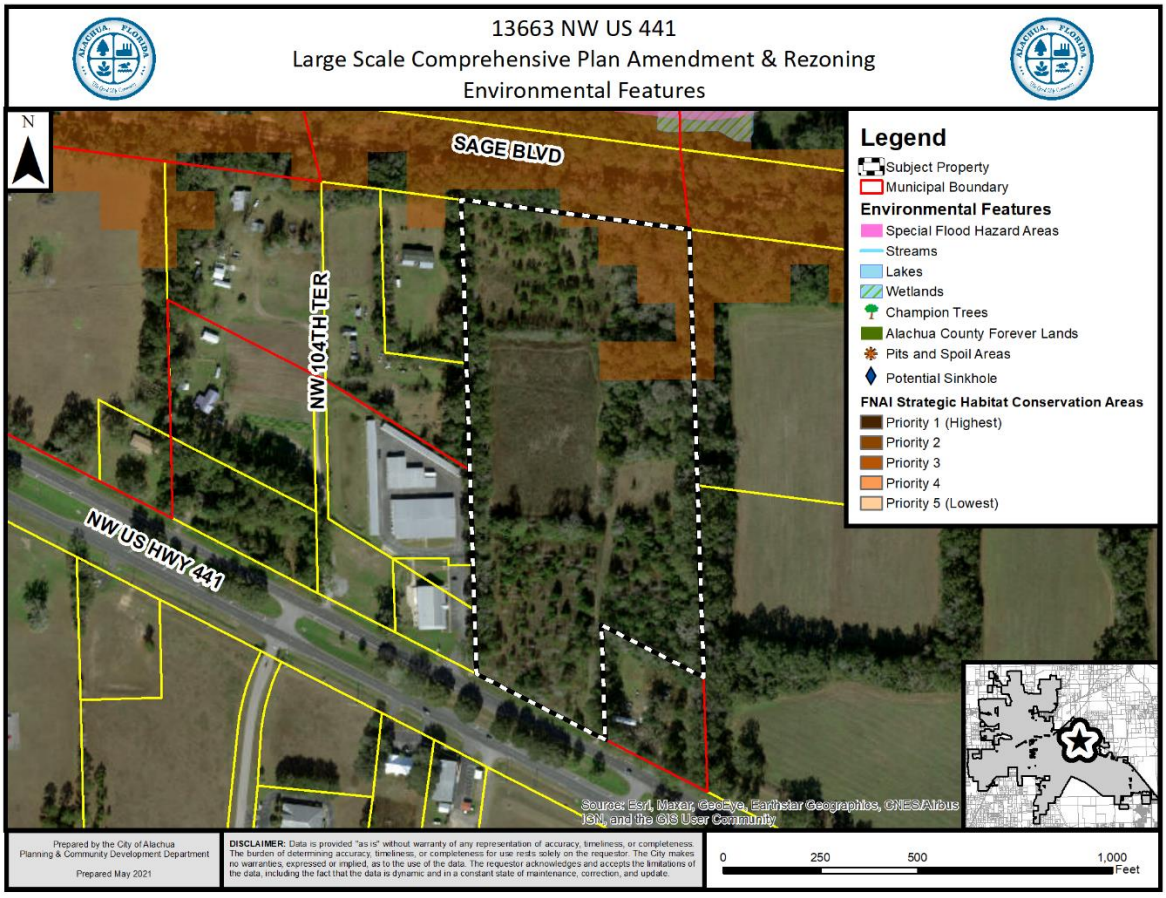
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD)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

Creeks and Streams

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

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

Map 3. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

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

Soil Survey

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

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

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

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

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

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

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

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

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

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

Flood Potential

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

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

Karst-Sensitive Features

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

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

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

PUBLIC FACILITIES IMPACT

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

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

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

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

Table 3. Affected Comprehensive Plan Roadway Segments[1]

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

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

Table 4. Potential Trip Generation[1]

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

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

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

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

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

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

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

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

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

Potable Water Impacts

Table 6. Potable Water Impacts

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

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

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

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

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

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

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

Solid Waste Impacts

Table 8. Solid Waste Impacts

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

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

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"

TO

13663 NW US HIGHWAY 441

LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION

STAFF REPORT

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 7, 2021

Sent by electronic mail to csweger@edafl.com

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

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

Dear Mr. Sweger:

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

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

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

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

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

May 24, 2021

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

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

Dear Mr. Tabor,

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

LSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*

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

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

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

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

2. *Comprehensive Plan Consistency Analysis*

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

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

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

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

3. *Miscellaneous*

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

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

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

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

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

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

Rezoning Application

4. *Public Facilities Impact Analysis*

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

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

5. *Standards for Rezonings*

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

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

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

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

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

Sincerely,

Clay Sweger, AICP, LEED AP
Director of Planning

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 18, 2021

Sent by electronic mail to csweger@edafl.com

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

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

Dear Mr. Sweger:

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

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:00 AM** on **Thursday, May 20, 2021** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, June 3, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **July 13, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

LSCPA & Rezoning Applications

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

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

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

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

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

Rezoning Application

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

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

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **May 19, 2021**

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

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

TR 5/19/2021

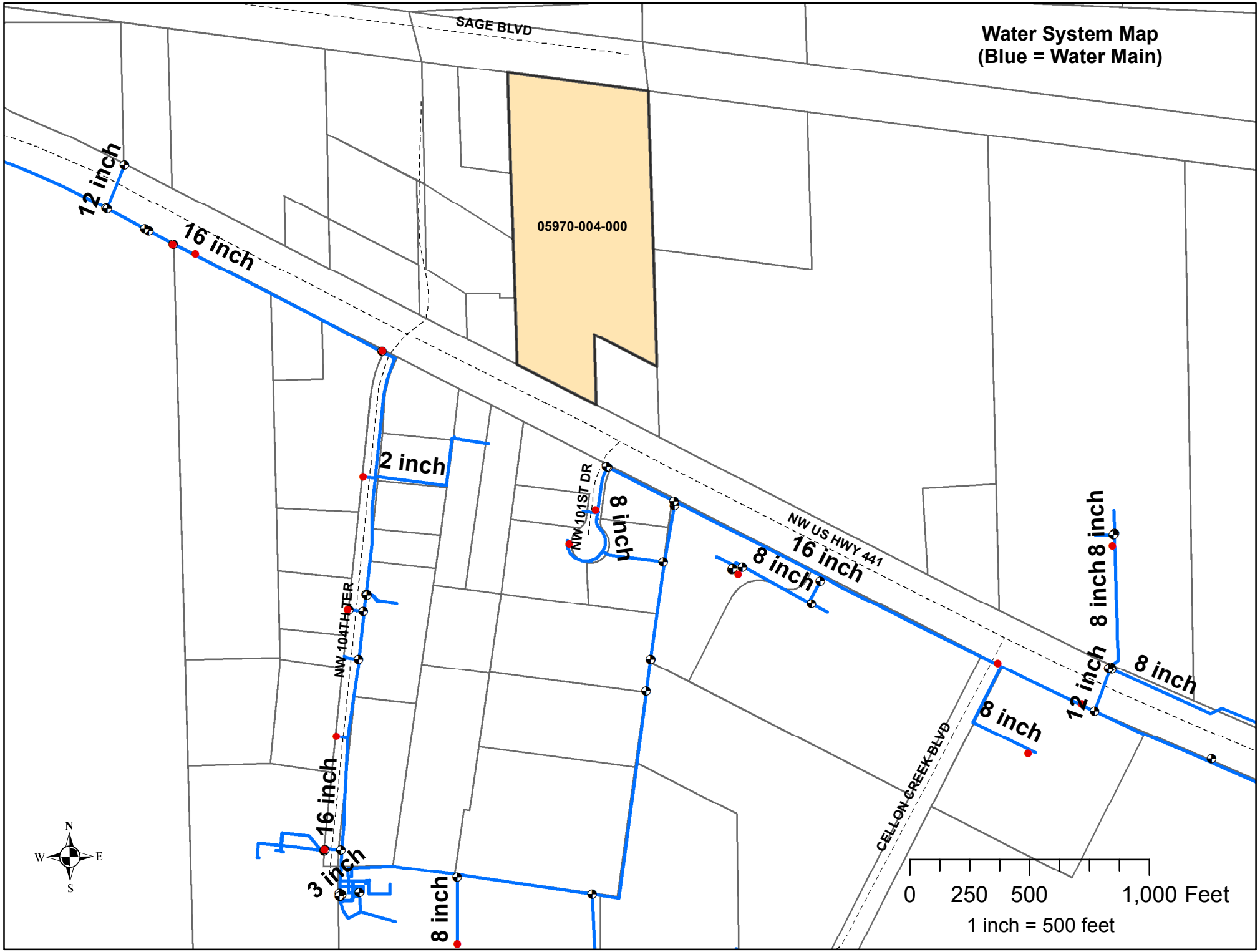
RE: **13663 NW US Hwy 441 Land Use Change**

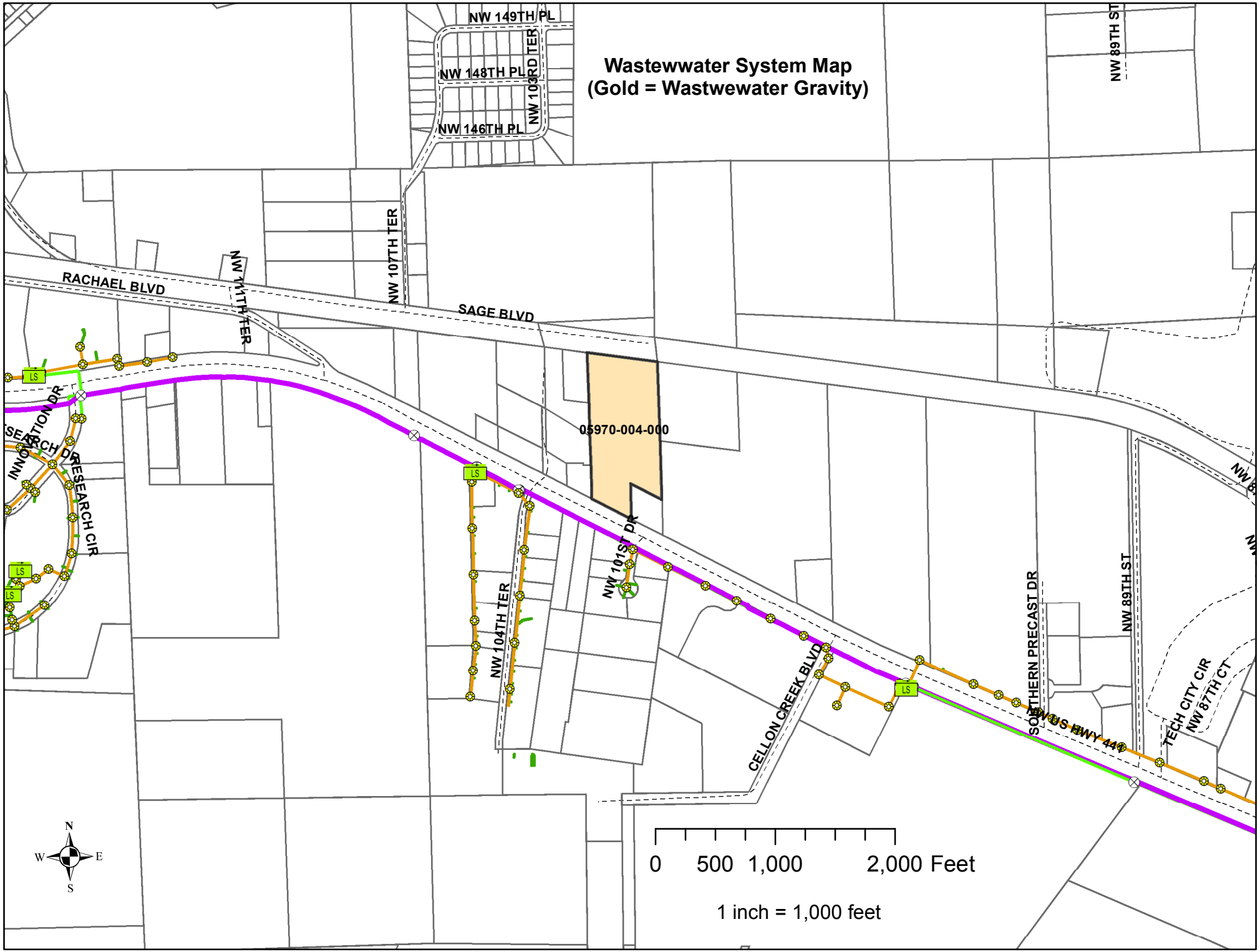
Public Services has reviewed the subject project (May Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

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

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

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


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


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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 4, 2021

Sent by electronic mail to csweger@edafl.com

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

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

Dear Mr. Sweger:

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

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

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

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

City of Alachua
Comprehensive Plan Amendment Application

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

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

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

A. PROJECT

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

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( )352-373-3541 FAX: ( ) e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Envision Seven Limited Liability Company
   Mailing Address: 1818 SW 28th Street
   City: Ocala State: FL ZIP: 34474

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

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

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

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

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

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

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

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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

Clay Sweger
Signature of Applicant

Signature of Co-applicant

Clay Sweger
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

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

NOTARY SEAL

Audra Burrell
Signature of Notary Public, State of Florida

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

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

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

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

Acreage: 16.1

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Latif Hamed Title: Registered Agent and Manager

Company (if applicable): Envision Seven Limited Liability Company

Mailing Address: 3230 SW 33rd Road

City: Ocala State: Florida ZIP: 34474

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

C. AUTHORIZED AGENT

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

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

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

City: Gainesville State: Florida ZIP: 32601

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

D. REQUESTED ACTION:

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

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

Signature of Applicant

Latif M Hamed

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Marion

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

Signature of Notary Public, State of Florida

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

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

2140517

Prepared by and return to:
Sharron D. Rutherford

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

Tax Parcel : 05970-004-000

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

See Exhibit A, attached hereto and made a part hereof

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

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

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

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

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

Signed, sealed and delivered in our presence:

Witness
Print Name: RAMONA H GRINER

Witness
Print Name: MARVIN W BINGHAM JR

Hardy Edward Cruce

Charlotte Cruce

Charlene Rhoden

Lonnie Rhoden

State of Florida
County of Alachua

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

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

Notary Public

Printed Name: MARVIN W. BINGHAM JR.

My Commission Expires: 5.22.08

INSTRUMENT # 2140517
2 PGS

EXHIBIT A

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

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

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

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

Parcel Summary

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

View Map

Owner Information

Valuation

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

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

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

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

Building Information

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

Sub Area

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

Sales

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

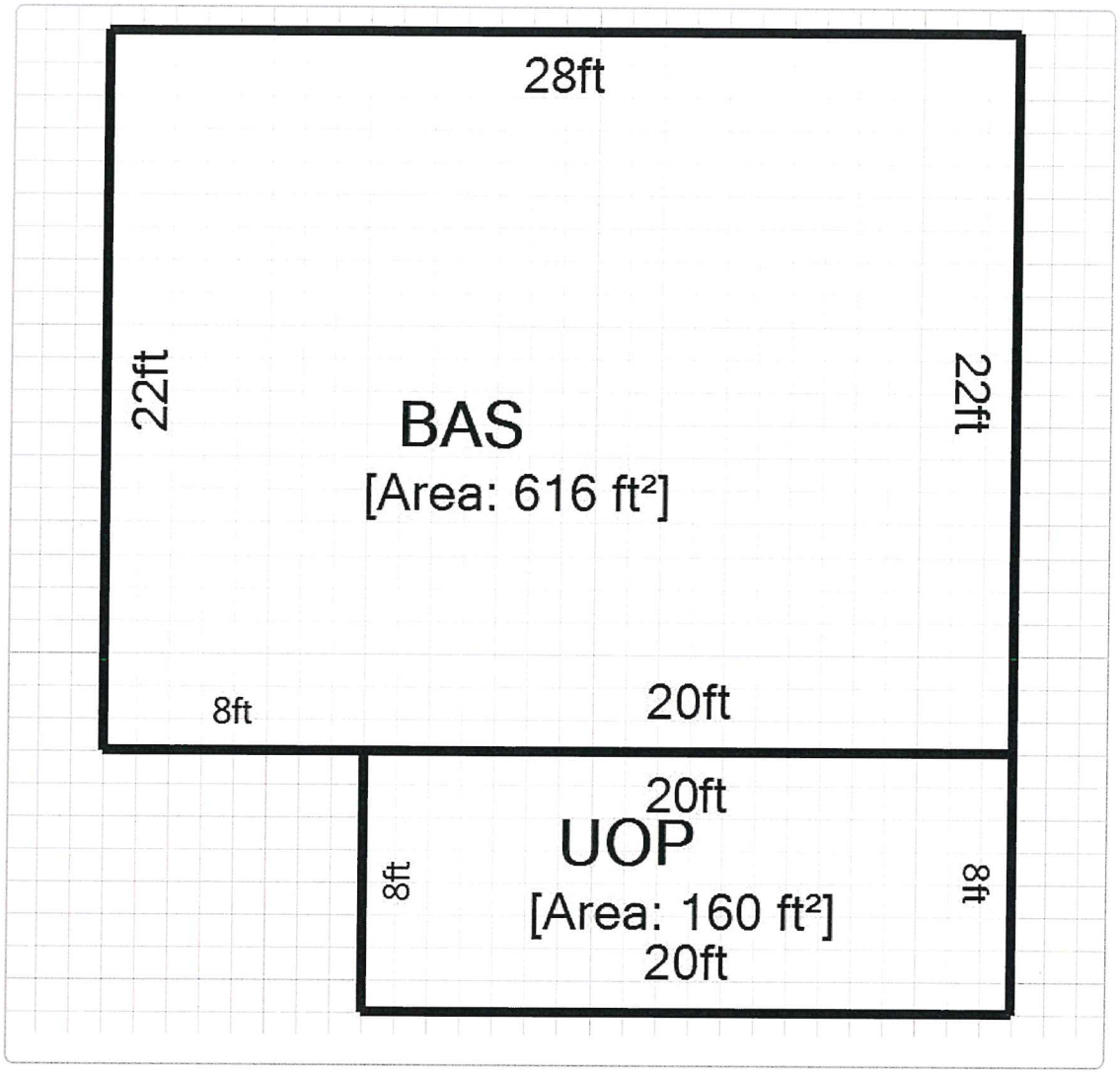
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

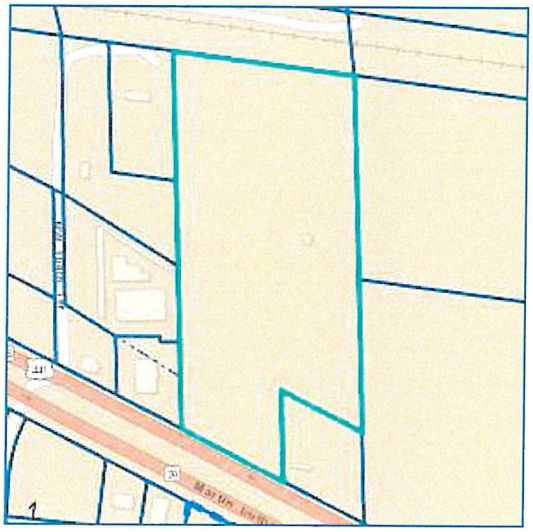
Permit Number	Type	Primary	Active	Issue Date	Value
02-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/2002	$0
2000070277	MANUFACTURED HOUSING	Yes	No	8/2/2000	$0
98090259	MANUFACTURED HOUSING	Yes	No	9/24/1998	$0

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

Sketches



Map



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

John Power | TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #05970 004 000

Owner:
ENVISION SEVEN LIMITED, LIABIL

Situs:
13663 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

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

Apply for the 2021 installment payment plan

Account History

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

BILL	AMOUNT DUE
	Print (PDF)
2012 Annual Bill ⓘ	$0.00
	Print (PDF)
2011 Annual Bill ⓘ	$0.00
	Print (PDF)
2010 Annual Bill ⓘ	$0.00
	Print (PDF)
2009 Annual Bill ⓘ	$0.00
	Print (PDF)
2008 Annual Bill ⓘ	$0.00
	Print (PDF)
2007 Annual Bill ⓘ	$0.00
	Print (PDF)
2006 Annual Bill ⓘ	$0.00
	Print (PDF)
2005 Annual Bill ⓘ	$0.00
	Print (PDF)
2004 ⓘ	
2004 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2004 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2004 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2004 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $927.27
2003 ⓘ	
2003 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2003 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2003 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2003 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $803.41
2002 ⓘ	
2002 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2002 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2002 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2002 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $833.82
Total Amount Due	**$0.00**



Detail by Entity Name

Florida Limited Liability Company
ENVISION SEVEN LIMITED LIABILITY COMPANY

Filing Information

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

Principal Address

3230 SW 33RD ROAD
OCALA, FL 34474

Changed: 02/22/2010

Mailing Address

3230 SW 33RD ROAD
OCALA, FL 34474

Changed: 02/22/2010

Registered Agent Name & Address

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

Name Changed: 02/16/2015

Address Changed: 02/22/2010

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

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

Title Authorized Member

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

Title member

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

Title member

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

Title member

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

Title member

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

Title member

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

Annual Reports

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

Document Images

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

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

Legal Descriptions

Industrial FLU & ILW Zoning

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

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

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

Commercial FLU & CI Zoning

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

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

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

Future Land Use Map Amendment Justification Report



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

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

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

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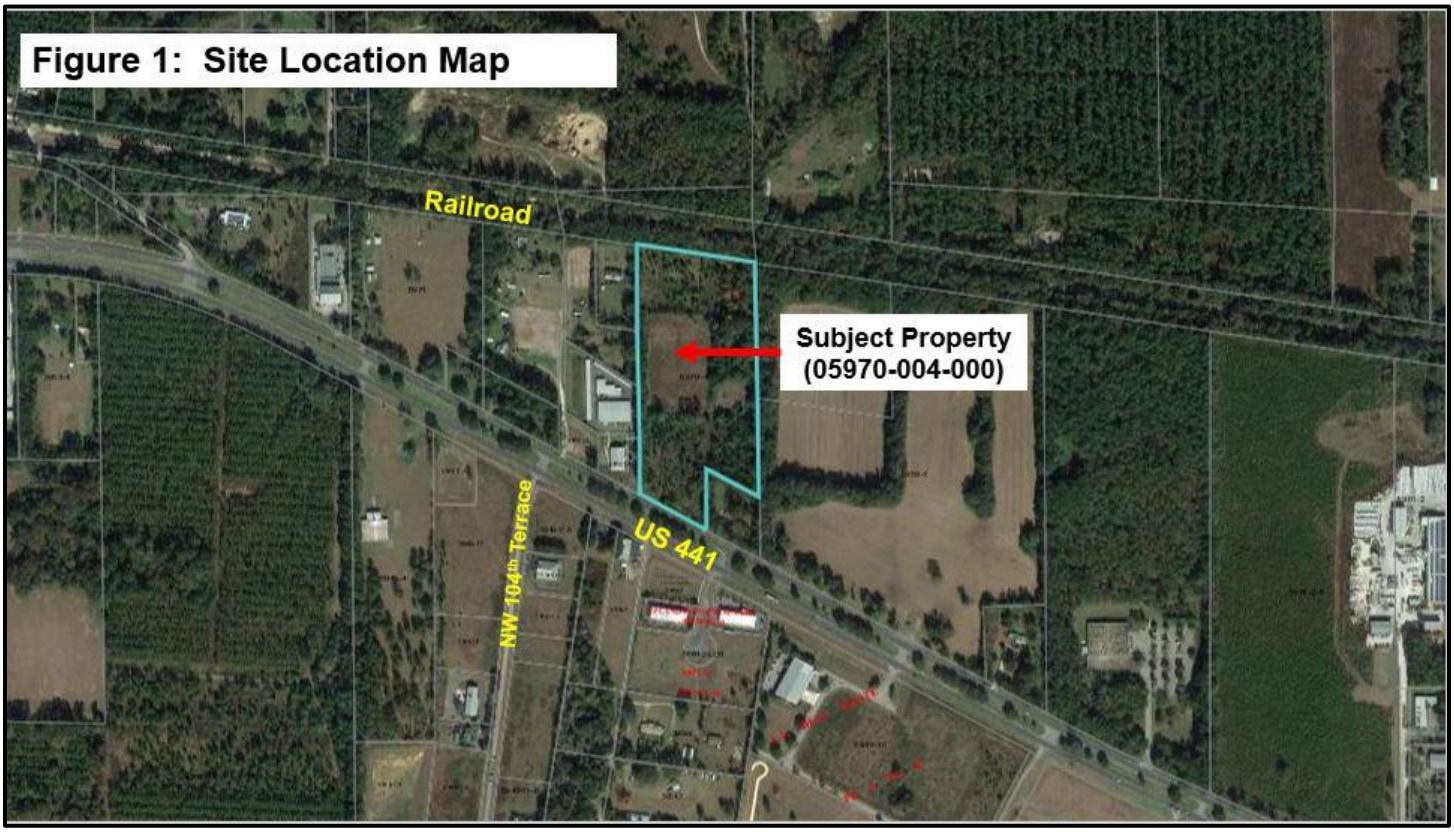
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Compatibility Analysis 16
Urban Sprawl Analysis 17
Comprehensive Plan Consistency 21

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Background

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



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

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

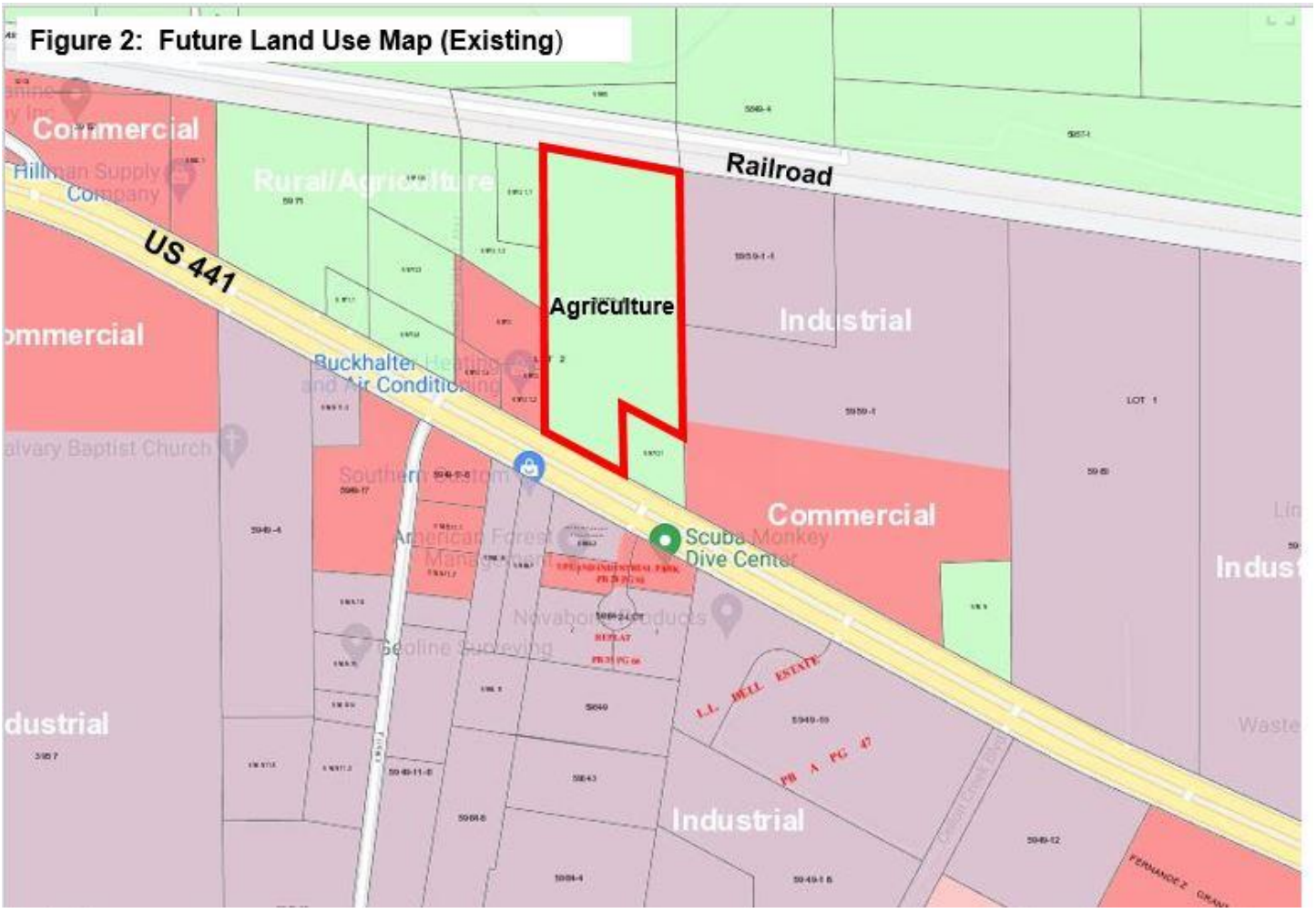
> *The City of Alachua shall* ***establish and maintain the US 441 corridor as a Corporate Corridor Activity Center****.* ***The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated***

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

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

Statement of Proposed Change

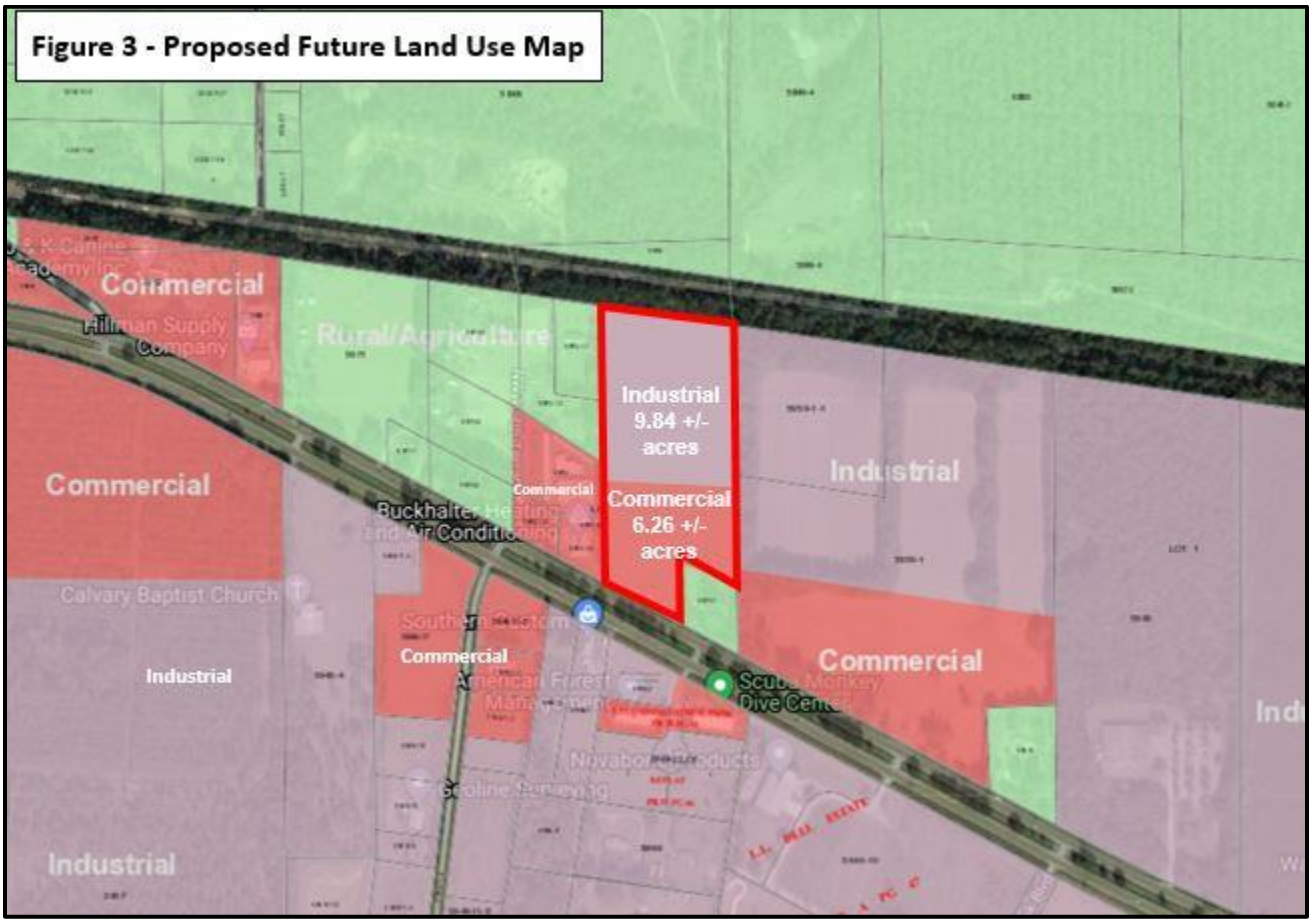
The property owner requests to amend the Future Land Use Map of the Comprehensive Plan from Agriculture to Commercial (6.26 +/- acres) and Industrial (9.84 +/- acres) on Tax Parcel 05970-004-000. The Existing Future Land Use Map for the site is shown below in Figure 2:



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

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

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



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

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

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

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

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

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

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

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

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

14.Eating Establishments

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

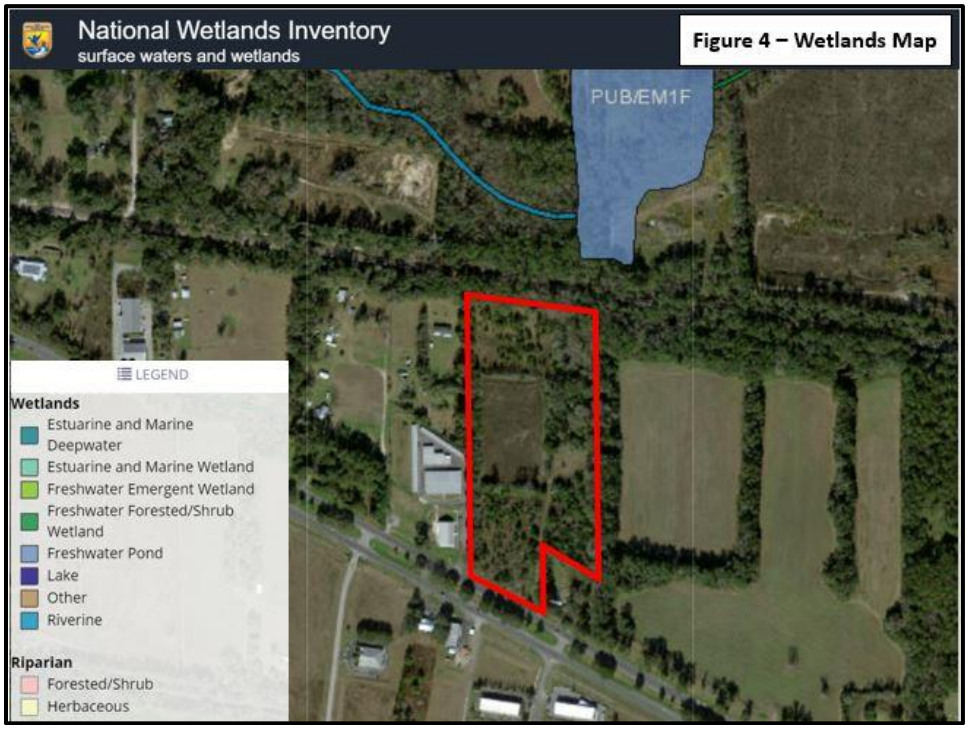
As described in the policies listed above, the proposed future land use designations of Commercial and Industrial are appropriate for the subject property as illustrated in Figure 3. The added 6.26 +/- acres of proposed Commercial future land use and 9.84 +/- acres of proposed Industrial future land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

Environmental / Suitability Analysis

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

Wetlands:

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



Strategic Ecosystems:

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



Soils:

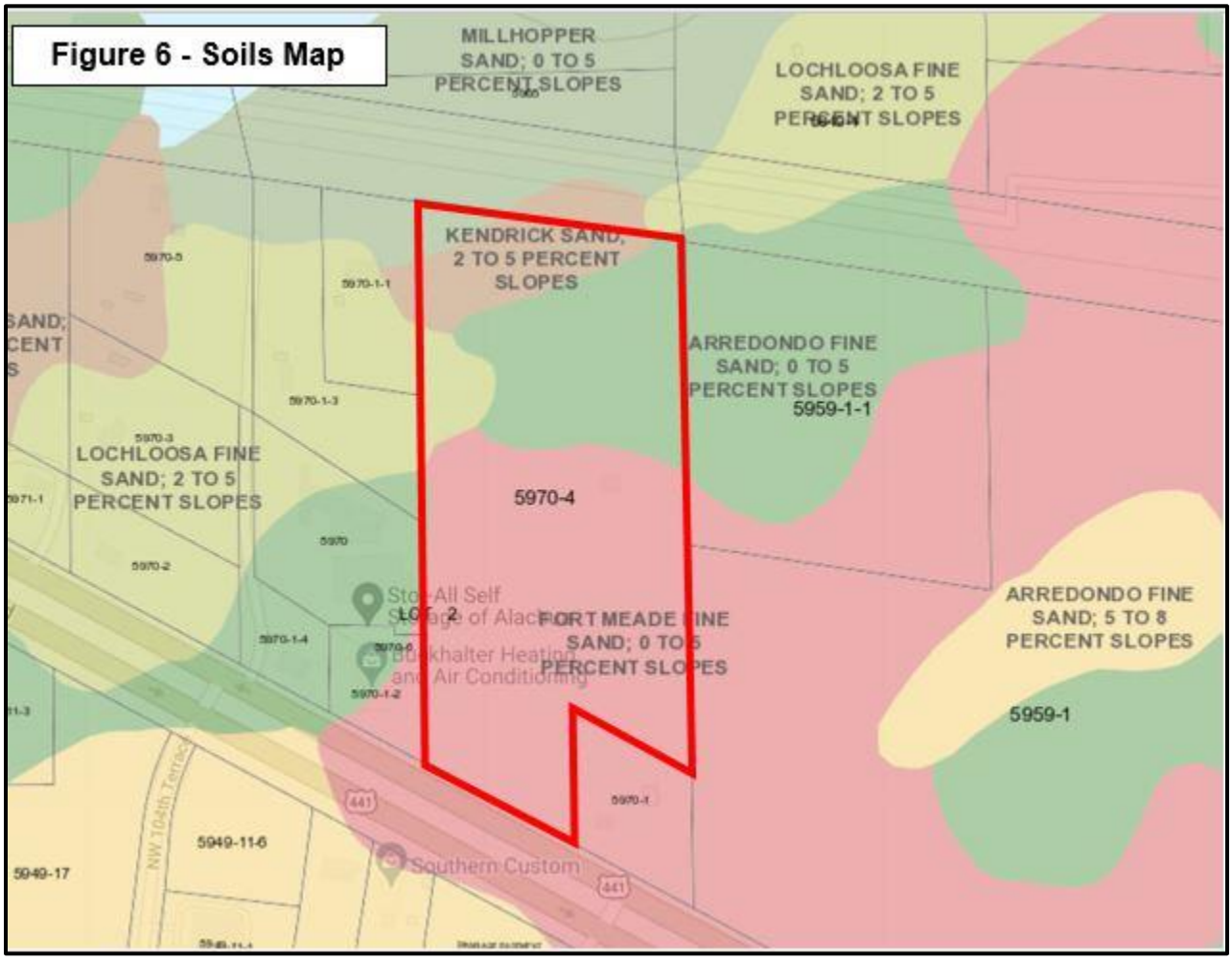
Soils on the site include: Arredondo Fine Sand, 0 to 5 percent slopes; Lochloosa Fine Sand, 2 to 5 percent slopes; Kendrick Sand, 2 to 5 percent slopes, and Fort Meade Fine Sand, 0 to 5 percent slopes. Figure 6 below illustrates the soils on the subject property.

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

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

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

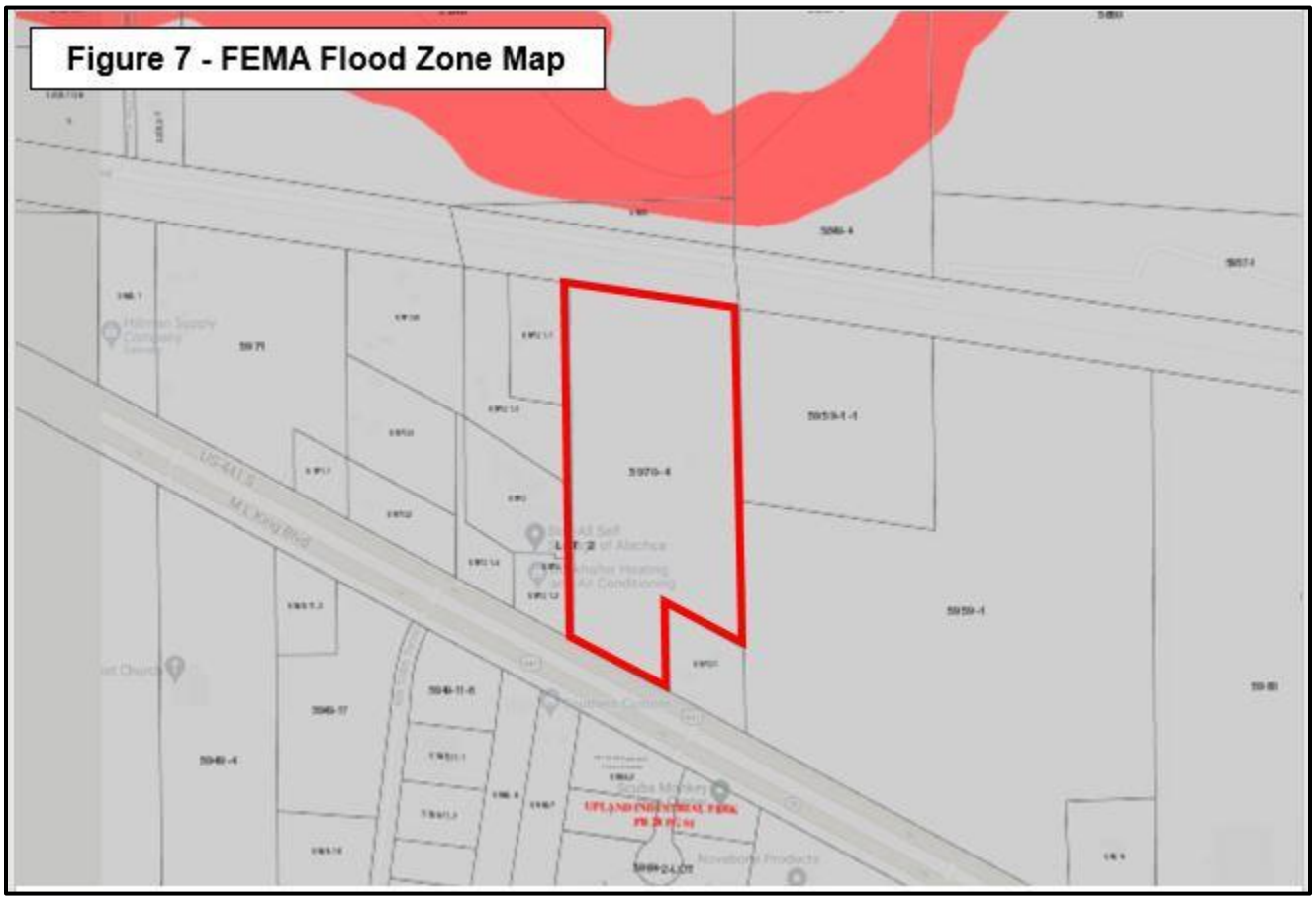
Fort Meade fine sand, 0 to 5 percent slopes is a “nearly level to gently sloping, well drained soil in both small and large areas on the gently rolling uplands…This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.”



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

100-Year Flood Zone / Flood Potential:

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



Wellfield Protection Zone:

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

Topography:

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



Needs Analysis

State Requirements

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

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

Existing vs. Proposed Designations

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

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

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

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

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

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

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

Public Facilities Analysis

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

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

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

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

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

Traffic:

Maximum Development Scenario – Proposed Land Use

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

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

Increase in Daily Trips

- ADT: 6,210
- PM PEAK: 654

Affected Roadway Segments

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

Trip Distribution on Affected Roadway Segments

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

Level of Service Analysis / Affected Roadway Segments (ADT)

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

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

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

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

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

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

Sanitary Sewer:

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

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

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

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

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

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

Sanitary Sewer Impact from Proposed Land Use

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

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

Sanitary Sewer Impacts

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

Source: City of Alachua Public Services Department, April 2021

Potable Water:

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

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

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

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

Potable Water Impact

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

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

Potable Water Impacts

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

Source:
City of Alachua Public Services Department, April 2021

Solid Waste:

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

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

Solid Waste Impact

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

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

Public Schools:

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

Recreation:

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

Stormwater:

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

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

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

COMPATIBILITY ANALYSIS

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

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

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

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

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

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

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

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



Urban Sprawl Analysis

Urban Sprawl Indicators

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Comprehensive Plan Consistency

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

Future Land Use Element:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GOAL 9: *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan*

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

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

Transportation Element:

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

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

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

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

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

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

Community Facilities Element:

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

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

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

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

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

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

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

Conservation & Open Space Element:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Intergovernmental Coordination Element:

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

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

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

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

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

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

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

Capital Improvements Element:

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

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

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

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

Va. officials decry soldier's traffic stop

John Bacon USA TODAY

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

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

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

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

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

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

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

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

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

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

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

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

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PUBLIC NOTICE

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

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

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

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

GF-GH057798

eda consultants - inc.

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

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GF-GH060085

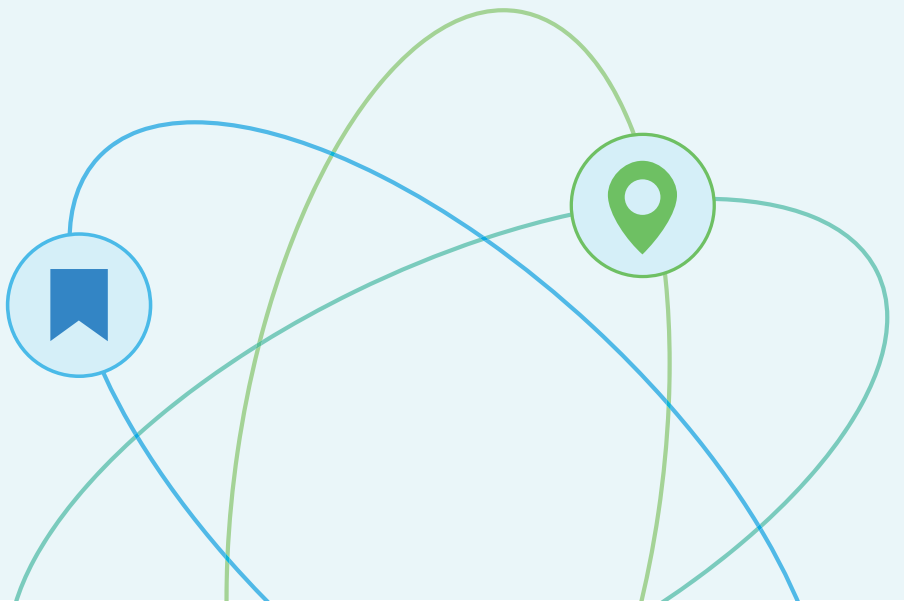
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GF-GH056622

NEIGHBORHOOD WORKSHOP NOTICE

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

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

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

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

Contact:

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05970-005-000
RAWLINS ARTHUR & BARBARA
PO BOX 851
ELKIN, NC 28621-0851

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

TCMOA President
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Alachua, FL 32615

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Assistant Director of Planning
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FDEP
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Gainesville, FL 32641

Jeannette Hinsdale
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Alachua, FL 32616

Lynn Coullias
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Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
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Alachua, FL 32616

Michele L. Lieberman
County Manager
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Gainesville, FL 32601

Bonnie Flynn
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

eda consultants inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

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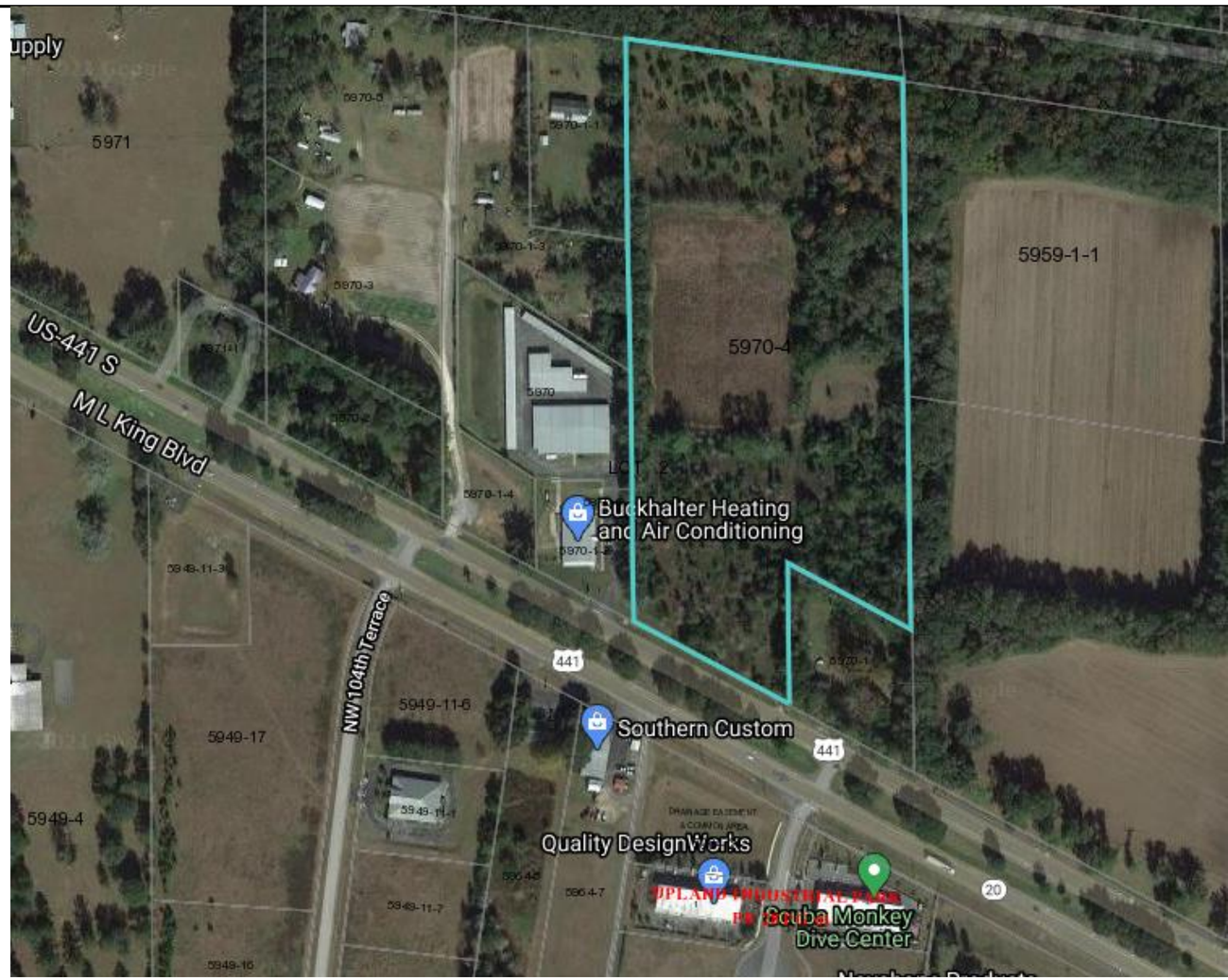
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Notice of Online Neighborhood Workshop

Date: Tuesday, April 27, 2021 Time: 6:00 pm

Property Address/Location of Project: 13663, 13669, 13715 & 13719 NW US HWY 441 on parcel 05970-004-000.

Action Proposed: Comprehensive Plan Amendment/ Land Use Map Change from Agriculture to Commercial & Industrial and rezoning from Agricultural (A) to Commercial Intensive (CI) & Light and Warehouse Industrial (ILW)



The Meeting will be held digitally on Zoom.

URL: https://us02web.zoom.us/j/5733319527

Meeting ID: 573 331 9527

Dial-in: (646) 558-8656

Please call **eda** at (352) 373-3541 with any questions or email csweger@edafl.com for more information.

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Proposed Land Use & Zoning Map Change

Neighborhood Meeting

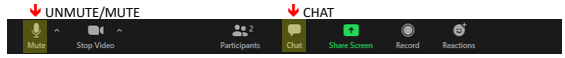
April 27, 2021

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Meeting Guidelines

- This meeting is informational only
- It is required as a part of the City of Alachua review process

- You have been muted upon entering
- If you have a question, either:
  - Unmute yourself to speak
  - Type your question in the chat box



2



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Summary of Request

- Tax Parcel Number: 05970-004-000
- Location: 13663 NW US Hwy 441
- Size: Approximately 16.1 Acres
- Request: A proposed land use change from Agriculture to Commercial & Industrial and a rezoning from Agriculture to CI & ILW
- Land Use & Zoning Split:
  - 6.26 Ac. Commercial / CI & 9.84 Ac. Industrial / ILW
- No development is proposed as part of these requests

4

Commercial Future Land Use

Policy 1.3.b: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses…The following uses are allowed within the Commercial land use category:

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

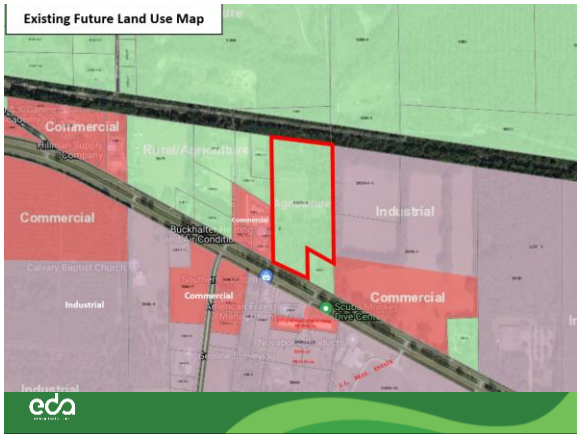
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Industrial Future Land Use

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

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

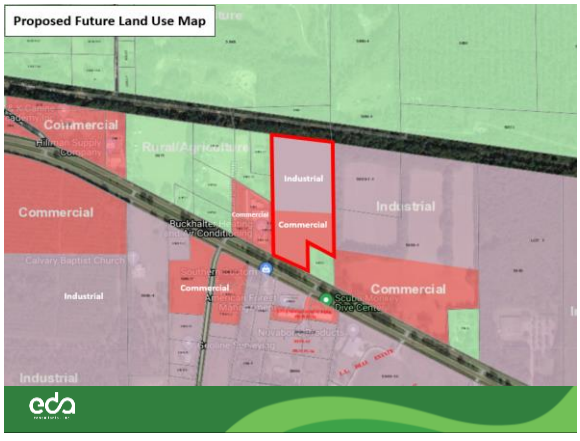
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Next Steps

- Neighborhood Workshop – April 27, 2021
- Land Use Change & Rezoning Applications
  - City Submittal – April 29, 2021
  - Planning & Zoning Board – July 2021 (Tentative)
  - City Commission – TBD

Presentation will be posted to: http://edafl.com/neighborhoodworkshops

Any follow-up questions? Email csweger@edafl.com or call 352-373-3541

11

Neighborhood Meeting Minutes

Project: Land Use Change & Rezoning

Meeting Date & Time: April 27, 2021 at 6 pm

Community Participants: 1

Project Representatives: Stephanie Sutton, eda

Meeting Minutes:

Stephanie Sutton gave a Power Point presentation to inform the participants of the project and then opened up the floor for questions afterwards.

The one attendee had no questions.

Central Florida.

"Giving back to the community is an integral part of our business model," Scenthound Gainesville's

said. "We pull animals from 18 local county shelters and many times they are in serious need of both a bath and grooming.

in Alachua County, Florida. For over 40 years, the organization has worked to achieve its goal of becoming a community where no

org/ or https://www.scenthound.com/.

The Humane Society of North Central Florida was created in 2018 when the

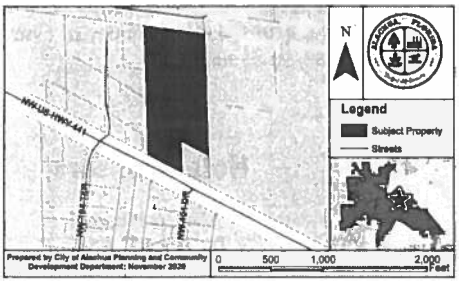
The Humane Society of North Central Florida is a limited intake, no-kill animal rescue shelter. The

Email editor@alachuatoday.com

City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 13, 2021 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres; located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive; consisting of Tax Parcel Number 05970-004-000. Existing FLUM: Agriculture; Proposed FLUM: Commercial (±6.26 acres) and Industrial (±9.84 acres); Existing Zoning: Agriculture (County).



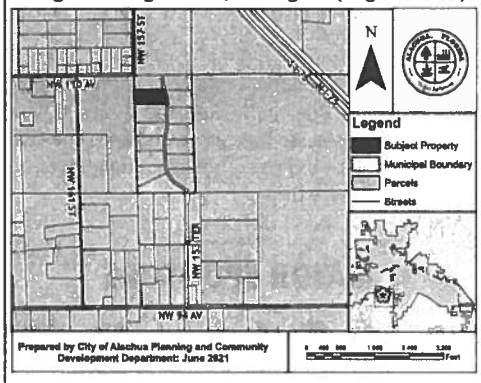
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 01, 2021)

City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 13, 2021, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Joe Montalto, Jr., P.E., of JMJ Consulting Engineering, LLC, applicant and agent, for Kevin and Kelli Ross, property owners, for consideration of a Replat (Final Plat) of Lot 9 of the Red Oak Estates Subdivision as recorded in Plat Book 26 Page 84 consisting of a ±5.01 acre subject property; located at 10858 NW 153rd Terrace, Alachua, FL 32615; consisting of Tax Parcel No. 04013-009-000. Future Land Use Map (FLUM) Designation: Agriculture; Zoning: A ("Agricultural").



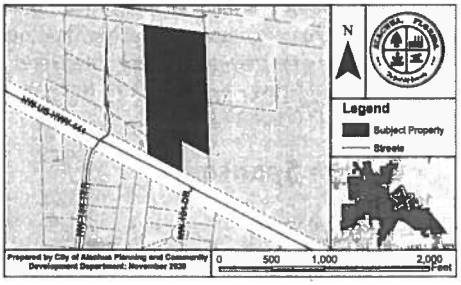
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(Published: Alachua County Today - July 01, 2021)

City of ALACHUA

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

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(Published: Alachua County Today - July 01, 2021)



Empty booths and a few pieces of kitchen equipment remain inside the recently closed Bagels Unlimited in Gainesville's 34th Street Plaza. BRAD MCCLENNY/GAINESVILLE SUN

Bagels

Continued from Page 3A

learning from constructive criticism," Hill said. "If people didn't like what they had, I'd be all ears."

In 2000, Bagels Unlimited moved to another, larger spot in the same plaza, where Kebab House is currently, then moved again to the current Bagels & Noodles location in Midtown from 2006 to 2010 to maneuver around rising rent costs.

When the Midtown landowner failed to renew the Bagels Unlimited lease, the original location happened to be available again at a lower rent.

Hill said building relationships with customers that lasted decades meant a lot. He served a pregnant woman breakfast and watched as her children grew up and went to college.

He partnered with the University of Florida athletic department to serve football, softball and soccer players 150 meals before 7 a.m.

Many people would say it was the best breakfast they'd ever had or they wanted a second helping.

"It made you feel important," Hill said.

Like most restaurants, operating during the pandemic was akin to cycling up a steep hill. Bagels Unlimited ceased indoor dining as per Florida's mandate but continued to take carry out and delivery orders for the duration of the pandemic.

"I survived, but for a while there it was pretty much me by myself," he said. On weekends, another employee would join to take call-in orders as Hill made all meals in the kitchen.

When Bagels Unlimited reopened for dine-in, Hill planned to get a coronavirus vaccine as quickly as he could. But the virus got to him first.

For Hill it started with a funny feeling in his throat in mid-April. By the end of the week, he could barely walk.

He was admitted to intensive care in the hospital and required oxygen treatment, though he wasn't put on a ventilator. Hill later tested negative for the virus and was moved to a regular hospital room, though doctors kept him under observation as his oxygen levels slowly rose. He finally left the hospital, nearly a month later, on May 14.

"I wouldn't wish that on anybody, what I went through," Hill said.

He's not out of the woods yet. Hill has lingering nerve damage in his hands and has trouble grasping items. He never developed some common symptoms of the virus, like loss of taste or smell.

He has to wait until 90 days have passed since his hospitalization discharge to get vaccinated against COVID-19 as he wanted to months ago.

While he was battling the worst of the virus, a Bagels Unlimited waiter and their partner tried to keep the space open, but it didn't work out long term.

Facing a mountain of rent bills and still struggling with illness, Hill decided it was time to say goodbye to the business he had run for nearly 30 years.

"Finally, I just had to close the doors and walk away," he said.

Emily Mavrakis reports on business and Alachua County government. She can be reached by email at emavrakis@gvillesun.com and on Twitter @emmavrakis.

McGraw

Continued from Page 3A

ernor's actions and believes he should respect the votes of the citizens who elected McGraw, according to a press release handed out by the the group's press release said.

Evelyn Foxx, chairwoman of the local NAACP branch, said McGraw took all the proper steps to become a candidate and the Election Canvassing Board certified her as the winner.

"We were totally devastated and appalled at the governor doing that while it's in the court system," Foxx said.

A emergency injunction was filed against McGraw by four plaintiffs, among them Khanh Lien-Banko, who ran against McGraw for the school board seat.

Circuit Judge Donna Keim denied their request for an injunction, stating that they didn't offer sufficient evidence that they would be harmed by McGraw remaining on the board and continuing to vote while the issue is sorted out.

"It was supposed to go through the court system and it didn't, he did not allow that. And that's not apart of his executive responsibility," Foxx said.

When McGraw was elected to her seat in August it gave the board its first ever Black female majority. Since then they forced previous superintendent Karen Clarke to resign early and hired Carlee Simon as the interim superintendent. They then voted for her to have the position permanently.

Trump rally

Continued from Page 3A

speak to that."

Ferré noted that the Florida GOP has been encouraging donations to the Surfside relief effort and said that will continue.

"We are deeply saddened by the tragedy at Surfside," Ferré said, adding: "There are just no words to express the sadness and sorrow we all feel towards that tragedy. All we can do is try to provide increased opportunities to be able to speak to that tragedy and, while families get together and engage over this long holiday weekend, to provide an opportunity to encourage them to contribute to the victims and their families."

The rally is being billed as a joint event hosted by Trump and the Florida GOP, which has a fundraiser planned to raise money for the 2022 election.

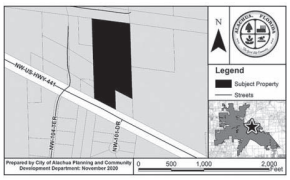
Trump currently is scheduled to speak at 8 p.m., with fireworks at 9 p.m.

"The governor's very glad that the president is holding the rally in Sarasota and that it's going to be about celebrating the birth of our nation."

Florida GOP Executive Director Helen Aguirre Ferré

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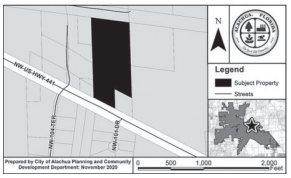


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GF-25159433

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GF-25159768

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GF-24836113

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/28/2021 FOR THE 13663 NW US 441
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

2 Rezoning & LSCPA on same sign
(Number of signs)

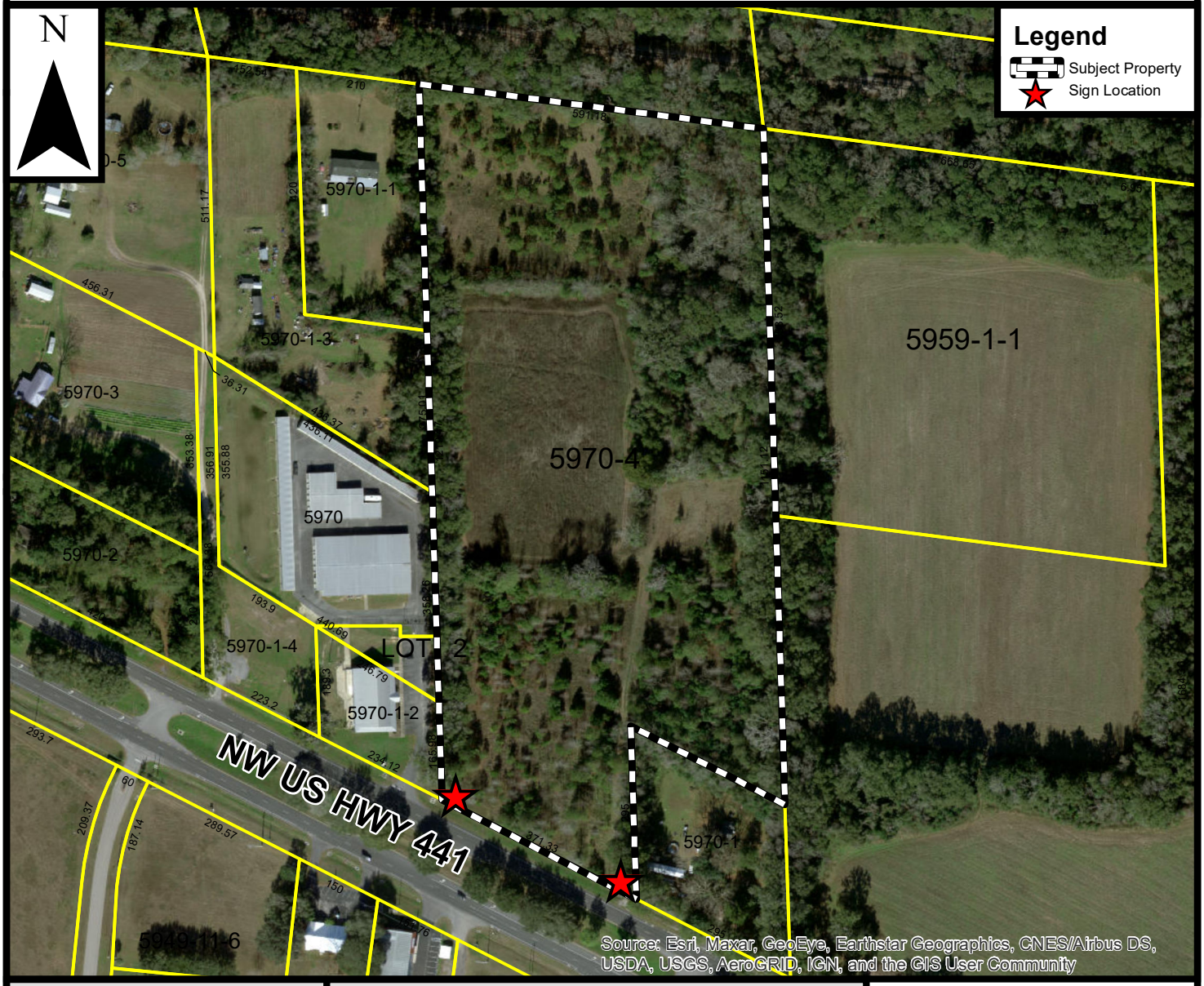
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

13663 NW US 441
LSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2021

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

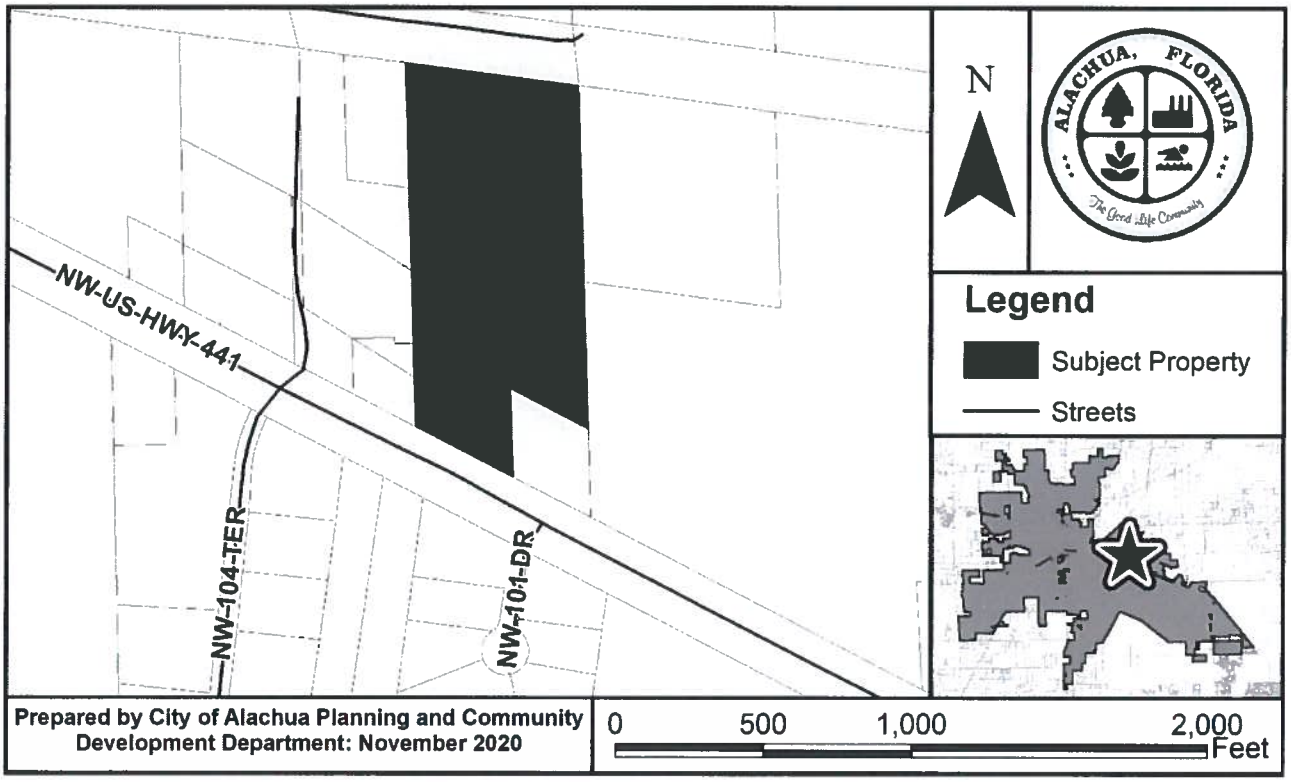
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City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 6/28/21
KC

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

AVERY 5160

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

TCMOA President
10000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
P.O. Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave.
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
P.O. Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

AVERY 5160

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

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

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

05965-000-000
Essa Jr Trustee & Gallaway Trustee Et Al
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

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

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

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

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

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

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

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

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

92060-517-900 & 92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

05964-002-000
Upland Industrial Park Owners Assn Inc
6318 NW 18TH DR
GAINESVILLE, FL 32653

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

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

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

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

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

05970-005-000
RAWLINS ARTHUR & BARBARA
PO BOX 851
ELKIN, NC 28621-0851

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

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

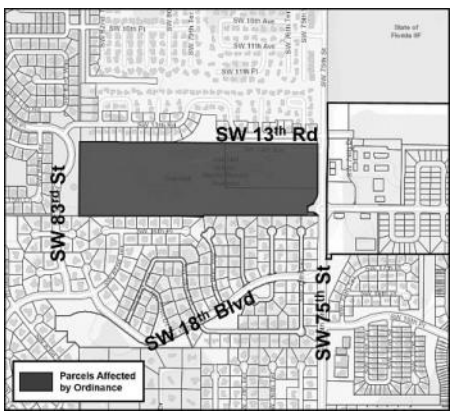
Etiquettes d'adresse Easy Peel

NOTICE OF ZONING CHANGE

The City of Gainesville, Florida, proposes to adopt the following ordinance rezoning a certain property as shown on the map in the advertisement as more fully set forth in the ordinance, the title of which appears below. A first reading for the ordinance will be held on Thursday, August 5, 2021 at 6:00 PM or as soon thereafter as may be heard. The meeting will be held in the City Hall Auditorium, 200 E. University Avenue, Gainesville, Florida. A copy of the ordinance may be inspected by any member of the public at the office of the Clerk of the Commission located at 200 East University Avenue, Gainesville, Florida during regular business hours. Interested parties may appear at the meeting and be heard regarding the amendment.
FOR INFORMATION CALL, 352-334-5022.

Interested parties may participate in the meeting and be heard regarding the amendment.
Public access to this virtual meeting can be accomplished as follows:
ATTEND IN-PERSON: 200 East University Avenue.
LIVE MEETING COVERAGE: View and/or listen to the meeting.
- City of Gainesville Website:
- https://www.cityofgainesville.org/CommunicationsOffice/Community12TV/LiveWebStreaming.aspx
- Broadcast on Cox Cable Channel 12
- City of Gainesville Facebook: https://www.facebook.com/GainesvilleFL/ (optional/courtesy)
PUBLIC COMMENT: Submit written or verbal comments on the agenda before and during the meeting.
- By mail to the City of Gainesville, Clerk of the Commission: P.O. Box 490, Station 19, 32627-0490
- By email to citycomm@cityofgainesville.org
- By phone before the meeting to the Clerk of the Commission Office at 352-334-5015
- By e-comment to https://gainesville.legistar.com/Calendar.aspx
  Visit the "Agenda & Minutes" page on the City's website www.cityofgainesville.org
  Click the "eComment" link for this meeting agenda to leave comments on specific items.
- Live Comment by Phone during the meeting
  Dial the Toll Free Number: 1(800) 876-7516 from your phone.
  A moderator will call on you when it is your turn to speak
  Please mute the sound on your computer/devise if you are watching the meeting online
  State your name clearly for the record. Each speaker will have three minutes to comment
All written comments submitted shall be made a part of the public record. If any member of the public requires additional information about this City Commission meeting or has any questions about how to submit a public comment at the meeting, please contact:
Omichele D. Gainey, City Clerk
City of Gainesville
200 East University Avenue, First Floor
Gainesville, FL 32601
352-334-5015
clerks@cityofgainesville.org
Please contact the Clerk's Office at 352-334-5015 to report issues with the technology that the City is using (not the technology members of the public are using) to provide public access (viewing, listening and/or commenting) to the meeting.
Persons with disabilities who require assistance to participate in the meetings are requested to notify the Equal Opportunity Office at 352-334-5051, or call the TDD phone line at 352-334-2069 at least two business days in advance of the meeting.

Ordinance No. 200724
An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 42.973 acres of property known as Oak Hall School generally located at 1700 SW 75th Street, as more specifically described in this ordinance, from Alachua County Planned Development (PD) to City of Gainesville Planned Development (PD); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.



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

GF-25599011

AMENDING THE FUTURE LAND USE

The City of Gainesville, Florida, proposes to adopt the following ordinance amending the Future Land Use as more fully set forth in the ordinance, the title of which appears below. A first reading for the ordinance will be held on Thursday, August 5, 2021 at 6:00 PM or as soon thereafter as may be heard. The meeting will be held in the City Hall Auditorium, 200 E. University Avenue, Gainesville, Florida. A copy of the ordinance may be inspected by any member of the public at the office of the Clerk of the Commission located at 200 East University Avenue, Gainesville, Florida during regular business hours. Interested parties may appear at the meeting and be heard regarding the amendment.
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  Dial the Toll Free Number: 1(800) 876-7516 from your phone.
  A moderator will call on you when it is your turn to speak
  Please mute the sound on your computer/devise if you are watching the meeting online
  State your name clearly for the record. Each speaker will have three minutes to comment
All written comments submitted shall be made a part of the public record. If any member of the public requires additional information about this City Commission meeting or has any questions about how to submit a public comment at the meeting, please contact:
Omichele D. Gainey, City Clerk
City of Gainesville
200 East University Avenue, First Floor
Gainesville, FL 32601
352-334-5015
clerks@cityofgainesville.org
Please contact the Clerk's Office at 352-334-5015 to report issues with the technology that the City is using (not the technology members of the public are using) to provide public access (viewing, listening and/or commenting) to the meeting.
Persons with disabilities who require assistance to participate in the meetings are requested to notify the Equal Opportunity Office at 352-334-5051, or call the TDD phone line at 352-334-2069 at least two business days in advance of the meeting.

Ordinance No. 200723
An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 42.973 acres of property known as Oak Hall School generally located at 1700 SW 75th Street, as more specifically described in this ordinance, from Alachua County Institutional to City of Gainesville Education (E); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date



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

GF-25598893

Home

Continued from Page 3A

Last year, Jenkins introduced herself to Ian Stone, who bought the Wright House in April 2020, while leading a tour group at a nearby Rosewood memorial site.

"I think he picked up the passion in my heart," she said.

During another visit to the house in February, Stone told Jenkins he and his wife were selling the house. Stone initially offered the building to Jenkins for $100,000, provided the group could move the house off of the property.

In July, Jenkins, members of the foundation and the Stone family met to discuss details of the sale over lemonade and cookies on the porch of the Wright House.

But Stone revealed he planned to donate the building to the Real Rosewood Foundation.

"All of us almost fell over out of our chairs," Jenkins said. "I was just absolutely taken aback."

The Real Rosewood Foundation has a Memorandum of Understanding with the Stones and expects to receive a deed for the building soon. In the meantime, the foundation is working on a way to move the house off the Stones' property and onto its own about 35 miles away.

The Real Rosewood Foundation owns 29 acres in Archer, where Jenkins plans to relocate the Wright House. She also hopes to build a small replica of Rosewood around the building, complete with a museum and baseball diamond, an homage to the old town's baseball team. The museum will both show and tell the story of the massacre.

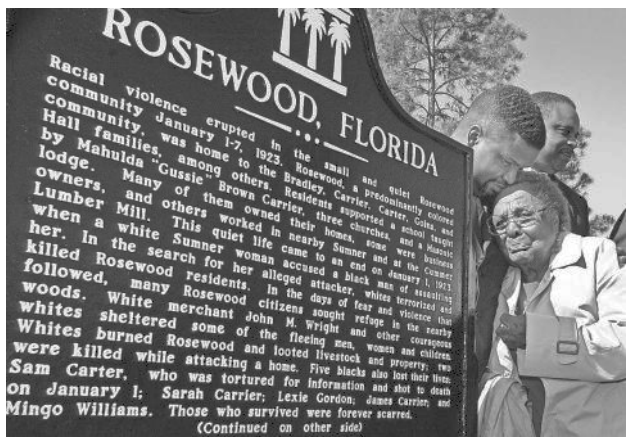
In January 1923, Fannie Coleman Taylor, a married white woman, claimed a Black man sexually assaulted her. A white mob, including Ku Klux Klan members in Gainesville for a New Year's Eve parade, travelled to Rosewood, killed Black residents and burned the town for three days.

As the mob grew to 200 or 300 people, John and Mary Wright sheltered survivors in their home.

At least six Black people and two white people died, though some estimates put the number far higher. Those who escaped and survived by hiding in nearby swamps never returned and the town was abandoned.

The John Wright House is the only standing landmark of Rosewood. It has changed hands many times over the years, but efforts to buy and preserve it cropped up in 2018, when the property went on the market.

Sherry Dupree, a member of the Rosewood Heritage Foundation, said her organization tried to buy the house three years ago, but the price tag of more than



Rosewood survivor Robie Mortin is comforted by Florida Rep. Ed Jennings Jr. after Mortin's unveiling of a historical marker at the Rosewood site in Levy County in Mary 2004. DOUG FINGER/THE GAINESVILLE SUN

$300,000 was too much for the foundation to raise in too little time.

"We couldn't come up with the money at that time," Dupree said. "We had some activities, but we didn't come near the amount of money that was needed for that home."

Dupree said it doesn't matter to her which organization acquires the Wright House as long as someone is able to preserve the building.

"I think it's going to be wonderful," she said. "We'll support (Jenkins) however she asks us to support her — we'll be right there to help out."

And Jenkins said the foundation's big plans will require a lot of help.

"People are coming out of the woodwork," she said. "They want to help. They want to be a part of this history."

With the help of Kalai Mathee, a professor at Florida International University in Miami, 40 FIU architecture students designed renderings of the Rosewood replica.

Jenkins says the foundation has narrowed the entries down to six models and will pick a finalist soon.

The foundation was told by movers that the house may be too large and too old to transport to its new home. If this proves to be the case, Jenkins said the foundation will build a replica house on the new site with scraps of the original building.

"We will bring what we can — the stairs, windows, doors, paneling, wood," she said. "Whatever we can move."

The Real Rosewood Foundation doesn't have a timeline for the project, but Jenkins plans to keep working with the help of volunteers.

"Even if the place is not complete, we're still going to celebrate," Jenkins said.

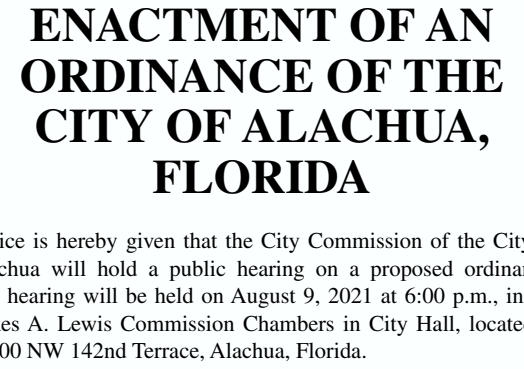
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 9, 2021 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 21-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±16.10 ACRES FROM AGRICULTURAL (COUNTY) TO COMMERCIAL INTENSIVE (CI) ON ±6.26 ACRES AND FROM AGRICULTURAL (COUNTY) TO LIGHT & WAREHOUSE INDUSTRIAL (ILW) ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

July 29, 2021

GF-25568517

GF-25568857

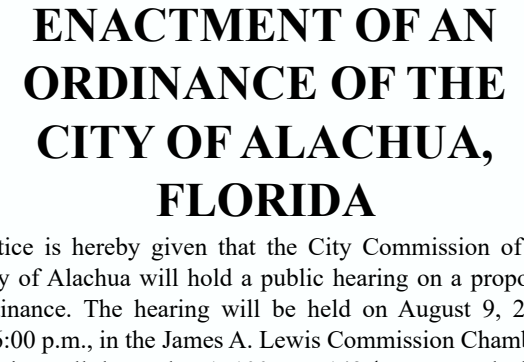
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AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±16.10 ACRES FROM AGRICULTURE TO COMMERCIAL ON ±6.26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



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City of ALACHUA

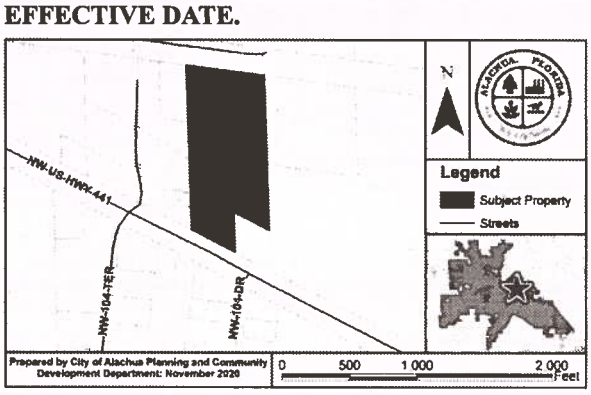
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(Published: Alachua County Today - July 29, 2021)

City of ALACHUA

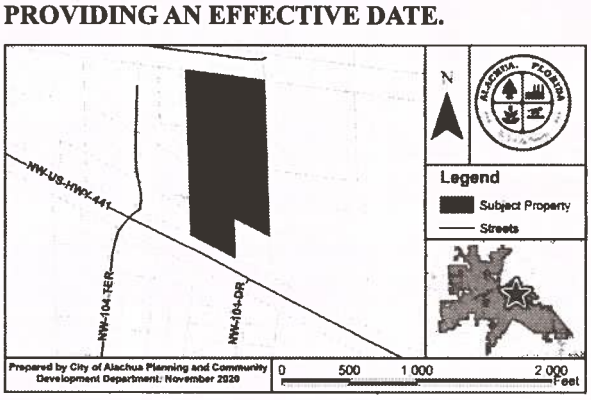
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(Published: Alachua County Today - July 29, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/28/2021 FOR THE 13663 NW US 441
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

2 Rezoning & LSCPA on same sign
(Number of signs)

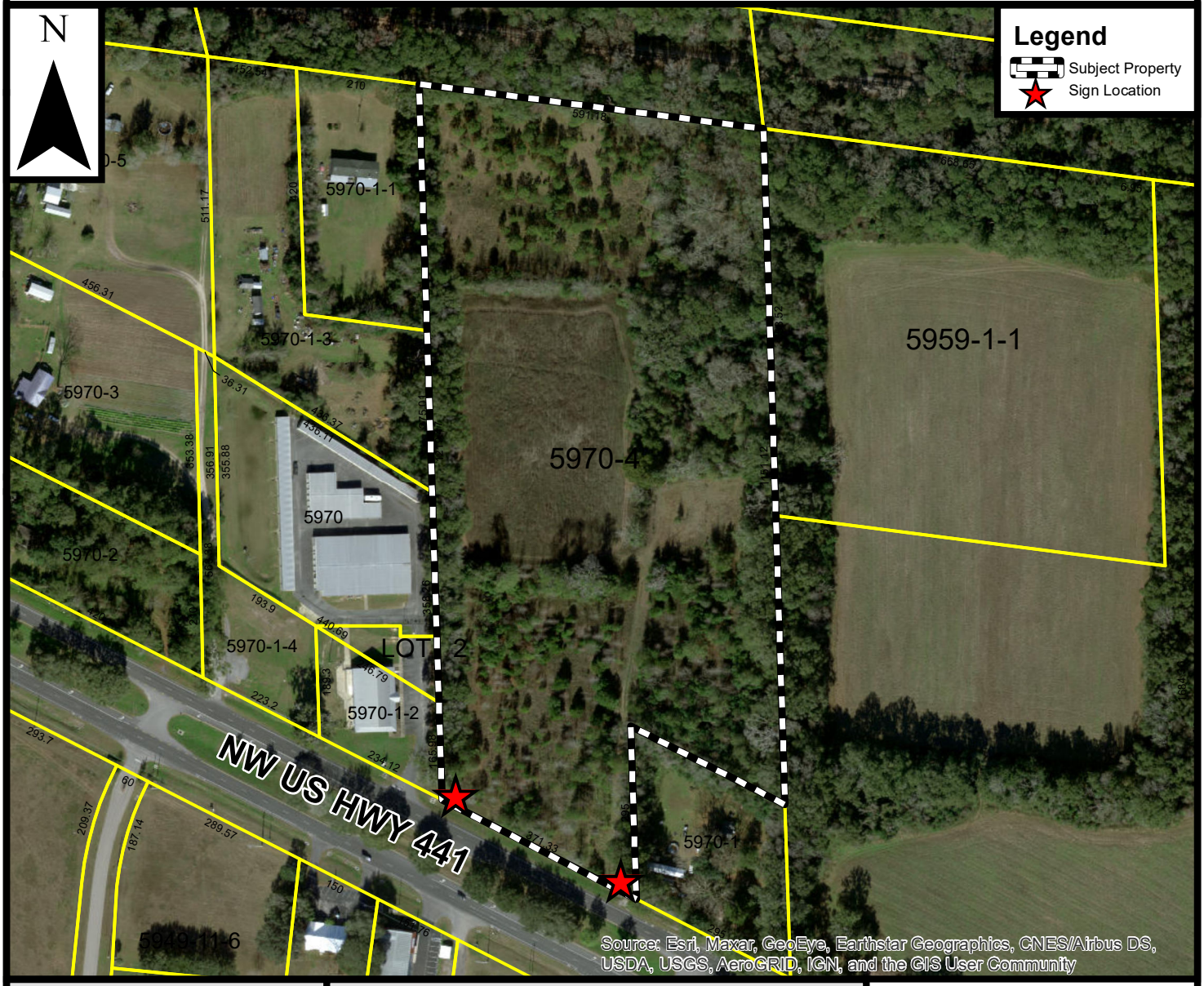
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

13663 NW US 441
LSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2021

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 100 200 400 Feet

City of ALACHUA

THE GOOD LIFE COMMUNITY

mailed 7/26/21

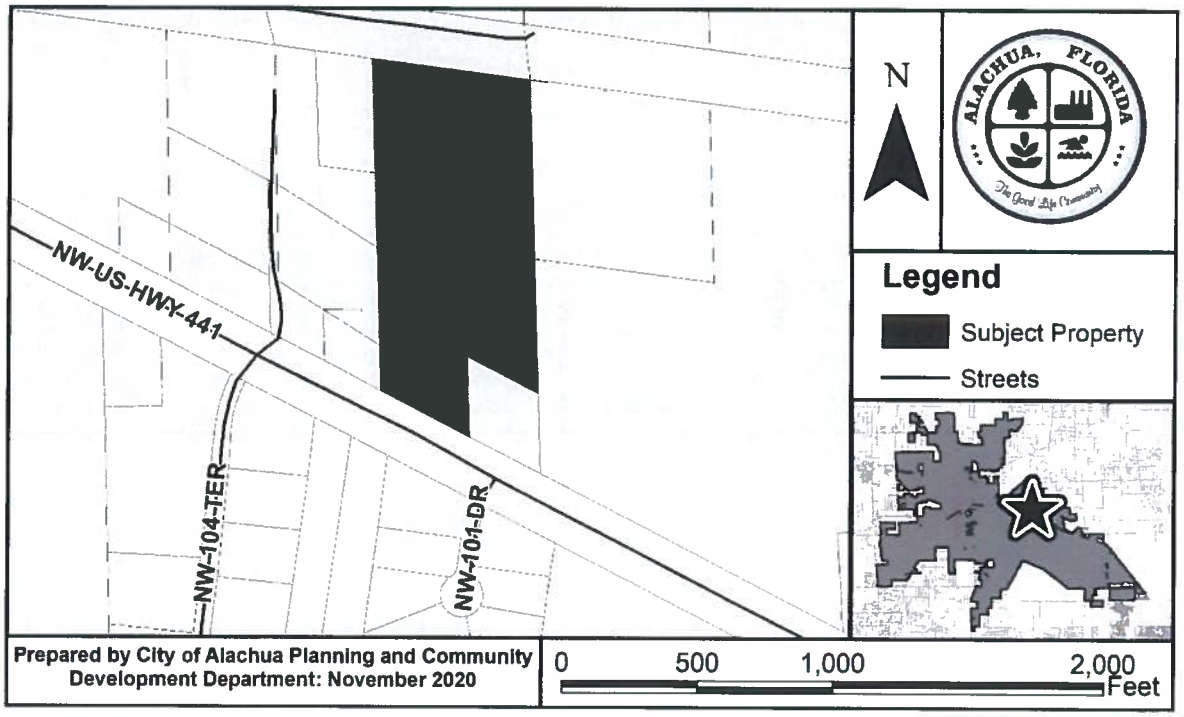
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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

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

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

05965-000-000
Essa Jr Trustee & Gallaway Trustee Et Al
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

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

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

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

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

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

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

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

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

92060-517-900 & 92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT. J-910
JACKSONVILLE, FL 32202-4423

05964-002-000
Upland Industrial Park Owners Assn Inc
6318 NW 18TH DR
GAINESVILLE, FL 32653

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

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

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

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

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

05970-005-000
RAWLINS ARTHUR & BARBARA
PO BOX 851
ELKIN, NC 28621-0851

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

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

TCMOA President
10000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
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Gainesville, FL 32611

Craig Parenteau
FDEP
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Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave.
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
P.O. Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

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City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/9/2021
SUBJECT: Ordinance 21-10, First Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning): - A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres. Tax Parcel Number 05970-004-000 (Quasi-Judicial Hearing).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission approve Ordinance 21-10 on first reading upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 21-10 on first reading.

Summary

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of the rezoning of a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

The applicant has submitted a companion Large Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres.

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

The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes*. The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan*. Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;
(B) *Strengthen economic base*. Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
(C) *Provide suitable environment for business uses*. Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and
(D) *Minimize impact of business development on residential districts and uses*. Minimize the impact of business development on residential districts and uses.

The specific purpose of the Commercial Intensive (CI) zone district is established and described in Section 3.5.2(E) of the City's Land Development Regulations (LDRs):

3.5.2(E) *CI, Commercial Intensive District*. The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.

The specific purpose of the Light & Warehouse Industrial zone district is established and described in Section 3.5.2(G) of the City's Land Development Regulations (LDRs):

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

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

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Ordinance 21-10
- Public Notice Materials for the 7/13/2021 PZB Hearing
- Public Notice Materials for the 8/9/2021 City Commission Meeting

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: July 13, 2021
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas on a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP EDA Consultants, Inc.
PROPERTY OWNER:	Envision Seven Limited Liability Company
LOCATION:	13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive
PARCEL ID NUMBER:	05970-004-000
ACREAGE:	±16.10 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.*

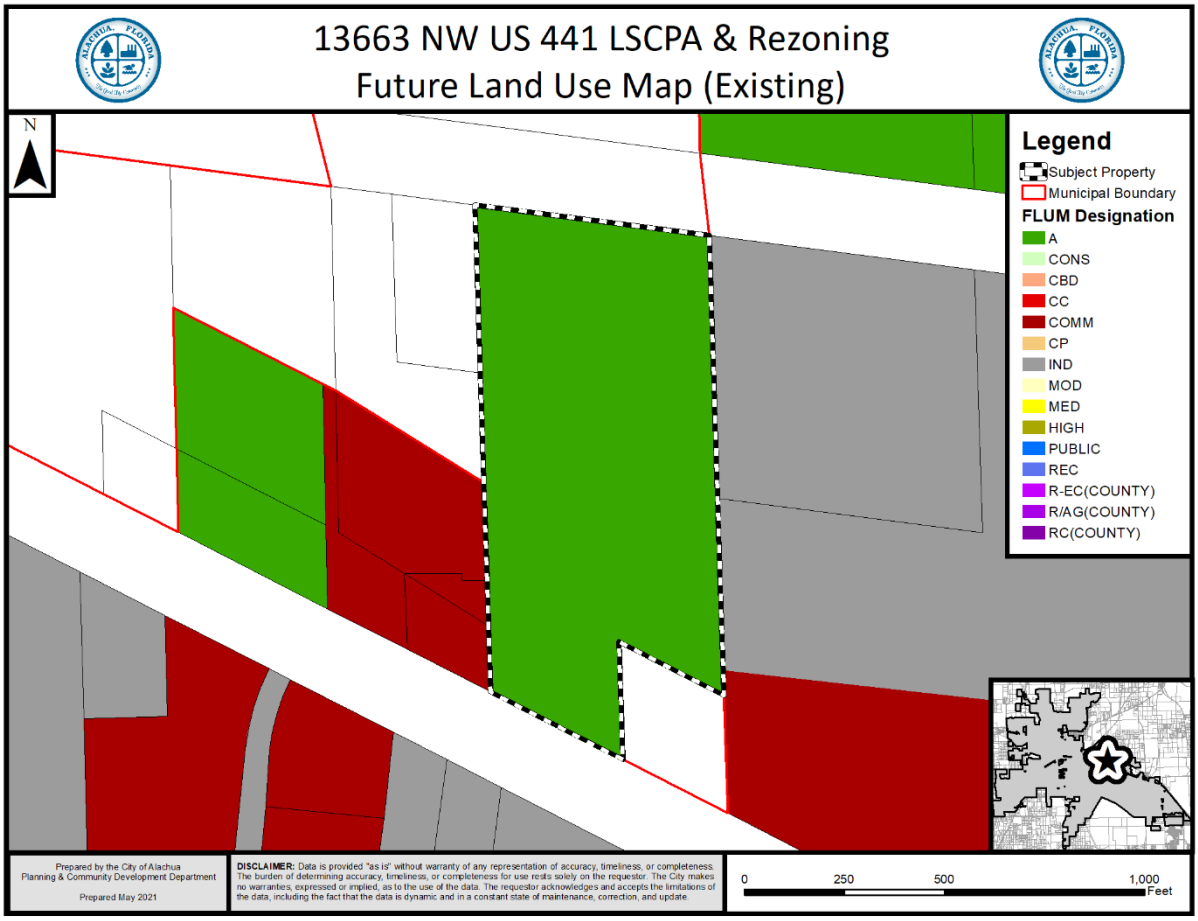
SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of the rezoning of a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

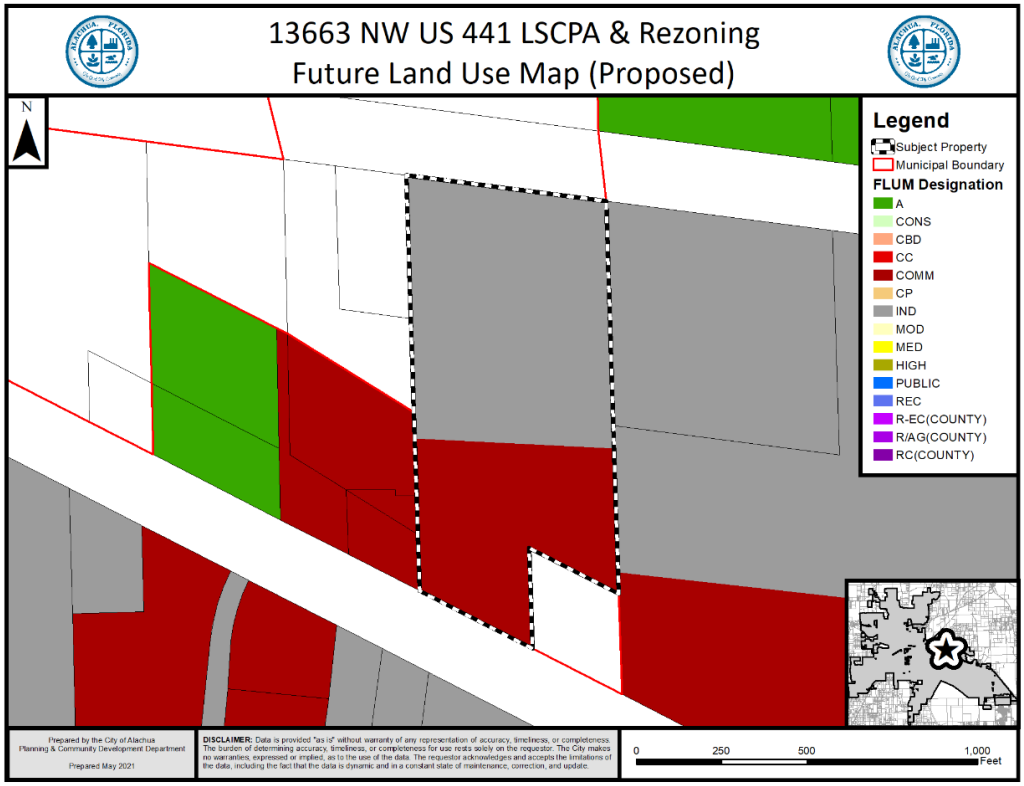
The applicant has submitted a companion Large Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres.

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

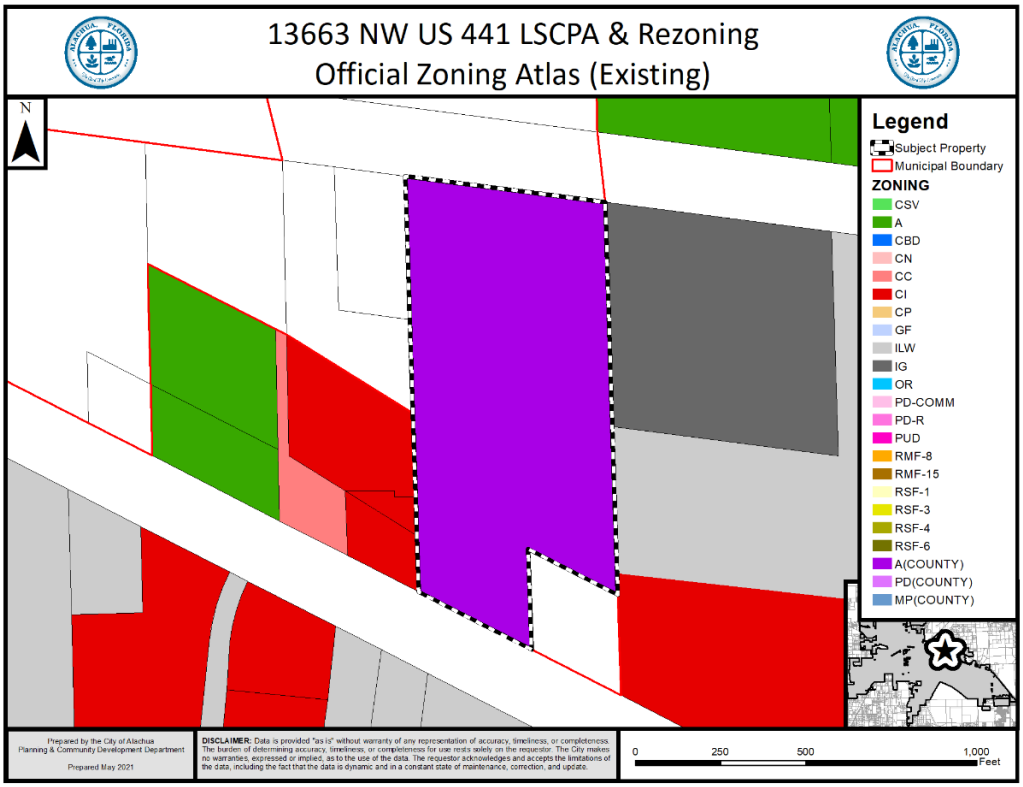
Map 1. Existing Future Land Use Map with Subject Property



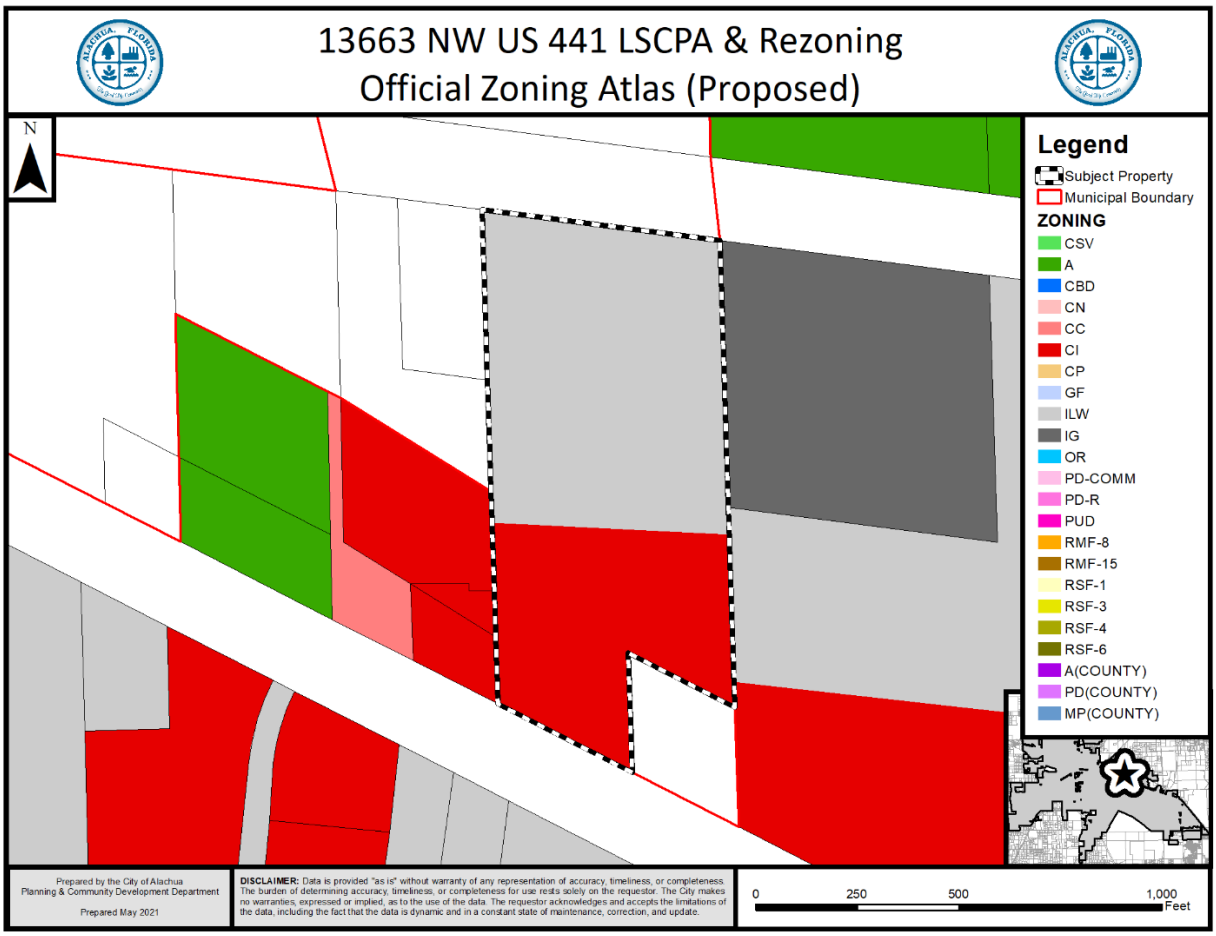
Map 2. Proposed Future Land Use Map with Subject Property



Map 3. Existing Official Zoning Atlas with Subject Property



Map 4. Proposed Official Zoning Atlas with Subject Property



The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Commercial Intensive (CI) zone district is established and described in Section 3.5.2(E) of the City's Land Development Regulations (LDRs):

3.5.2(E) *CI, Commercial Intensive District*. The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.

The specific purpose of the Light & Warehouse Industrial zone district is established and described in Section 3.5.2(G) of the City's Land Development Regulations (LDRs):

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

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District	Proposed Zoning District
Zoning District:	Agricultural (A)	Commercial Intensive (CI)	Light & Warehouse Industrial (ILW)
Max. Gross Density/ *Maximum number of Dwelling Units*:	0.2 dwellings/acre *Maximum 3 dwelling units on the subject property*	None	None
Floor Area Ratio/ *Maximum Intensity*:	N/A	0.50 FAR for parcels ≥ 5 acres *Maximum 136,342 square feet*	0.50 FAR for parcels ≥ 5 acres *Maximum 214,315 square feet*
Permitted Uses:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units	Retail sales and services, personal services, financial institutions, tourist-related uses, hotels, motels, commercial shopping centers, auto-oriented uses, office/business parks, eating establishments, including drive through/drive in uses	Building, heating, plumbing, or electrical contractors; Industrial Services; Light Manufacturing; Offices; Warehouse & Freight Movement; Wholesale Sales

EXISTING USES

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

SURROUNDING USES

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

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

Map 5. Vicinity Map

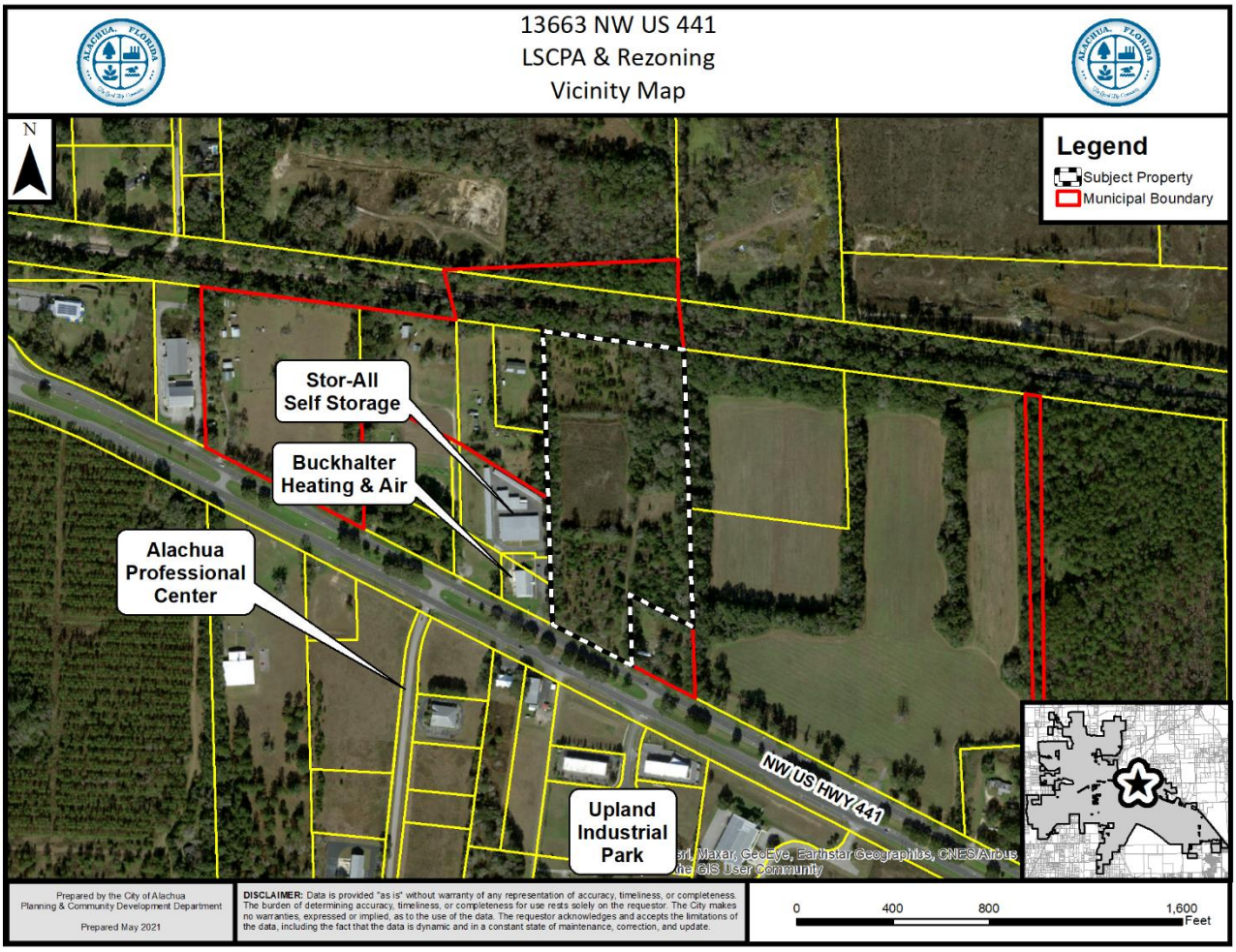


Table 1. Surrounding Land Uses

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

NEIGHBORHOOD MEETING

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

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

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning of the of the ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres

Table 2 shows the proposed FLUM Designations and the proposed corresponding zoning designations. The proposed zoning designations consistent with the proposed FLUM Designations for the properties subject to this application.

Table 2. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent
05970-004-000	±6.26	Commercial	Commercial Intensive (CI)	☑
05970-004-000	±9.84	Industrial	Light & Warehouse Industrial (ILW)	☑

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

Future Land Use Element

Goal 1: *Future Land Use Map 2035*
The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while

maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

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

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

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

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

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

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

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

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

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

Evaluation & Findings: The proposed rezoning would apply Commercial Intensive (CI) and Light & Warehouse Industrial (ILW) zoning to the subject property. In addition to the proposed rezoning, the applicant has submitted a companion application that proposes to amend the land use of the property to Commercial and Industrial. The proposed zoning designations would be consistent with the Commercial and Industrial land uses proposed by the companion application.

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be

placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

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

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

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

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

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

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

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

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, any future development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities based upon facility capacity available at this time. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal. Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions

of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

GOAL 9: Water and Wastewater Service:

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

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

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

Transportation Element

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

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

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

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

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

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

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

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

Conservation and Open Space Element

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

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

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

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

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

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

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

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

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

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

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

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

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

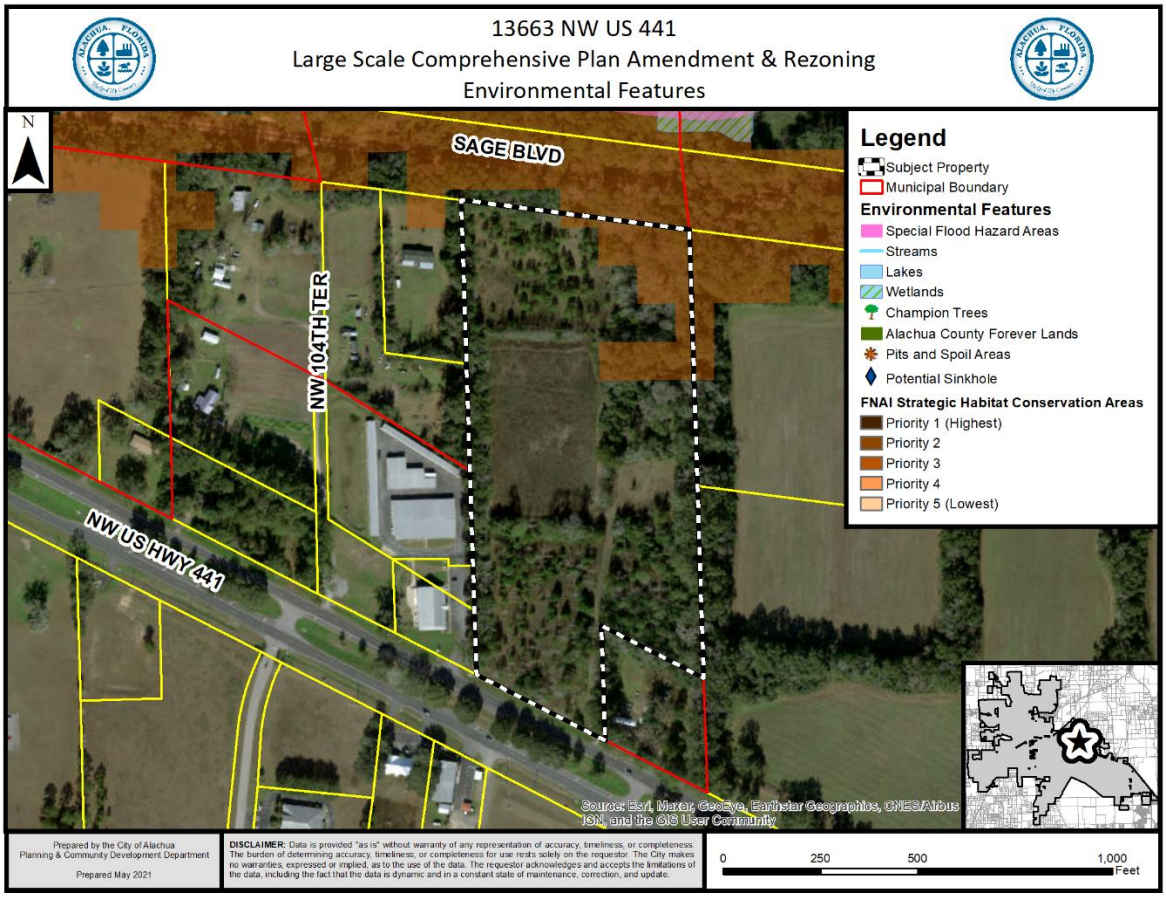
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD)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

Creeks and Streams

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

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

Map 6. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

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

Soil Survey

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

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

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

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

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

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

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

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

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

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

Flood Potential

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

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

Karst-Sensitive Features

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

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

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

FINDINGS OF FACT:
COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan is provided within this report.

(b) ***Consistent with Ordinances*** – The amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation and Findings: An analysis of the application's compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City's Code of Ordinances.

(c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: The lands located to the east and west of the subject property are zoned for commercial and industrial uses. The subject property is also located along US Highway 441, a principle arterial, in an area of the City with existing nonresidential uses. There is an existing single family residence located southeast of the subject property, as well as several located west of the subject property. It is expected that potential impacts to existing residential uses can be reduced or mitigated through the residential protection standards established in Section 6.6.3 of the LDRs. Section 6.6.3 allows for additional conditions to be

imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. Such conditions may include limitations on hours of operations and deliveries; activities which may generate adverse impacts; placement of trash receptacles; the location of loading and delivery areas,; exterior lighting; placement of outdoor machines; the provision of additional landscaping and buffering; height restrictions; preservation of natural light; ventilation and control of odors and fumes; and the placement and configuration of the site.

(d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation and Findings: The subject property is located in an area with existing commercial and industrial development. Future development of the property would not create premature development in an undeveloped or rural area.

(e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation and Findings: The lands located to the east and west of the subject property are zoned for commercial and industrial uses. The subject property is also located along US Highway 441, a principle arterial, in an area of the City with existing nonresidential uses. There is an existing single family residence located southeast of the subject property, as well as several located west of the subject property. It is expected that potential impacts to existing residential uses can be reduced or mitigated through the residential protection standards established in Section 6.6.3 of the LDRs.

(f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation and Findings: The subject property is located along a US Highway 441, a principle arterial. Surrounding properties are presently zoned and used for commercial and industrial uses. It is not expected that the proposed amendment would adversely affect the general area where it is located as the potential impacts that may result from the commercial and industrial use of the property would be similar in impact to those commercial and industrial uses that are presently located on nearby properties.

(g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The lands located to the east and west of the subject property are zoned for commercial and industrial uses. Surrounding properties are presently zoned and used for commercial and industrial uses.

(h) ***Encourage Sprawl*** – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation and Findings: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." Staff finds that the proposed amendment does not constitute urban sprawl.

(i) ***Spot Zoning*** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation and Findings: The lands located to the east and west of the subject property are zoned for commercial and industrial uses. Surrounding properties are presently zoned and used for commercial and industrial uses. The proposed amendment will not result in creation of isolated zoning districts.

(j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: As demonstrated in the public facilities analysis provided in this report, based upon current facility capacity, the proposed amendment would not result in any adverse impacts to roads, parks, potable water, sanitary sewer, or solid waste facilities. The subject property is located within the City of Alachua's utility service area. Future development would be served by the City's potable water and wastewater systems. Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

(k) ***No Adverse Effect on the Environment*** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

PUBLIC FACILITIES IMPACT

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

	Existing Zoning District	Proposed Zoning District	Proposed Zoning District
Zoning District:	Agricultural	Commercial Intensive (CI)	Light & Warehouse Industrial (ILW)
Max. Gross Density:	0.2 dwelling units/acre	None	None
Floor Area Ratio:	N/A	0.50 FAR	0.50 FAR
Maximum Density:	3 dwelling units	N/A	N/A
Maximum Intensity:	N/A	136,342 square feet	214,315 square feet

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

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

Table 3. Affected Comprehensive Plan Roadway Segments[1]

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

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

Table 4. Potential Trip Generation[1]

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

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

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

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

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

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

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

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

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

Potable Water Impacts

Table 6. Potable Water Impacts

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

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

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

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

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

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

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

Solid Waste Impacts

Table 8. Solid Waste Impacts

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

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

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"

TO

13663 NW US HIGHWAY 441
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

Table 4.1-1. Table of Allowed Uses

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

Use Category/Use Type	CSV	A	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	**8**	15														
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																4.3.1(A)(1)

Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S											A		
Roominghouse				S	S	S			P	P														

PUBLIC AND INSTITUTIONAL USES																									
Community services																									
Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Day care																									
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)
Educational facilities																									
College or university							S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)

Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																								
Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A			A	4.3.2(D)
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																								

Assisted living facility		S			S	S			P	P	S								A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P										
Nursing home		S							S	S	P		P	P						A		A		
Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																									
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P					P				

Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A		
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A		
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A		
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A		
Public safety																									
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)	
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)	
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)	
Transportation																									
Airport		S											S		S			S	P				A		
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)	
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)	

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 greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)

Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)

Large-scale retail establishments ≥ 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								
All uses													P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret															P									4.3.4(I)
Sexually oriented media store															P									4.3.4(I)
Sexually oriented motion picture theater															P									4.3.4(I)
Sex shop															P									4.3.4(I)
Vehicles, sales and services																								
Automobile body shop															P		P	P						4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A				
Automobile rental and sales													S		P					A				4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P		A				4.3.4(J)(3)
Automobile service station												S	S	P	P		P	P		A				

Automobile service station with wash and detail														P					A				
Boat and marine rental and sales													P		P					A				4.3.4(J)(4)
Carwash or auto detailing															P					A				4.3.4(J)(5)
Gasoline sales												S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales															P			P		A				4.3.4(J)(2)
Taxicab service													P	P	P					A				
Tire sales and mounting													P		P					A				4.3.4(J)(7)
Towing service															P					A				4.3.4(J)(8)
Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								

Cold storage plant																		P						
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																	S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)
Warehouse (storage)																P	P	P		A				4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																		P						
Incinerator		S																S						
Landfill		S																S	S					
Landspreading of wastes		S																S						
Recycling dropoff center															S		S	S		A		A	A	4.3.4(M)(1)
Recycling and salvage center		S																P						4.3.4(M)(2)
Salvage and junkyard																		P						4.3.4(M)(3)

Tire disposal or recycling																		S						4.3.4(M)(3)
Waste composting		S																P						
Wholesale sales																								
All uses															S	P	P	P						

[1] This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

EXHIBIT "B"

TO

13663 NW US HIGHWAY 441

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

STAFF REPORT

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 7, 2021

Sent by electronic mail to csweger@edafl.com

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

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

Dear Mr. Sweger:

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

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

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

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

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

May 24, 2021

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

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

Dear Mr. Tabor,

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

LSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*

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

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

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

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

2. *Comprehensive Plan Consistency Analysis*

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

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

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

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

3. *Miscellaneous*

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

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

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

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

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

RESPONSE: We will discuss this with the purchaser. eda is the agent for both the property owner and the potential purchaser, so we have been advising the buyer on potential uses allowed per the City of Alachua Land Development Regulations.

Rezoning Application

4. *Public Facilities Impact Analysis*

a. Revise the reference to application type in the paragraph summarizing transportation impacts on page 14 of the report.

RESPONSE: This change has been made in the Justification Report.

5. *Standards for Rezonings*

a. Response to Section 2.4.2(E)(1)(f): Please address specifically potential impacts to the general area of the property, including potential for excessive traffic, density/intensities of use, building height and bulk, noise, lights, or other physical effects/nuisances.

RESPONSE: The Justification Report has been updated to include additional information related to potential impacts.

b. Response to Section 2.4.2(E)(1)(h): Ensure references to application type are correct (rezoning) and references to designations of the land are correct (zoning).

RESPONSE: The reference has been corrected to refer to zoning and not land use.

Please don't hesitate to contact me at 352-373-3541 if you have any questions.

Sincerely,

Clay Sweger, AICP, LEED AP
Director of Planning

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 18, 2021

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning Assistance Team (PAT) Summary: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 29, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±16.1 acre subject property, comprised of Tax Parcel Number 05970-004-000, from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres and to rezone the subject property from Agricultural (County) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres. A completeness review was performed on May 4, 2021 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:00 AM** on **Thursday, May 20, 2021** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, June 3, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **July 13, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

LSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*
   a. Per Section 2.4.14(H)(2)(i), for proposed developments generating greater than 1,000 external ADT, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. There is a note under the trip distribution for affected roadway segments stating that Segments 3 and 5 do not have impacts above 5% of the MSV. With a distribution of 15%, the impacts to Segments 3 and 5 would be 5.1%

of the MSV (195 / 3,870 = 0.0506), and thus these roadway segments would be affected roadway segments.

b. Confirm the available PM Peak residual capacity are correct for Segments 4 and 9.

2. *Comprehensive Plan Consistency Analysis*
   a. In response to Objectives 1.2 and 1.3 of the COSE, the report references the environmental analysis section of the report. No evaluation of native communities/ecosystems or listed species is provided within the environmental analysis section of the report.
   b. Some Comprehensive Plan GOPs do not reflect recent updates to the Comprehensive Plan. Please revise as needed.

3. *Miscellaneous*
   a. The current zoning of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.
   b. A 50% maximum lot coverage is utilized for industrial uses within the needs analysis and public facilities impact analysis. While this is acceptable, please note FAR maximums are established in Policy 1.5.d.11 of the FLUE.
   c. The applications indicate there is a contract for the sale or option to purchase the property. Recommend the purchaser discuss potential uses with the City.

Rezoning Application

4. *Public Facilities Impact Analysis*
   a. Revise the reference to application type in the paragraph summarizing transportation impacts on page 14 of the report.

5. *Standards for Rezonings*
   a. Response to Section 2.4.2(E)(1)(f): Please address specifically potential impacts to the general area of the property, including potential for excessive traffic, density/intensities of use, building height and bulk, noise, lights, or other physical effects/nuisances.
   b. Response to Section 2.4.2(E)(1)(h): Ensure references to application type are correct (rezoning) and references to designations of the land are correct (zoning).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **May 19, 2021**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 5/19/2021

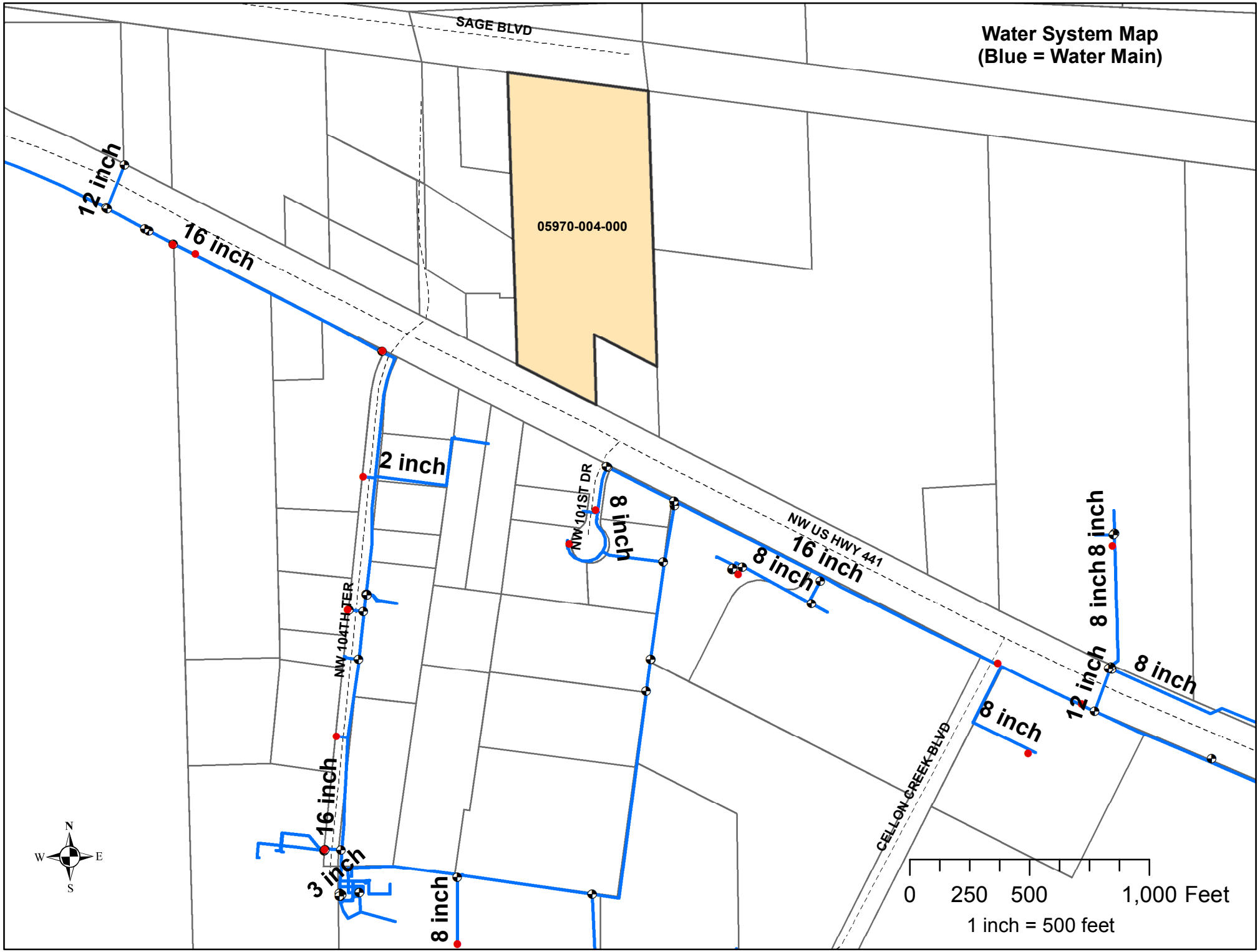
RE: **13663 NW US Hwy 441 Land Use Change**

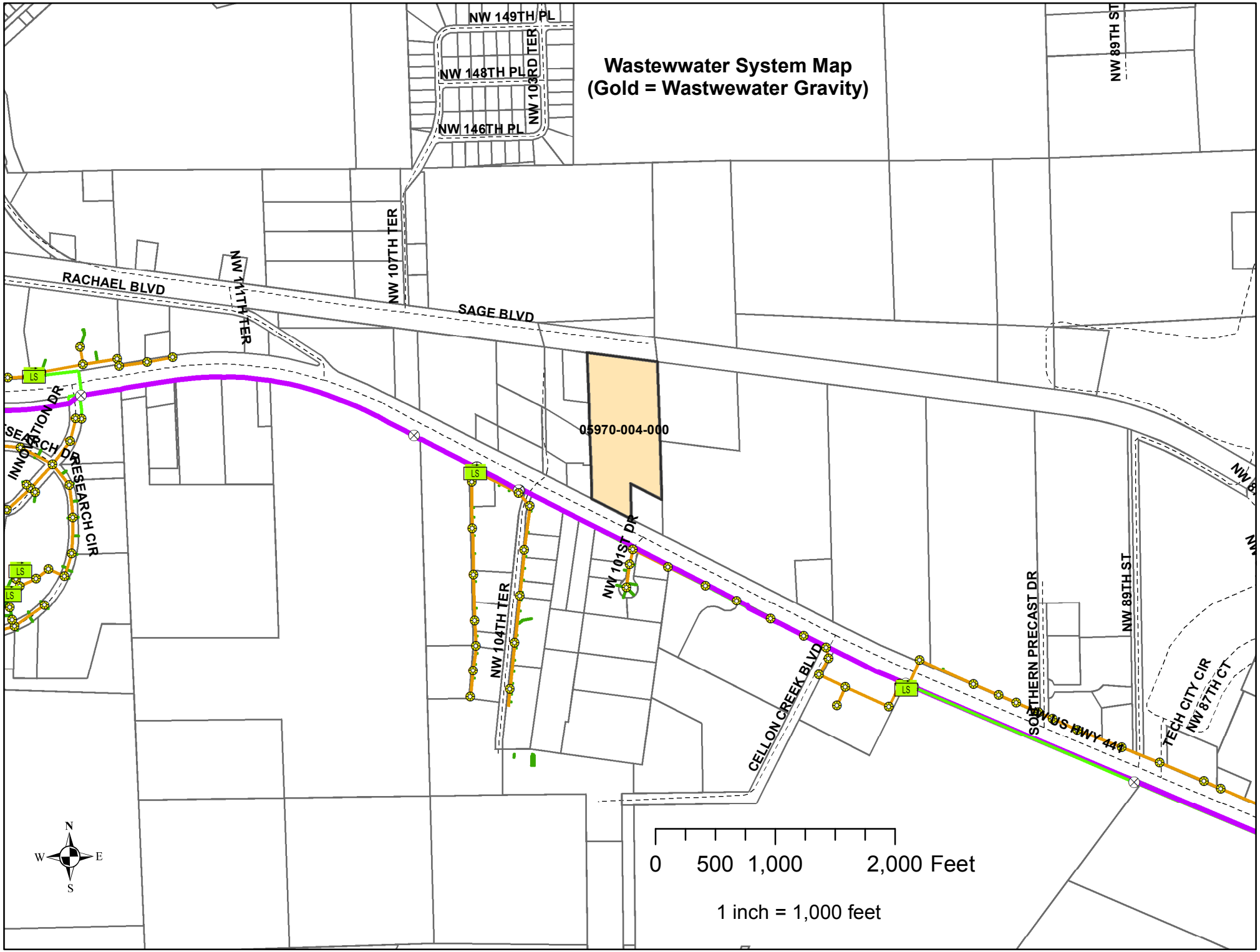
Public Services has reviewed the subject project (May Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on May Submittal** **Water Utility Availability** Although water infrastructure is primarily on the south side of Hwy 441, there are two water mains that cross underneath Hwy 441. Piping from the site could be connected to either of these water mains. Distance from the site to the water main crossings range from 1800 to 2300 ft. See attached map of the water system.
2.	**Comment on May Submittal** **Wastewater Service Availability** There are two gravity wastewater networks on the north side of Hwy 441, same side as the site. The distance from each wastewater network to the site is in the range of 2000-4000 ft. Whether gravity flow from the site to each wastewater network is feasible would need to be evaluated; namely, are the existing manholes deep enough? Suppose a private lift station is installed at the site with discharge to either of these two networks (same side of Hwy 441 as site). This would require an FDOT permit – FDOT may not allow this approach.

NO.	COMMENTS
	Suppose a private lift station is installed at the site with discharge to the nearby existing gravity wastewater mains on the south side of Hwy 441. This would require installing piping underneath Hwy 441, which would require a FDOT permit. Suppose a gravity WW main is installed under Hwy 441 to connect to nearby manholes. This, too, would require a FDOT permit. FDOT would need to be contacted to determine if they find this approach acceptable for a private user. FYI, there is precedent for a gravity main under Hwy 441. But it was for a much larger infrastructure project. See attached wastewater map.
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician


Water System Map
(Blue = Water Main)
SAGE BLVD
05970-004-000
12 inch
16 inch
2 inch
NW 101ST DR
8 inch
NW US HWY 441
16 inch
8 inch
8 inch
8 inch
12 inch
8 inch
NW 104TH TER
16 inch
3 inch
8 inch
8 inch
CELLON CREEK BLVD
N
W
E
S
0
250
500
1,000 Feet
1 inch = 500 feet


Wastewwater System Map
(Gold = Wastwewater Gravity)
NW 149TH PL
NW 148TH PL
NW 146TH PL
NW 103RD TER
NW 89TH ST
NW 107TH TER
NW 111TH TER
RACHAEL BLVD
SAGE BLVD
05970-004-000
INNOVATION DR
RESEARCH CIR
NW 101ST DR
NW 104TH TER
CELLON CREEK BLVD
SOUTHERN PRECAST DR
NW 89TH ST
TECH CITY CIR
NW 87TH CT
LS
N
W
E
S
0 500 1,000 2,000 Feet
1 inch = 1,000 feet

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 4, 2021

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 29, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±16.1 acre subject property, comprised of Tax Parcel Number 05970-004-00, from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (A) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are complete. An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: July 13, 2021
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas on a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP EDA Consultants, Inc.
PROPERTY OWNER:	Envision Seven Limited Liability Company
LOCATION:	13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive
PARCEL ID NUMBER:	05970-004-000
ACREAGE:	±16.10 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.*

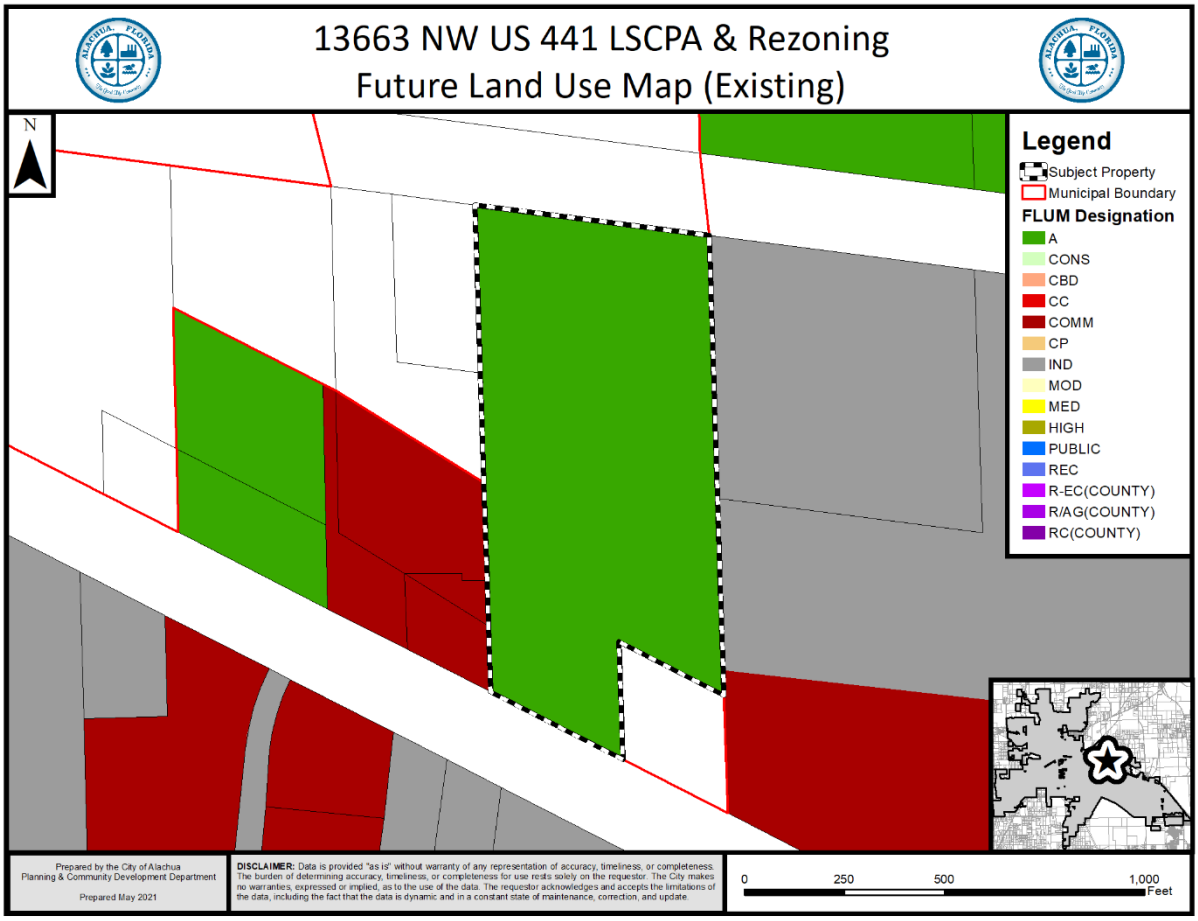
SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of the rezoning of a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

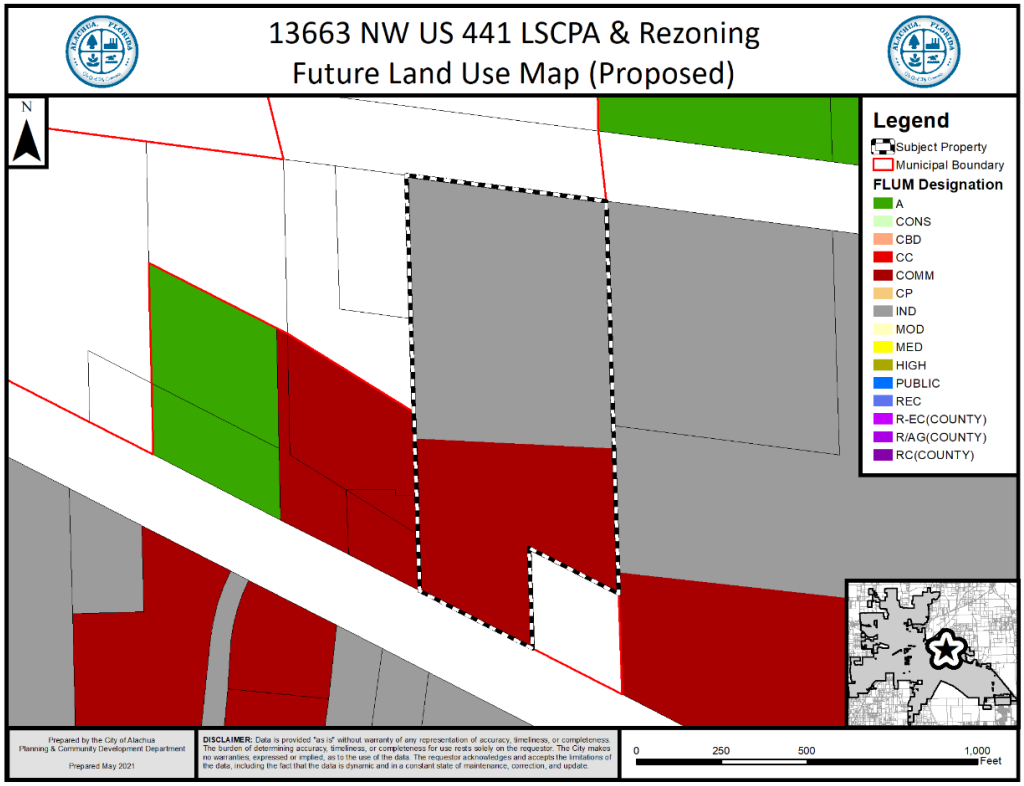
The applicant has submitted a companion Large Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres.

The subject property is located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive. The property is comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

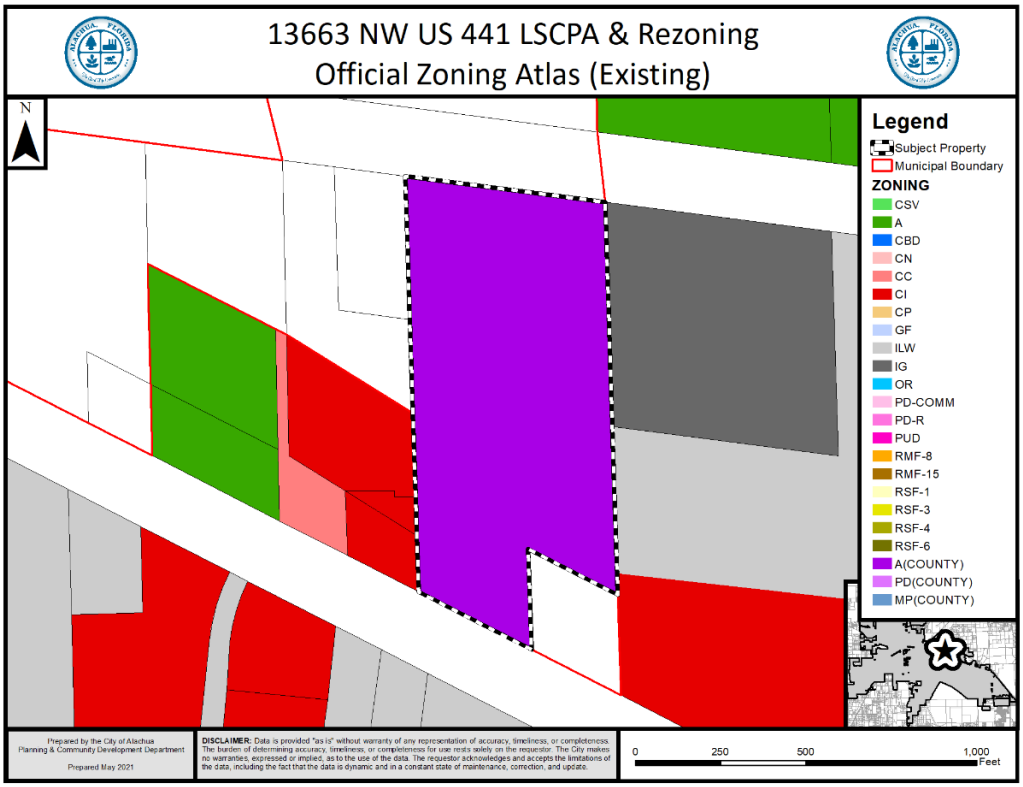
Map 1. Existing Future Land Use Map with Subject Property



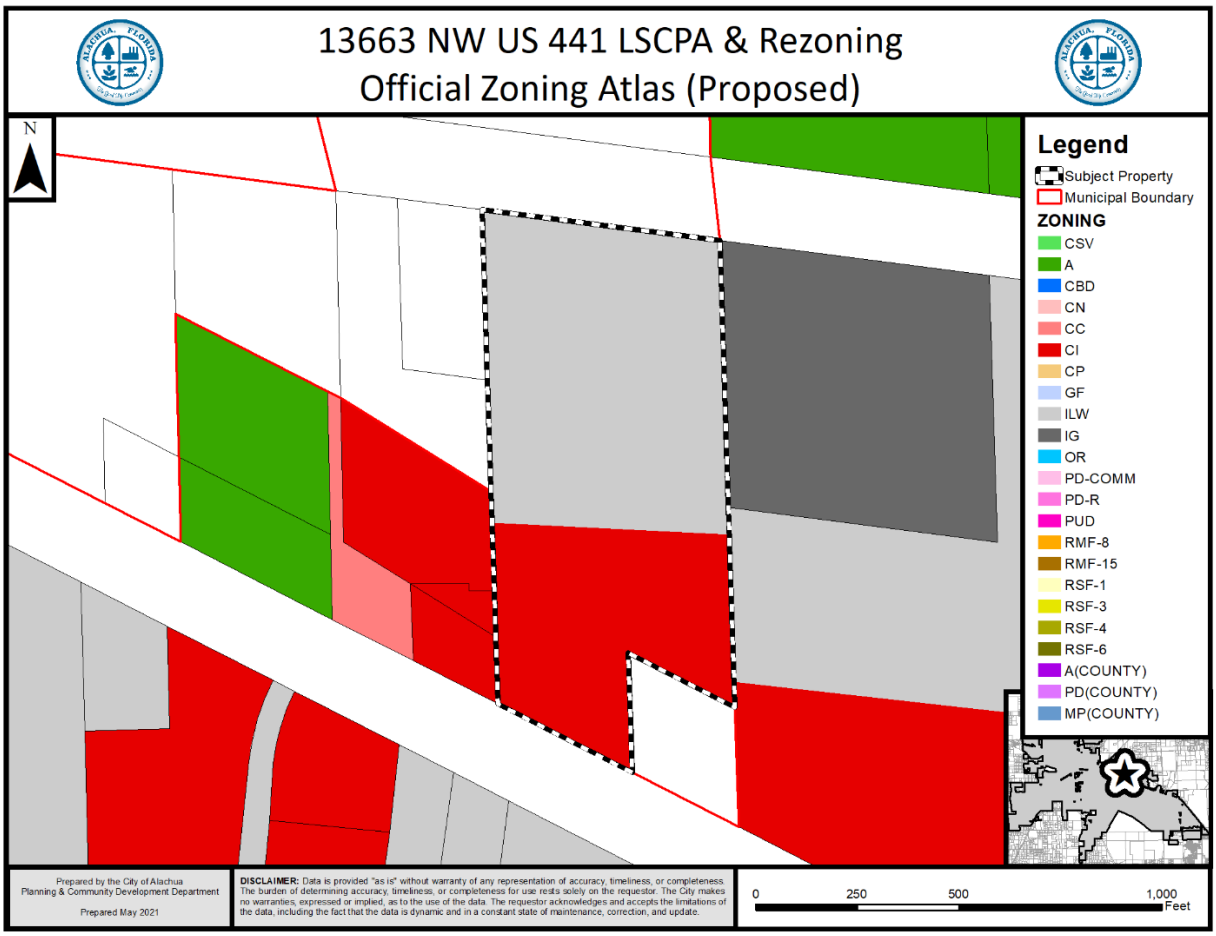
Map 2. Proposed Future Land Use Map with Subject Property



Map 3. Existing Official Zoning Atlas with Subject Property



Map 4. Proposed Official Zoning Atlas with Subject Property



The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Commercial Intensive (CI) zone district is established and described in Section 3.5.2(E) of the City's Land Development Regulations (LDRs):

3.5.2(E) *CI, Commercial Intensive District*. The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.

The specific purpose of the Light & Warehouse Industrial zone district is established and described in Section 3.5.2(G) of the City's Land Development Regulations (LDRs):

3.5.2(G) *ILW, Light and Warehouse Industrial District.* The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District	Proposed Zoning District
Zoning District:	Agricultural (A)	Commercial Intensive (CI)	Light & Warehouse Industrial (ILW)
Max. Gross Density/ *Maximum number of Dwelling Units*:	0.2 dwellings/acre *Maximum 3 dwelling units on the subject property*	None	None
Floor Area Ratio/ *Maximum Intensity*:	N/A	0.50 FAR for parcels ≥ 5 acres *Maximum 136,342 square feet*	0.50 FAR for parcels ≥ 5 acres *Maximum 214,315 square feet*
Permitted Uses:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units	Retail sales and services, personal services, financial institutions, tourist-related uses, hotels, motels, commercial shopping centers, auto-oriented uses, office/business parks, eating establishments, including drive through/drive in uses	Building, heating, plumbing, or electrical contractors; Industrial Services; Light Manufacturing; Offices; Warehouse & Freight Movement; Wholesale Sales

EXISTING USES

The property is comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 5 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Map 5. Vicinity Map

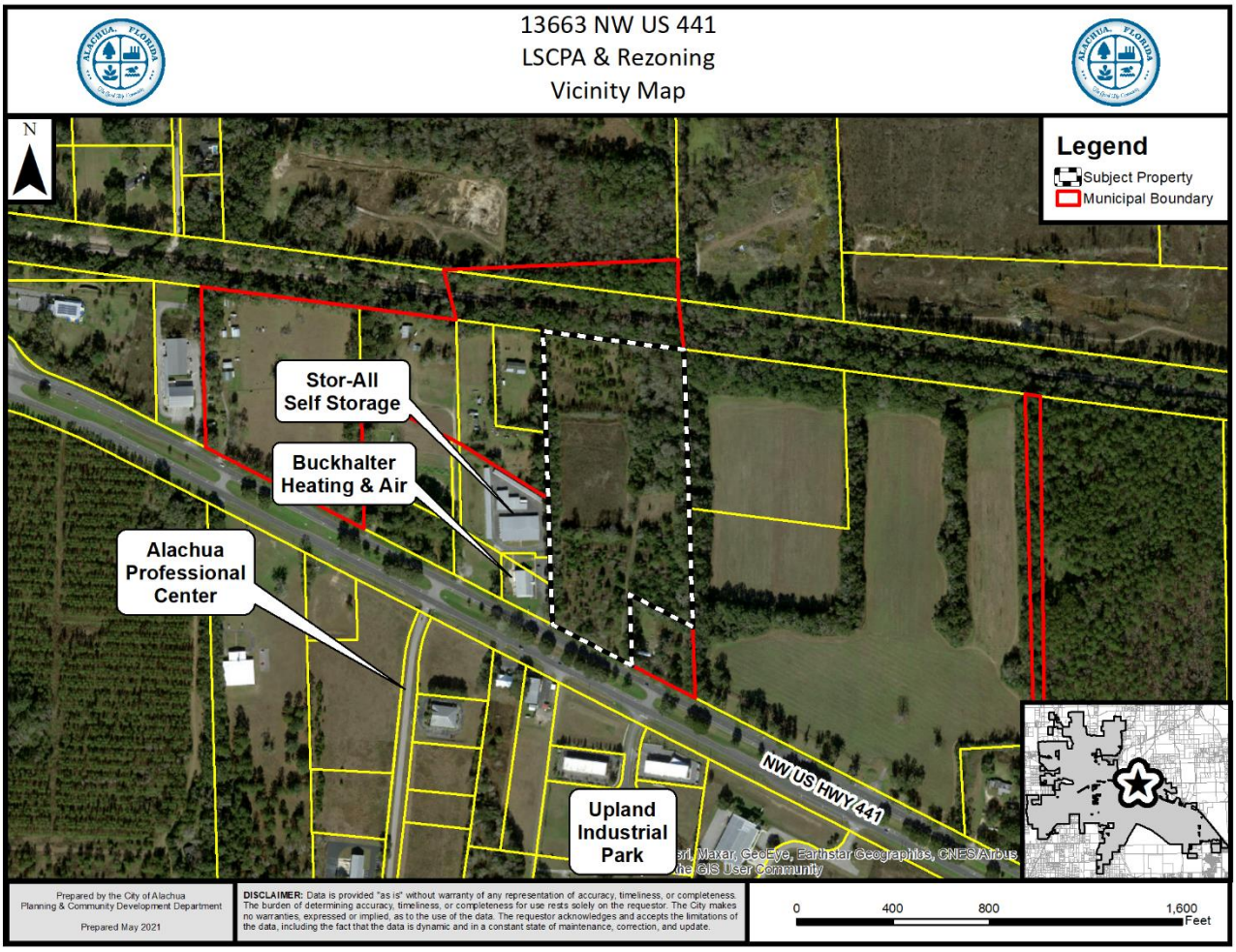


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	CSX Railroad Right-of-Way	N/A	N/A
South	US 441	N/A	N/A
East	Single-Family Dwelling; Vacant Commercial & Industrial Lands	Rural/Agriculture (County); Commercial; Industrial	Agriculture (County); Commercial Intensive (CI); Light & Warehouse Industrial (ILW); Industrial General (IG)
West	Stor-All Self Storage; Buckhalter Heating & Air	N/A	N/A

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held virtually on April 27, 2021 at 6:00 p.m. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, one (1) person attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning of the of the ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres

Table 2 shows the proposed FLUM Designations and the proposed corresponding zoning designations. The proposed zoning designations consistent with the proposed FLUM Designations for the properties subject to this application.

Table 2. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent
05970-004-000	±6.26	Commercial	Commercial Intensive (CI)	☑
05970-004-000	±9.84	Industrial	Light & Warehouse Industrial (ILW)	☑

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*
The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while

maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.3: *Commercial*
The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Objective 1.5: Industrial
The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Manufacturing/ Assembly	300,000 sq. ft.	75% of total area	No Maximum	40%

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	No Maximum	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing/ 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60%retail/ 40%warehousing	50%

Evaluation & Findings: The proposed rezoning would apply Commercial Intensive (CI) and Light & Warehouse Industrial (ILW) zoning to the subject property. In addition to the proposed rezoning, the applicant has submitted a companion application that proposes to amend the land use of the property to Commercial and Industrial. The proposed zoning designations would be consistent with the Commercial and Industrial land uses proposed by the companion application.

Objective 5.1: Natural Features: The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be

placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory may be established in the City's Land Development Regulations.

Evaluation & Findings: The subject property is not known to contain any environmental features which would significantly affect future development.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, any future development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities based upon facility capacity available at this time. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal. Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions

of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater system, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings: The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation and Findings: An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities.

Community Facilities Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which shall include all areas where wastewater service is available. Wastewater service shall be deemed available if:

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities for residential uses:

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation and Findings: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

Conservation and Open Space Element

Objective 1.2: *Native Communities and Ecosystems*
The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

OBJECTIVE 1.3: Listed Species
The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Objective 1.10: *Wetlands*
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Evaluation and Findings: An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands identified on the subject property.

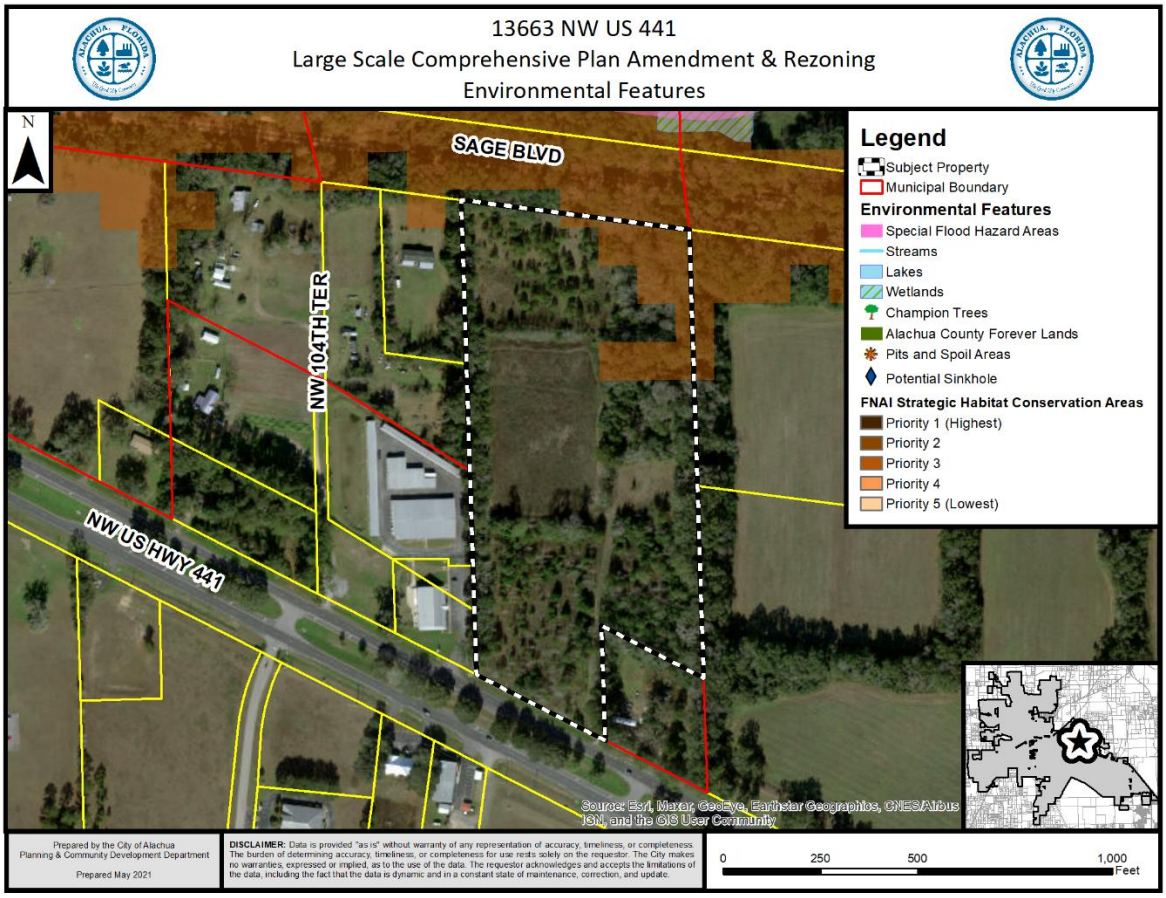
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Creeks and Streams

There are no known creeks or streams located on the subject property.

Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

Map 6. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: A small area of land located in the northeast portion of the subject property is designated as Priority 3 on the PNA data layer. The FNAI PNA data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during any redevelopment of the subject property, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are four (4) soil types found on the portion of the subject property proposed to be designated Commercial on the FLUM:

Arredondo Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A

This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Kendrick Sand (2-5% slopes)
Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Millhopper Sand (0% – 5% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Evaluation: The soil types present pose minimal limitations to urban development and therefore should present limited impacts to any future development of the property.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain). Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System. Best available data indicates there are no known geologic features on the subject property.

Evaluation: There are no concerns at this time based upon the best available data, which indicates there are no known geologic features on the subject property.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

FINDINGS OF FACT:
COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan is provided within this report.

(b) ***Consistent with Ordinances*** – The amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation and Findings: An analysis of the application's compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City's Code of Ordinances.

(c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: The lands located to the east and west of the subject property are zoned for commercial and industrial uses. The subject property is also located along US Highway 441, a principle arterial, in an area of the City with existing nonresidential uses. There is an existing single family residence located southeast of the subject property, as well as several located west of the subject property. It is expected that potential impacts to existing residential uses can be reduced or mitigated through the residential protection standards established in Section 6.6.3 of the LDRs. Section 6.6.3 allows for additional conditions to be

imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. Such conditions may include limitations on hours of operations and deliveries; activities which may generate adverse impacts; placement of trash receptacles; the location of loading and delivery areas,; exterior lighting; placement of outdoor machines; the provision of additional landscaping and buffering; height restrictions; preservation of natural light; ventilation and control of odors and fumes; and the placement and configuration of the site.

(d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation and Findings: The subject property is located in an area with existing commercial and industrial development. Future development of the property would not create premature development in an undeveloped or rural area.

(e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation and Findings: The lands located to the east and west of the subject property are zoned for commercial and industrial uses. The subject property is also located along US Highway 441, a principle arterial, in an area of the City with existing nonresidential uses. There is an existing single family residence located southeast of the subject property, as well as several located west of the subject property. It is expected that potential impacts to existing residential uses can be reduced or mitigated through the residential protection standards established in Section 6.6.3 of the LDRs.

(f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation and Findings: The subject property is located along a US Highway 441, a principle arterial. Surrounding properties are presently zoned and used for commercial and industrial uses. It is not expected that the proposed amendment would adversely affect the general area where it is located as the potential impacts that may result from the commercial and industrial use of the property would be similar in impact to those commercial and industrial uses that are presently located on nearby properties.

(g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The lands located to the east and west of the subject property are zoned for commercial and industrial uses. Surrounding properties are presently zoned and used for commercial and industrial uses.

(h) ***Encourage Sprawl*** – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation and Findings: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." Staff finds that the proposed amendment does not constitute urban sprawl.

(i) ***Spot Zoning*** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation and Findings: The lands located to the east and west of the subject property are zoned for commercial and industrial uses. Surrounding properties are presently zoned and used for commercial and industrial uses. The proposed amendment will not result in creation of isolated zoning districts.

(j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: As demonstrated in the public facilities analysis provided in this report, based upon current facility capacity, the proposed amendment would not result in any adverse impacts to roads, parks, potable water, sanitary sewer, or solid waste facilities. The subject property is located within the City of Alachua's utility service area. Future development would be served by the City's potable water and wastewater systems. Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

(k) ***No Adverse Effect on the Environment*** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix.

	Existing Zoning District	Proposed Zoning District	Proposed Zoning District
Zoning District:	Agricultural	Commercial Intensive (CI)	Light & Warehouse Industrial (ILW)
Max. Gross Density:	0.2 dwelling units/acre	None	None
Floor Area Ratio:	N/A	0.50 FAR	0.50 FAR
Maximum Density:	3 dwelling units	N/A	N/A
Maximum Intensity:	N/A	136,342 square feet	214,315 square feet

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

At the maximum development potential, the proposed amendment would not degrade the Level of Service (LOS) standard of any public facilities to an unacceptable level. This analysis is preliminary and based upon the maximum development potential of the proposed amendment. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3 (4127)	US 441 (From MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	Urban Trans	D
4 (106)	US 441 (From CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from NW 143rd Place to US 441)	2/U	Major Collector	Comm	D
9 (109)	SR 235 (from US 441 to NW 140th Street)	2/U	Major Collector	Comm	D
15	CR 2054 (from SR 235 to US 441)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Light Industrial[2] (ITE Code 110)	1,063 (531/532)	150 (132 / 18)	135 (18 / 117)
Shopping Center[2] (ITE Code 820)	5,147 (2,573 / 2,574)	128 (79 / 49)	519 (249 / 270)
Total Trip Generation	6,210 (3,104 / 3,106)	278 (211 / 67)	654 (267 / 387)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: ITE Code 110: AADT –4.96 trips per 1,000 square feet x 214,315 square feet (50% entering/50% exiting); AM Peak Hour –0.70 trips per 1,000 square feet x 214,315 square feet (88% entering/12% exiting); PM Peak Hour – 0.63 trips per 1,000 square feet x 214,315 square feet (13% entering/87% exiting).ITE Code 820: AADT –37.75 trips per 1,000 square feet x 136,342 square feet (50% entering/50% exiting); AM Peak Hour –0.94 trips per 1,000 square feet x 136,342 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 136,342 square feet (48% entering/52% exiting).

Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 3 US 441 (from MPO Boundary to CR 25A East)[1]	Segment 4 US 441 (from CR 2A East to SR 235)[1]	Segment 5 US 441 (from SR 235 to I-75)[1]	Segment 8 SR 235 (from NW 143rd Pl to US 441)[1]	Segment 9 SR 235 (from US 441 to NW 140th St)[1]	Segment 15 CR 2054 (from SR 235 to US 441)[1]
Average Annual Daily Trips						
Maximum Service Volume[2]	43,000	45,100	39,000	14,400	14,400	15,120
Existing Traffic[3]	23,536	20,435	24,204	10,180	8,054	3,425
Reserved Trips[4]	2,317	6,279	3,739	157	167	2,157
Available Capacity[4]	17,147	18,986	5,150	4,063	6,179	9,538
Maximum AADT Generated by Amendment[5]	1,863	6,210	1,863	932	932	932
Residual Capacity After Potential Development's Impacts[6]	15,284	12,776	3,287	3,125	5,427	8,606

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2021.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua May 2021 Development Monitoring Report.
5 Trip Distribution: Segment 3 – 30%; Segment 4 – 100%; Segment 5 – 30%; Segment 8 – 15%; Segment 9 – 15%; Segment 15 – 15%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 3 US 441 (from MPO Boundary to CR 25A East)[1]	Segment 4 US 441 (from CR 2A East to SR 235)[1]	Segment 5 US 441 (from SR 235 to I-75)[1]	Segment 8 SR 235 (from NW 143rd Pl to US 441)[1]	Segment 9 SR 235 (from US 441 to NW 140th St)[1]	Segment 15 CR 2054 (from SR 235 to US 441)[1]
PM Peak Hour Trips						
Maximum Service Volume[2]	3,870	4,110	3,510	1,290	1,290	1,359
Existing Traffic[3]	2,118	1,941	2,299	967	765	325
Reserved Trips[4]	196	627	337	41	21	158
Available Capacity[4]	1,556	1,542	874	282	504	876
Maximum PM Peak Hour Trips Generated by Amendment[5]	196	654	196	98	98	98
Residual Capacity After Potential Development's Impacts[6]	1,360	888	678	184	406	778

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2021.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua May 2021 Development Monitoring Report.
5 Trip Distribution: Segment 3 – 30%; Segment 4 – 100%; Segment 5 – 30%; Segment 8 – 15%; Segment 9 – 15%; Segment 15 – 15%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of any affected roadway segments and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's transportation system will be reevaluated at the site plan or preliminary plat review stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	146,101
Available Capacity	853,649
Projected Potable Water Demand from Application[3]	14,134
Residual Capacity	**839,515**
Percentage of Permitted Design Capacity Utilized	**63.50%**

Sources:
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 0.1 gallon per square foot x 136,342 square feet; Warehouse – 100 gallons per day / loading bay x 5 loading bays.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's potable water system will be reevaluated at the site plan or preliminary plat review stage.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Reserved Capacity[2]	127,140
Available Capacity	695,860
Projected Sanitary Sewer Demand from Application[3]	14,134
Residual Capacity	**651,726**
Percentage of Permitted Design Capacity Utilized	**55.22%**

Sources:
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 0.1 gallon per square foot x 136,342 square feet; Warehouse – 100 gallons per day / loading bay x 5 loading bays.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's wastewater system will be reevaluated at the site plan or preliminary plat review stage.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,880.00	7,643.10
Reserved Capacity[2]	15,609.14	2,848.67
Demand Generated by Application[3]	4,207.89	767.94
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population (2020); Policy 2.1.a, CFNGAR Element (Formula: 10,470 persons x 0.73 tons per person per year).*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2021.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City's solid waste system will be reevaluated at site plan review or preliminary plat review stage.

Recreation Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to recreation facilities.

Public School Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to public school facilities.

EXHIBIT "A"

TO

13663 NW US HIGHWAY 441
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

Table 4.1-1. Table of Allowed Uses

P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited

Use Category/Use Type	CSV	A	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	**8**	15														
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																4.3.1(A)(1)

Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S											A		
Roominghouse				S	S	S			P	P														

PUBLIC AND INSTITUTIONAL USES																									
Community services																									
Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Day care																									
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)
Educational facilities																									
College or university							S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)

Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																								
Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A			A	4.3.2(D)
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																								

Assisted living facility		S			S	S			P	P	S								A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P										
Nursing home		S							S	S	P		P	P						A		A		
Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																									
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P					P				

Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A		
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A		
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A		
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A		
Public safety																									
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)	
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)	
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)	
Transportation																									
Airport		S											S		S			S	P				A		
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)	
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)	

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 greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)

Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)

Large-scale retail establishments ≥ 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								
All uses													P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret															P									4.3.4(I)
Sexually oriented media store															P									4.3.4(I)
Sexually oriented motion picture theater															P									4.3.4(I)
Sex shop															P									4.3.4(I)
Vehicles, sales and services																								
Automobile body shop															P		P	P						4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A				
Automobile rental and sales													S		P					A				4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P		A				4.3.4(J)(3)
Automobile service station												S	S	P	P		P	P		A				

Automobile service station with wash and detail														P					A				
Boat and marine rental and sales													P		P					A				4.3.4(J)(4)
Carwash or auto detailing															P					A				4.3.4(J)(5)
Gasoline sales												S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales															P			P		A				4.3.4(J)(2)
Taxicab service													P	P	P					A				
Tire sales and mounting													P		P					A				4.3.4(J)(7)
Towing service															P					A				4.3.4(J)(8)
Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								

Cold storage plant																		P						
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																	S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)
Warehouse (storage)																P	P	P		A				4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																		P						
Incinerator		S																S						
Landfill		S																S	S					
Landspreading of wastes		S																S						
Recycling dropoff center															S		S	S		A		A	A	4.3.4(M)(1)
Recycling and salvage center		S																P						4.3.4(M)(2)
Salvage and junkyard																		P						4.3.4(M)(3)

Tire disposal or recycling																		S						4.3.4(M)(3)
Waste composting		S																P						
Wholesale sales																								
All uses															S	P	P	P						

[1] This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

EXHIBIT "B"

TO

13663 NW US HIGHWAY 441

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 7, 2021

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On May 26, 2021, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **July 13, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 29, 2021.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, June 29, 2021***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, July 12, 2021***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager (*by electronic mail*)
Mike DaRoza, Assistant City Manager (*by electronic mail*)
Kamal Latham, Assistant City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Project File

May 24, 2021

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

Re: Planning Assistance Team (PAT) Summary
13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Tabor,

The applicant's responses to the insufficiency comments issued on 4/18/2021 are below.

LSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*

a. Per Section 2.4.14(H)(2)(i), for proposed developments generating greater than 1,000 external ADT, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. There is a note under the trip distribution for affected roadway segments stating that Segments 3 and 5 do not have impacts above 5% of the MSV. With a distribution of 15%, the impacts to Segments 3 and 5 would be 5.1% of the MSV (195 / 3,870 = 0.0506), and thus these roadway segments would be affected roadway segments.

RESPONSE: That statement that Segments 3 and 5 do not have impacts above 5% of the MSV was based on the average daily trips for those segments (1,863/43,000 = 4.3% for Segment 3 and 1,863/39,000 = 4.8% for Segment 5). Since Section 2.4.14(H)(2)(i) states "ADT" for affected roadway segments, this is the reason the statement was made as is in the Justification Reports. An analysis of the peak hour impacts (which we agree are over 5% of MSV) has been added for Segments 3 and 5. The Justification Reports have both been updated. It may be helpful in a future Code update to clarify in Section 2.4.14(H)(2)(i) that the 5% requirement applies to both ADT and Peak Hour MSV.

b. Confirm the available PM Peak residual capacity are correct for Segments 4 and 9.

RESPONSE: The available capacity for the PM Peak for Segments 4 and 9 have been corrected to 847 and 406 respectively in the table in both Justification Reports.

2. *Comprehensive Plan Consistency Analysis*

a. In response to Objectives 1.2 and 1.3 of the COSE, the report references the environmental analysis section of the report. No evaluation of native communities/ecosystems or listed species is provided within the environmental analysis section of the report.

RESPONSE: References to Objectives 1.2 and 1.3 of the COSE have been removed from the Justification Reports.

b. Some Comprehensive Plan GOPs do not reflect recent updates to the Comprehensive Plan. Please revise as needed.

RESPONSE: References to goals, objectives and policies related to updated text in the Comprehensive Plan have been updated in the Justification Reports for the following: Capital Improvements Element Objective 1.2; Community Facilities Element Goal 1, Objective 1.2, Goal 2, Goal 3, Goal 4, and Objective 4.1; Future Land Use Element Objective 1.3, Policies 1.3.b, 1.3,f.2, 2.4.a, 2.4.c, 2.4,d, 2.4.e, Objective 5.1, Policy 5.2.a, Goal 9, and Policy 9.1; Intergovernmental Coordination Element Objective 1.2, 1.2.d, 1.2,e; and Transportation Element Goal 1. Additionally, references to the Community Facilities and Natural Groundwater Aquifer Recharge Element have been changed to reflect the new element title of Community Facilities Element.

3. *Miscellaneous*

a. The current zoning of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.

RESPONSE: The Rezoning Application form has been amended to reflect that the existing zoning is Alachua County Agricultural. The Justification Reports have also been updated to reflect that the zoning is Alachua County Agricultural.

b. A 50% maximum lot coverage is utilized for industrial uses within the needs analysis and public facilities impact analysis. While this is acceptable, please note FAR maximums are established in Policy 1.5.d.11 of the FLUE.

RESPONSE: A reference to FLUE Policy 1.5.d.11 has been added to the Needs Analysis section, and in the Public Facilities Impact Analysis section, FAR of 0.5 was used consistent with the Industrial acreage being greater than or equal to 5 acres.

c. The applications indicate there is a contract for the sale or option to purchase the property. Recommend the purchaser discuss potential uses with the City.

RESPONSE: We will discuss this with the purchaser. eda is the agent for both the property owner and the potential purchaser, so we have been advising the buyer on potential uses allowed per the City of Alachua Land Development Regulations.

Rezoning Application

4. *Public Facilities Impact Analysis*

a. Revise the reference to application type in the paragraph summarizing transportation impacts on page 14 of the report.

RESPONSE: This change has been made in the Justification Report.

5. *Standards for Rezonings*

a. Response to Section 2.4.2(E)(1)(f): Please address specifically potential impacts to the general area of the property, including potential for excessive traffic, density/intensities of use, building height and bulk, noise, lights, or other physical effects/nuisances.

RESPONSE: The Justification Report has been updated to include additional information related to potential impacts.

b. Response to Section 2.4.2(E)(1)(h): Ensure references to application type are correct (rezoning) and references to designations of the land are correct (zoning).

RESPONSE: The reference has been corrected to refer to zoning and not land use.

Please don't hesitate to contact me at 352-373-3541 if you have any questions.

Sincerely,

Clay Sweger, AICP, LEED AP
Director of Planning

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 18, 2021

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning Assistance Team (PAT) Summary: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 29, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±16.1 acre subject property, comprised of Tax Parcel Number 05970-004-000, from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres and to rezone the subject property from Agricultural (County) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres. A completeness review was performed on May 4, 2021 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:00 AM** on **Thursday, May 20, 2021** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, June 3, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **July 13, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

LSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*
   a. Per Section 2.4.14(H)(2)(i), for proposed developments generating greater than 1,000 external ADT, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. There is a note under the trip distribution for affected roadway segments stating that Segments 3 and 5 do not have impacts above 5% of the MSV. With a distribution of 15%, the impacts to Segments 3 and 5 would be 5.1%

of the MSV (195 / 3,870 = 0.0506), and thus these roadway segments would be affected roadway segments.

b. Confirm the available PM Peak residual capacity are correct for Segments 4 and 9.

2. *Comprehensive Plan Consistency Analysis*
   a. In response to Objectives 1.2 and 1.3 of the COSE, the report references the environmental analysis section of the report. No evaluation of native communities/ecosystems or listed species is provided within the environmental analysis section of the report.
   b. Some Comprehensive Plan GOPs do not reflect recent updates to the Comprehensive Plan. Please revise as needed.

3. *Miscellaneous*
   a. The current zoning of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.
   b. A 50% maximum lot coverage is utilized for industrial uses within the needs analysis and public facilities impact analysis. While this is acceptable, please note FAR maximums are established in Policy 1.5.d.11 of the FLUE.
   c. The applications indicate there is a contract for the sale or option to purchase the property. Recommend the purchaser discuss potential uses with the City.

Rezoning Application

4. *Public Facilities Impact Analysis*
   a. Revise the reference to application type in the paragraph summarizing transportation impacts on page 14 of the report.

5. *Standards for Rezonings*
   a. Response to Section 2.4.2(E)(1)(f): Please address specifically potential impacts to the general area of the property, including potential for excessive traffic, density/intensities of use, building height and bulk, noise, lights, or other physical effects/nuisances.
   b. Response to Section 2.4.2(E)(1)(h): Ensure references to application type are correct (rezoning) and references to designations of the land are correct (zoning).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **May 19, 2021**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 5/19/2021

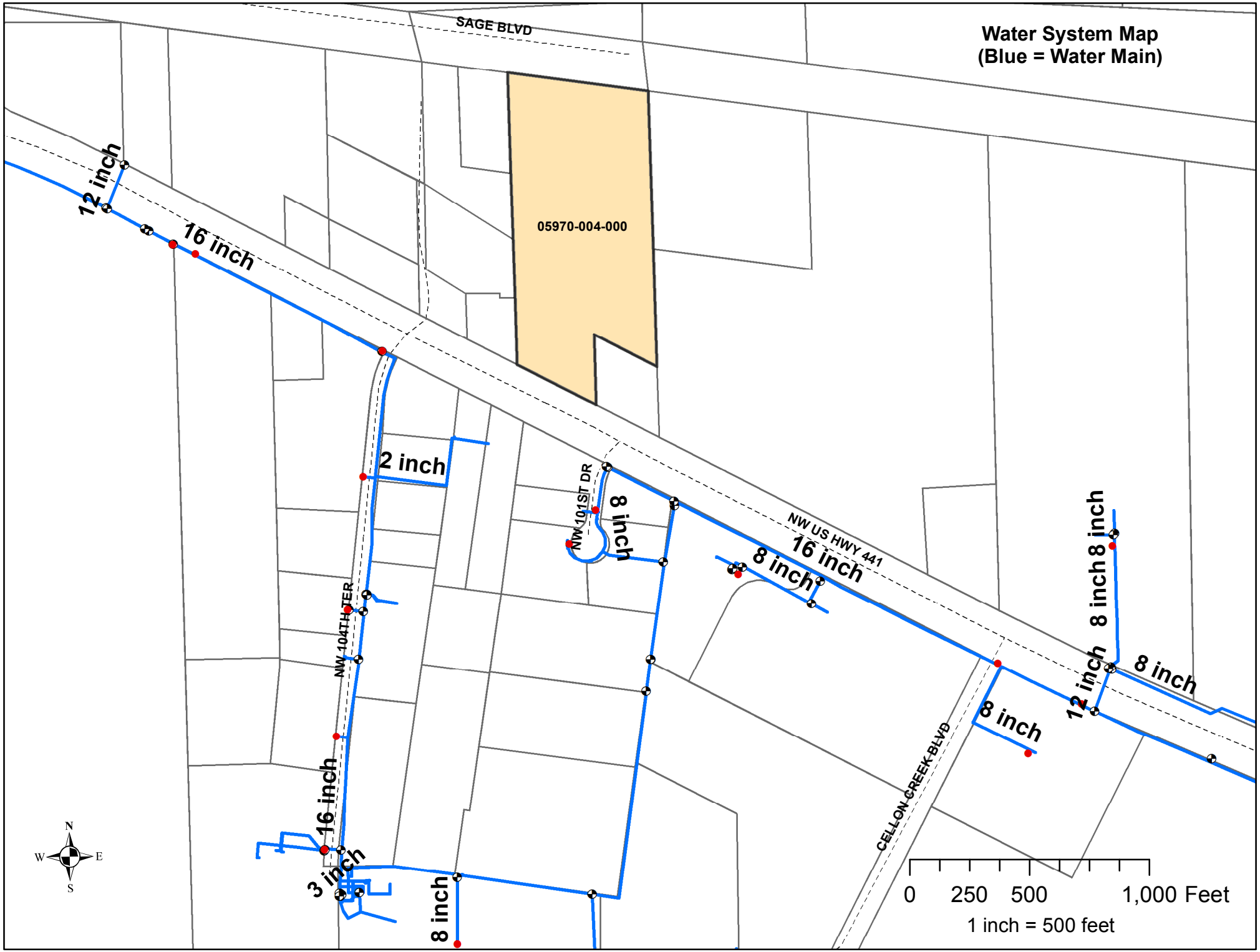
RE: **13663 NW US Hwy 441 Land Use Change**

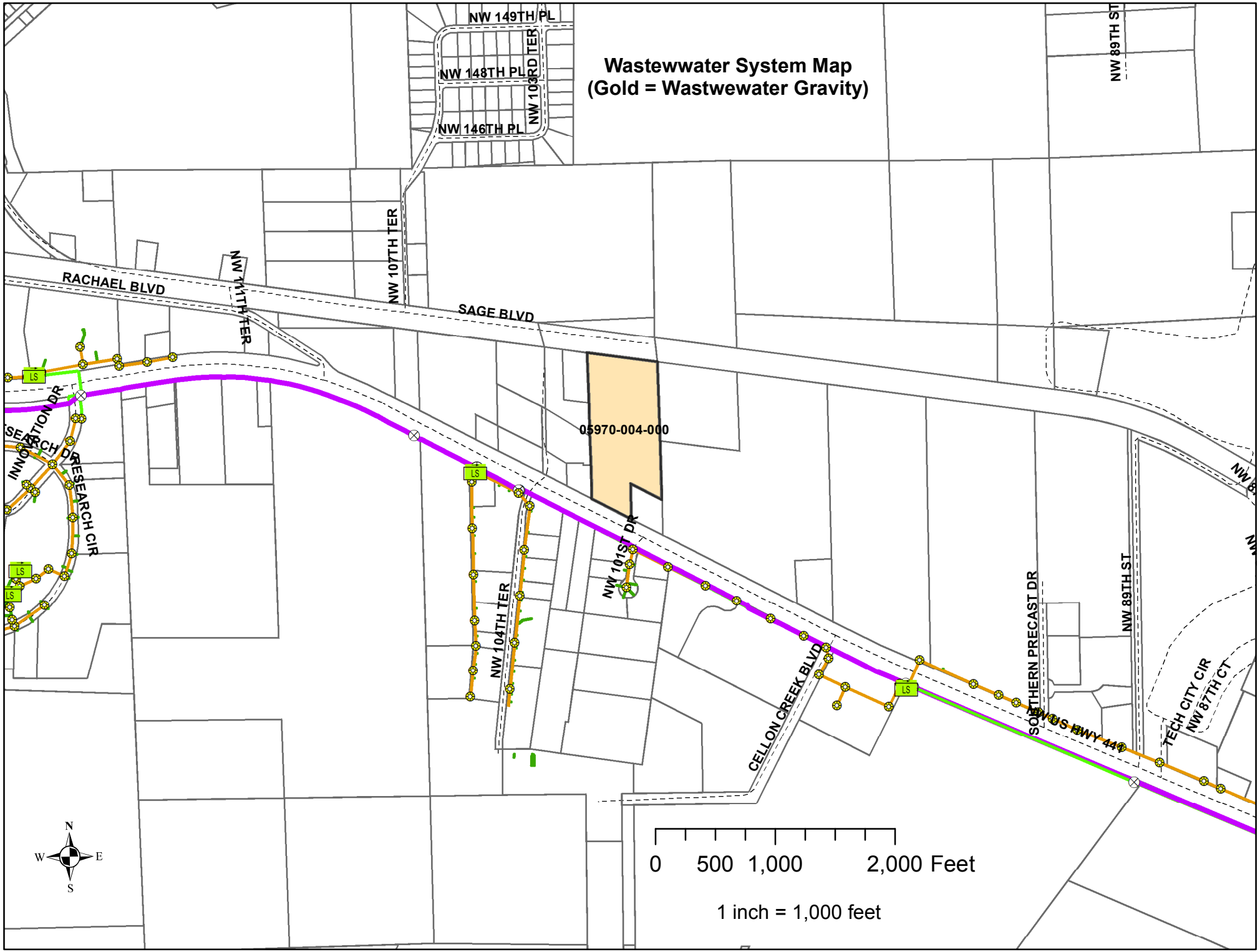
Public Services has reviewed the subject project (May Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on May Submittal** **Water Utility Availability** Although water infrastructure is primarily on the south side of Hwy 441, there are two water mains that cross underneath Hwy 441. Piping from the site could be connected to either of these water mains. Distance from the site to the water main crossings range from 1800 to 2300 ft. See attached map of the water system.
2.	**Comment on May Submittal** **Wastewater Service Availability** There are two gravity wastewater networks on the north side of Hwy 441, same side as the site. The distance from each wastewater network to the site is in the range of 2000-4000 ft. Whether gravity flow from the site to each wastewater network is feasible would need to be evaluated; namely, are the existing manholes deep enough? Suppose a private lift station is installed at the site with discharge to either of these two networks (same side of Hwy 441 as site). This would require an FDOT permit – FDOT may not allow this approach.

NO.	COMMENTS
	Suppose a private lift station is installed at the site with discharge to the nearby existing gravity wastewater mains on the south side of Hwy 441. This would require installing piping underneath Hwy 441, which would require a FDOT permit. Suppose a gravity WW main is installed under Hwy 441 to connect to nearby manholes. This, too, would require a FDOT permit. FDOT would need to be contacted to determine if they find this approach acceptable for a private user. FYI, there is precedent for a gravity main under Hwy 441. But it was for a much larger infrastructure project. See attached wastewater map.
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician


Water System Map
(Blue = Water Main)
SAGE BLVD
05970-004-000
12 inch
16 inch
2 inch
NW 101ST DR
8 inch
NW US HWY 441
16 inch
8 inch
8 inch
8 inch
12 inch
8 inch
NW 104TH TER
16 inch
3 inch
8 inch
8 inch
CELLON CREEK BLVD
N
W
E
S
0
250
500
1,000 Feet
1 inch = 500 feet


Wastewwater System Map
(Gold = Wastwewater Gravity)
NW 149TH PL
NW 148TH PL
NW 146TH PL
NW 103RD TER
NW 89TH ST
NW 107TH TER
NW 111TH TER
RACHAEL BLVD
SAGE BLVD
05970-004-000
INNOVATION DR
RESEARCH CIR
NW 101ST DR
NW 104TH TER
CELLON CREEK BLVD
SOUTHERN PRECAST DR
NW 89TH ST
TECH CITY CIR
NW 87TH CT
LS
N
W
E
S
0 500 1,000 2,000 Feet
1 inch = 1,000 feet

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 4, 2021

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 29, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±16.1 acre subject property, comprised of Tax Parcel Number 05970-004-00, from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (A) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are complete. An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

ORDINANCE 21-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±16.10 ACRES FROM AGRICULTURAL (COUNTY) TO COMMERCIAL INTENSIVE (CI) ON ±6.26 ACRES AND FROM AGRICULTURAL (COUNTY) TO LIGHT & WAREHOUSE INDUSTRIAL (ILW) ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City; and

WHEREAS, on July 1, 2021 the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"); and

WHEREAS, on July 13, 2021 the LPA conducted a quasi-judicial public hearing on the proposed Amendment and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, on July 29, 2021 and on _____, 2021 the City advertised public hearings to be held before the City Commission; and

WHEREAS, on August 9, 2021 and on _____, 2021 the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended on Tax Parcel Number 05970-004-000 from Agricultural (County) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres, in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

PASSED on First Reading the 9th day of August, 2021.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2021.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO FROM AGRICULTURE TO COMMERCIAL:

A portion of Section 19, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 03°33'57" East, 26.51 feet to a point on the south Right of Way Line of the CSX Transportation Inc. Railroad Right of Way (200' Right of Way); thence South 83°46'57" East, along said south Right of Way Line, 2021.98 feet; thence South 03°02'43" East, 694.73 feet to the Point of Beginning; thence continue South 03°02'43" East, 456.39 feet; thence North 64°10'00" West, 295.00 feet; thence South 03°02'43" East, 295.00 feet to a point on the north Right of Way Line of State Road No. 25 (U.S. Highway No. 441, 200' Right of Way); thence North 64°10'00" West, along said north Right of Way Line, 371.33 feet; thence North 03°02'43" West, 444.69 feet; thence North 88°26'17" East, 583.67 feet to the Point of Beginning.

Containing 6.26 Acres (272,734 Square Feet), more or less.

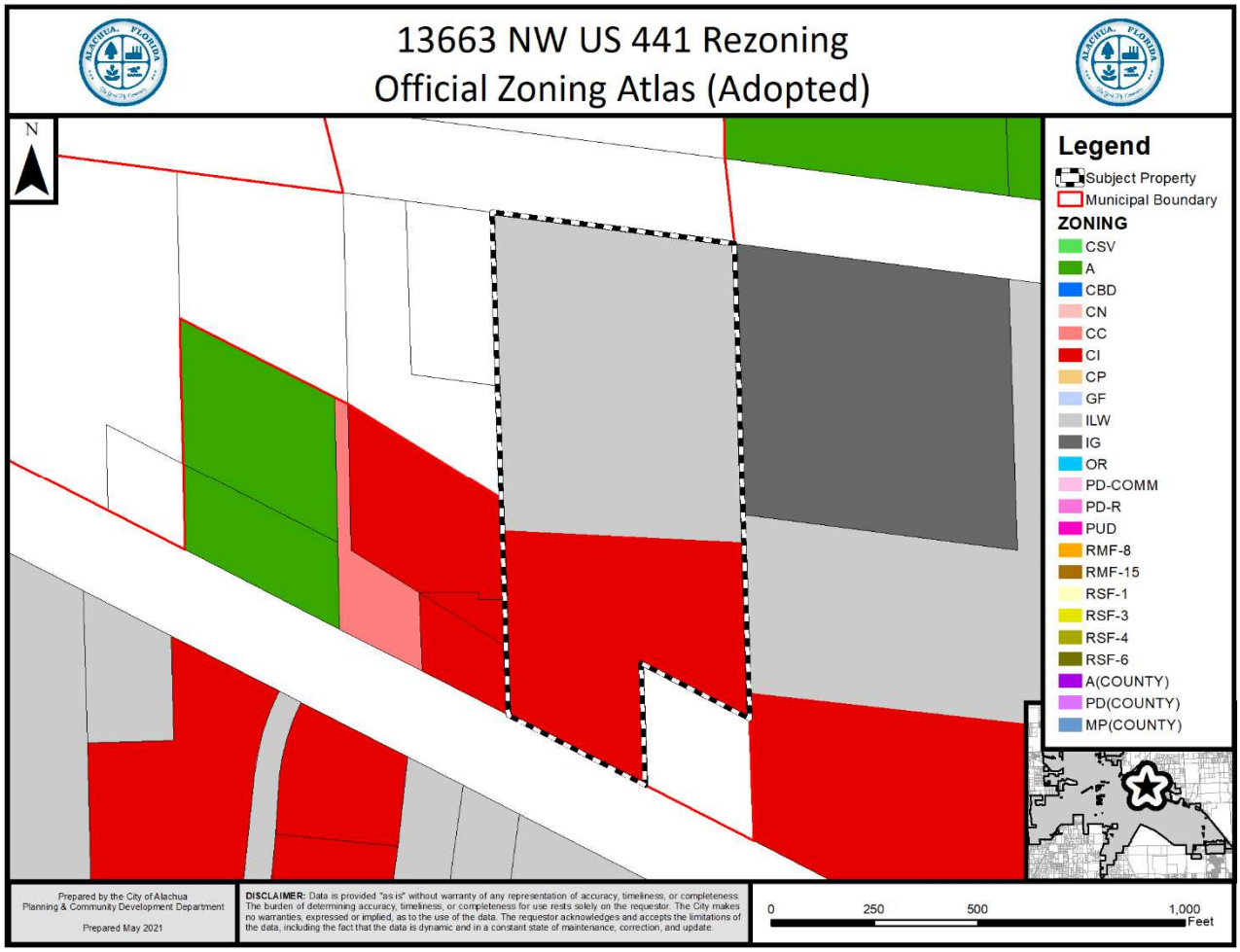
LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO FROM AGRICULTURE TO INDUSTRIAL:

A portion of Section 19, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 03°33'57" East, 26.51 feet to a point on the south Right of Way Line of the CSX Transportation Inc. Railroad Right of Way (200' Right of Way); thence South 83°46'57" East, along said south Right of Way Line, 1430.80 feet to the Point of Beginning; thence continue South 83°46'57" East, along said south Right of Way Line, 591.18 feet; thence South 03°02'43" East, 694.73 feet; thence South 88°26'17" West, 583.67 feet; thence North 03°02'43" West, 774.78 feet to the Point of Beginning.

Containing 9.84 Acres (428,708 Square Feet), more or less.

EXHIBIT "B"


13663 NW US 441 Rezoning
Official Zoning Atlas (Adopted)
N
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared May 2021
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0 250 500 1,000
Feet

Central Florida.

"Giving back to the community is an integral part of our business model," Scenthound Gainesville's

said. "We pull animals from 18 local county shelters and many times they are in serious need of both a bath and grooming.

in Alachua County, Florida. For over 40 years, the organization has worked to achieve its goal of becoming a community where no

org/ or https://www.scenthound.com/.

The Humane Society of North Central Florida was created in 2018 when the

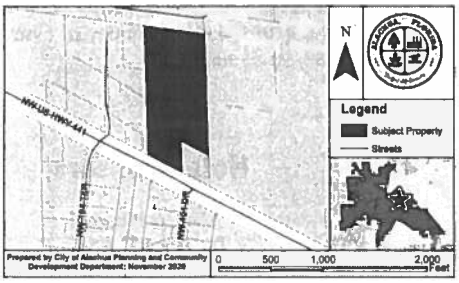
The Humane Society of North Central Florida is a limited intake, no-kill animal rescue shelter. The

Email editor@alachuatoday.com

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 13, 2021 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres; located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive; consisting of Tax Parcel Number 05970-004-000. Existing FLUM: Agriculture; Proposed FLUM: Commercial (±6.26 acres) and Industrial (±9.84 acres); Existing Zoning: Agriculture (County).



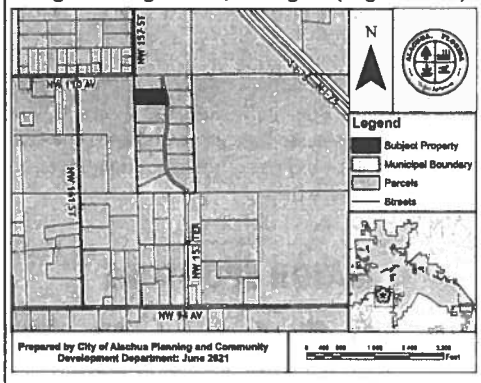
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 01, 2021)

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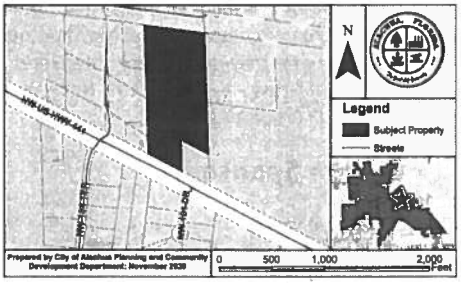
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Empty booths and a few pieces of kitchen equipment remain inside the recently closed Bagels Unlimited in Gainesville's 34th Street Plaza. BRAD MCCLENNY/GAINESVILLE SUN

Bagels

Continued from Page 3A

learning from constructive criticism," Hill said. "If people didn't like what they had, I'd be all ears."

In 2000, Bagels Unlimited moved to another, larger spot in the same plaza, where Kebab House is currently, then moved again to the current Bagels & Noodles location in Midtown from 2006 to 2010 to maneuver around rising rent costs.

When the Midtown landowner failed to renew the Bagels Unlimited lease, the original location happened to be available again at a lower rent.

Hill said building relationships with customers that lasted decades meant a lot. He served a pregnant woman breakfast and watched as her children grew up and went to college.

He partnered with the University of Florida athletic department to serve football, softball and soccer players 150 meals before 7 a.m.

Many people would say it was the best breakfast they'd ever had or they wanted a second helping.

"It made you feel important," Hill said.

Like most restaurants, operating during the pandemic was akin to cycling up a steep hill. Bagels Unlimited ceased indoor dining as per Florida's mandate but continued to take carry out and delivery orders for the duration of the pandemic.

"I survived, but for a while there it was pretty much me by myself," he said. On weekends, another employee would join to take call-in orders as Hill made all meals in the kitchen.

When Bagels Unlimited reopened for dine-in, Hill planned to get a coronavirus vaccine as quickly as he could. But the virus got to him first.

For Hill it started with a funny feeling in his throat in mid-April. By the end of the week, he could barely walk.

He was admitted to intensive care in the hospital and required oxygen treatment, though he wasn't put on a ventilator. Hill later tested negative for the virus and was moved to a regular hospital room, though doctors kept him under observation as his oxygen levels slowly rose. He finally left the hospital, nearly a month later, on May 14.

"I wouldn't wish that on anybody, what I went through," Hill said.

He's not out of the woods yet. Hill has lingering nerve damage in his hands and has trouble grasping items. He never developed some common symptoms of the virus, like loss of taste or smell.

He has to wait until 90 days have passed since his hospitalization discharge to get vaccinated against COVID-19 as he wanted to months ago.

While he was battling the worst of the virus, a Bagels Unlimited waiter and their partner tried to keep the space open, but it didn't work out long term.

Facing a mountain of rent bills and still struggling with illness, Hill decided it was time to say goodbye to the business he had run for nearly 30 years.

"Finally, I just had to close the doors and walk away," he said.

Emily Mavrakis reports on business and Alachua County government. She can be reached by email at emavrakis@gvillesun.com and on Twitter @emmavrakis.

McGraw

Continued from Page 3A

ernor's actions and believes he should respect the votes of the citizens who elected McGraw, according to a press release handed out by the the group's press release said.

Evelyn Foxx, chairwoman of the local NAACP branch, said McGraw took all the proper steps to become a candidate and the Election Canvassing Board certified her as the winner.

"We were totally devastated and appalled at the governor doing that while it's in the court system," Foxx said.

A emergency injunction was filed against McGraw by four plaintiffs, among them Khanh Lien-Banko, who ran against McGraw for the school board seat.

Circuit Judge Donna Keim denied their request for an injunction, stating that they didn't offer sufficient evidence that they would be harmed by McGraw remaining on the board and continuing to vote while the issue is sorted out.

"It was supposed to go through the court system and it didn't, he did not allow that. And that's not apart of his executive responsibility," Foxx said.

When McGraw was elected to her seat in August it gave the board its first ever Black female majority. Since then they forced previous superintendent Karen Clarke to resign early and hired Carlee Simon as the interim superintendent. They then voted for her to have the position permanently.

Trump rally

Continued from Page 3A

speak to that."

Ferré noted that the Florida GOP has been encouraging donations to the Surfside relief effort and said that will continue.

"We are deeply saddened by the tragedy at Surfside," Ferré said, adding: "There are just no words to express the sadness and sorrow we all feel towards that tragedy. All we can do is try to provide increased opportunities to be able to speak to that tragedy and, while families get together and engage over this long holiday weekend, to provide an opportunity to encourage them to contribute to the victims and their families."

The rally is being billed as a joint event hosted by Trump and the Florida GOP, which has a fundraiser planned to raise money for the 2022 election.

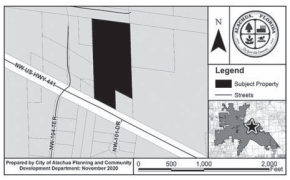
Trump currently is scheduled to speak at 8 p.m., with fireworks at 9 p.m.

"The governor's very glad that the president is holding the rally in Sarasota and that it's going to be about celebrating the birth of our nation."

Florida GOP Executive Director Helen Aguirre Ferré

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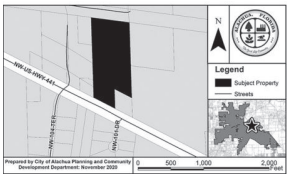


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GF-25159433

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GF-25159768

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+ instacart

Prices vary from in-store. Fees, tips & taxes may apply. Subject to terms & availability.



GF-24836113

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/28/2021 FOR THE 13663 NW US 441
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

2 Rezoning & LSCPA on same sign
(Number of signs)

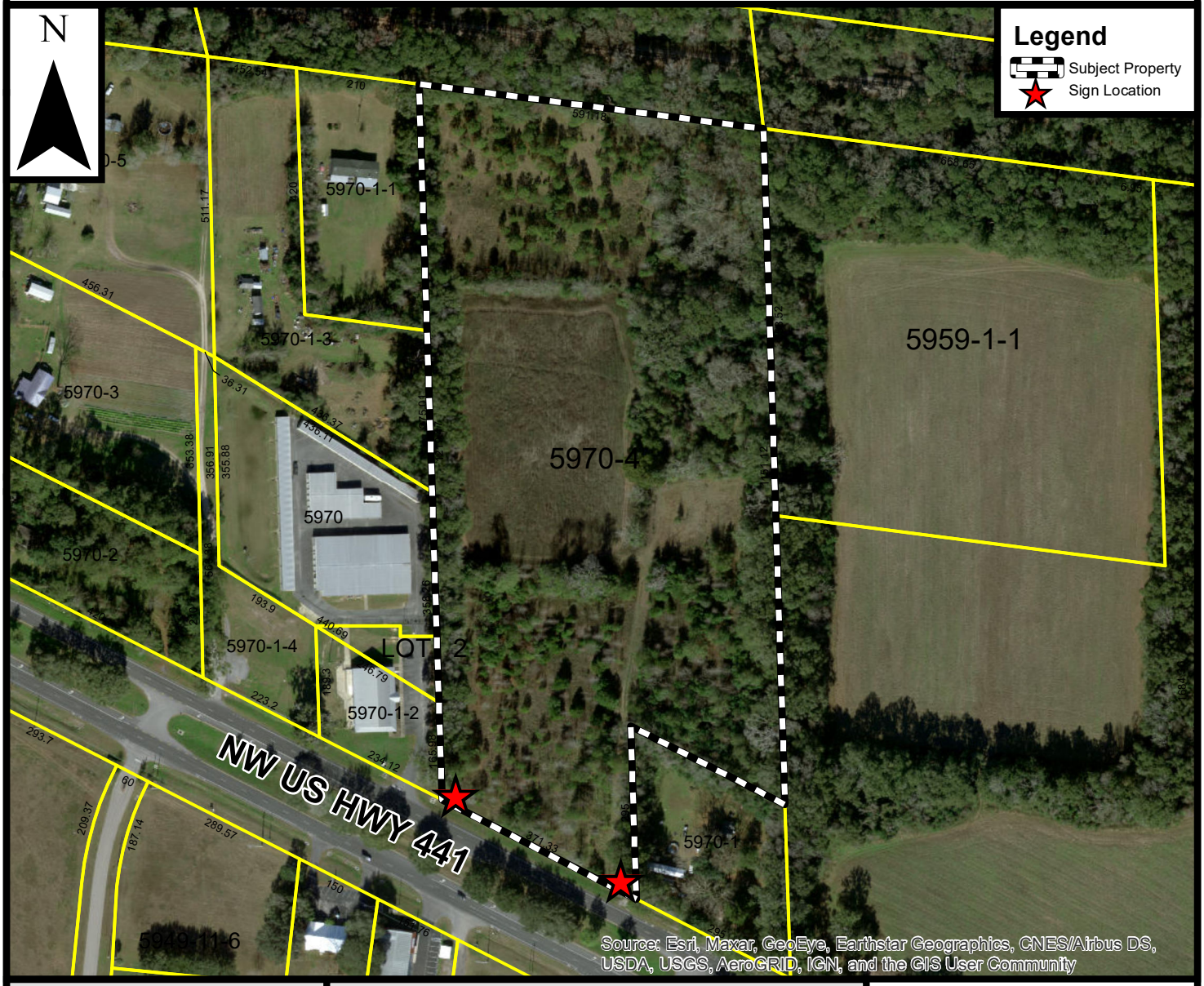
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

13663 NW US 441
LSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2021

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

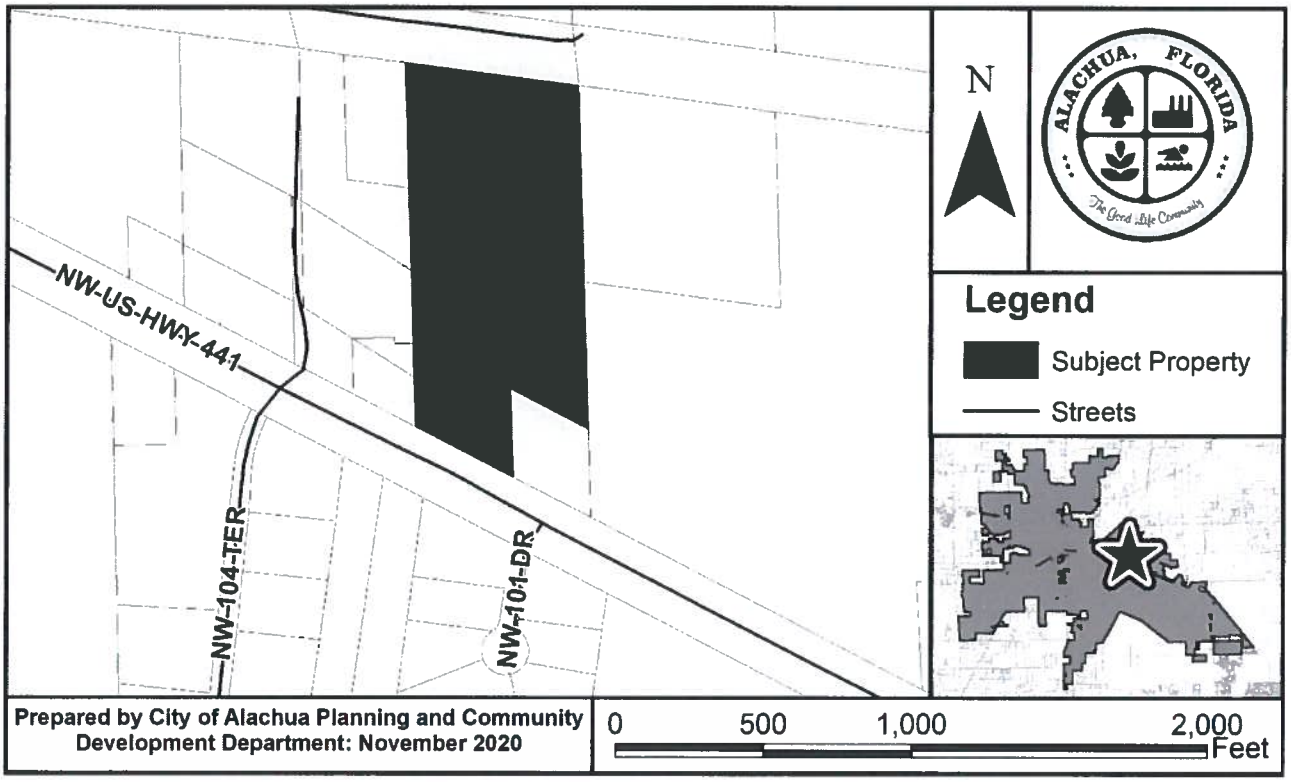
0 100 200 400 Feet

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 6/28/21
KC

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 13, 2021 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres; located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive; consisting of Tax Parcel Number 05970-004-000. Existing FLUM: Agriculture; Proposed FLUM: Commercial (±6.26 acres) and Industrial (±9.84 acres); Existing Zoning: Agriculture (County).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

AVERY 5160

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

TCMOA President
10000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
P.O. Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave.
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
P.O. Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

AVERY 5160

05970-001-002
MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA, FL 32615

05970-001-003
CRUCE RICHARD L & PEGGY
14035 NW 104TH TER
ALACHUA, FL 32615

05965-000-000
Essa Jr Trustee & Gallaway Trustee Et Al
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

05970-001-004
STOR- ALL SELF STORAGE LLC
4249 WJISPERWOOD CIR
VALDOSTA, FL 31602-4962

05964-002-001
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05849-004-000
HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-001-001
CRUCE JESSIE O JR
14065 NW 104TH TER
ALACHUA, FL 32615

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

92060-517-900 & 92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

05964-002-000
Upland Industrial Park Owners Assn Inc
6318 NW 18TH DR
GAINESVILLE, FL 32653

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05970-004-000
ENVISION SEVEN LIMITED LIABIL
1818 SW 28TH ST
OCALA, FL 34474

05970-000-000
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

05970-005-000
RAWLINS ARTHUR & BARBARA
PO BOX 851
ELKIN, NC 28621-0851

05848-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

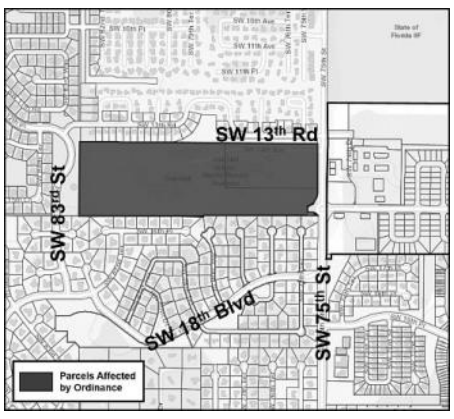
Etiquettes d'adresse Easy Peel

NOTICE OF ZONING CHANGE

The City of Gainesville, Florida, proposes to adopt the following ordinance rezoning a certain property as shown on the map in the advertisement as more fully set forth in the ordinance, the title of which appears below. A first reading for the ordinance will be held on Thursday, August 5, 2021 at 6:00 PM or as soon thereafter as may be heard. The meeting will be held in the City Hall Auditorium, 200 E. University Avenue, Gainesville, Florida. A copy of the ordinance may be inspected by any member of the public at the office of the Clerk of the Commission located at 200 East University Avenue, Gainesville, Florida during regular business hours. Interested parties may appear at the meeting and be heard regarding the amendment.
FOR INFORMATION CALL, 352-334-5022.

Interested parties may participate in the meeting and be heard regarding the amendment.
Public access to this virtual meeting can be accomplished as follows:
ATTEND IN-PERSON: 200 East University Avenue.
LIVE MEETING COVERAGE: View and/or listen to the meeting.
- City of Gainesville Website:
- https://www.cityofgainesville.org/CommunicationsOffice/Community12TV/LiveWebStreaming.aspx
- Broadcast on Cox Cable Channel 12
- City of Gainesville Facebook: https://www.facebook.com/GainesvilleFL/ (optional/courtesy)
PUBLIC COMMENT: Submit written or verbal comments on the agenda before and during the meeting.
- By mail to the City of Gainesville, Clerk of the Commission: P.O. Box 490, Station 19, 32627-0490
- By email to citycomm@cityofgainesville.org
- By phone before the meeting to the Clerk of the Commission Office at 352-334-5015
- By e-comment to https://gainesville.legistar.com/Calendar.aspx
  Visit the "Agenda & Minutes" page on the City's website www.cityofgainesville.org
  Click the "eComment" link for this meeting agenda to leave comments on specific items.
- Live Comment by Phone during the meeting
  Dial the Toll Free Number: 1(800) 876-7516 from your phone.
  A moderator will call on you when it is your turn to speak
  Please mute the sound on your computer/devise if you are watching the meeting online
  State your name clearly for the record. Each speaker will have three minutes to comment
All written comments submitted shall be made a part of the public record. If any member of the public requires additional information about this City Commission meeting or has any questions about how to submit a public comment at the meeting, please contact:
Omichele D. Gainey, City Clerk
City of Gainesville
200 East University Avenue, First Floor
Gainesville, FL 32601
352-334-5015
clerks@cityofgainesville.org
Please contact the Clerk's Office at 352-334-5015 to report issues with the technology that the City is using (not the technology members of the public are using) to provide public access (viewing, listening and/or commenting) to the meeting.
Persons with disabilities who require assistance to participate in the meetings are requested to notify the Equal Opportunity Office at 352-334-5051, or call the TDD phone line at 352-334-2069 at least two business days in advance of the meeting.

Ordinance No. 200724
An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 42.973 acres of property known as Oak Hall School generally located at 1700 SW 75th Street, as more specifically described in this ordinance, from Alachua County Planned Development (PD) to City of Gainesville Planned Development (PD); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.



All persons are advised that, if any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

GF-25599011

AMENDING THE FUTURE LAND USE

The City of Gainesville, Florida, proposes to adopt the following ordinance amending the Future Land Use as more fully set forth in the ordinance, the title of which appears below. A first reading for the ordinance will be held on Thursday, August 5, 2021 at 6:00 PM or as soon thereafter as may be heard. The meeting will be held in the City Hall Auditorium, 200 E. University Avenue, Gainesville, Florida. A copy of the ordinance may be inspected by any member of the public at the office of the Clerk of the Commission located at 200 East University Avenue, Gainesville, Florida during regular business hours. Interested parties may appear at the meeting and be heard regarding the amendment.
FOR INFORMATION CALL, 352-334-5022.

Interested parties may participate in the meeting and be heard regarding the amendment.
Public access to this virtual meeting can be accomplished as follows:
ATTEND IN-PERSON: 200 East University Avenue.
LIVE MEETING COVERAGE: View and/or listen to the meeting.
- City of Gainesville Website:
- https://www.cityofgainesville.org/CommunicationsOffice/Community12TV/LiveWebStreaming.aspx
- Broadcast on Cox Cable Channel 12
- City of Gainesville Facebook: https://www.facebook.com/GainesvilleFL/ (optional/courtesy)
PUBLIC COMMENT: Submit written or verbal comments on the agenda before and during the meeting.
- By mail to the City of Gainesville, Clerk of the Commission: P.O. Box 490, Station 19, 32627-0490
- By email to citycomm@cityofgainesville.org
- By phone before the meeting to the Clerk of the Commission Office at 352-334-5015
- By e-comment to https://gainesville.legistar.com/Calendar.aspx
  Visit the "Agenda & Minutes" page on the City's website www.cityofgainesville.org
  Click the "eComment" link for this meeting agenda to leave comments on specific items.
- Live Comment by Phone during the meeting
  Dial the Toll Free Number: 1(800) 876-7516 from your phone.
  A moderator will call on you when it is your turn to speak
  Please mute the sound on your computer/devise if you are watching the meeting online
  State your name clearly for the record. Each speaker will have three minutes to comment
All written comments submitted shall be made a part of the public record. If any member of the public requires additional information about this City Commission meeting or has any questions about how to submit a public comment at the meeting, please contact:
Omichele D. Gainey, City Clerk
City of Gainesville
200 East University Avenue, First Floor
Gainesville, FL 32601
352-334-5015
clerks@cityofgainesville.org
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Persons with disabilities who require assistance to participate in the meetings are requested to notify the Equal Opportunity Office at 352-334-5051, or call the TDD phone line at 352-334-2069 at least two business days in advance of the meeting.

Ordinance No. 200723
An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 42.973 acres of property known as Oak Hall School generally located at 1700 SW 75th Street, as more specifically described in this ordinance, from Alachua County Institutional to City of Gainesville Education (E); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date



All persons are advised that, if any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

GF-25598893

Home

Continued from Page 3A

Last year, Jenkins introduced herself to Ian Stone, who bought the Wright House in April 2020, while leading a tour group at a nearby Rosewood memorial site.

"I think he picked up the passion in my heart," she said.

During another visit to the house in February, Stone told Jenkins he and his wife were selling the house. Stone initially offered the building to Jenkins for $100,000, provided the group could move the house off of the property.

In July, Jenkins, members of the foundation and the Stone family met to discuss details of the sale over lemonade and cookies on the porch of the Wright House.

But Stone revealed he planned to donate the building to the Real Rosewood Foundation.

"All of us almost fell over out of our chairs," Jenkins said. "I was just absolutely taken aback."

The Real Rosewood Foundation has a Memorandum of Understanding with the Stones and expects to receive a deed for the building soon. In the meantime, the foundation is working on a way to move the house off the Stones' property and onto its own about 35 miles away.

The Real Rosewood Foundation owns 29 acres in Archer, where Jenkins plans to relocate the Wright House. She also hopes to build a small replica of Rosewood around the building, complete with a museum and baseball diamond, an homage to the old town's baseball team. The museum will both show and tell the story of the massacre.

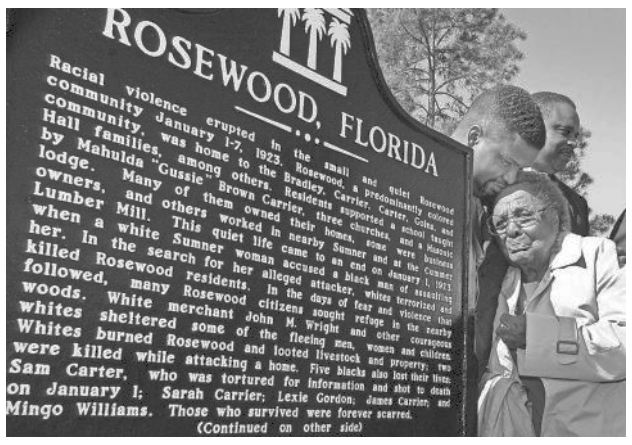
In January 1923, Fannie Coleman Taylor, a married white woman, claimed a Black man sexually assaulted her. A white mob, including Ku Klux Klan members in Gainesville for a New Year's Eve parade, travelled to Rosewood, killed Black residents and burned the town for three days.

As the mob grew to 200 or 300 people, John and Mary Wright sheltered survivors in their home.

At least six Black people and two white people died, though some estimates put the number far higher. Those who escaped and survived by hiding in nearby swamps never returned and the town was abandoned.

The John Wright House is the only standing landmark of Rosewood. It has changed hands many times over the years, but efforts to buy and preserve it cropped up in 2018, when the property went on the market.

Sherry Dupree, a member of the Rosewood Heritage Foundation, said her organization tried to buy the house three years ago, but the price tag of more than



Rosewood survivor Robie Mortin is comforted by Florida Rep. Ed Jennings Jr. after Mortin's unveiling of a historical marker at the Rosewood site in Levy County in Mary 2004. DOUG FINGER/THE GAINESVILLE SUN

$300,000 was too much for the foundation to raise in too little time.

"We couldn't come up with the money at that time," Dupree said. "We had some activities, but we didn't come near the amount of money that was needed for that home."

Dupree said it doesn't matter to her which organization acquires the Wright House as long as someone is able to preserve the building.

"I think it's going to be wonderful," she said. "We'll support (Jenkins) however she asks us to support her — we'll be right there to help out."

And Jenkins said the foundation's big plans will require a lot of help.

"People are coming out of the woodwork," she said. "They want to help. They want to be a part of this history."

With the help of Kalai Mathee, a professor at Florida International University in Miami, 40 FIU architecture students designed renderings of the Rosewood replica.

Jenkins says the foundation has narrowed the entries down to six models and will pick a finalist soon.

The foundation was told by movers that the house may be too large and too old to transport to its new home. If this proves to be the case, Jenkins said the foundation will build a replica house on the new site with scraps of the original building.

"We will bring what we can — the stairs, windows, doors, paneling, wood," she said. "Whatever we can move."

The Real Rosewood Foundation doesn't have a timeline for the project, but Jenkins plans to keep working with the help of volunteers.

"Even if the place is not complete, we're still going to celebrate," Jenkins said.

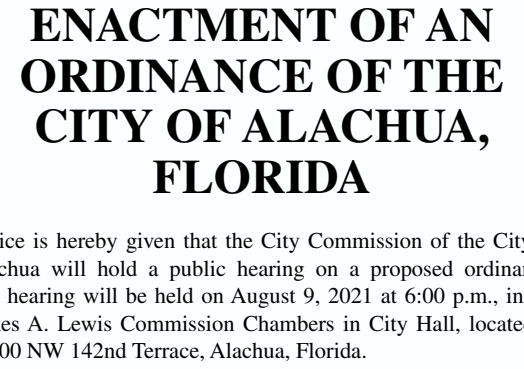
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 9, 2021 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 21-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±16.10 ACRES FROM AGRICULTURAL (COUNTY) TO COMMERCIAL INTENSIVE (CI) ON ±6.26 ACRES AND FROM AGRICULTURAL (COUNTY) TO LIGHT & WAREHOUSE INDUSTRIAL (ILW) ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

July 29, 2021

GF-25568517

GF-25568857

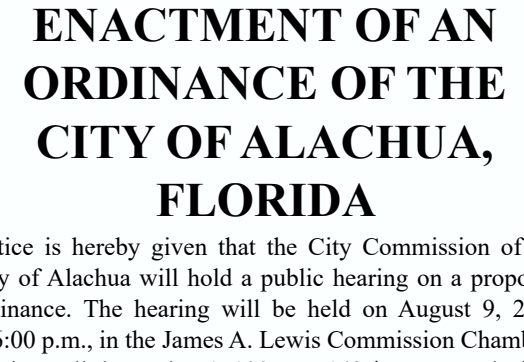
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The ordinance title is as follows:

ORDINANCE 21-09

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±16.10 ACRES FROM AGRICULTURE TO COMMERCIAL ON ±6.26 ACRES AND FROM AGRICULTURE TO INDUSTRIAL ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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July 29, 2021

City of ALACHUA

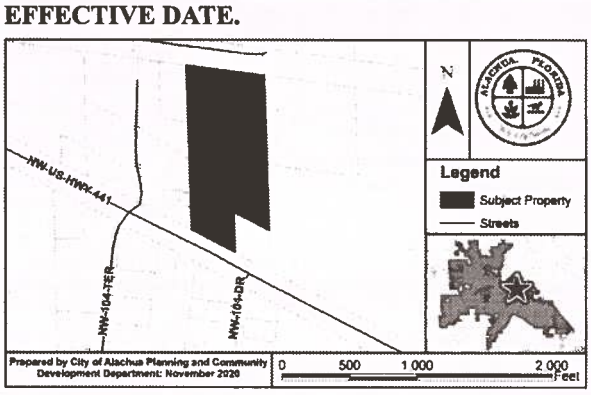
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(Published: Alachua County Today - July 29, 2021)

City of ALACHUA

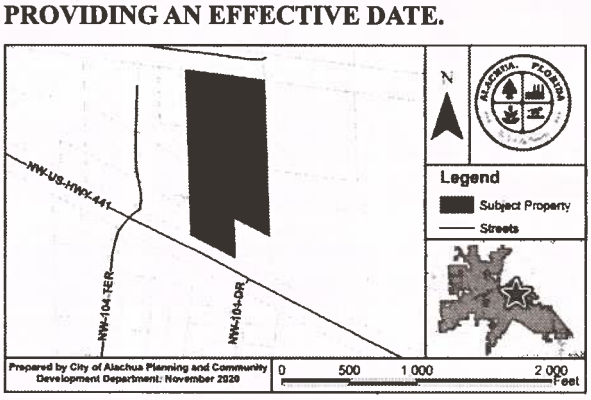
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The ordinance title is as follows:

ORDINANCE 21-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±16.10 ACRES FROM AGRICULTURAL (COUNTY) TO COMMERCIAL INTENSIVE (CI) ON ±6.26 ACRES AND FROM AGRICULTURAL (COUNTY) TO LIGHT & WAREHOUSE INDUSTRIAL (ILW) ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 29, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/28/2021 FOR THE 13663 NW US 441
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

2 Rezoning & LSCPA on same sign
(Number of signs)

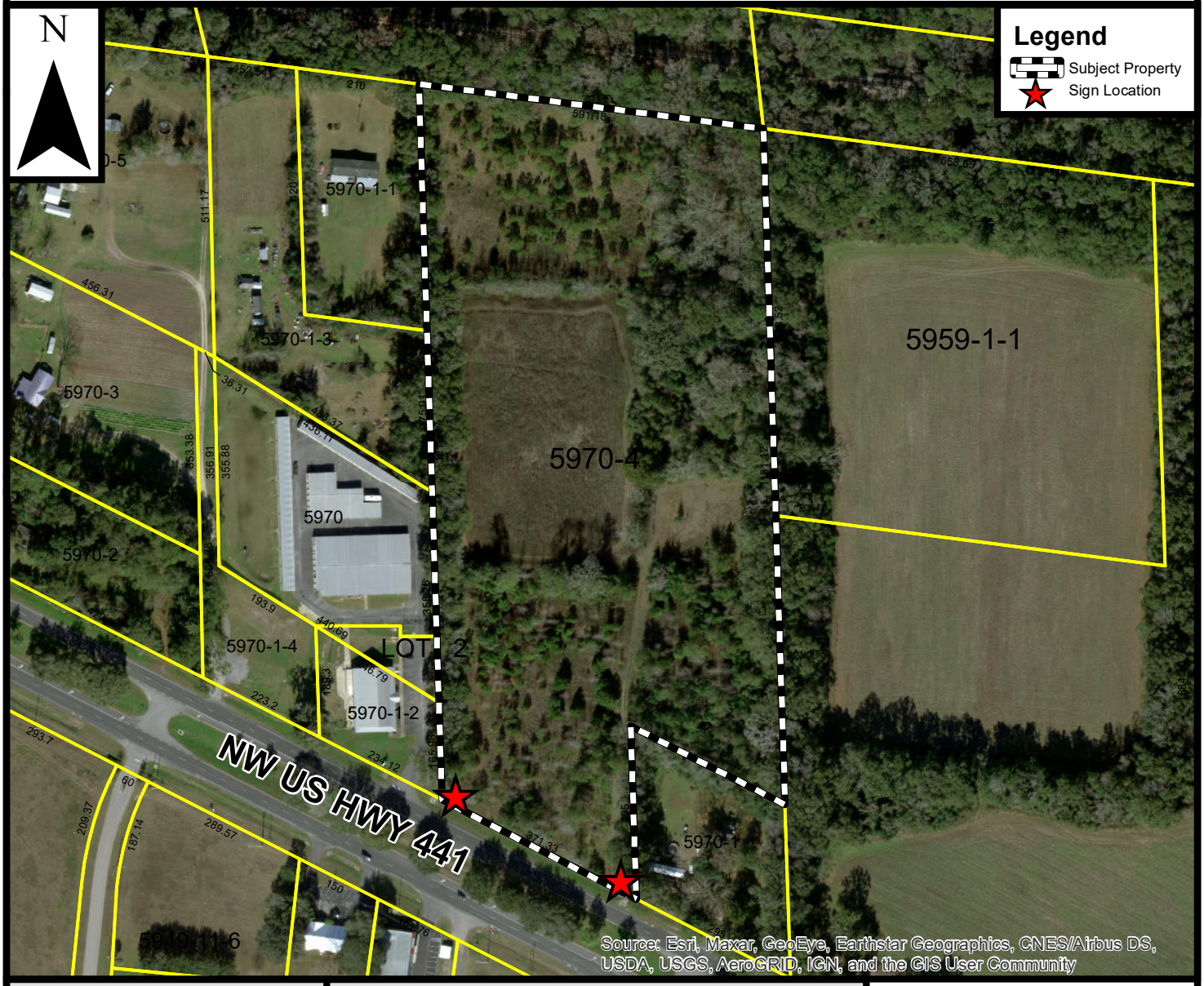
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

13663 NW US 441
LSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2021

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 100 200 400 Feet

City of ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 7/26/21

RC

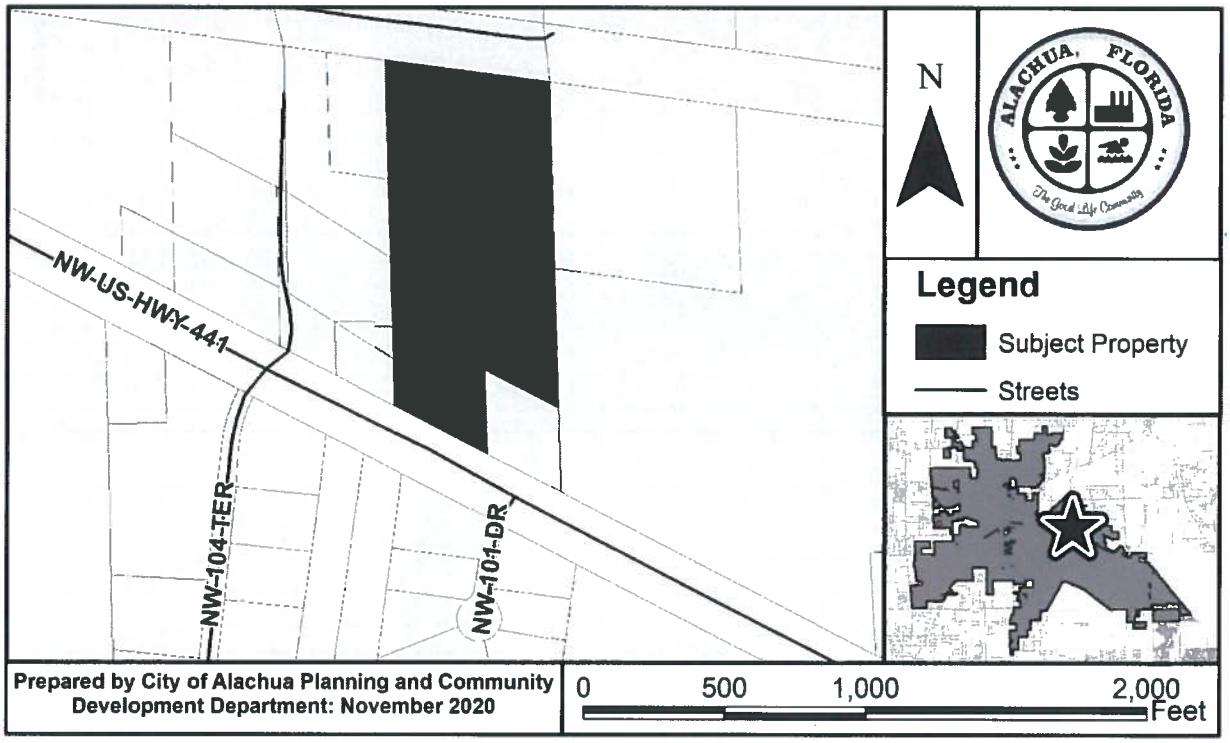
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 9, 2021 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 21-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±16.10 ACRES FROM AGRICULTURAL (COUNTY) TO COMMERCIAL INTENSIVE (CI) ON ±6.26 ACRES AND FROM AGRICULTURAL (COUNTY) TO LIGHT & WAREHOUSE INDUSTRIAL (ILW) ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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05970-001-002
MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA, FL 32615

05970-001-003
CRUCE RICHARD L & PEGGY
14035 NW 104TH TER
ALACHUA, FL 32615

05965-000-000
Essa Jr Trustee & Gallaway Trustee Et Al
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

05970-001-004
STOR- ALL SELF STORAGE LLC
4249 WJISPERWOOD CIR
VALDOSTA, FL 31602-4962

05964-002-001
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05849-004-000
HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-001-001
CRUCE JESSIE O JR
14065 NW 104TH TER
ALACHUA, FL 32615

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

92060-517-900 & 92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT. J-910
JACKSONVILLE, FL 32202-4423

05964-002-000
Upland Industrial Park Owners Assn Inc
6318 NW 18TH DR
GAINESVILLE, FL 32653

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05970-004-000
ENVISION SEVEN LIMITED LIABIL
1818 SW 28TH ST
OCALA, FL 34474

05970-000-000
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

05970-005-000
RAWLINS ARTHUR & BARBARA
PO BOX 851
ELKIN, NC 28621-0851

05848-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

TCMOA President
10000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
P.O. Box 115050
Gainesville, FL 32611

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FDEP
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Gainesville, FL 32641

Jeannette Hinsdale
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Alachua, FL 32616

Lynn Coullias
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Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
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Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

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City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/9/2021
SUBJECT: Ordinance 21-11, First Reading; Amending Code Section 38 - Utility Rates Water & Wastewater
PREPARED BY: Rodolfo Valladares, Public Services Director

RECOMMENDED ACTION:
Approve Ordinance 21-11 on First Reading and schedule Second and Final Reading for August 23, 2021.

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 2020 for the Fiscal Year 2021 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 which are sufficient to meet the expenses associated with providing utility service to our residents. Staff proposes an increase in its water, wastewater, and reclaimed water rates 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 adjustment 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 1.17%.

Staff was not able to develop proposed water, wastewater, and reclaimed water rates by applying the FPSC Price Index. As identified in Ordinance 21-11, the proposed rate increase is:

- 3%, to amend the water rates, and
- 2%, to amend the wastewater, and reclaimed rates.

The proposed rates provide for changes to the customer charge, availability charge and consumption charge as identified below:

Water:

Customer Charge	**Existing**	**Proposed**	
	$8.62	$8.88	per month
Residential Service	**Existing**	**Proposed**	
Tier 1 (0-4,000 gallons)	$2.05	$2.11	per 1,000 gallons
Tier 2 (4,001 - 8,000 gallons)	$2.67	$2.75	per 1,000 gallons
Tier 3 (8,001 gallons and above)	$3.99	$4.11	per 1,000 gallons
Non-Residential Service	**Existing**	**Proposed**	
Tier 1 (all consumption)	$2.67	$2.75	per 1,000 gallons

Irrigation Service	Existing	Proposed	
Tier 1 (all consumption)	$3.99	$4.11	per 1,000 gallons

Availability Charge	Existing	Proposed	
5/8" x 3/4"	$1.13	$1.16	per month
1	$2.88	$2.97	per month
1 1/2	$6.50	$6.70	per month
2	$11.53	$11.88	per month
3	$25.95	$26.73	per month
4	$46.09	$47.47	per month
6	$103.76	$106.87	per month
8	$184.46	$189.99	per month

Wastewater:

Customer Charge	Existing	Proposed	
	$11.30	$11.53	per month

Residential Service	Existing	Proposed	
	$5.94	$6.06	per 1,000 gallons

Non-Residential Service	Existing	Proposed	
	$8.26	$8.43	per 1,000 gallons

Reclaimed Water:

Customer Charge	Existing	Proposed	
	$8.49	$8.66	per month

Consumption Charge	Existing	Proposed	
	$0.77	$0.79	per 1,000 gallons

The City Commission held a workshop to review utility rates on July 26, 2021. 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

- FIRST_READING_Ordinance_21-11_Water_and_Wastewater_Rates
- Ordinance 21-11 Ad (1st Reading) publication 07292021

ORDINANCE 21-11

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF CHAPTER 38 OF THE CITY OF ALACHUA CODE OF ORDINANCES: SECTION 38-102(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 38-140(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 38-102(a)(1), Section 38-102(a)(2) Section 38-102(a)(3), 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 38-102. 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	~~$8.62~~ $8.88 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"	~~$1.13~~ $1.16 per month
1"	~~$2.88~~ $2.97 per month
1 ½"	~~$6.50~~ $6.70 per month
2"	~~$11.53~~ $11.88 per month
3"	~~$25.95~~ $26.73 per month
4"	~~$46.09~~ $47.47 per month
6"	~~$103.76~~ $106.87 per month
8"	~~$184.46~~ $189.99 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)	~~$2.05~~ $2.11 per 1,000 gallons
Tier 2 (4,001 – 8,000 gallons)	~~$2.67~~ $2.75 per 1,000 gallons
Tier 3 (8,001 gallons and above)	~~$3.99~~ $4.11 per 1,000 gallons

NON-RESIDENTIAL (Commercial, Industrial and Fire Line Service)

Tier 1 (All consumption)	~~$2.67~~ $2.75 per 1,000 gallons

IRRIGATION (Residential and Non-Residential Service)

Tier 1 (All Consumption)	~~$3.99~~ $4.11 per 1,000 gallons

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	~~$11.30~~ $11.53 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	~~$5.94~~ $6.06 per 1,000 gallons
NON-RESIDENTIAL (Commercial & Industrial)	~~$8.26~~ $8.43 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	~~$8.49~~ $8.66 per month

(2) Reclaimed water usage charge(s). Each customer must pay for reclaimed water withdrawn from the City reclaimed water system.

CONSUMPTION CHARGE	~~$0.77~~ $0.79 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 9th day of August, 2021.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading on the 23rd day of August, 2021.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

City of ALACHUA

PUBLIC 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 9, 2021 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 21-11

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF CHAPTER 38 OF THE CITY OF ALACHUA CODE OF ORDINANCES: SECTION 38-102(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 38-140(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 29, 2021)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/9/2021
SUBJECT: School Resource Officer Contract for 2021-2022 School Year
PREPARED BY: Lt. Jesse Sandusky, Alachua Police Department

RECOMMENDED ACTION:
Authorize the Mayor, City Manager and City Attorney to execute the agreement between the School Board of Alachua County (SBAC) and City of Alachua, for provision of the School Resource Officer Program, and submit three signed originals to the SBAC for approval.

Summary

The School Board of Alachua County (SBAC) has expressed its intent to continue the School Resource Officer Program (SROP) with the City of Alachua for the four schools within our jurisdiction – Santa Fe High School, Mebane Middle School, Alachua Elementary School and Irby Elementary School. As such, the SBAC has requested the City enter into another agreement for the 2021-2022 school year.

The agreement requires a total of five (5) School Resource Officers – one (1) in each of the elementary and middle schools, and two (2) at Santa Fe High School. The share of funding for Alachua schools remains level from FY 21 at $300,000.00, and funds will continue to be paid to the City in ten monthly payments, beginning 10/31/2021.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

AMOUNT: $300,000.00

FUNDING SOURCE: Other

ADDITIONAL FINANCIAL INFORMATION:
Funding provided by School Board of Alachua County.

COMMISSION GOALS:
Strengthen Community Services

ATTACHMENTS:

Description
2021-2022 SRO Contract

AGREEMENT BETWEEN
THE SCHOOL BOARD OF ALACHUA COUNTY, FLORIDA
And
THE CITY OF ALACHUA, FLORIDA
FOR
A SCHOOL RESOURCE OFFICER PROGRAM

THIS AGREEMENT, made effective the 1st day of August, 2021, by and between THE SCHOOL BOARD OF ALACHUA COUNTY, FLORIDA, (hereinafter referred to as the "School Board"), and THE CITY OF ALACHUA, (hereinafter referred to as the "City"). (School Board or City may be referred to as "Party" or jointly referred to as "Parties.");

WHEREAS, the School Board and the City desire to provide a crime and delinquency prevention program to the public schools within the City of Alachua; and

WHEREAS, the School Board and the City desire to provide a safe school environment through a School Resource Officer Program (hereinafter referred to as "SROP");

NOW THEREFORE, in consideration of the mutual promises and covenants herein contained, the School Board and the City hereby agree as follows:

1. The City, by and through its police department, Alachua Police Department (hereinafter referred to as "APD"), shall implement a SROP in each of the following schools and shall assign a School Resource Officer (hereinafter referred to as "SRO") to schools on each day that school is in session:

   Santa Fe High School*
   Mebane Middle School
   Alachua Elementary School
   Irby Elementary School

   * Two officers shall be assigned to cover Santa Fe High School

2. The School Board agrees to pay $300,000.00 as its share of funding for the listed schools for the period from August 1, 2021 to July 31, 2022. This amount represents the School Board's portion of the twelve-month cost of the salaries, benefits and operating expenses for the SROP and any other costs of the program that the Chief of Police deems necessary to its operation, to include training and other administrative costs associated with equipping and staffing the program at the levels indicated above. In the event that the regularly assigned SRO is not available to staff his/her school, the Chief of Police shall assign a replacement SRO to cover during all portions of the school day when school is in session, consistent with the staffing levels outlined in Paragraph 1, and provisions outlined in the School Resource Work Hours section of "Exhibit A", attached hereto.

   Funds provided by the School Board during the term of this Agreement for the cost of the SROP shall be paid to the City in twelve (12) equal monthly payments beginning September 30, 2021.

Invoices will be paid within the time frame designated by Florida Statutes. (In the event the state of Florida withholds or reserves any part of the funds of the District's Safe Schools allocation or other allocations designated for school safety/security, or in the event the City of Alachua reduces APD's budget for the SROP, the Parties may renegotiate the compensation provided for herein and scope of services to be provided hereunder.)

3. Each school listed in paragraph 1 shall, with the participation of the assigned SROs, develop a safety plan that addresses internal and external threats.

4. The School Board will ensure that each school listed in paragraph 1 shall report child abuse in conformance with Chapter 39, Florida Statutes.

5. The City shall also continue to provide supervision of the SROP, including scheduled and non-scheduled visits to middle and high schools.

6. The SROP will operate in accordance with the guidelines attached hereto as "Exhibit A."

7. The School Board and the City agree, pursuant to F.S. 1002.221(2)(c), to share certain student education records and information in order to further the crime and delinquency prevention programs contemplated by this Agreement. The School Board agrees to provide student demographic information, enrollment data, current schedule, attendance and summary discipline information through its online student information system to each School Resource Officer, for students at the school where the Officer is assigned.

8. SROs shall remain employees of the City of Alachua and shall not be employees or agents of the School Board. The School Board and the City acknowledge that SROs are police officers who shall uphold the law under the direct supervision and control of the City and APD. SROs shall remain responsive to the chain of command of the City and APD. However, school resource officers will cooperate with any state or federal investigations into School Board conduct, if the officer witnessed or was involved in the incident under investigation.

9. SROs and their supervisors shall maintain an open line of communication with the School Board's Chief of Safety and School Security, particularly as it pertains to any matters involving school safety, security, and/or activity that involve students or staff in the law enforcement process. This shall include, but is not limited to, a weekly written report/briefing by SRO supervisors describing any arrests, security breaches, or other significant events that involve law enforcement intervention.

10. This Agreement may be terminated by either Party upon thirty (30) days written notice that the other Party has failed to substantially perform in accordance with the terms and conditions of this Agreement. This Agreement may also be terminated without cause by either Party upon ninety (90) days written notice. Termination of this Agreement may only be accomplished as provided herein. In the event this Agreement is terminated, pro-rated compensation will be made to the

City for services performed to the date of termination. In the event that Agreement is terminated and the City has been provided with payment for services under this Agreement that have not been provided because of the termination, the School Board will be entitled to a credit or refund as may be appropriate.

11. Any and all notices or any other communication herein required or permitted shall be deemed to have been given when deposited in the United States postal service as regular mail, postage prepaid, and addressed as follows:

Carlee Simon, Superintendent School Board of Alachua County 620 East University Avenue Gainesville, FL 32601	W. Michael DaRoza, Interim City Manager City of Alachua P.O. Box 9 Alachua, FL 32616

12. The School Board, the City, their agents, and employees agree to cooperate in good faith in fulfilling the terms of this Agreement. Unforeseen difficulties or questions will be resolved by negotiation between the Superintendent and the City Manager or their designees.

13. This Agreement constitutes the full understanding of the Parties, and no terms, conditions, understandings, or agreement purporting to modify or vary the terms of this Agreement shall be binding unless hereafter made in writing and signed by both Parties.

14. This Agreement is being entered into strictly between the School Board and the City and is not to be relied upon by anyone other than these two Parties.

15. In entering into this Agreement, neither the School Board nor the City is waiving any privileges or immunities they are entitled to under the law, including, but not limited to, Chapter 768 of the Florida Statutes.

This Agreement and included "Exhibit A" constitutes a final written expression of all the terms of this Agreement and is a complete and exclusive statement of those terms.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be signed by their duly authorized officers.

THE SCHOOL BOARD OF ALACHUA COUNTY, FLORIDA

By: _____
Leanetta McNeally, Chair Date

Attest: _____
Carlee Simon, Superintendent Date

Approved as to Form:

_____
SBAC Staff Attorney

THE CITY OF ALACHUA

By: _____
Gib Coerper, Mayor Date

Attest: _____
W. Michael DaRoza, City Manager Date

Approved as to Form:

_____
City Attorney

EXHIBIT A
CITY OF ALACHUA
SCHOOL RESOURCE OFFICER PROGRAM

The School Resource Officer Program (SROP) is a crime and delinquency prevention program focused on educating and counseling students. The primary objectives of the SROP are:

1. Educating students in the areas of crime prevention, personal safety, substance abuse, anti-bullying, internet crimes against children and cyber safety, and general law education.
2. Helping students with problems through personal or group counseling/mentoring.
3. Gathering information about criminal activity or potential problems within the school or community.
4. Providing law enforcement assistance to school personnel, parents, and students.
5. Developing a positive image of law enforcement officers among students and parents.

School Resource Officer Responsibilities:

1. The School Resource Officer (SRO) shall act as an instructor for specialized short-term programs at all schools, when invited to do so by the principal or a member of the faculty. The SRO shall develop expertise in presenting various subjects to students, which shall include, but are not limited to, a basic understanding of law, the role of law enforcement, and the law enforcement mission. The SRO will seek permission from the principal or a member of the faculty prior to enacting any program within the school. Special topics, which the SRO may discuss in a classroom setting upon request, are listed in the enclosed SRO curriculum.

2. The SRO shall be available for student, parent, and faculty member conferences in order to assist with the identification and solving of problems of a law enforcement or crime prevention nature. In such sessions, the SRO has discretion about what action to take if he or she becomes aware of a criminal act.

3. Visibility is critical to the success of the SRO Program. A law enforcement presence during lunch times, bus arrivals/departures, class changes, as well as the time before and after school, are essential in the scope of duties of an SRO. It is important for the SRO to work with the administration during these periods.

4. The SRO shall become familiar with all community agencies that offer assistance to youths and their families such as mental health clinics, drug treatment centers, and community-based programs. The SRO may make referrals to these agencies when appropriate.

5. The SRO shall not act as a school disciplinarian, school administrator, or principal/assistant principal, but will cooperate and participate as necessary in the School Board's expulsion hearing process if requested by the Superintendent of Schools or his/her legal counsel. The

City will provide case information and/or testimony to the Superintendent, or designee, provided the case is not a pending criminal investigation. In cases of active criminal investigations, the State Attorney, or his/her designee, will govern such action.

6. The SRO shall wear the official Alachua Police Department (APD) uniform at all times while on duty as an SRO. Appropriate civilian attire may be worn on occasions when approved by the City Manager or designee.

7. The SRO will follow and conform to all School Board policies and procedures that do not conflict with the established policies and procedures of the City.

8. The SRO will investigate crimes that take place on school property and may participate in the investigation of crimes known to involve students from his/her school.

9. It is the intent of the parties to minimize misdemeanor arrests on school campus. In accordance with F.S. 1006.13(2)(c) and the Board's Zero-Tolerance for School Related Crimes policy it is not required to report petty acts of misconduct and misdemeanors to a law enforcement agency, including, but not limited to, disorderly conduct, disrupting a school function, simple assault or battery, affray, minor fights, verbal abuse or use of profanity, cheating, petit theft, vandalism, trespassing, and possession or use of tobacco. The parties agree that students need to be held accountable for misbehavior in order to learn from their mistakes, take responsibility for their actions, and reconnect to their school community. The parties agree the most effective means of holding students accountable for their actions include providing them with continuity and support from school officials that interact with them on a daily basis.

10. Should it become necessary to conduct formal law enforcement interviews or investigations with students, the SRO shall adhere to those legal requirements, policies, and procedures established by the State of Florida, the City, and the School Board. The SRO shall inform the student's parent(s) and the principal, or his/her designee, of the investigation/interviews occurring on campus, as soon as practical, if not prohibited by confidentiality provisions of the state law.

11. At the principal's or his/her designee's request, the SRO shall take appropriate law enforcement action against intruders, trespassers, and unwanted unauthorized individuals who may appear at school and/or school-related functions, to the extent that the SRO may do so under the authority of law.

12. The SRO shall assist the principal in developing plans and strategies to prevent and/or minimize dangerous situations that may result from student unrest.

13. The SRO will be given sufficient time at the beginning of the school year to present information to school administrators, faculty, and staff on School Crisis and Emergency plans.

All school crisis and emergency plans and any drills, such as active-shooter exercises, shall be approved by the Superintendent or his/her designee.

14. The SRO shall inform the principal, or his/her designee, prior to making "random truancy sweeps." The individual school shall establish a working policy with the Officer for the referral or transporting of truant students.

15. A regularly scheduled meeting will be held for all SROs to coordinate the exchange of information among SROs in various schools.

16. The SRO Program will not be identical in each school. The character of the program in each school will be greatly influenced by the principal and the needs of that school.

17. The SRO will become familiar with students that may have behavioral/mental health issues and assist school staff and parents in developing non-criminal justice responses to behavioral/mental health issues.

18. The SRO will assist the school administration with conducting lockdown and/or evacuation drills (not including mandated fire drills) during the school year and as scheduled by the school principal. The number, type, and frequency of such drills shall at least minimally meet the standards of Florida Statutes.

19. The SRO and school administration will promote strategies, including Community Oriented Policing, to increase law enforcement effectiveness on school campuses.

20. The SRO will engage the school community (i.e. parents, students, teachers, support staff, and administrators) to conduct a thorough assessment of their school crisis plan, school building layout, scheduling practices, use of human resources for monitoring purposes, and the structural design of the school to determine the need for:
    - Surveillance or security technology, such as closed-circuit television cameras in hallways, parking lots, entrances, etc.
    - Innovations for maximizing the use of human resources to monitor activity.
    - Identifying improvements and ensuring non-duplication of effort in emergency response procedures.

School Resource Officer Assignments:

The City shall implement a SROP in each of the schools listed in paragraph one of the Agreement consistent with the staffing levels described in that paragraph.

School Resource Officer Work Hours:

The SRO work hours should be set by the principal and the SRO's supervisor with the following understandings:

1. The SRO works a minimum 35-hour week.

2. Special duty, before or after school, may be assigned on a limited basis if the SRO's work day is rearranged to make this possible. (Rearranging the SRO's schedule to provide football, basketball, and other event security should be kept as minimal as possible. Security for ball games and events should be contracted under other terms whenever possible).

3. The SRO may be required to set certain times aside for in-service training, court appearances, etc. The City will make a good-faith effort to schedule in-service training at times other than regular school hours. In the event that the regularly assigned SRO is not available to staff his/her school, the Chief of Police shall assign a replacement SRO to cover during all parts of the school day when school is in session.

4. Officers may use up to ten (10) days of non-emergency leave during the calendar year, so long as the leave is consistent with City policies. If the SRO is not going to be in school, he/she shall inform the principal, or his/her designee, as soon as possible, at least twenty-four (24) hours prior to taking such leave. The Chief of Police will assign a substitute SRO to the school during any part of the school day when school is in session if the regularly assigned SRO is absent. When a substitute SRO is assigned, the City will make a good-faith effort to assign a substitute SRO with the training provided in the Training section of this Exhibit A. However, the City shall not be required to assign a substitute SRO with such training.

5. The school principal will be given the opportunity to provide input on the SRO's performance with the City Manager's designee.

Facilities and Materials:

The SRO should be considered a resource for the principal's administrative staff. The SRO should work closely with the principal or an administrator appointed by the principal. The School Board shall provide, if possible, each SRO the following facilities and materials necessary for the proper performance of the SRO function:

- An air conditioned, properly lighted private and secure office with a telephone and locking file cabinet for business purposes.
- A desk, chair, appropriate office supplies, internet access and secretarial assistance, if needed.
- For the safety of school staff, the officer should be issued a portable 2-way radio or reprogram the APD portable radio, if applicable, for communication with other school personnel.

School Resource Officer Curriculum:

Each SRO may deliver, upon request by school administration or faculty member, classroom instruction or information on the following topics:

1. Law Enforcement as a Career
2. Juvenile Crime:
    - Shoplifting
    - Vandalism
    - Assault and Battery
    - Trespass
    - Burglary
    - Gang Activity
    - Anti- bullying
3. Internet crimes against children and cyber safety.
4. Traffic Safety
5. Impaired Driving
6. Substance Abuse
7. Rape Prevention
8. Crime Prevention
9. Firearm Safety
10. Other topics that the SRO may be requested to cover by the school as the need develops.

Selection Criteria:

Supervisors from APD shall interview each potential SRO. The following factors will be considered in the selection process consistent with City policies:

- The officer's desire to work with youth.
- The officer's prior experience in law enforcement and youth work.
- The officer's interpersonal and communication skills.
- The officer's academic background and/or other pertinent training.

Training:

The SRO shall attend the 40-hour "School Resource Officer Basic Training Course" offered by the Attorney General's Office and the 64-hour "Instructor Techniques Course" offered by the Institute of Public Safety as soon as practical. In addition, the officer may be required to attend additional courses in drug education, crime prevention, or such appropriate topics as part of his or her prerequisite training or specialized training. In addition to the listed training, all City personnel are required by the agency to attend mandatory retraining every year. APD will make a good-faith effort to schedule training for times other than regular school hours.

Reports:

On a monthly basis, the City will provide SBAC a copy of the SRO's bi-weekly attendance and leave record and overtime log (timesheet), which documents the SRO's work schedule. This report will indicate hours at school, hours in training, sick hours used, vacation hours used, hours assigned to special details, etc. The report will be broken down by employee with a legend detailing the school to which the employee is assigned. The report will be sent to the Superintendent, or designee, in an electronic format.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/9/2021
SUBJECT: Federal Fiscal Year (FFY) 2020 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - JAG Countywide Funds for Alachua County, Florida
PREPARED BY: Vicki Floyd, Administrative Services Manager

RECOMMENDED ACTION:
Authorize Mayor and Chief of Police to execute the Acceptance of Federal Funding Assistance, and direct staff to remit Acceptance of Federal Funding Assistance to the Florida Department of Law Enforcement.

Summary

The Florida Department of Law Enforcement (FDLE) has issued a program for Federal Fiscal Year FFY 2019 Edward Byrne Memorial Justice Assistance Grant (JAG) Program. The JAG Program provides agencies with the flexibility to prioritize and support a broad range of activities to prevent and control crime based on their own local needs and conditions. JAG funds may be used for state and local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support and information systems for criminal justice. Local units of government receiving JAG funding have the flexibility to implement projects in any of the eight federally approved purpose areas as follows: 1) Law enforcement programs; 2) Prosecutions and court programs; 3) Prevention and education programs; 4) Corrections and community corrections programs; 5) Drug treatment and enforcement programs; 6) Planning, evaluation and technology improvement programs; 7) Crime victim and witness programs; and 8) Mental health programs.

FDLE anticipates an award from the United States Department of Justice (USDOJ) in JAG funds, in which $71,953 will be allocated for use by all units of government within Alachua County. As a condition of participation in this program, the units of government in each county must reach a consensus concerning the expenditure of these funds. This consensus must include the projects to be implemented as well as the agency responsible for implementation. Additionally, each county must document this consensus by submitting letters from at least 51% of the units of government which also represents at least 51% of the population located in the county - hence forth referred to as a 51% letter. On Wednesday, 04/28/2021, the Edward Byrne Memorial Grant Advisory Council, comprised of officials from the various local law enforcement and other government agencies within the county, met to discuss the allocation of JAG funds for Alachua County. A request for funding was submitted on behalf of the Alachua Police Department for the purchase of law enforcement equipment in the amount of $11,070. The funding request was approved by the council, and the distribution of funds was agreed upon and approved unanimously.

Typically, advisory board meetings are held in the summer and the grant application cycle opens each year shortly thereafter. The grant cycle for federal funds has been running behind - this application for funding is under the FFY 2020 cycle, and the project period has been set to run 10/01/2021 to 09/30/2022, so as to coincide with the City's fiscal year. An online application was submitted for review on 05/27/2021, using FDLE's grant management system. On 07/20/2021, the department received notification from FDLE that the application review was complete and ready for approval.

FINANCIAL IMPACT: Yes

BUDGETED: No

AMOUNT: $11,070.00

FUNDING SOURCE: Grants

ADDITIONAL FINANCIAL INFORMATION:
Application for federal funding in the amount of $11,070 for the purchase of law enforcement equipment; no local match is required for this funding request.

COMMISSION GOALS:
Quality of Life, Strengthen Community Services

ATTACHMENTS:

Description

- JAGC Certifications
- 51% Letter
- JAGC Application
- 2021-JAGC-ALAC-4-3B-040 SIGNATURE PAGE

Lobbying, Debarment and Drug Free Workplace Certification

Upon completion, email a copy of this form to: criminaljustice@fdle.state.fl.us

Instructions: Before completing this form, applicants should refer to the regulations cited below to determine which certifications are required. Using this form, applicants may certify their compliance with the following requirements: 28 CFR Part 69, "New Restrictions on Lobbying;" 28 CFR Part 67, "Government-wide Debarment and Suspensions (Non-procurement);" and 28 CFR 83, "Government-wide Requirements for Drug Free Workplace (Grants)," as applicable. The certifications attested to on this form shall be treated as a material representation of fact and will be relied upon as such when the Office of Criminal Justice Grants makes award determinations for a covered transaction, grant, or cooperative agreement.

1. Lobbying

As required by Section 1352, Title 31 of the U.S. Code, and implemented at 28 CFR Part 69, for persons entering into a grant or cooperative agreement over $100,000, as defined at 28 CFR Part 69, the applicant certifies that:

a) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the making of any federal grant, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal grant or cooperative agreement.

b) If any funds other than federal appropriated funds have been paid or will be paid to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form LLL – "Disclosure of Lobbying Activities", in accordance with its instructions.

c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, contracts under grants and cooperative agreements, and subcontracts) and that all subrecipients shall certify and disclose accordingly.

2. Debarment, Suspension and Other Responsibility Matters

As required by Executive Order 12549, Debarment and Suspension, and implemented at 28 CFR Part 67 -

a) The applicant certifies that it and its principals:

i. Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any federal department or agency;

ii. Have not within a three-year period preceding this application been convicted of or had a civil judgement rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

iii. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (a)(ii) of this certification; and

iv. Have not within a three-year period preceding this application had one or more public transactions (Federal, State or local) terminated for cause or default.

b) Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

3. Drug Free Workplace

As required by the Drug-Free Workplace Act of 1988, and implemented at 28 CFR Part 67, Subpart F, as defined at 28 CFR Part 67 Sections 67.615 and 67.620 –

a) The applicant certifies that it will or will continue to provide a drug-free workplace by:

i. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the subgrantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

ii. Establishing an on-going drug-free awareness program to inform employees about –
   1) The dangers of drug abuse in the workplace;
   2) The subgrantee's policy of maintaining a drug-free workplace;
   3) Any available drug counseling, rehabilitation, and employee assistance programs; and
   4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

iii. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (i);

iv. Notifying the employee in the statement required by paragraph (i) that, as a condition of employment under the grant, the employee will –
   1) Abide by the terms of this statement; and
   2) Notify the employer in writing of his or her conviction for a violation of criminal drug statute occurring in the workplace no later than five (5) calendar days after the conviction.

v. Notifying the agency, in writing, within ten (10) calendar days after receiving notice under subparagraph (iv)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice including position title to: Florida Department of Law Enforcement, Office of Criminal Justice Grants, P.O. Box 1489, Tallahassee, FL 32302-1489. Notice shall include the identification number(s) of each affected grant.

vi. Taking one of the following actions within thirty (30) calendar days of receiving notice under subparagraph (iv)(2), with respect to any employee who is convicted –
   1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
   2) Requiring such employee to participate in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency.

vii. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (i) through (vi).

b) The subgrantee may insert in the space provided below the site(s) for the performance or work done in connection with

As the duly authorized representative of the applicant, I hereby certify that applicant will comply with the following certifications:

☐ Certification Regarding Lobbying (required for applications over $100,000)

☑ Certification Regarding Debarment, Suspension and Other Responsibility Matters (required for all applicants)

☑ Certification Regarding Drug-Free Workplace (required for state agency applications)

Subrecipient: City of Alachua

Printed Name: Gib Coerper Title: Mayor

Signature: Gib Coerper Date: 06/24/2021

Application Number: 2021-JAGC-3881

CERTIFICATION FORM

Compliance with the Equal Employment Opportunity Plan (EEOP) Requirements

*Please read carefully the Instructions (see below) and then complete Section A **or** Section B **or** Section C, not all three. If recipient completes Section A **or** C and sub-grants a single award over $500,000, in addition, please complete Section D.*

Recipient's Name: City of Alachua	
Address: P.O. Box 9; Alachua, FL 32616-0009	
Is agency a; ☐ Direct or ☑ Sub recipient of OJP, OVW or COPS funding?	Law Enforcement Agency? ☐ Yes ☑ No
DUNS Number: 084181585	Vendor Number (only if direct recipient)
Name and Title of Contact Person: Vicki N. Floyd, Administrative Services Manager	
Telephone Number: 386-462-3293	E-Mail Address: vfloyd@apd.cityofalachua.org

Section A—Declaration Claiming Complete Exemption from the EEOP Requirement

Please check all the following boxes that apply.

☐ Less than fifty employees. ☐ Indian Tribe ☐ Medical Institution.
☐ Nonprofit Organization ☐ Educational Institution ☑ Receiving a single award(s) less than $25,000.

I, Gib Coerper [*responsible official*], certify that the City of Alachua [*recipient*] is not required to prepare an EEOP for the reason(s) checked above, pursuant to 28 C.F.R § 42.302.
I further certify that the City of Alachua [*recipient*] will comply with applicable federal civil rights laws that prohibit discrimination in employment and in the delivery of services.

If recipient sub-grants a single award over $500,000, in addition, please complete Section D

Gib Coerper - Mayor — Gib Coerper — 7-1-2021

Print or Type Name and Title — *Signature* — *Date*

Section B—Declaration Claiming Exemption from the EEOP Submission Requirement and Certifying That an EEOP Is on File for Review

If a recipient agency has fifty or more employees and is receiving a single award or, subaward, of $25,000 or more, but less than $500,000, then the recipient agency does not have to submit an EEOP to the OCR for review as long as it certifies the following (42 C.F.R. § 42.305):

I, _____ [*responsible official*], certify that _____ [*recipient*], which has fifty or more employees and is receiving a single award or subaward for $25,000 or more, but less than $500,000, has formulated an EEOP in accordance with 28 CFR pt. 42, subpt. E. I further certify that within the last twenty-four months, the proper authority has formulated and signed into effect the EEOP and, as required by applicable federal law, it is available for review by the public, employees, the appropriate state planning agency, and the Office for Civil Rights, Office of Justice Programs, U.S. Department of Justice. The EEOP is on file at the following office:

_____ [*organization*],

_____ [*address*].

Print or Type Name and Title — *Signature* — *Date*

Section C—Declaration Stating that an EEOP Short Form Has Been Submitted to the Office for Civil Rights for Review

If a recipient agency has fifty or more employees and is receiving a single award, or subaward, of $500,000 or more, then the recipient agency must send an EEOP Short Form to the OCR for review.

I, _____ [*responsible official*], certify that _____ [*recipient*], which has fifty or more employees and is receiving a single award of $500,000 or more, has formulated an EEOP in accordance with 28 CFR pt. 42, subpt. E, and sent it for review on _____ [*date*] to the Office for Civil Rights, Office of Justice Programs, U.S. Department of Justice.

If recipient sub-grants a single award over $500,000, in addition, please complete Section D

Print or Type Name and Title — *Signature* — *Date*

Subaward Management Questionnaire (SMQ)

Upon completion, email a copy of this form to: criminaljustice@fdle.state.fl.us

Subrecipient Name: City of Alachua

FEID: 59-6000262 **DUNS:** 084181585

OVERVIEW

In order to meet eligibility requirements, subrecipients must be able to document compliance with the following requirements prior to receiving a subaward:

- 2 CFR Part 25 – Universal Identifier and System for Award Management Requirements
- 28 CFR Part 42 – Nondiscrimination; Equal Employment Opportunity, Policies and Procedures
- 2 CFR §200.300-309 – Standards for Financial and Program Management
- 2 CFR §200.313 – Equipment (Inventory)
- 2 CFR §200.318-326 – Federal Procurement Standards
- 2 CFR §200.332 – Requirements for Pass-through Entities
- 2 CFR §200.430 – Compensation (Personal Services)

INSTRUCTIONS

Subrecipient seeking federal financial assistance from the Florida Department of Law Enforcement (FDLE), Office of Criminal Justice Grants (OCJG) must complete and submit this questionnaire annually. This questionnaire consists of a series of questions to aid in determining an agency's ability to comply with the federal regulations required to properly administer grant funds.

Please read all questions carefully as some questions may require coordination with other divisions/bureaus in your agency (i.e. finance, purchasing, human resources, etc.). Failure to provide a completed questionnaire will result in a withholding of funds condition being placed on pending subaward(s).

CONTACT INFORMATION

For questions regarding this questionnaire, contact FDLE's Office of Criminal Justice Grants at (850) 617-1250 or criminaljustice@fdle.state.fl.us.

ORGANIZATION POINT-OF-CONTACT

Please provide a point-of-contact to coordinate any additional information requests FDLE's Office of Criminal Justice Grants may have during the review of this questionnaire.

Name: VICKI FLOYD

Title: ADMINISTRATIVE SERVICES MANAGER

Agency: ALACHUA POLICE DEPARTMENT

Phone: 386-462-1396

Email: vfloyd@apd.cityofalachua.org

********** FDLE USE ONLY **********

Score Total: 69 Monitoring Determination: DESK*

**Subject to change at the discretion of the Office of Criminal Justice Grants.*

Subaward Management Questionnaire (SMQ)

Section I: General Information

1.	Is the applicant entity designated high risk by a federal grant making agency or other pass through entity?	No
2.	Has the applicant entity received a prior subaward from the Office of Criminal Justice Grants?	Yes
3.	Has the applicant entity experience turnover in key staff positions in the past six months? Key staff positions include: Chief Official, Chief Financial Officer, Project Director, and/or Application Manager.	Yes
4.	Does the applicant entity retain all grant files and records of grant purchase for a minimum of five years after the closeout of the grant?	Yes

Section II: Audit Information

1.	For which fiscal year was the subrecipient's most recent financial audit conducted?	2020
2.	During the audited fiscal year did the subrecipient expend $750,000 or more in total federal funding?	Yes
	a. If yes to #2, has the audit been uploaded to the Federal Audit Clearinghouse?	Yes
	b. If no to #2, has a Certificate of Audit Exemption form been provided to OCJG?	
3.	Did the auditor express qualified/modified opinion in the most recent audit report?	No
4.	Did the most recent audit note any material weaknesses and/or significant deficiencies?	No

Section III: Equal Employment Opportunity (EEO)

1.	Is the subrecipient, and implementing agency (if not covered by subrecipient's EEO documentation), aware they must comply with federal civil rights regulations, including certifications and plan requirements?	Yes
2.	Does the subrecipient organization have more than 50 employees?	Yes
3.	Does the subrecipient organization receive federal funding from the US Department of Justice (or pass-through entity) totaling $25,000 or more?	No
4.	Has the subrecipient organization had any findings of discrimination issued by a state or federal court in the past three years? If yes, documentation of the finding must be included.	No

Section IV: Tiered Subrecipient Management and Monitoring	
1. Is the subrecipient aware of the difference between subawards under a federal award and procurement contracts under federal awards, including the different roles/responsibilities associated with each?	No
2. Does the subrecipient have written policies, procedures, and/or guidance designed to ensure that any tiered subawards made by the subrecipient under a federal award – (1) clearly documents applicable federal requirements; (2) are appropriately monitored by the subrecipient; and (3) ensure compliance with the requirements of 2 CFR 200.332?	No
3. Does the subrecipient have written policies and procedures designed to prevent issuing a tiered subaward under a federal award to any entity or individual that is suspended or debarred from such funding?	No

Section V: Accounting System	
1. Does the subrecipient's accounting system identify the receipt and expenditure of funds separately for each grant (i.e. no commingling of funds)? 200.302(b)(1)	Yes
2. Does the subrecipient's accounting system record and track expenditures for each grant by budget categories in the approved budget? 200.302(b)(5)	Yes
3. Does the subrecipient's accounting system have the ability to record, track, and document cost share or match for each grant? 200.306(b)(1)	Yes
4. Does the subrecipient's accounting system capable of producing the detailed ledgers and registers? 200.302(b)(3)	Yes
5. Does the subrecipient's accounting system include budgetary controls to prevent incurring obligations in excess of total funds? 200.308(b)	Yes

Section VI: Internal Controls	
1. Are the duties of the person responsible for maintaining financial records separated from any cash related functions?	Yes
2. Are personnel who perform disbursement functions prohibited from purchasing, receiving, and inventorying items?	Yes
3. Is the signing of disbursement checks limited to authorized individuals whose duties do not include posting and recording of accounts receivable and approving vouchers for payment?	Yes

4. Does the applicant entity have procedures in place to safeguard personally identifiable information (PII) and law enforcement sensitive data? — Yes

5. Does the applicant entity have procedures in place to ensure grant funds will not be used to supplant local funds that have already been appropriated for the proposed activities? — Yes

Section VII: Inventory (Equipment Recipient)

1. Does the organization receiving the equipment have written procedures governing their inventory process? 200.313(d) — Yes

2. Does the organization's property management system provide and maintain the following information: 200.308(d)(1)

a.	Description of the equipment;	☑	Yes	☐ No
b.	Property identification number;	☑	Yes	☐ No
c.	Source of the property (including award number if grant funded);	☑	Yes	☐ No
d.	Who the title vests with;	☑	Yes	☐ No
e.	Acquisition date;	☑	Yes	☐ No
f.	Federal share of property cost (if federally funded);	☑	Yes	☐ No
g.	Location and condition of property; and	☑	Yes	☐ No
h.	Ultimate disposition information.	☑	Yes	☐ No

3. Does the organization assure that grant funded property is maintained and insured in compliance with federal requirements? 200.313(d)(3) — Yes

Section VIII: Procurement (Purchasing)

Subrecipients of federal funding are permitted to use the purchasing entity's own *written* procurement/purchasing procedures provided they are more stringent or consistent with the federal guidelines outlined in 2 CFR 200.318-326. The items below allow the purchasing organization to self-certify its procurement system in accordance with 2 CFR 200.324(c)(2). If answering "Yes", a page number *must* be provided.

1. Does the procurement policy contain a conflict of interest procedure/statement? 200.318(c) — Page: 42 — Yes

2. Does the conflict of interest procedure/statement include disciplinary actions for violations? 200.318(c) — Page: 1 — Yes

3. Does the procurement policy have provisions for avoiding purchase of unnecessary or duplicative items? 200.318(d) — Page: _____ — No

4. Does the procurement policy permit the use of intergovernmental agreements (i.e. state contract, etc.)? 200.318(e) — Page: 8 — Yes

5. Does the procurement policy include requirements to verify contractors/vendors are neither suspended nor debarred in SAM.gov? 200.318(h)	Page:	bid docs	Yes
6. Does the procurement policy prohibit geographical preference? 200.319(b)	Page:	8	Yes
7. Does the procurement policy have a threshold for purchases that do not require quotes (micropurchases) that is less than or equal to an aggregate purchase of $10,000? 200.320(a)	Page:	5	Yes
8. Does the procurement policy require informal competition (i.e. quotes) when purchases exceed $10,000? 200.320(b)	Page:	5	Yes
9. Does the procurement policy require formal competition (i.e. sealed bids, competitive proposals, etc.) when purchases meet or exceed $250,000? 200.320(c-d)	Page:	5	Yes
10. Does the procurement policy allow noncompetitive procurements (sole source) under *only* the following three circumstances: item(s) only available from a single source; public emergency; and/or after solicitation, competition is deemed inadequate? 200.320(f)	Page:	26	Yes

Section IX: Certification

On behalf of the subrecipient, I certify to the Florida Department of Law Enforcement that the information provided above is complete and correct to the best of my knowledge. I have the requisite authority and information to make this certification on behalf of the subrecipient.

Signature: _____ Date: 6-29-21 *

Name: ROBERT A. BONETTI Title: FAS DIRECTOR

**This form is valid for one year from the signature date and does not need to be resubmitted during a grant period.*

Telecommunications and Video Surveillance Services or Equipment Certification

Upon completion, email a copy of this form to: criminaljustice@fdle.state.fl.us

A prohibition on certain telecommunications and video surveillance services or equipment went into effect on August 13, 2020. In accordance with the requirements set out in 2 C.F.R. §200.216, subrecipients are prohibited from obligating or expending grant funds to:

1) Procure or obtain;

2) Extend or renew a contract to procure or obtain;

3) Enter into a contract to procure or obtain equipment, services, or systems that use telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, produced by Huawei Technologies Company or ZTE Corporation (or a subsidiary or affiliate of such entities).

   a. For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).

   b. Telecommunications or video surveillance services provided by such entities or using such equipment.

   c. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Completion of this form certifies that the authorized representative has read, understands, and agrees to abide by the provisions of 2 C.F.R. §200.216.

As the duly authorized representative of the applicant, I acknowledge, understand, and agree to abide by all provisions in 2 C.F.R. §200.216 and failure to comply with all provisions and conditions regarding prohibited telecommunications and video surveillance services or equipment may result in the withholding of federal funds. Additionally, I understand documentation to verify compliance with the provisions in 2 C.F.R. §200.216 must be maintained and provided at the time of monitoring.

For additional information on compliance verification, please contact your OCJG grant manager at (850) 617-1250.

Subrecipient: City of Alachua

Printed Name: Jesse Sandusky Title: Lieutenant

Signature: [signature] Date: 7-9-21

Application Number: 2020-JAGC-3714

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DUNS Unique Entity ID

Example: 123456789

SAM Unique Entity ID

CAGE / NCAGE

Federal Organizations

Exclusion Type

- [x] Ineligible (Proceedings Pending)
- [x] Ineligible (Proceedings Complete)
- [x] Prohibition/Restriction
- [x] Voluntary Exclusion

Exclusion Program

- [x] Procurement
- [x] Reciprocal
- [x] NonProcurement

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Exclusions

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Keywords

Classification

Excluded Entity

Entity Name

McKibben Powersports ×

DUNS Unique Entity ID

Example: 123456789

SAM Unique Entity ID

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General Services Administration

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Federal Telecommunications Requirement

From : Elizabeth Halvorson <ElizabethHalvorson@fdle.state.fl.us> Tue, Jul 06, 2021 03:34 PM
Subject : Federal Telecommunications Requirement 1 attachment
To : Vicki Floyd (vfloyd@apd.cityofalachua.org) <vfloyd@apd.cityofalachua.org>
Cc : rbonetti@cityofalachua.org

Good Afternoon,

Your subaward 2020-JAGC-ALAC-11-5R-055 has been identified as a project that must comply with the Telecommunications and Surveillance Systems and Equipment provisions in the FY2019 National Defense Authorization Act (NDAA), Section 889, 2 CFR 200.216, and 2 CFR 200.471.

As a result, two special conditions will be added to your subaward. The first will require the execution and submission of the "Telecommunications and Video Surveillance Services or Equipment Certification." The second condition will require your organization to submit verification of the SAM.gov Excluded Parties List search for EACH vendor AND manufacturer of the telecommunications and/or surveillance service(s) or equipment.

For more information on this requirement, please review the Telecommunications and Surveillance Resource Page on our website.

Thank you,

Elizabeth Halvorson
Government Operations Consultant II
Office of Criminal Justice Grants
Florida Department of Law Enforcement
(850) 617-1259

Please visit our website at http://www.fdle.state.fl.us/Grants/Home

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

Telecommunications and Video Surveillance Services or Equipment Certification_Revised 06.03.21.pdf
756 KB

City of Alachua

MAYOR GIB COERPER
Vice-Mayor Shirley Green Brown
Commissioner Robert Wilford
Commissioner Dayna Miller
Commissioner Jennifer Blalock

OFFICE OF THE CITY MANAGER
ADAM B. BOUKARI

11 May 2021

Mr. Cody Menacof, Bureau Chief
Office of Criminal Justice Grants
Department of Law Enforcement
P.O. Box 1489
Tallahassee, FL 32302-1489

Re: **FFY 2020 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM**
JAG COUNTYWIDE FUNDS FOR ALACHUA COUNTY, FLORIDA

Dear Mr. Menacof,

In compliance with State of Florida *Rule 11D-9, F.A.C.*, the City of Alachua, Florida approves the distribution of $71,953 (total allocation available) for Federal Fiscal Year (FFY) 2020 Edward Byrne Memorial Justice Assistance Grant (JAG) Program – JAG Countywide funds, for the following projects within Alachua County, Florida:

Subgrantee/Implementing Agency	Award	Title of Project
Alachua County Sheriff's Office	$22,766	Law Enforcement Equipment and Supplies Program
City of Alachua	$11,070	Law Enforcement Equipment – Off-Road Capable Vehicle
City of Gainesville	$18,143	Law Enforcement Equipment for Cell Phone Forensics and BRAVE Overt Leaders of Distinction Program
City of High Springs	$13,748	Law Enforcement Equipment – Message Display Board
Santa Fe College Police Department	$6,226	Crime Prevention and Education and Technology Improvements
PROJECTED TOTAL:	**$71,953**	

Respectfully,

Gib Coerper
Mayor

Application for Funding Assistance

Florida Department of Law Enforcement
Justice Assistance Grant - County-wide

Section 1: Administration

Subgrant Recipient

Organization Name: City of Alachua
County: Alachua

Chief Official

Name: Gib Coerper
Title: Mayor
Address: Post Office Box 9
City: Alachua
State: FL **Zip:** 32616-0009
Phone: 386-418-6100 **Ext:**
Fax:
Email: gcoerper@cityofalachua.com

Chief Financial Officer

Name: Robert Bonetti
Title: Finance Director
Address: Post Office Box 9
City: Alachua
State: FL **Zip:** 32616-0009
Phone: 386-418-6166 **Ext:** 124
Fax:
Email: rbonetti@cityofalachua.org

Application for Funding Assistance

Florida Department of Law Enforcement

Justice Assistance Grant - County-wide

Section 1: Administration

Implementing Agency

Organization Name: Alachua Police Department

County: Alachua

Chief Official

Name: Chad Scott

Title: Chief of Police

Address: Post Office Box 910

City: Alachua

State: FL **Zip:** 32616-0910

Phone: 386-462-1396 **Ext:**

Fax:

Email: cscott@apd.cityofalachua.org

Project Director

Name: Vicki Floyd

Title: Adminstrative Services Manager

Address: Post Office Box 9

City: Alachua

State: FL **Zip:** 32616-0009

Phone: 386-462-1396 **Ext:**

Fax: 386-462-1831

Email: vfloyd@apd.cityofalachua.org

Application for Funding Assistance

Florida Department of Law Enforcement

Justice Assistance Grant - County-wide

Section 2: Project Overview

General Project Information

Project Title: LAW ENFORCEMENT EQUIPMENT PROGRAM

Subgrant Recipient: City of Alachua

Implementing Agency: Alachua Police Department

Project Start Date: 10/1/2021 **End Date:** 9/30/2022

Problem Identification

The City of Alachua is a rural community located in the northwest quadrant of Alachua County, encompassing just over 40 square miles. Within the 40 square miles is approximately 15,000 acres of agriculture and conservation land, which makes up approximately 66% of the municipal corporate boundary.

We currently have two parks, San Felasco Hammock Preserve State Park and Turkey Creek Preserve, within the City of Alachua. These parks are made up of walking trails, bike trails and horse trails, majority of which are landscapes with dense trees and brush, often times making it difficult and sometimes impossible for patrol vehicles to navigate through the terrain. The Alachua Police Department (APD) currently does not have a Utility Terrain Vehicle (UTV), which is necessary to safely navigate these territories. APD responds to emergency calls for service in these preserve areas, such as lost/missing persons, and must rely on assistance from neighboring agencies in order to access the area. This creates undue delays in response time to the emergency call for service. Additionally, the City of Alachua hosts a number of community events throughout the year. In particular, the 4th of July event, which brings in tens of thousands of citizens each year. This event is held at the City of Alachua's Legacy Park, which is a component of the Recreation Center that has parking lots and roadways with many curbs. Large fields surrounding the multipurpose building are used for parking vehicles during these events. Additionally, there are large crowds and foot traffic within all areas of the Park that make it difficult for patrol vehicles to navigate in and out, should an emergency arise.

Grant funds are needed to purchase a UTV, so we may be able to quickly and effectively respond to police calls for service in the rural areas and crowded community events. Without these additional funds from the FDLE JAG program, the City of Alachua will not be able to purchase this UTV for the police department, which would limit the resources needed for the police department to function and operate independently.

Project Summary (Scope of Work)

The Alachua Police Department plans to utilize grant funds for the purchase of a Utility Terrain Vehicle (UTV). This item is required for rural response situations and is critical when responding to emergencies where a patrol vehicle cannot maneuver.

It is expected that the purchase of the UTV would allow officers to effectively navigate through the landscape without undue delays of awaiting outside agency assistance. By utilizing the UTV to respond to emergency calls such as a missing or injured person in these dense areas, response times would be greatly reduced. In addition, the UTV will be utilized for community events. Deployment of the UTV for these events would allow officers to maneuver through the crowds and respond to calls for

police service at a much faster rate than foot or vehicle patrol.

Once received by the department, the UTV will be assigned an asset inventory number, as required for individual items that cost more than $1,000 per unit. A decal will be issued to the department and affixed to the UTV prior to deployment. These items then become part of the department's inventory, which is audited internally by the City's Finance and Administrative Services department on an annual basis.

Upon notification that grant funds will be awarded, procurement activities will immediately commence. The anticipated timeline is as follows:

1) Within 30 days of grant award notification - vendor selection and required purchasing procedures (requisition for purchase order), order equipment.

2) 60 to 90 days from order - receive equipment from vendor, assign and affix asset decal for capital item.

3) 30 days from receipt of equipment - deploy equipment; process invoice for equipment, provide copies of remittance and supporting purchase documents (quotes, invoices, etc) to FDLE grants office with funds reimbursement request.

Documentation of deliverables performed by the subrecipient and their local vendor/providers must be maintained by the subrecipient and made available for monitoring. Example documentation includes, but is not limited to: procurement records (including quotes, solicitations/bids, etc.), purchase orders, packing slips, delivery/receivable documents, invoices, proof of payment, etc.

Documentation and minimum performance required for drawdown of funds includes the completion of at least one activity described in the scope of work above as attested on the financial expenditure/claim report.

All deliverables above are cost-reimbursement deliverables. Only costs previously paid for by the subrecipient and supported by the appropriate documentation will be reimbursed.

Application for Funding Assistance

Florida Department of Law Enforcement

Justice Assistance Grant - County-wide

Section 2: Project Overview

Section Questions:

Question: What percentage of the total cost of this project is being funded by sources other than this award?

Answer: 0

Question: What is the combined population of the jurisdiction(s) your agency provides services to (according to the 2010 census)?

Answer: 9059

Question: What is the address of the location being used to provide services for this project?

Answer: 15000 NW 142nd Terrace
Alachua, FL 32615

Question: Does the subgrantee receive a single grant in the amount of $750,000 or more from the U.S. Department of Justice?

Answer: No

Question: In your organization's preceding completed fiscal year, did your organization (the subgrantee) receive at least (a) 80 percent or (b) $25,000,000 of your annual gross revenues in U.S. federal contracts, subcontracts, loans, grants, subgrants, and/or cooperative agreements?

Answer: No

Question: If you answered yes above, does the public have access to information about the compensation of the executives in your organization (the subgrantee) through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986? If answer to Part 1, above, was "no," answer N/A.

Answer: N/A

Application for Funding Assistance

Florida Department of Law Enforcement

Justice Assistance Grant - County-wide

Section 3: Performance

General Performance Info:

Performance Reporting Frequency: Quarterly

Prime Purpose Area: 01 - Law Enforcement (Includes Task Forces)

State Purpose Area: 1G - General Questions

Objectives and Measures

Objective: General Questions - General Questions for All Recipients

Measure: General 01

Will your organization be using the crimesolutions.gov website during the grant period regardless of JAG funding? Crimesolutions.gov provides information on several crime reduction and prevention programs and practices.

Goal: No

Measure: General 02

Will your organization be using the The National Training and Technical Assistance Center (NTTAC) during the grant period, regardless of JAG funding? The NTTAC serves as BJA's training and technical assistance center. You can find resources, tools, webinars, and TTA support on a variety of criminal justice issues and initiatives.

Goal: No

Measure: General 03

Will your organization be using the NCJP.org website during the grant period, regardless of JAG funding? NCJP.org contains resources to support strategic planning, program development, and implementation of evidence-based policy and practice.

Goal: No

Measure: General 04

Will your organization be using the Evidence-Based Policing Matrix during the grant period regardless of JAG funding? The Evidence-Based Policing Matrix provides information on evidence-based practices for law enforcement.

Goal: No

Measure: General 05

Will your organization be using the What Works in Reentry Clearinghouse during the grant period regardless of JAG funding? The clearinghouse provides research on the effectiveness of reentry programs and practices.

Goal: No

Measure: General 06

Section 3: Performance

Will your organization be using Research to Practice during the grant period regardless of JAG funding? Research to Practice promotes the dissemination of research on drug courts to practitioners and policymakers.

Goal: No

Measure: General 07

Will your organization be using any other resources during the grant period regardless of JAG funding? If yes, please describe them.

Goal: No

Measure: General 08

During the grant period, will your agency conduct or sponsor (with or without JAG funds) a survey or focus group of citizens on any of the following topics? Enter all that apply from the following list: Public satisfaction with police services; public satisfaction with prosecution services; public satisfaction with public defender/indigent defense services; public satisfaction with courts; public perceptions of crime/disorder problems; personal crime experiences of citizens; none of the above; unsure/don't know.

Goal: None of the above.

Measure: General 09

During the grant period, which of the following community activities will your organization be involved in, with or without JAG funds and how often will they each occur (yearly, monthly, etc.)? Choose from the following list: Hosting community meetings; attending community meetings; distributing a newsletter, e-mail, or other bulletin; attending community events; conducting social media activities; conducting outreach to minority populations; other (please describe)

Goal: As the COVID-19 restrictions begin to loosen, the agency will begin to resume attending community meetings, community events, and other activities.
The agency will continue to conduct Social Media Activities - department provides periodic updates on social media outlets, minimally on a monthly basis.

Measure: General 10

Law Enforcement Agencies ONLY: In which of the following ways has your agency fostered community involvement in the last year? Enter all that apply from the following list: Citizen Review Board or other review board with citizen representation, Citizen's Police Academy, Internships for university or high school students, Volunteer Program, Auxiliary police officer program, Police Cadet Program, k-12 school programs, Youth Athletic Programs, Other (please Describe), None of the above,

Section 3: Performance

Unsure/Don't know.

Goal: Volunteer program; Youth Athletic programs; Other - Police Explorer program.

Measure: General 11

Identify the goal(s) you hope to achieve with your funding. If you have multiple goals, describe each goal separately.

Goal: Provide officers with equipment (UTV) to quickly and effectively respond to police calls for service in the rural areas and crowded community events.

Measure: General 12

Are the subrecipient and implementing agency aware that they will be required to report on the status of the identified goals during each reporting period?

Goal: Yes.

Measure: General 13

Describe any barriers you may encounter which may prevent you from achieving your identified goal(s).

Goal: None identified at this juncture.

Measure: General 14

Are you aware that the Office of Criminal Justice Grants encourages recipients to report on any noteworthy accomplishments, success stories, or program results that they would like to showcase?

Goal: Yes.

Measure: General 11b

What major activities are planned for each of your goals listed in question 11?

Goal: Procurement and deployment of equipment (Utility Terrain Vehicle) for department patrol officers, utilizing grant funds.

State Purpose Area: 3E - Equipment, Supplies, and Technology Enhancements

Objectives and Measures

Objective: Equipment - Questions for all recipients purchasing Equipment, Supplies, and Technology Enhancements.

Measure: Equipment 1

Do the Subrecipient and Implementing agencies understand that they will be required to submit an itemized account of all items purchased during each reporting period as part of their performance reporting?

Goal: Yes

Application for Funding Assistance

Florida Department of Law Enforcement

Justice Assistance Grant - County-wide

Section 3: Performance

Application for Funding Assistance

Florida Department of Law Enforcement
Justice Assistance Grant - County-wide

Section 4: Financial

General Financial Info:

Note: All financial remittances will be sent to the Chief Financial Officer of the Subgrantee Organization.

Financial Reporting Frequency for this Subgrant: Quarterly

Is the subgrantee a state agency?: No

FLAIR / Vendor Number: 596000262

Budget:

Budget Category	Prime	Match	Total
Salaries and Benefits	$0.00	$0.00	$0.00
Contractual Services	$0.00	$0.00	$0.00
Expenses	$0.00	$0.00	$0.00
Operating Capital Outlay	$11,070.00	$0.00	$11,070.00
Indirect Costs	$0.00	$0.00	$0.00
-- Totals --	**$11,070.00**	**$0.00**	**$11,070.00**
Percentage	**100.0**	**0.0**	**100.0**

Project Generated Income:

Will the project earn project generated income (PGI)? No

Section 4: Financial (cont.)

Budget Narrative:

OPERATING CAPITAL OUTLAY:

1) One (1) Off-Road Capable Utility Vehicle = $13,362.00

TOTAL OPERATING CAPITAL OUTLAY: $13,362.00
*Entered on budget table as $11,070.00; so project total would not exceed grant amount of $11,070.00.

TOTAL COSTS: $13,362.00

*NOTE - Any amount over the grant award for this equipment will be paid for by the City of Alachua.

The above listed item(s) may include additional individually priced, operationally necessary accessories, components, and/or peripherals and may be categorized as a "kit", "bundle", "system" etc.
Grant funds may be used to pay for any applicable shipping, freight, and/or installation costs.
Grant funds will NOT be used to pay for extended warranties, service agreements, contracts, etc., covering any periods that extend beyond the project end date. Funds may be prorated for services within the project period.
All items, quantities, and/or prices above are estimates based on the information available at the time of application.

Application for Funding Assistance

Florida Department of Law Enforcement

Justice Assistance Grant - County-wide

Section 4: Financial

Section Questions:

Question: If Expenses or Operating Capital Outlay and you are procuring via inter-governmental agreement (e.g. state term contract, government contract, etc.)? If yes, identify the agency and agreement number.

Answer: Florida Sheriff's Association
FSA20-EQU18.0

Question: If indirect cost is included, explain the indirect cost plan. Provide documentation of approval.

Answer: N/A

Question: If contractual services in the budget are based on unit costs, provide a definition and breakdown of cost for each service. Include the methodology for the unit cost plan and when it was approved.

Answer: N/A

Question: If the budget contains salaries and benefits, does this application create a new position that results in a net personnel increase?

Answer: N/A

Question: What is the Operating Capital Outlay threshold used by the subgrantee? If the implementing agency is a sheriff's office, indicate the sheriff's office's threshold instead.

Answer: 1000

Question: If the budget contains salaries and benefits and does not result in a new position, describe how the existing position was previously funded.

Answer: N/A

Question: Will any procurements be made via sole source (see 2 C.F.R. 200.320(f))? If yes and the aggregate dollar amount is $10,000 or more, include a Sole Source Justification Form.

Answer: No

OFFICE OF CRIMINAL JUSTICE GRANTS
SUBAWARD STANDARD CONDITIONS

The Florida Department of Law Enforcement (FDLE), Office of Criminal Justice Grants (OCJG) serves as the State Administering Agency (SAA) for various federal grant programs awarded through the U.S. Department of Justice (DOJ), Office of Justice Programs (OJP). FDLE has been assigned as the certified Fiscal Agent for the 2020 Project Safe Neighborhoods grants by the U.S. Attorney. OCJG awards funds to eligible applicants, and requires compliance with the agreement and Standard Conditions upon signed acceptance of the subaward.

The Department will only reimburse subrecipients for authorized activities. The Department will not reimburse for costs incurred for any purpose other than those specified in the agreement. Failure to comply with provisions of this agreement, or failure to perform grant activities as specified in the agreement, will result in required corrective action up to and including financial consequences. A financial consequence may be imposed for non-compliance in accordance with 2 C.F.R. § 200 and these Standard Conditions, including but not limited to project costs being disallowed, withholding of federal funds and/or termination of the project.

For NCHIP and NARIP Subawards

Comprehensive Evaluation - In order to ensure that the National Criminal History Improvement Program (NCHIP) and the NICS Act Record Improvement Program (NARIP) are realizing the objectives in the most productive manner, the subrecipient agrees to participate in a comprehensive evaluation effort. It is anticipated that the evaluation will take place during the course of the program and will likely involve each participating agency. It is expected that the evaluation will have a minimal impact on an agency's program personnel and resources.

GENERAL REQUIREMENTS

All subrecipients must comply with the financial and administrative requirements set forth in the following:

Current edition of the U.S. Department of Justice (DOJ) Grants Financial Guide
https://ojp.gov/financialguide/doj/pdfs/DOJ_FinancialGuide.pdf

Office of Management and Budget (OMB) Uniform Grant Guidance (2 CFR Part 200)
- Subpart A, Definitions
- Subparts B-D, Administrative Requirements
- Subpart E, Cost Principles
- Subpart F, Audit Requirements and all applicable Appendices

Code of Federal Regulations: www.gpo.gov/fdsys/
- 2 C.F.R. §175.15(b), Award Term for Trafficking in Persons
- 28 C.F.R. §38, Equal Treatment for Faith-Based Organizations
- 28 C.F.R. § 66, U.S. Department of Justice Common Rule for State and Local Governments
- 28 C.F.R. § 83, Government-Wide Requirements for Drug-Free Workplace
- 28 C.F.R. §§ 18, 22, 23, 30, 35, 42, 61, and 63

U.S. Code:
Title 34, U.S. Code, Crime Control and Law Enforcement
Title 41, U.S. Code § 4712, Enhancement of Contractor Protection from Reprisal for Disclosure of Certain Information
Title 34, U.S. Code, § 10101 et seq., "Omnibus Crime Control and Safe Streets Act of 1968"

State of Florida General Records Schedule GS1-SL for State and Local Government Agencies:
https://fldoswebumbracoprod.blob.core.windows.net/media/703328/gs1-sl-2020.pdf and
http://dos.myflorida.com/media/698314/gs2-sl-2017-final.pdf

State of Florida Statutes
- Section 112.061, F.S., Per diem/travel expenses of public officers, employees, authorized persons
- Chapter 119, F.S., Public Records
- Section 215.34(2), F.S., State funds; non-collectible items; procedure
- Section 215.97, F.S. Florida Single Audit Act
- Section 215.971, F.S., Agreements funded with federal or state assistance
- Section 215.985, F.S., Transparency in government spending
- Section 216.181(6), F.S., Approved budgets for operations and fixed capital outlay

For NCHIP and NARIP:
FY2020 National Criminal History Improvement Program (NCHIP) guidance
(https://www.bjs.gov/index.cfm?ty=tp&tid=47) (https://www.bjs.gov/content/pub/pdf/nchip20_sol.pdf)

FY2020 NICS Act Record Improvement Program (NARIP) guidance
(https://www.bjs.gov/content/pub/pdf/narip20_sol.pdf)

DEFINITIONS

Disallowed costs means those charges to a Federal award that the Federal awarding agency or pass-through entity determines to be unallowable, in accordance with the applicable Federal statutes, regulations, or the terms and conditions of the Federal award.

Equipment means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost which equals or exceeds the lesser of the capitalization level established by the non-Federal entity for financial statement purposes, or $5,000. *See also §§200.12 Capital assets, 200.20 Computing devices, 200.48 General purpose equipment, 200.58 Information technology systems, 200.89 Special purpose equipment, and 200.94 Supplies.*

Fiscal Agent refers to the agency responsible for the administration of the PSN grant programs. FDLE has been assigned as the certified Fiscal Agent for PSN grants.

Grant agreement means a legal instrument of financial assistance between a Federal awarding agency or pass-through entity and a non-Federal entity that, consistent with 31 U.S.C. 6302, 6304, is used to enter into a relationship the principal purpose of which is to transfer anything of value from the Federal awarding agency or pass-through entity to the non-Federal entity to carry out a public purpose authorized by a law of the United States (see 31 U.S.C. 6101(3)); and not to acquire property or services for the Federal awarding agency or pass-through entity's direct benefit or use; and is distinguished from a cooperative agreement in that it does not provide for substantial involvement between the Federal awarding agency or pass-through entity and the non-Federal entity in carrying out the activity contemplated by the Federal award.

Improper payment means any payment that should not have been made or that was made in an incorrect amount (including overpayments and underpayments) under statutory, contractual, administrative, or other legally applicable requirements. Improper payment also includes any payment to an ineligible party, any payment for an ineligible good or service, any duplicate payment, any payment for a good or service not received (except for such payments where authorized by law), any payment that does not account for credit for applicable discounts, and any payment where insufficient or lack of documentation prevents a reviewer from discerning whether a payment was proper.

Micro-purchase means a purchase of supplies or services using simplified acquisition procedures, the aggregate amount of which does not exceed the micro-purchase threshold. The non-Federal entity uses such procedures in order to expedite the completion of its lowest-dollar small purchase transactions and minimize the associated administrative burden and cost. The micro-purchase threshold is set by the Federal Acquisition Regulation
in 48 CFR Subpart 2.1 (Definitions). It is $10,000 except as otherwise discussed in Subpart 2.1 of that regulation, but this threshold is periodically adjusted for inflation.

Modified Total Direct Cost (MTDC) means all direct salaries and wages, applicable fringe benefits, materials and supplies, services, travel, and up to the first $25,000 of each subaward (regardless of the period of performance of the subawards under the award). MTDC excludes equipment, capital expenditures, charges for patient care, rental costs, tuition remission, scholarships and fellowships, participant support costs and the portion of each subaward in excess of $25,000. Other items may only be excluded when necessary to avoid a serious inequity in the distribution of indirect costs, and with the approval of the cognizant agency for indirect costs.

Non-Federal entity is a state, local government, Indian tribe, institution of higher education (IHE), or nonprofit organization that carries out a Federal award as a recipient or subrecipient.

Non-federal pass-through entity is a non-Federal entity that provides a subaward to a subrecipient to carry out part of a Federal program; the Florida Department of Law Enforcement (FDLE) is the non-federal pass-through entity for this agreement, also referred to as the State Administering Agency (SAA).

Performance goal means a target level of performance expressed as a tangible, measurable objective, against which actual achievement can be compared, including a goal expressed as a quantitative standard, value, or rate. In some instances (e.g., discretionary research awards), this may be limited to the requirement to submit technical performance reports (to be evaluated in accordance with agency policy).

Period of performance means the time during which the non-Federal entity may incur new obligations to carry out the work authorized under the Federal award. The Federal awarding agency or pass-through entity must include start and end dates of the period of performance in the Federal award (see §§200.211 Information contained in a Federal award paragraph (b)(5) and 200.332 Requirements for pass-through entities, paragraph (a)(1)(iv)).

Protected Personally Identifiable Information (PII) means an individual's first name or first initial and last name in combination with any one or more of types of information, including, but not limited to social security numbers; passport numbers; credit card numbers; clearances; bank numbers; biometrics; date and place of birth; mother's maiden name; criminal, medical, and financial records; and educational transcripts. This does not include PII that is required by law to be disclosed. (See also § 200.79 Personally Identifiable Information (PII)).

Questioned cost means a cost that is questioned by the auditor because of an audit finding 1) that resulted from a violation or possible violation of a statute, regulation, or the terms and conditions of a Federal award, including for funds used to match Federal funds; 2) where the costs, at the time of the audit, are not supported by adequate documentation; or 3) where the costs incurred appear unreasonable and do not reflect the actions a prudent person would take in the circumstances.

Simplified acquisition threshold means the dollar amount below which a non-Federal entity may purchase property or services using small purchase methods. Non-Federal entities adopt small purchase procedures in order to expedite the purchase of items costing less than the simplified acquisition threshold. The simplified acquisition threshold is set by the Federal Acquisition Regulation at 48 C.F.R. Subpart 2.1 (Definitions) and in accordance with 41 U.S.C. § 1908. As of the publication of this part, the simplified acquisition threshold is $250,000, but this threshold is periodically adjusted for inflation. (Also see definition of Micro-purchase, 2 C.F.R.§ 200.67)

Subaward is an award provided by a pass-through entity to a subrecipient for the subrecipient to carry out part of a Federal award received by the pass-through entity. It does not include payments to a contractor or payments to an individual who is a beneficiary of a Federal program. A subaward may be provided through any form of legal agreement, including an agreement that the pass-through entity considers a contract.

Subrecipient means a non-Federal entity that receives a subaward from a pass-through entity to carry out part of a Federal program; but does not include an individual that is a beneficiary of such program. A subrecipient may also be a recipient of other Federal awards directly from a Federal awarding agency.

Supplies means all tangible personal property other than those described in §200.33 Equipment. A computing device is a supply if the acquisition cost is less than the lesser of the capitalization level established by the non-Federal entity for financial statement purposes or $5,000, regardless of the length of its useful life. See also §§200.20 Computing devices and 200.33 Equipment.

For PSN: Task Forces are established by each USAO to collaborate with a PSN team of federal, state, local, and tribal (where applicable) law enforcement and other community members to implement a strategic plan for investigating, prosecuting, and preventing violent crime.

SECTION I: TERMS AND CONDITIONS

1.0 Payment Contingent on Appropriation and Available Funds - The State of Florida's obligation to pay under this agreement is contingent upon an annual appropriation by the Florida Legislature. Furthermore, the obligation of the State of Florida to reimburse subrecipients for incurred costs is subject to available federal funds.

2.0 Commencement of Project - If a project is not operational within 60 days of the original start date of the award period, the subrecipient must report by letter to the Department the steps taken to initiate the project, the reasons for delay, and the expected start date.

If a project is not operational within 90 days of the original start date of the award period, the subrecipient must submit a second statement to the Department explaining the implementation delay.

Upon receipt of the ninety (90) day letter, the Department shall determine if the reason for delay is justified or shall, at its discretion, unilaterally terminate this agreement and re-obligate subaward funds to other Department approved projects. The Department, where warranted by extenuating circumstances, may extend the starting date of the project

past the ninety (90) day period, but only by formal written adjustment to this agreement.

3.0 Supplanting - The subrecipient agrees that funds received under this award will not be used to supplant state or local funds, but will be used to increase the amounts of such funds that would, in the absence of federal funds, be made available for law enforcement activities.

4.0 Personnel Changes - The subrecipient agrees to promptly notify the Department through the SIMON Help Desk of any change in chief officials or key project staff, including changes to contact information or title changes. The subrecipient acknowledges that some changes in points of contact will require formal grant adjustment to reflect the change in the agreement.

5.0 Non-Procurement, Debarment and Suspension - The subrecipient agrees to comply with Executive Order 12549, Debarment and Suspension and 2 C.F.R. § 180, "OMB Guidelines To Agencies On Governmentwide Debarment And Suspension (Non-procurement)". These procedures require the subrecipient to certify it shall not enter into any lower tiered covered transaction with a person who is debarred, suspended, declared ineligible or is voluntarily excluded from participating in this covered transaction, unless authorized by the Department. If the subaward is $100,000 or more, the sub recipient and implementing agency certify that they and their principals:

1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of federal benefits by a state or federal court, or voluntarily excluded from covered transactions by any federal department or agency;

2) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (a)(ii) of the "Lobbying, Debarment and Drug Free Workplace" certification; and

4) Have not within a three-year period preceding this application had one or more public transactions (federal, state, or local) terminated for cause or default.

6.0 Federal Restrictions on Lobbying - In general, as a matter of federal law, federal funds may not be used by any subrecipient at any tier, either directly or indirectly, to support or oppose the enactment, repeal, modification, or adoption of any law, regulation, or policy, at any level of government. See 18 U.S.C. § 1913.

Another federal law generally prohibits federal funds from being used by any subrecipient at any tier, to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal grant or cooperative agreement, subgrant, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. § 1352.

7.0 State Restrictions on Lobbying - In addition to the provisions contained above, the expenditure of funds for the purpose of lobbying the legislature or a state agency is prohibited under this agreement.

8.0 Additional Restrictions on Lobbying - The subrecipient understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of the enactment, repeal, modification or adoption of any law, regulation or policy, at any level of government, without the express prior written approval of the Office of Justice Programs.

9.0 "Pay–to–Stay" - Funds from this award may not be used to operate a "pay-to-stay" program in any local jail. Furthermore, no funds may be given to local jails that operate "pay-to-stay" programs. "Local jail", as referenced in this condition, means an adult facility or detention center owned and/or operated by city, county, or municipality. It does not include juvenile detention centers. "Pay-to-stay" programs as referenced in this condition, means a program by which extraordinary services, amenities and/or accommodations, not otherwise available to the general inmate population, may be provided, based upon an offender's apparent ability to pay, such that disparate conditions of confinement are created for the same or similar offenders within a jurisdiction.

10.0 The Coastal Barrier Resources Act - The subrecipient will comply and assure the compliance of all contractors with the provisions of the Coastal Barrier Resources Act (P.L. No. 97-348) dated October 18, 1982 (16 USC 3501 et seq.) which prohibits the expenditure of most new federal funds within the units of the Coastal Barrier Resources System.

11.0 Background Check - Whenever a background screening for employment or a background security check is required by law for employment, unless otherwise provided by law, the provisions of § 435, F.S. shall apply.

All employees in positions designated by law as positions of trust or responsibility shall be required to undergo security background investigations as a condition of employment and continued employment. For the purposes of the subsection, security background investigations shall include, but not be limited to, employment history checks, fingerprinting for all purposes and checks in this subsection, statewide criminal and juvenile records checks through the Florida Department of Law Enforcement, and federal criminal records checks through the Federal Bureau of Investigation, and may include local criminal records checks through local law enforcement agencies.

Such background investigations shall be conducted at the expense of *the employing agency or employee.*

12.0 Confidentiality of Data - The subrecipient (at any tier) must comply with all confidentiality requirements of 34 U.S.C. § 10231 and 28 C.F.R. Part 22 that are applicable to collection, use, and revelation of data or information. The subrecipient further agrees, as a condition of award approval, to submit a Privacy Certificate in accordance with the requirements of 28 C.F.R. Part 22 and, in particular, 28 C.F.R. 22.23. Privacy Certification forms must be signed by the subrecipient or implementing agency chief official or an individual with formal, written signature authority for the chief official.

13.0 Conferences and Inspection of Work - Conferences may be held at the request of any party to this agreement. At any time, a representative of the Department, of the U.S. Department of Justice, or the Auditor General of the State of Florida, have the right of visiting the project site to monitor, inspect and assess work performed under this agreement.

14.0 Insurance for Real Property and Equipment - The subrecipient must, at a minimum, provide the equivalent insurance coverage for real property and equipment acquired or improved with Federal funds as provided to property owned by the non-Federal entity.

15.0 Flood Disaster Protection Act - The sub recipient will comply with Section 102(a) of the Flood Disaster Protection Act of 1973, Public Law 93-234, 87 Stat. 975, requiring that the purchase of flood insurance in communities where such insurance is available as a condition of the receipt of any federal financial assistance for construction or acquisition purposes for use in any area that has been identified as an area having special flood hazards.

16.0 General Appropriations Restrictions – The subrecipient must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes as set forth in the Consolidated Appropriations Act, 2018.

17.0 Immigration and Nationality Act - No public funds will intentionally be awarded to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S.C. Section 1324(a), Section 274(A) of the Immigration and Nationality Act ("INA"). The Department shall consider the employment by any contractor of unauthorized aliens a violation of Section 274(A) of the INA. Such violation by the subrecipient of the employment provisions contained in Section 274(A) of the INA shall be grounds for unilateral cancellation of this contract by the Department.

18.0 For NCHIP & NARIP: Enhancement of Security - If funds are used for enhancing security, the subrecipient must:

1) Have an adequate process to assess the impact of any enhancement of a school security measure that is undertaken on the incidence of crime in the geographic area where the enhancement is undertaken.

2) Conduct such an assessment with respect to each such enhancement; and submit to the Department the aforementioned assessment in its Final Program Report.

19.0 Personally Identifiable Information Breaches – The subrecipient (at any tier) must have written procedures in place to respond in the event of actual or imminent "breach" (OMB M-17-12) if it: 1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of "personally identifiable information (PII)" within the scope of an OJP grant-funded program or activity, or 2) uses or operates a "federal information system" (OMB Circular A-130). The subrecipient's breach procedures must include a requirement to report actual or imminent breach of PII to

FDLE's Office of Criminal Justice Grants for subsequent reporting to the OJP Program Manager no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.

SECTION II: CIVIL RIGHTS REQUIREMENTS

1.0 Participant Notification of Non-discrimination FDLE does not discriminate on the basis of race, color, religion, national origin, sex, disability or age in the delivery of services, benefits or in employment.

2.0 Title VI of the Civil Rights Act of 1964 - The subrecipient at any tier, must comply with all applicable requirements of 28 CFR § 42, specifically including any applicable requirements in Subpart E that relate to an equal employment opportunity program.

Equal Employment Opportunity Certification (EEOC) - A subrecipient and/or implementing agency must submit an EEO Certification annually within 120 days of award.

Equal Employment Opportunity Program (EEOP) - A subrecipient and/or implementing agency must comply with all applicable requirements in 28 C.F.R. §42, Subpart E.

Subrecipients are advised to use the Office for Civil Rights EEO Reporting Tool to satisfy this condition (https://ojp.gov/about/ocr/eeop.htm).

3.0 Title IX of the Education Amendments of 1972 If the subrecipient operates an education program or activity, the subrecipient must comply with all applicable requirements of 28 C.F.R. § 54, "Nondiscrimination on the basis of sex in education programs or activities receiving federal financial assistance."

4.0 Equal Treatment for Faith Based Organizations The subrecipient at any tier, must comply with all applicable requirements of 28 C.F.R. § 38, "Equal Treatment for Faith Based Organizations", specifically including the provision for written notice to current or prospective program beneficiaries.

5.0 Americans with Disabilities Act - Subrecipients must comply with the requirements of the Americans with Disabilities Act (ADA), Public Law 101-336, which prohibits discrimination on the basis of disability including provision to provide reasonable accommodations.

6.0 Section 504 of the Rehabilitation Act of 1973 (28 C.F.R. § 42, Subpart G) - Subrecipients must comply with all provisions prohibiting discrimination on the basis of disability in both employment and the delivery of services**.**

7.0 Age Discrimination Act of 1975 - Subrecipients must comply with all requirements in Subpart I of 28 C.F.R. §42 which prohibits discrimination based on age in federally assisted programs.

8.0 Limited English Proficiency (LEP) - In accordance with Department of Justice Guidance pertaining to Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d, subrecipients of federal financial assistance must take reasonable steps to provide meaningful access to their programs and activities for persons with LEP. FDLE strongly advises subrecipients to have a written LEP Language Access Plan. For more information visit www.lep.gov.

9.0 Finding of Discrimination - In the event a federal or state court or federal or state administrative agency makes, after a due process hearing, a finding of discrimination on the grounds of race, color, religion, national origin, sex, or disability against a subrecipient of funds, the subrecipient will forward a copy of the finding to FDLE and to the Office for Civil Rights, Office of Justice Programs.

10.0 Filing a Complaint - If the subrecipient or any of its employees, contractors, vendors, or program beneficiaries has a discrimination complaint, they may file a complaint with the subrecipient, with FDLE, or with the Office for Civil Rights.

Discrimination complaints may be submitted to FDLE at Office of the Inspector General, Post Office Box 1489, Tallahassee, Florida 32302-1489, or online at info@fdle.state.fl.us. Any discrimination complaints filed with FDLE will be reviewed by FDLE's Inspector General and referred to the Office for Civil Rights, the Florida Commission on Human Relations, or the Equal Employment Opportunity Commission, based on the nature of the complaint.

Discrimination complaints may also be submitted to the Office for Civil Rights, Office of Justice Programs, U.S. Department of Justice, 810 7th Street, Northwest, Washington, D.C. 20531, or by phone at (202) 307-0690.

11.0 Retaliation - In accordance with federal civil rights laws, the subrecipient shall not retaliate against individuals for taking action or participating in action to secure rights protected by these laws.

12.0 Non-discrimination Contract Requirements -Subrecipients must include comprehensive Civil Rights nondiscrimination provisions in all contracts funded by the subrecipient.

13.0 Pass-through Requirements - Subrecipients are responsible for the compliance of contractors and other entities to whom they pass-through funds including compliance with all Civil Rights requirements. These additional tier subrecipients must be made aware that they may file a discrimination complaint with the subrecipient, with FDLE, or with the USDOJ Office for Civil Rights and provided the contact information.

SECTION III: FINANCIAL REQUIREMENTS AND RESPONSIBILTY

1.0 Fiscal Control and Fund Accounting Procedures - All expenditures and cost accounting of funds shall conform to the DOJ Grants Financial Guide, the 28 C.F.R. § 66, and 2 C.F.R. § 200 as applicable, in their entirety.

Subrecipients are required to establish and maintain adequate accounting systems and financial records and to accurately account for funds awarded to them. Financial management systems must be able to record and report on the receipt, obligation, and expenditure of grant funds; and able to accommodate a fund and account structure to separately track receipts, expenditures, assets, and liabilities for awards, programs, and additional tiered subrecipients. The awarded funds may or may not be an interest bearing account, but any earned interest must be used for program purposes and expended before the federal grant period end date. Any unexpended interest remaining at the end of the federal grant period must be submitted to the Office of Criminal Justice Grants for transmittal to DOJ.

2.0 Match - The value or amount of any "non-federal share," "match," or cost-sharing contribution incorporated into the approved budget is part of the "project cost" for purposes of the 2 C.F.R. § 200 Uniform Requirements, and is subject to audit. In general, the rules and restrictions that apply to award funds from federal sources also apply to funds in the approved budget that are provided as "match" or through "cost sharing."

SECTION IV: SUBAWARD MANAGEMENT AND REPORTING REQUIREMENTS

1.0 Obligation of Subrecipient Funds - Subaward funds shall not under any circumstances be obligated prior to the effective date, or subsequent to the termination date, of the period of performance. Only project costs incurred on or after the effective date, and on or prior to the termination date of the subrecipient's project are eligible for reimbursement. All payments must be completed within forty-five (45) days of the end of the subaward period of performance.

2.0 Use of Funds - Grant funds may be used only for the purposes in the subrecipient's approved application. Subrecipients shall not undertake any work or activities not described in the approved grant award, and that use staff, equipment, or other goods or services paid for with grant funds, without prior written approval from FDLE's Office of Criminal Justice Grants (OCJG).

3.0 Advance Funding - Advance funding may be provided to a subrecipient upon a written request to the Department. The request must be electronically signed by the subrecipient or implementing agency's Chief Financial Officer or the Chief Financial Officer designee.

4.0 Performance and Reporting

Reporting Time Frames - The Project Director, Application Manager, or Performance Contacts shall submit Monthly or Quarterly Project Performance Reports to the Department, within fifteen (15) days after the end of the reporting period. In addition, if the subaward period is extended beyond the "original" project period, additional Project Performance Reports shall be submitted.

Failure to Submit - Performance Reports that are not complete, accurate, and timely may result in sanctions, as specified in Section IV, Subaward Management and Reporting Requirements.

Report Contents - Performance Reports must include a response to all objectives included in your subaward. A detailed response is required in the narrative portion for yes/no performance objectives. Submitted performance reports must clearly articulate, where appropriate, performance during the execution of the award has met a standard against which the subrecipient's performance can be measured. The narrative must also reflect on accomplishments for the period and identify problems with project implementation and address actions being taken to resolve the problems. Additional information may be required if necessary to comply with federal reporting requirements.

Requirement for Data on Performance and Effectiveness Under the Award - The subrecipient must collect and maintain data that measures the performance and effectiveness of work under this award. The data must be provided to OCJG in the manner (including within the timeframes) specified by OCJG. Data collection supports compliance with the Government Performance and Results Act (GPRA) and the GPRA Modernization Act of 2010, and other applicable laws.

Financial Consequences for Failure to Perform - In accordance with s. 215.971 F.S., payments for state and federal financial assistance must be directly related to the scope of work and meet the minimum level of performance for successful completion. If the subrecipient fails to meet the minimum level of service or performance identified in this agreement, or is customary for subawards, then the Department will apply financial consequences commensurate with the deficiency. Financial consequences may include but are not limited to withholding payments or reimbursement until the deficiency is resolved, tendering only partial payment/reimbursement, imposition of other financial consequences according to the Standard Conditions as applicable, and/or termination of contract and requisition of goods or services from an alternate source. Any payment made in reliance on subrecipient's evidence of performance, which evidence is subsequently determined to be erroneous, will be immediately due to the Department as an overpayment.

5.0 Grant Adjustments - Subrecipients must submit a grant adjustment through SIMON for major substantive changes such as changes in project activities or scope of the project, target populations, service providers, implementation schedules, project director, and designs or research plans set forth in the approved agreement and for any budget changes that affect a cost category that was not included in the original budget. Adjustments are also required when there will be a transfer of 10% or more of the total budget between budget categories, or there is an indirect cost rate category change.

Subrecipients may transfer up to 10% of the total budget between current, approved budget categories without prior approval as long as the funds are transferred to an existing line item.

Under no circumstances can transfers of funds increase the total budgeted award.

Requests for changes to the subaward agreement must be electronically signed by the subrecipient or implementing agency's chief official or the chief official's designee.

Retroactive (after-the-fact) approval of project adjustments or items not currently in the approved subaward will only be considered under extenuating circumstances. Subrecipients who incur costs prior to approval of requested adjustments do so at the risk of the items being ineligible for reimbursement under the award.

All requests for changes, including all requests for project period extensions, must be submitted in SIMON no later than thirty (30) days prior to grant expiration date.

6.0 Financial Expenditures and Reporting

Reporting Requirements - The subrecipient shall have a choice of submitting either a Monthly or a Quarterly Project Expenditure Report to the Department. Project Expenditure Reports are due thirty (30) days after the end of the reporting period. In addition, if the subaward period is extended, additional Project Expenditure Reports shall be submitted.

All project expenditures for reimbursement of subrecipient costs shall be submitted on the Project Expenditure Report Forms prescribed and provided by the Office of Criminal Justice Grants (OCJG) through the SIMON (Subgrant Information Management Online).

All Project Expenditure Reports shall be submitted in sufficient detail for proper pre-audit and post-audit.

All reports must relate financial data to performance accomplishments.

Before the "final" Project Expenditure Report will be processed, the subrecipient must submit to the Department all outstanding project reports and must have satisfied all special conditions. Failure to comply with the above provisions shall result in forfeiture of reimbursement.

Reports are to be submitted even when no reimbursement is being requested.

Submission - The report must be electronically signed by the subrecipient or implementing agency's Chief Financial Officer or the Chief Financial Officer designee.

7.0 Project Generated Income (PGI) - All income generated as a direct result of a sub project shall be deemed program income. Program income from asset seizures and forfeitures is considered earned when the property has been adjudicated to the benefit of the plaintiff (i.e., law enforcement entity).

Required Reports - The subrecipient shall submit Quarterly PGI Earnings and Expenditures Reports to the Department within thirty (30) days after the end of the reporting period covering subaward project generated income and expenditures during the previous quarter.

PGI Expenditure - Program income should be used as earned and expended as soon as possible and used to further the objectives for which the award was made.

Submission - PGI Earnings and Expenditures reports must be electronically signed by the subrecipient or implementing agency's chief financial officer or the chief financial officer's designee.

Unexpended PGI - If any PGI remains unspent after the subaward ends, the subrecipient must continue submitting quarterly PGI reports until all funds are expended.

Additionally, any unexpended PGI remaining at the end of the federal grant period must be submitted to OCJG for transmittal to the Bureau of Justice Assistance.

8.0 Subrecipient Integrity and Performance Matters - Requirement to report information on certain civil, criminal, and administrative proceedings to OCJG, SAM and FAPIIS.

The subrecipient must comply with any and all applicable requirements regarding reporting of information on civil, criminal, and administrative proceedings connected with (or connected to the performance of) either this award or any other grant, cooperative agreement, or procurement contract from the federal government. Under certain circumstances, subrecipients of OJP awards are required to report information about such proceedings, through the federal System for Award Management ("SAM"), to the designated federal integrity and performance system ("FAPIIS").

SECTION V: MONITORING AND AUDITS

1.0 Access to Records - The Florida Department of Law Enforcement, the Auditor General of the State of Florida, the U.S. Department of Justice, the U.S. Comptroller General or any of their duly authorized representatives, shall have access to books, documents, papers and records of the subrecipient, implementing agency and contractors for the purpose of audit and examination according to the Financial Guide and the 28 C.F.R. § 66. At any time, a representative of the Department, the U.S. Department of Justice, or the Auditor General of the State of Florida, have the right to visit the project site to monitor, inspect and assess work performed under this agreement.

The Department reserves the right to unilaterally terminate this agreement if the subrecipient, implementing agency, or contractor refuses to allow public access to all documents, papers, letters, or other materials subject to provisions of s. 119, F.S., unless specifically exempted and/or made confidential by operation of s. 119, F.S., and made or received by the subrecipient or its contractor in conjunction with this agreement.

The subrecipient will give the awarding agency or the General Accounting Office, through any authorized representative, access to and the right to examine all paper or electronic records related to the financial assistance.

2.0 Monitoring - The recipient agrees to comply with FDLE's grant monitoring guidelines, protocols, and procedures; and to cooperate with FDLE on all grant monitoring requests, including requests related to desk reviews, enhanced programmatic desk reviews, and/or site visits. The recipient agrees to provide FDLE all documentation necessary to complete monitoring of the award. Further, the recipient agrees to abide by reasonable deadlines set by FDLE for providing requested documents. Failure to cooperate with grant monitoring activities may result in sanctions affecting the recipient's award, including, but not limited to: withholding and/or other restrictions on the recipient's access to funds, referral to the Office of the Inspector General for audit review, designation of the recipient as a FDLE High Risk grantee, or termination of award(s).

3.0 Property Management - The subrecipient shall establish and administer a system to protect, preserve, use, maintain and dispose of any property furnished to it by the Department or purchased pursuant to this agreement according to federal property management standards set forth in the DOJ Grants Financial Guide, and 28 C.F.R. § 66. This obligation continues as long as the subrecipient retains the property, notwithstanding expiration of this agreement.

Property Use - The subrecipient must use equipment acquired under a Federal award for the authorized purposes of the project during the period of performance, or until the property is no longer needed. Subrecipients must use, manage

and dispose of equipment acquired under a Federal award in accordance with ss. 274, F.S. Tangible Property and 2 C.F.R. 200.313, Equipment.

4.0 Subaward Closeout - A Financial Closeout Audit shall be submitted to the Department within forty-five (45) days of the end date of the performance period.

The Financial Closeout Audit report located in SIMON must be electronically signed by the subrecipient or implementing agency's Chief Financial Officer or the Chief Financial Officer designee.

Subaward Closeout will be initiated by the Department after the Financial Closeout has been completed and approved. Failure to submit closeout reports timely will result in an Administrative Closeout by the Department.

5.0 High Risk Subrecipients - If a subrecipient is designated "high risk" by a federal grant-making agency, currently or at any time during the course of the period of performance under this award, the subrecipient must disclose that fact and certain related information to FDLE's OCJG. For purposes of this disclosure, high risk includes any status under which a federal awarding agency provides additional oversight due to the subrecipient's past performance, or other programmatic or financial concerns with the subrecipient. The subrecipient's disclosure must include the following: 1. The federal awarding agency that currently designates the subrecipient high risk, 2. The date the subrecipient was designated high risk, 3. The high-risk point of contact at that federal awarding agency (name, phone number, and email address), and 4. The reasons for the high-risk status, as set out by the federal awarding agency.

6.0 Imposition of Additional Requirements - The subrecipient agrees to comply with any additional requirements that may be imposed by OCJG during the period of performance for this award, if the subrecipient is designated as "high risk" for purposes of the DOJ high-risk grantee list.

7.0 Retention of Records - The subrecipient shall maintain all records and documents for a minimum of five (5) years from the date of the final financial statement and be available for audit and public disclosure upon request of duly authorized persons. The subrecipient shall comply with State of Florida General Records Schedule GS1-SL for State and Local Government Agencies: https://fldoswebumbracoprod.blob.core.windows.net/media/703328/gs1-sl-2020.pdf.

8.0 Disputes and Appeals - The Department shall make its decision in writing when responding to any disputes, disagreements, or questions of fact arising under this agreement and shall distribute its response to all concerned parties. The subrecipient shall proceed diligently with the performance of this agreement according to the Department's decision. If the subrecipient appeals the Department's decision, the appeal also shall be made in writing within twenty-one (21) calendar days to the Department's clerk (agency clerk). The subrecipient's right to appeal the Department's decision is contained in § 120, F.S., and in procedures set forth in Rule 28-106.104, Florida Administrative Code. Failure to appeal within this time frame constitutes a waiver of proceedings under Chapter 120, F.S.

9.0 Failure to Address Audit Issues - The subrecipient understands and agrees that FDLE's OCJG may withhold award funds, or may impose award conditions or other related requirements, if (as determined by OCJG) the subrecipient does not satisfactorily and promptly address outstanding issues from audits required by the 2 C.F.R. § 200 Uniform Requirements (or by the terms of this award), or other outstanding issues that arise in connection with audits, investigations, or reviews.

10.0 Single Annual Audit - Subrecipients that expend $750,000 or more in a year in federal awards shall have a single audit or program-specific audit conducted for that year. The audit shall be performed in accordance with the OMB 2 C.F.R. § 200 Subpart F – Audit Requirements and other applicable federal law. The contract for this agreement shall be identified in the Schedule of Federal Financial Assistance in the subject audit. The contract shall be identified as federal funds passed through the Florida Department of Law Enforcement and include the contract number, CFDA number, award amount, contract period, funds received and disbursed. When applicable, the subrecipient shall submit an annual financial audit that meets the requirements of 2 C.F.R. § 200 Subpart F, "Audit Requirements" s. 215.97, F.S., "Florida Single Audit Act" and Rules of the Auditor General, Chapter 10.550, and Chapter 10.650, "Local Governmental Entity Audits" and "Florida Single Audit Act Audits Nonprofit and For-Profit Organizations."

A complete audit report that covers any portion of the effective dates of this agreement must be performed and submitted to the Federal Audit Clearinghouse within the earlier of thirty (30) calendar days after receipt of the auditor's report(s), or nine (9) months after the end of the audit period. Submissions must include required elements described in Appendix X to 2 C.F.R. § 200 on the specified Data Collection Form (Form SF-SAC).

Records shall be made available upon request for a period of five (5) years from the date the audit report is issued, unless extended in writing by the Department.

Subrecipients that expend less than $750,000 in federal awards during a fiscal year are exempt from the Single Audit Act audit requirements for that fiscal year. In this case, written notification, in the form of the "Certification of Audit Exemption" form, shall be provided to the Department by the Chief Financial Officer, or designee, that the subrecipient is exempt. This notice shall be provided to the Department no later than March 1 following the end of the fiscal year.

SECTION VI: SUBAWARD PROCUREMENT AND COST PRINCIPLES

1.0 Procurement Procedures - Subrecipients must have written procedures for procurement transactions. Procedures must conform to applicable Federal law and the standards in 2 C.F.R. §§ 200.318-326.

This condition applies to agreements that OCJG considers to be a procurement "contract", and not a second tier subaward.

The details of the advance approval requirement to use a noncompetitive approach in a procurement contract under this award are posed on the OJP website at https://ojp.gov/funding/Explore/NoncompetitiveProcurement.htm.

Additional information on Federal purchasing guidelines can be found in the Guide to Procurements Under DOJ Grants and Cooperative agreements at https://ojp.gov/funding/Implement/Resources/GuideToProcurementProcedures.pdf.

2.0 Cost Analysis - A cost analysis must be performed by the subrecipient if the cost or price is at or above the $35,000 acquisition threshold and the contract was awarded non-competitively in accordance with s. 216.3475, F.S. The subrecipient must maintain records to support the cost analysis, which includes a detailed budget, documented review of individual cost elements for allowability, reasonableness, and necessity. See also: Reference Guide for State Expenditures.

3.0 Allowable Costs - Allowance for costs incurred under the subaward shall be determined according to the general principles and standards for selected cost items set forth in the DOJ Grants Financial Guide, 28 C.F.R. § 66, "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments", and 2 CFR Subpart E, "Cost Principles".

4.0 Unallowable Costs - Payments made for costs determined to be unallowable by either the Federal awarding agency, or the Department, either as direct or indirect costs, must be refunded (including interest) to FDLE and the Federal Government in accordance with instructions that determined the costs are unallowable unless state or Federal statute or regulation directs otherwise. See also 2 C.F.R. §§ 200.300-309.

5.0 Indirect Cost Rate - A subrecipient that is eligible to use the "de minimis" indirect cost rate described in 2 C.F.R. § 200.414(f), and elects to do so, must advise OCJG in writing of both its eligibility and its election, and must comply with all associated requirements in the 2 C.F.R. § 200 and Appendix VII.

6.0 Sole Source - If the project requires a non-competitive purchase from a sole source costing $10,000 or more, the subrecipient must complete the Sole Source Justification for Services and Equipment Form and submit to OCJG upon application for pre-approval. If the subrecipient is a state agency and the cost meets or exceeds $250,000, the subrecipient must also receive approval from the Department of Management Services (DMS) (s. 287.057(5), F.S.). The Sole Source form must be signed by the subrecipient or implementing agency chief official or chief official designee. Additional details on the sole source requirement can be found at 2 C.F.R. § 200 and the DOJ Grants Financial Guide.

7.0 Personal Services - Subrecipients may use grant funds for eligible personal services including salaries, wages, and fringe benefits, including overtime in accordance with the DOJ Grants Financial Guide Section 3.9 - Compensation for Personal Services, consistent with the principles set out in 2 C.F.R. § 200, Subpart E and those permitted in the federal program's authorizing legislation. Subrecipient employees should be compensated with overtime payments for work performed in excess of the established work week and in accordance with the subrecipient's written compensation and pay plan.

Documentation - Charges for salaries, wages, and fringe benefits must be supported by a system of internal controls providing reasonable assurance that charges are accurate, allowable, and properly allocated. Documentation supporting charges must be incorporated into the official records of the organization.

Charges made to the Personnel Budget Category must reasonably reflect the total time and activity for which the employee is compensated by the organization and cover both federally funded and all other activities. The records may

include the use of subsidiary records as defined in the organization's written policies. Where grant subrecipients work on multiple grant programs or cost activities, documentation must support a reasonable allocation or distribution of costs among specific activities or cost objectives.

8.0 Contractual Services - The subrecipient must maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts as described in 2 C.F.R. § 200.318, General procurement.

Requirements for Contractors of Subrecipients - The subrecipient assures the compliance of all contractors with the applicable provisions of Title I of the Omnibus Crime Control and Safe Streets Act of 1968, as amended 34 U.S.C. § 10101 et seq.; the provisions of the current edition of the DOJ Grants FinancialGuide(https://ojp.gov/financialguide/doj/pdfs/DOJ_FinancialGuide.pdf); and all other applicable federal and state laws, orders, circulars, or regulations. The subrecipient must pass-through all requirements and conditions applicable to the federal grant award/subaward to any subcontract. The term "contractor" is used rather than the term "vendor" and means an entity that receives a contract as defined in 2 C.F.R. § 200.22, the nature of the contractual relationship determines the type of agreement.

Approval of Consultant Contracts Compensation for individual consultant services must be reasonable and consistent with that paid for similar services in the marketplace. The Federal awarding agency and pass-through entity must review and approve in writing all consultant contracts prior to employment of a consultant when the individual compensation rate exceeds $650 (excluding travel and subsistence costs) per eight-hour day, or $81.25 per hour. A detailed justification must be submitted to and approved by FDLE, who will coordinate written approval of the Federal awarding agency, prior to subrecipient obligation or expenditures of such funds. Approval shall be based upon the contract's compliance with requirements found in the Financial Guide Section 3.6 Consultant Rates, 28 C.F.R. § 66, and applicable state statutes. The Department's approval of the subrecipient agreement does not constitute approval of individual consultant contracts or rates. If consultants are hired through a competitive bidding process (not sole source), the $650 threshold does not apply.

FFATA Reporting Requirements - Subrecipients that enter into subawards of $25,000 or more should review the Federal Funding Accountability and Transparency Act of 2006 (FFATA), website for additional reporting requirements at https://ojp.gov/funding/Explore/FFATA.htm

9.0 Travel and Training - The cost of all travel shall be reimbursed according to the subrecipient's written travel policy. If the subrecipient does not have a written travel policy, cost of all travel will be reimbursed according to State of Florida Travel Guidelines § 112.061, F.S. Any foreign travel must obtain prior written approval from the Federal awarding agency and pass-through entity.

10.0 Expenses Related to Conferences, Meetings, Trainings, and Other Events - Subgrant funds requested for meetings, retreats, seminars, symposia, events, and group training activities and related expenses must receive written pre-approval from the Federal awarding agency and pass-through entity and comply with all provisions in 2 C.F.R. § 200.432 and DOJ Grants Financial Guide Section 3.10; Conference Approval, Planning, and Reporting. Subgrant applications requesting approval for meeting, training, conference, or other event costs must include a completed Conference & Events Submission Form for approval prior to obligating subgrant funds for these purposes.

11.0 Training and Training Materials – Any training or training materials that has been developed or delivered with grant funding under this award must adhere to the OJP Training Guiding Principles for Grantees and Subgrantees, available at www.ojp.gov/funding/ojptrainingguidingprinciples.htm.

12.0 Publications, Media and Patents Ownership of Data and Creative Material - Ownership of material, discoveries, inventions, and results developed, produced, or discovered subordinate to this agreement is governed by the terms of the DOJ Grants Financial Guide, 28 C.F.R. §§ 66, and 200.315.

Publication or Printing of Materials - Publication costs for electronic and print media, including distribution, promotion, and general handling are allowable. If these costs are not identifiable with a particular direct cost objective, it should be allocated as indirect costs. Publication includes writing, editing, and preparing the illustrated material (including videos and electronic mediums).

Subrecipients must request pre-approval in writing for page charges for professional journal publications. All publication materials must comply with provisions in 2 C.F.R. § 200.461 and DOJ Grants Financial Guide, Section 3.9; Allowable Costs – Publication.

Subrecipients must submit for review and approval one (1) copy of any written materials to be published, including web-

based materials and website content, to be paid under this award at least thirty (30) days prior to the targeted dissemination date.

All electronic and print materials paid under this award must contain the following statements identifying the federal award:

"This project was supported by Award No. ***[Federal Award Number]*** *awarded by the* ***[Bureau of Justice Assistance/Bureau of Justice Statistics]****, Office of Justice programs. The opinions, findings, and conclusions or recommendations expressed in this publication/program/exhibition are those of the authors and do not necessarily reflect the views of the Department of Justice or grant-making component."*

Any website funded in whole or in part under this award must include the same statement on the home page, on all major entry pages (i.e., pages (exclusive of documents) whose primary purpose is to navigate the user to interior content), and on any pages from which a visitor may access or use a web-based service, including any pages that provide results or outputs from the service.

Patents - Subrecipients are subject to applicable regulations governing patents and inventions, including government wide regulations issued by the Department of Commerce (37 C.F.R. § 401 and 2 C.F.R. § 200.315(c)).

Subrecipients must promptly and fully report to FDLE and the Federal awarding agency if any program produces patentable items, patent rights, processes, or inventions, in the course of work sponsored under this award.

13.0 For NCHIP & NICS: Purchase of Automated Fingerprint Identification System (AFIS) - AFIS equipment purchased under this award must conform to the American National Standards Institute (ANSI) Standard, "Data Format for the Interchange of Fingerprint, Facial & Other Biometric Information" (ANSI/NIST-ITL 1-2007 PART 1) and any other applicable standards set forth by the Federal Bureau of Investigation (FBI).

14.0 Information Technology Projects

Criminal Intelligence Systems - The subrecipient agrees that any information technology system funded or supported by the Office of Justice Programs funds will comply with 28 C.F.R. § 23, Criminal Intelligence Systems Operating Policies, if the Office of Justice Programs determines this regulation to be applicable. Should the Office of Justice Programs determine 28 C.F.R. § 23 to be applicable, the Office of Justice Programs may, at its discretion, perform audits of the system, as per 28 C.F.R. § 23.20(g). Should any violation of 28 C.F.R. § 23 occur, the subrecipient may be fined as per 42 U.S.C. § 3789g(c)-(d). The subrecipient may not satisfy such a fine with federal funds.

The subrecipient understands and agrees that no awarded funds may be used to maintain or establish a computer network unless such network blocks the viewing, downloading, and exchanging of pornography. In doing so the subrecipient agrees that these restrictions will not limit the use of awarded funds necessary for any federal, state, tribal, or local law enforcement agency or any other entity carrying out criminal investigations, prosecutions, or adjudication activities.

State IT Point of Contact - The subrecipient must ensure that the State IT Point of Contact receives written notification regarding any information technology project funded by this grant during the obligation and expenditures period. This is to facilitate communication among local and state governmental entities regarding various information technology projects being conducted with these grant funds. In addition, the subrecipient must maintain an administrative file documenting the meeting of this requirement. For a list of State IT Points of Contact, go to https://it.ojp.gov/technology-contacts.

The State IT Point of Contact will ensure the subrecipient's project follows a statewide comprehensive strategy for information sharing systems that improve the functioning of the criminal justice system, with an emphasis on integration of all criminal justice components, law enforcement, courts, prosecution, corrections, and probation and parole.

Interstate Connectivity - To avoid duplicating existing networks or IT systems in any initiatives funded by the Bureau of Justice Assistance for law enforcement information sharing systems which involve interstate connectivity between jurisdictions, such systems shall employ, to the extent possible, existing networks as the communication backbone to achieve interstate connectivity, unless the subrecipient can demonstrate to the satisfaction of the Bureau of Justice Assistance that this requirement would not be cost effective or would impair the functionality of an existing or proposed IT system.

ADP Justification - The subrecipient must complete an Automated Data Processing (ADP) equipment and Software and Criminal Justice Information and Communication Systems Request for Approval form if the purchase of any ADP

equipment is to be made. This form must be submitted upon application if applicable and pre-approval must be obtained. ADP Justification must be signed by the subrecipient or implementing agency chief official or an individual with formal, written signature authority for the chief official.

15.0 **Interoperable Communications Guidance** - Subrecipients using funds to support emergency communications activities must comply with the current SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications. Emergency communications activities include the purchase of Interoperable Communications Equipment and technologies such as voice-over-internet protocol bridging or gateway devices, or equipment to support the build out of wireless broadband networks in the 700 MHz public safety band under the Federal Communications Commission (FCC) Waiver Order. SAFECOM guidance can be found at https://www.dhs.gov/publication/funding-documents.

Subrecipients interested in developing a public safety broadband network in the 700 MHz band in their jurisdictions must adhere to the technical standards set forth in the FCC Waiver Order, or any succeeding FCC orders, rules, or regulations pertaining to broadband operations in the 700 MHz public safety band. The subrecipient shall also ensure projects support the Statewide Communication Interoperability Plan (SCIP) and are fully coordinated with the full-time Statewide Interoperability Coordinator (SWIC). If any future regulatory requirement (from the FCC or other governmental entity) results in a material technical or financial change in the project, the subrecipient should submit associated documentation, and other material, as applicable, for review by the SWIC to ensure coordination. Subrecipients must provide a listing of all communications equipment purchased with grant award funding (plus the quantity purchased of each item) to FDLE once items are procured during any periodic programmatic progress reports.

14.0 **Global Standards Package** - In order to promote information sharing and enable interoperability among disparate systems across the justice and public safety community, OJP requires the grantee to comply with DOJ's Global Justice Information Sharing Initiative (DOJ's Global) guidelines and recommendations for this particular grant. Grantee shall conform to the Global Standards Package (GSP) and all constituent elements, where applicable, as described at https://it.ojp.gov/gsp. Grantee shall document planned approaches to information sharing and describe compliance to the GSP and appropriate privacy policy that protects shared information, or provide detailed justification for why an alternative approach is recommended.

15.0 **Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment** – In accordance with the requirements as set out in 2 C.F.R. *§* 200.216, subrecipients are prohibited from obligating or expending grant funds to:

1) Procure or obtain;
2) Extend or renew a contract to procure or obtain;
3) Enter into a contract to procure or obtain equipment, services, or systems that use telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, produced by Huawei Technologies Company or ZTE Corporation (or a subsidiary or affiliate of such entities).

16.0 **Unreasonable Restrictions on Competition** - This condition applies with respect to any procurement of property or services funded (in whole or in part) by this subaward, by the subrecipient (at any tier), and regardless of the dollar amount of the purchase or acquisition, the method of procurement, or the nature of any legal instrument used. The provisions of this condition must be among those included in any subaward (at any tier).

i. Consistent with the (DOJ) Part 200 Uniform Requirements -- including as set out at 2 C.F.R. 200.300 and 200.319(a) – Subrecipient (at any tier) may (in any procurement transaction) discriminate against any person or entity on the basis of such person or entity's status as an "associate of the federal government" (or on the basis of such person or entity's status as a parent, affiliate, or subsidiary of such an associate), except as expressly set out in 2 C.F.R. 200.319(a) or as specifically authorized by USDOJ.

ii. Monitoring of compliance with the requirements of this condition will be conducted by FDLE.

iii. The term "associate of the federal government" means any person or entity engaged or employed (in the past or at present) by or on behalf of the federal government -- as an employee, contractor or subcontractor (at any tier), grant recipient or -subrecipient (at any tier), agent, or otherwise -- in undertaking any work, project, or activity for or on behalf of (or in providing goods or services to or on behalf of) the federal government, and includes any applicant for such employment or engagement, and any person or entity committed by legal instrument to undertake any such work, project, or activity (or to provide such goods or services) in future.

iv. Nothing in this condition shall be understood to authorize or require any recipient, any subrecipient at any tier, or any person or other entity, to violate any federal law, including any applicable civil rights or nondiscrimination law.

17.0 Non-Disclosure Agreements - No subrecipient or entity that receives a procurement contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

18.0 Confidential Funds and Confidential Funds Certificate - A signed certification that the Project Director or Implementing Agency Chief Official has read, understands, and agrees to abide by all conditions for confidential funds outlined in Section 3.12 of the DOJ Grants Financial Guide is required for all projects that involve confidential funds. The signed certification must be submitted at the time of grant application. Confidential Funds certifications must be signed by the subrecipient or implementing agency Chief Official or an individual with formal, written signature authority for the Chief Official.

19.0 For JAG: Task Force Training Requirement - The subrecipient agrees that within 120 days of award, each current member of a law enforcement task force funded with these funds who is a task force commander, agency executive, task force officer, or other task force member of equivalent rank, will complete required online (internet-based) task force training. The training can be accessed three ways:

1) Regional Information Sharing Systems (RISS) members may access the training through the secure RISS portal. Instructions may be found here: https://28cfr.ncirc.gov/documents/Accessing_28CFRPart23_training_RISS.pdf.
2) Members with a secure account through the Federal Bureau of Investigation's (FBI) Law Enforcement Enterprise Portal (LEEP) may log in to LEEP to access the training. Instructions may be found here: https://28cfr.ncirc.gov/documents/Accessing_28CFRPart23_training_LEEP.pdf.
3) If your agency was previously provided with a preauthorization code, you may register for the training using that code by selecting the "LOG IN or SIGN UP" menu button located on the top left side of the home page. Enter your email address and password, then select "Preauthorization Registration."

All current and new task force members are required to complete this training once during the life of the award, or once every four years if multiple awards include this requirement. This training addresses task force effectiveness as well as other key issues including privacy and civil liberties/rights, task force performance measurement, personnel selection, and task force oversight and accountability.

When FDLE awards funds to support a task force, the subrecipient must compile and maintain a task force personnel roster along with course completion certificates. Additional information is available regarding this required training and access methods at Home page - 28 CFR Part 23 Online Training (ncirc.gov).

20.0 For NCHIP and NARIP: Protective Order Systems - Any system developed with funds awarded under this cooperative agreement will be designed to permit interface with the National Protective Order file maintained by the FBI.

21.0 For PREA: PREA Audits - Subrecipients using funds, in whole or in part, to conduct PREA audits must utilize a DOJ certified PREA auditor who must abide by all applicable requirements in the DOJ PREA Auditor Handbook.

SECTION VIII: ADDITIONAL REQUIREMENTS

1.0 Environmental Protection Agency's (EPA) list of Violating Facilities - The subrecipient assures that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the Program Purpose are not listed on the EPA's list of Violating Facilities and that it will notify the Department of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by the EPA.

2.0 National Environmental Policy Act (NEPA)

The subrecipient agrees to assist FDLE in complying with the NEPA, the National Historic Preservation Act, and other related federal environmental impact analyses requirements in the use of subaward funds by the subrecipient. This applies to the following new activities whether or not they are being specifically funded with these subaward funds. That is, it applies as long as the activity is being conducted by the subrecipient or any third party and the activity needs

to be undertaken in order to use these subaward funds. Accordingly, the subrecipient agrees to first determine if any of the following activities will be funded by the grant, prior to obligating funds for any of these purposes.

If it is determined that any of the following activities will be funded by the grant, the recipient agrees to contact FDLE OCJG.

1) New construction;

2) Any renovation or remodeling of a property located in an environmentally or historically sensitive area, including properties located within a 100-year flood plain; a wetland, or habitat for endangered species, or a property listed on or eligible for listing on the National Register of Historic Places;

3) A renovation, lease, or any other proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size;

4) Implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or educational environments; and

5) Implementation of a program relating to clandestine methamphetamine laboratory operations, including the identification, seizure, or closure of clandestine methamphetamine laboratories.

The subrecipient understands and agrees that complying with NEPA may require the preparation of an Environmental Assessment and/or an Environmental Impact Statement, as directed by the Bureau of Justice Assistance. The subrecipient further understands and agrees to the requirements for implementation of a Mitigation Plan, as detailed by the Department of Justice at https://www.bja.gov/Funding/nepa.html, for programs relating to methamphetamine laboratory operations.

3.0 National Historic Preservation Act – The Act will assist the Department (if necessary) in assuring compliance with section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. § 470), Ex. Order 11593 (identification and protection of historic properties), the Archeological and Historical Preservation Act of 1974 (16 U.S.C. § 469 a-1 et seq.), and the National Environmental Policy Act of 1969 (42 U.S.C. § 4321).

4.0 Human Research Subjects – The subrecipient agrees to comply with the requirements of 28 C.F.R. part 46 and all Office of Justice Programs policies and procedures regarding the protection of human research subjects, including obtainment of Institutional Review Board approval, if appropriate, and subject informed consent.

5.0 Disclosures

Conflict of Interest - The subrecipient and implementing agency will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain. Subrecipients must disclose in writing any potential conflict of interest to FDLE (the non-federal pass-through entity).

Violations of Criminal Law - The subrecipient and implementing agency must disclose all violations of state or federal criminal law involving fraud, bribery or gratuity violations potentially affecting the subaward.

6.0 Uniform Relocation Assistance and Real Property Acquisitions Act - The subgrant recipient will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C. § 4601 et seq.), which govern the treatment of persons displaced as a result of federal and federally-assisted programs.

7.0 Limitations on Government Employees Financed by Federal Assistance - The subrecipient will comply with requirements of 5 U.S.C. §§ 1501-08 and §§ 7321-26, which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.

8.0 Funds to Association of Community Organizations for Reform Now (ACORN) Unallowable - Subrecipient understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of any contract or subaward to either the Association of Community Organizations for Reform Now (ACORN) or its subsidiaries, without the express prior written approval of OJP.

9.0 Text Messaging While Driving - Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), and §316.305, F.S., the subrecipient is encouraged to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this subaward and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

10.0 For JAG: DNA Testing of Evidentiary Materials and Upload of DNA Profiles to a Database - If program funds will be used for DNA testing of evidentiary materials, any resulting eligible DNA profiles must be uploaded to the Combined DNA Index System (CODIS), by a government DNA lab with access to CODIS. No profiles generated with JAG funding may be entered into any other non-governmental DNA database without prior express written approval from BJA. For more information, refer to the NIJ FY 2012 DNA Backlog Reduction Program, available at https://www.ncjrs.gov/pdffiles1/nij/sl001062.pdf.

In addition, funds may not be used for purchase of DNA equipment and supplies when the resulting DNA profiles from such technology are not accepted for entry into CODIS (the National DNA Database operated by the FBI).

11.0 Environmental Requirements and Energy - For subawards in excess of $100,000, the subrecipient must comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C 85), section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR 1). The subrecipient must comply with mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163, 89 Stat. 871), if any.

12.0 Other Federal Funds - The subrecipient agrees that if it currently has an open award of federal funds or if it receives an award of federal funds other than this award, and those awards have been, are being, or are to be used, in whole or in part, for one or more of the identical cost items for which funds are being provided under this award, the subrecipient will promptly notify, in writing the grant manager for this award, and, if so requested by OCJG seek a budget modification or change of project scope grant adjustment notice (GAN) to eliminate any inappropriate duplication of funding.

13.0 Trafficking in Persons - The subrecipient must comply with applicable requirements pertaining to prohibited conduct relating to the trafficking of persons, whether on the part of recipients, subrecipients or individuals defined as "employees" of the subrecipient. The details of the recipient and subrecipient obligations related to prohibited conduct related to trafficking in persons are incorporated by reference and posted at https://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm

14.0 Requirement of the Award; Remedies for Non-Compliance or for Materially False Statements: Any materially false, fictitious, or fraudulent statement to the Department related to this award (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001, 1621, and/or 34 U.S.C. § 10272), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729-3730 and 3801-3812).

Should any provision of a requirement of this award be held to be invalid or unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or unenforceable; such provision shall be deemed severable from this award.

15.0 Employment Eligibility Verification for Hiring Under This Award – The subrecipient must ensure that as part of the hiring process for any position that is or will be funded (in whole or in part) with award funds, the employment eligibility of the individual being hired is properly verified in accordance with the provisions of 8 U.S.C. 1324a(a)(1) and (2).

i. All persons who are or will be involved in activities under this award must be made aware of the requirement for verification of employment eligibility, and associated provisions of 8 U.S.C. 1324a(a)(1) and (2) that make it unlawful in the United States to hire (or recruit for employment) certain aliens.

ii. The subrecipient must provide training (to the extent necessary) to those persons required by this condition to be notified of the requirement for employment eligibility verification and the associated provisions of 8 U.S.C. 1324a(a)(1) and (2).

iii. As part of the recordkeeping requirements of this subaward, the subrecipient must maintain records of all employment eligibility verifications pertinent to compliance with this condition and in accordance with I-9 record retention requirements, as well as pertinent records of notifications and trainings.

iv. Monitoring of compliance with the requirements of this condition will be conducted by FDLE.

v. Persons who are or will be involved in activities under this award includes any and all subrecipient officials or other staff who are or will be involved in the hiring process with respect to a grant funded position under this award.

vi. For the purposes of satisfying this condition, the subrecipient may choose to participate in, and use E-Verify (www.e-verify.gov), provided an appropriate person authorized to act on behalf of the subrecipient entity uses E-Verify to confirm employment eligibility for each position funded through this award.

vii. Nothing in this condition shall be understood to authorize or require any subrecipient, or any person or other entity, to violate federal law, including any applicable civil rights or nondiscrimination law.

viii. Nothing in this condition, including paragraph vi., shall be understood to relieve any subrecipient, or any person or other entity, of any obligation otherwise imposed by law, including 8 U.S.C. 1324a(a)(1) and (2).

IMPORTANT NOTE: Any questions about the meaning or scope of this condition should be directed to FDLE prior to award acceptance.

16.0 Determination of Suitability to Interact with Minors – This condition applies if it is indicated in the application for subaward (at any tier) that a purpose of some or all of the activities to be carried out under the subaward is to benefit a set of individuals under 18 years of age.

The subrecipient (at any tier), must make determinations of suitability before certain individuals may interact with participating minors. The requirement applies regardless of an individual's employment status.

The details of this requirement are posted on the OJP website at https://ojp.gov/funding/Explore/Interact-Minors.htm.

17.0 Restrictions and Certifications Regarding Non-Disclosure Agreements and Related Matters: No subrecipient under this award, or entity that receives a procurement contract with funds under this award, may require an employee to sign an internal confidentiality agreement that prohibits the reporting of waste, fraud, or abuse to an investigative or law enforcement representative authorized to receive such information.

The foregoing is not intended, to contravene requirements applicable to classified information. In accepting this award, the subrecipient:

a) Has not required internal confidentiality agreements or statements from employees or contractors that currently prohibit reporting waste, fraud, or abuse;

b) Certifies that, if it learns that it is or has been requiring its employees or contractors to execute agreements that prohibit reporting of waste, fraud, or abuse, it will immediately stop any further obligations of award funds, will provide prompt written notification to OCJG, and will resume such obligations only if expressly authorized to do so by OCJG.

c) Will comply with requirements of 5 U.S.C. §§ 1501-08 and 7321-26, which limit certain political activities of state or local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.

17.0 For RSAT: State Alcohol and Drug Abuse Agency - The subrecipient will coordinate the design and implementation of treatment programs with the State alcohol and drug abuse agency or any appropriate local alcohol and drug abuse agency, especially when there is an opportunity to coordinate with initiatives funded through the Justice Assistance Grant (JAG) program.

18.0 For RSAT: Drug Testing - The subrecipient will implement or continue to require urinalysis or other proven reliable forms of testing of individuals in correctional residential substance abuse treatment programs. Such testing shall include individuals released from residential substance abuse treatment programs who remain in the custody of the State.

19.0 For RSAT: Opioid Abuse and Reduction - The subrecipient understands and agrees that, to the extent that substance abuse treatment and related services are funded by this award, they will include needed treatment and services to address opioid abuse and reduction.

20.0 For RSAT: Data Collection - The subrecipient agrees that grant funds may be used to pay for data collection, analysis, and report preparation only if that activity is associated with federal reporting requirements. Other data collection, analysis, and evaluation activities are not allowable uses of grant funds.

21.0 For PSN: Coordination with U.S. Attorney and PSN Task Forces - The recipient agrees to coordinate the project with the U.S. Attorney and Project Safe Neighborhoods Task Force(s) for the respective U.S. Attorney Districts covered by the award. The recipient also is encouraged to coordinate with other community justice initiatives and other ongoing, local gun prosecution and law enforcement strategies.

22.0 For PSN: Media-related Outreach - The subrecipient agrees to submit to OCJG for review and approval by DOJ, any proposal or plan for PSN media-related outreach projects.

23.0 For NCHIP & NARIP: Coordination and Compatibility with Systems - In accordance with federal award conditions, subrecipient agrees all activities supported under this award must:

1) Be coordinated with Federal, State, and local activities relating to homeland security and presale firearm checks

2) Ensure criminal justice information systems designed, implemented, or upgraded with NCHIP or NARIP funds are compatible, where applicable, with the National Incident-Based Reporting System (NIBRS), the National Crime Information Center system (NCIC 2000), the National Criminal Instant Background Check System (NICS), the Integrated Automated Fingerprint Identification System (IAFIS), and applicable national, statewide or regional criminal justice information sharing standards and plans.

3) Intend to establish or continue a program that enters into the National Crime Information Center (NCIC) records of: (a) Protection orders for the protection of persons from stalking or domestic violence; (b) Warrants for the arrest of persons violating protection orders intended to protect victims from stalking or domestic violence; and (c) Arrests or convictions of persons violating protection orders intended to protect victims from stalking or domestic violence.

Edward Byrne Memorial Justice Assistance Grant (JAG) Program

ACCEPTANCE OF FEDERAL FUNDING ASSISTANCE

Subrecipient: City of Alachua

Subgrant Number: 2021-JAGC-ALAC-4-3B-040

Project Title: LAW ENFORCEMENT EQUIPMENT PROGRAM

Pass-through Entity: Florida Department of Law Enforcement

This award is subject to all applicable rules, regulations, and conditions, as contained in the Department of Justice Grants Financial Guide, and the Office of Management and Budget Uniform Grant Requirements (2 C.F.R. Part 200). This award is also subject to the incorporated standard and special conditions, and such further rules, regulations, and policies as may be reasonably prescribed by the State or Federal Government.

In witness whereof, the parties affirm they each have read and understand the conditions set forth in this agreement, have read and understand the agreement in its entirety, and accept this agreement through the signature of their duly authorized officers on the date, month, and year set out below.

City of Alachua
Authorizing Official (Commission Chairperson, Mayor, or Designated Representative)

_____

Signature Date

_____

Printed Name and Title

Alachua Police Department
Authorizing Official (Official, Administrator, or Designated Representative)

_____

Signature Date

_____

Printed Name and Title

Florida Department of Law Enforcement
Office of Criminal Justice Grants

_____

Signature Date

Cody Menacof, Bureau Chief

Printed Name and Title

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/9/2021
SUBJECT: Renewal of Commercial and Group Health Insurance Packages
PREPARED BY: G.B. Wilson, Compliance and Risk Management Director

RECOMMENDED ACTION:
Renew the City Commercial insurance package with the Florida Municipal Insurance Trust (FMIT) at the base premium of $486,093 the FMIT Group Health Insurance plan at the base premium of $1,323,511.44, the Dental, Vision, and Life group plans at a combined base premium of $76,968, the storage tank liability, law enforcement death and disability policies (now including "at work" coverage for all City employees at total extra cost of only $190.00 per year) at a combined total premium of $2,804 and direct the City Manager to sign appropriate contract documents.

Summary

COMMERCIAL AND GROUP HEALTH INSURANCE RATES FOR FY 21/22

COMMERCIAL PACKAGE

See attached FY 2020/2021 and FY 2021/2022 renewals for premium comparisons.

General and Professional Liability

Rates are directly tied to payroll total, city loss experience and loss experience in the total trust group. The City has no rate affecting losses in the rating years and the premium rate remains level plus a 12% increase based on projected payroll total supplied by the City.

Auto (all motor vehicles including largest trucks)

Property damage premium is increased by $604 (3.4%) and Liability coverage is increased by $2,859 (9%).

The City fleet consists of 127 vehicles purchased at a total cost of $ $3,653,073.88. City vehicle insurance premiums remain low with an average combined liability and property damage premium of less than $420 per vehicle per year.

Property Coverage

Property insurance coverage includes that for City Hall, Legacy Multipurpose Center, police building, Operations Center, non-vehicle equipment, facilities such as the wastewater treatment plant and lift stations to name a few.The City experienced no rate affecting losses but the trust pool storm losses across the FMIT Trust have required an overall temporary increase to replace reserves.

Storm claim processing and COVID disruption of operations have slowed bringing FMIT property schedules and billing up to date. The City added in the current year for the new Legacy Amphitheater, inclusive playground, concession building as well as a new lift station on US 441. The total cost of the named facilities is $1,388,000 at 30 cents per hundred dollars of coverage or $4,641 per year. Premium for the new construction of the Legacy Park Electric Substation and the City Hall

Build-Out are not shown on the attached renewal quote but will be in the first billing statement and are included in the staff recommended action. The total cost of the Legacy facilities is $6,664,673 at 30 cents per hundred of coverage or $19,994 per year.

Workers Compensation

A current increase in the experience modifier, aka experience mod or the EMod, from 0.72 to 0.83 was caused by one auto accident (No Fault of City Employee) .The City premium is generated by FMIT based on each $100 of City payroll in each rating category over the last three complete years (not including the current partial year) and then added to establish the total premium. The premium is then multiplied by the EMod to establish the actual premium for the coming renewal.The increase in the multiplier from 0.72 to 0.83 and increases in payroll still yielded a 15% increase above current year.

It is also important to note that FMIT does not follow the same classification and rating schedule as the National Counsel on Compensation Insurance (NCCI) used by virtually all commercial carriers. The FMIT schedule traditionally produces rates that trend lower by 30%. Rather than the FMIT renewal of $107,717 one would expect a premium of $140,032 for our payroll and classification mix in the commercial marketplace.

GROUP HEALTH RATE

See attached FY 2020/2021 and FY 2021/2022 renewals plus a Comparison Spreadsheet.

Group health Insurance rates have been increasing over the past ten years but the COA has been able to remain below market increases due to participation in the Florida Municipal Insurance Trust since FY 2014/2015. The City loss experience has been higher than premiums paid in the past few years, but, the 2017/2018 loss ratio (82%) brought a negotiated 2% rate reduction for the FY 2018/2019 based on a break in the trend of COA losses in excess of premium, and, discounts gained because of the implementation of wellness and safety programs.

Unfortunately, loss experience for the FY 2020/2021 rating period was 104% of premium paid, resulting in a 15% increase for FY 2021/2022. There are a lot of sophisticated formulas that are used to project a proper and sound health insurance rate for any designated group, considering, among other factors, loss ratio, administrative costs and medical cost trend.

The City experience comes down to a two year loss ratio of 104%, administrative costs of 20%. Dropping the medical cost trend factor yields a rate increase of 24%. A commercial carrier would be hard pressed to support such a recommendation that includes no projected profit and likely would back away. Membership in a Trust is different in that the Trust exists for the benefit of its members.

But, the Trust must always be managed for the protection of the soundness of the Trust.

FMIT actuaries, worldwide Willis Towers Watson, recommended a renewal rate increase for the City at 20% but FMIT has agreed to a negotiated renewal at a 15% increase as reflected on the attachments.

The City of Alachua focus on developing a culture of safety and wellness, in coordination with FMIT Group Health and Risk Management specialists. The combined program is a prominent part of discussions between the City and FMIT throughout every policy year. Our recognized Safety Program and the City Drug Free Workplace Policy together bring a 7% reduction in Workers Compensation premiums. The City also receives the maximum of $6,000 every year in FMIT Safety Grants to offset purchases of items as diverse as APD protective vests, the replacement of insulated safety gloves for electric line staff and repairs to sidewalks.

Reports from FMIT are that the City of Alachua is cited across the state as an example of how to establish a culture of safety and wellness and the City Commission was presented with a second and consecutive Florida League of Cities (2019 & 2020) Hometown Health Award.

City staff continues to work with FMIT and also explores the marketplace for other options. Loss experience will continue to be monitored quarterly and alternate plans considered for future years

The City has implemented a plan coordinated by the HR and C&RM Departments to encourage employees to pursue spouse and dependent health insurance coverage through that available on the Healthcare.gov website. A solid percentage of employees will find coverage comparable to that offered by the City at much less cost, after subsidies are applied. Anecdotal evidence coming from a few employees demonstrates the program will reduce the number of uninsured dependents due to

evidence coming from a few employees demonstrates the program will reduce the number of uninsured dependents due to the cost savings available.

GROUP DENTAL, LIFE AND VISION

The City provides group dental, life and vision coverage for all FTEs and employee paid dependent coverage is available at group rates. Payroll deduction is provided by the City for dependent coverage.

There is no increase for Dental, Life (included EAP) and Vision coverage. Premium cost are low. Life is $6.02/month ($30,000-double indemnity), Vision is $5.66/mo and Dental is $31.08/month).

CITY PAID EMPLOYEE SUPPLEMENTAL DEATH, DISABILITY, EDUCATION AND OTHER BENEFITS

City staff recognized more than 10 years ago that certain death and disability benefits were provided for the employee, spouse and children of law enforcement officers disabled or killed in the line of duty. The City was and is responsible for paying for the majority of the benefits that are established by Florida Statute 112.19 and sought coverage through the Florida League of Cities.Policy coverage was tailored over several years
to conform to requirements of the statute and is modestly priced currently at $1,170 per year to cover APD personnel.

The Hartford insurance company is the current carrier and has just offered, through the League of Cities, to expand coverage to cover all City employees for qualified work place events. The extra premium is $190 for the entire group per year and is included in the recommended and here presented insurance package.

EMPLOYEE PAID SUPPLEMENTAL HEALTH BENEFITS

A long list of supplemental benefits is made available to employees at employee cost and by City provided payroll deduction.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

AMOUNT: $1,889,376.44

FUNDING SOURCE: General Fund, Internal Services Fund, Electric Fund, Water Fund, Community Redevelopment Trust Fund, Mosquito Fund, Waste Water Fund, Other

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COMMISSION GOALS:
Quality of Life, Strengthen Community Services

ATTACHMENTS:

Description

- FMIT Commercial Insurance Renewal Fy 21/22
- FMIT Health Coverage Agreement
- FMIT Health Insurance Renewal FY 21/22
- Health Insurance Comparison FY 20/21 to FY21/22
- Storage Tank Insurance Renewal
- Statutory Accidental Death & Dismemberment Police and Other Employees

FMIT FLORIDA MUNICIPAL INSURANCE TRUST

*Protecting the **Communities** We Call **Home***

RENEWAL QUOTE FOR 2021-2022

City of Alachua

FMIT 0002

Coverage	Deductible	Limit	FY 21/22 Premium	FY20/21 Premium	Increase in Premium	Percentage Increase
General/Professional Liability	$5,000	$3,000,000	$138,894	$135,081	$3,813	2.7%
Automobile Liability	$0	$3,000,000	$34,899	$32,040	$2,859	9%
Automobile Physical Damage	Per Schedule		$18,198	$17,594	$604	3.4%
Property	$5,000	$47,627,564	$166,391	$138,771	$27,620	20%
Workers' Compensation Experience Modification 0.83	$0 10/1/21	Total Payroll $7,295,622	$107,717	$92,655	$15,062	16.2%
TOTAL FMIT PREMIUM			**$466,099**			

*Includes: Drug Free Credit: Yes
Safety Credit: Yes

Note: Coverage summaries provided herein are intended as an outline of coverage only and are necessarily brief. In the event of loss, all terms, conditions, and exclusions of actual Agreement and/or Policies will apply.

City of Alachua
Coverage Agreement
10/01/2021-09/30/2022

The following Coverage Agreement outlines, in detail, the coverages and premiums agreed upon by the Florida Municipal Insurance Trust and City of Alachua.
The effective date of this agreement is 10/01/2021-09/30/2022.

Coverage / Plans

Medical Coverage
UnitedHealthcare, Rx Copays $10/$35/$60; 2.5 for mail order $25/$87.50/$150

Premiums

UnitedHealthcare Plan 5 HSA	
Employee	$784.86
Employee + Spouse	$1,569.66
Employee + Children	$1,491.22
Employee + Family	$2,511.22

UnitedHealthcare Choice Plus Plan 14	
Employee	$944.80
Employee + Spouse	$1,889.62
Employee + Children	$1,795.14
Employee + Family	$3,023.36

Other Specified Items

Effective October 1, 2015, the Florida League of Cities is partnering with UnitedHealthcare to offer AARP Medicare Supplement and Medicare Advantage plans to decrease the overall cost to the retirees. The current Medicare Supplement plan will no longer be available due to the UnitedHealthcare plans being a more cost effective alternative.

Disclosure (new FMIT groups only)
Dependent SSN for enrollment

Signatures

Representative, Florida Municipal Insurance Trust Date

Representative, City of Alachua Date

Note: Termination of coverage requires a 45 day written notice.

Florida Municipal Insurance Trust
City of Alachua
Rate Quote for Medical and Prescription Drug Benefit Coverage

Current Rates - UnitedHealthcare Choice Plus HSA Plan 5

Contract Type	Enrollment	10/01/2020-09/30/2021	Monthly Premium	Annual Premium
Single	33	$682.48	$22,521.84	$270,262.08
EE + Spouse	2	$1,364.92	$2,729.84	$32,758.08
EE + Children	2	$1,296.70	$2,593.40	$31,120.80
Family	0	$2,183.66	$0.00	$0.00
Total	**37**		**$27,845.08**	**$334,140.96**

Renewal Rates - UnitedHealthcare Choice Plus HSA Plan 5

Contract Type	Enrollment	10/1/2021 - 9/30/2022	Monthly Premium	Annual Premium
Single	33	$784.86	$25,900.38	$310,804.56
EE + Spouse	2	$1,569.66	$3,139.32	$37,671.79
EE + Children	2	$1,491.22	$2,982.44	$35,789.28
Family	0	$2,511.22	$0.00	$0.00
Total	**37**		**$32,022.14**	**$384,265.63**

Percent Change	**15.00%**

Medicare Exchange Available

Prescription Drug Copays

Retail:	$10/$35/$60
Mail Order:	$25/$87.50/$150

Florida Municipal Insurance Trust
City of Alachua
Rate Quote for Medical and Prescription Drug Benefit Coverage

Current Rates - UnitedHealthcare Choice Plus Plan 14

Contract Type	Enrollment	10/01/2020-09/30/2021	Monthly Premium	Annual Premium
Single	81	$821.56	$66,546.36	$798,556.32
EE + Spouse	3	$1,643.14	$4,929.42	$59,153.04
EE + Children	2	$1,560.98	$3,121.96	$37,463.52
Family	0	$2,629.00	$0.00	$0.00
Total	**86**		**$74,597.74**	**$895,172.88**

Renewal Rates - UnitedHealthcare Choice Plus Plan 14

Contract Type	Enrollment	10/1/2021 - 9/30/2022	Monthly Premium	Annual Premium
Single	81	$944.80	$76,528.80	$918,345.60
EE + Spouse	3	$1,889.62	$5,668.86	$68,026.32
EE + Children	2	$1,795.14	$3,590.28	$43,083.36
Family	0	$3,023.36	$0.00	$0.00
Total	**86**		**$85,787.94**	**$1,029,455.28**

Percent Change	**15.00%**

Medicare Exchange Available

Prescription Drug Copays

Retail:	$10/$35/$60
Mail Order:	$25/$87.50/$150

FY 20/21 $1,232,240.00

FY21/22 $1,323511.44- Proposed Health Insurance Premium Total

Loss Ratio from 03/2019 - 02/2021 is 104%

COA PEPY Increase By $1478.76 / PEPM Increased By 123.23

PLAN 14	FY 21	FY 22	Increase in Employee Monthly Contribution
Employee Only	$821.56	$ 944.80	$0.00
Employee / Spouse	$1643.14	$ 1,889.62	$123.24
Employee / Children	$1560.98	$ 1,795.14	$110.92
Family	$2,629.00	$ 3,023.36	$271.12

PLAN 5	FY 21	FY 22	Increase in Employee Monthly Contribution
Employee Only	$682.42	$ 784.86	$0.00
Employee / Spouse	$1364.92	$ 1,569.66	$102.36
Employee / Children	$1296.70	$ 1,491.22	$92.14
Family	$2,183.66	$ 2,511.22	$225.18
COA TO HSA	$139.08	$ 159.94	

DENTAL FIXED RATE UNTIL 09/30/23	FY 21	FY 22	Increase in Employee Monthly Contribution
Employee Only	$ 31.08	$ 31.08	$0.00
Employee / Spouse	$ 42.48	$ 42.48	$0.00
Employee / Children	$ 54.84	$ 54.84	$0.00
Family	$ 93.20	$ 93.20	$0.00

Vision No Increase	FY 21	FY 22	Employee Contribution
Employee Only	$5.66	$5.66	$0.00
Employee + 1	$11.34	$11.34	$0.00
Family	$15.05	$15.05	$0.00

Life Insurance, AD & D and EAP No Increase	Monthly Premium	City Monthly Contribution	Employee Contribution
$30,000 Paid 100% by City	$6.02	$6.02	$0.00

INVOICE
SPECIAL COVERAGES

8/2/2021 FMIT# 0002
INVOICE ID: ANC-10001-2021

Mr. G.B. "Cap" Wilson
Compliance and Risk Manager
City of Alachua
P.O. Box 9
Alachua, FL 32616

MAKE CHECKS PAYABLE TO:

FLORIDA MUNICIPAL INSURANCE TRUST
POST OFFICE BOX 1757
TALLAHASSEE FL 32302-1757

MAKE ACH PAYMENTS TO:
BANK: Capital City Bank, 217 N. Monroe St., Tallahassee, FL 32301
RTN#/ABA#: 063100688
ACCT#: 0032620702
ACCT TYPE: Checking
ACCT NAME: Florida Municipal Insurance Trust

PLEASE INCLUDE A COPY OF THIS INVOICE WITH YOUR PAYMENT BY 8/17/2021.
IF FULL PREMIUM PAYMENT IS NOT RECEIVED BY 8/17/2021, THE POLICY IS SUBJECT TO CANCELLATION FOR NON-PAYMENT OF PREMIUM BY THE INSURER.

DESCRIPTION	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE
B-2 GENERAL LIABILITY **STORAGE TANK LIABILITY**	**005609619**	**10/26/2021**	**10/26/2022**

PREMIUMS

BASE PREMIUM:	**$1,444.00**
ADDITIONAL INSURED(S):	
TERRORISM:	
INSPECTION FEE:	
POLICY FEE:	
FEES:	
TOTAL POLICY PREMIUM:	**$1,444.00**

Ancillary insurance coverage includes any insurance coverage not currently available directly from the Florida Municipal Insurance Trust. When the Florida League of Cities, Inc. acts as intermediary or agency in facilitating ancillary insurance coverage for a member with a third party insurer, the Florida League of Cities, Inc. shall not be liable to the member if the third party insurer becomes insolvent at any time after coverage has commenced. The Florida League of Cities, Inc. shall use reasonable skill and judgment in securing any such ancillary insurance coverage. However, it is not a guarantor of the financial condition of any third party insurer and is entitled to reasonably rely upon generally accepted financial, actuarial and/or insurance industry data when facilitating ancillary insurance coverage.

FMIT 0002 City of Alachua 2021-2022 Statutory Accidental Death & Dismemberment – Optional Quotes

From : Dorothy Rollins <DRollins@flcities.com> Wed, Aug 04, 2021 10:45 AM

Subject : FMIT 0002 City of Alachua 2021-2022 Statutory Accidental Death & Dismemberment – Optional Quotes

1 attachment

To : gwilson@cityofalachua.org

Cc : Anne-Marie DiRocco <an_dirocco@cityofalachua.org>

Good morning Cap,

Per your request, please find below the annual premium with and without Remaining Employees (other than police or fire).

2021-2022 Annual Premium **with** Remaining Employees: $1,360

2021-2022 Annual Premium **without** Remaining Employees: $1,170

Please advise and confirm the chosen premium option by **August 18, 2021**.

Regards,

Dorothy

Dorothy Rollins, MBA, AINS
Trust Services Administrator
Florida League of Cities, Inc.
Direct Dial: 407-367-1798
Fax: 407-425-9378
www.flcities.com

FLC FLORIDA LEAGUE OF CITIES LOCAL VOICES MAKING LOCAL CHOICES

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City Commission Meeting Sign In
August 9, 2021

	Name (Please Print)
(Please Print) Lisa Kanarek, Elder Options	(Please Print)
(Please Print) Elder Options Judeth Calle Tanner	(Please Print)
(Please Print) Cap Wilson Cox	(Please Print)
(Please Print) Donna Myers HR Director	(Please Print)
(Please Print)	(Please Print)
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