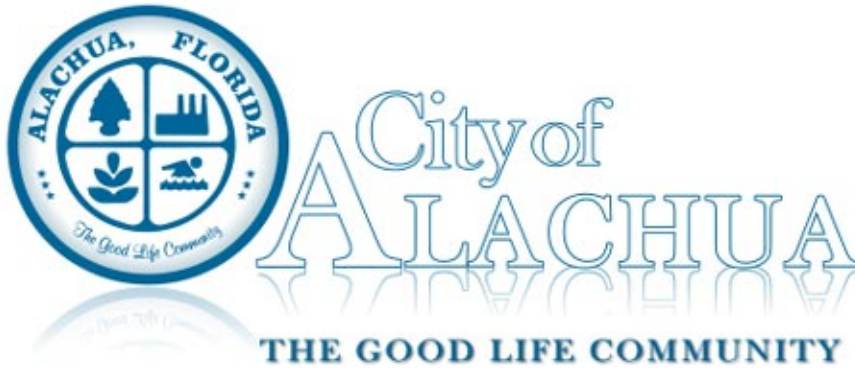




Regular City Commission Meeting Agenda June 27, 2022

Mayor Gib Coerper
Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts

City Manager Mike DaRoza
City Attorney Marian Rush

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

Meeting Date: June 27, 2022

Meeting Location: James A Lewis Commission Chambers
15100 NW 142 Terr. ** To Begin at the Conclusion of the Joint County / City
Commission Meeting

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

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A.** Ordinance 22-15, First Reading - LDR Text Amendment: A request by John C Vick III of V3 Capital Group, to amend Article 4, Section 4.3.4 (J) relating to Use-specific Standards for Vehicle Sales and Services (Legislative).

V. AGENDA ITEMS

- A.** Resolution 22-20: Regarding the Amended and Re-stated Bylaws of the City of Alachua's Community Development Block Grant Citizen Advisory Task Force; Providing for Severability; Providing for Correction of Scrivener's Errors; and, Providing an Effective Date.

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

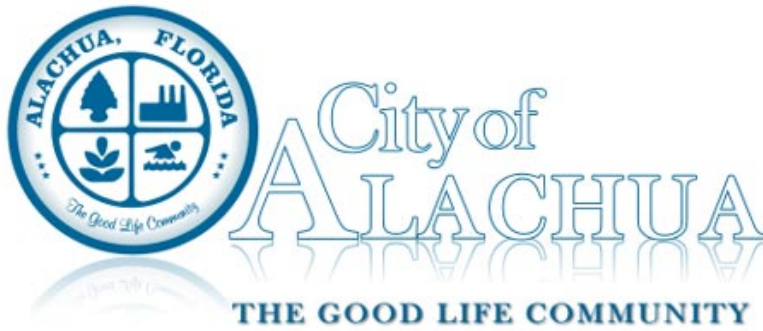
VIII.COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS

Purchase of Switchgears
May 23, 2022 City Commission Meeting Minutes
June 13, 2022 City Commission Meeting Minutes



Commission Agenda Item

MEETING DATE: 6/27/2022

SUBJECT: Ordinance 22-15, First Reading - LDR Text Amendment: A request by John C Vick III of V3 Capital Group, to amend Article 4, Section 4.3.4 (J) relating to Use-specific Standards for Vehicle Sales and Services (Legislative).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:

1. Approve Ordinance 22-15 on first reading; and,
 2. Schedule second and final reading for July 25, 2022,
- 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 text amendment to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 22-15 on first reading and schedules second and final reading for July 25, 2022.

Summary

This application is a request submitted by John C. Vick III of V3 Capital Group, to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would revise use specific separation requirements for certain uses which fall under the category entitled "Vehicle Sales and Services." The Use Specific standards for these uses are located in Section 4.3.4(J) of the LDRs. The following uses are included in Section 4.3.4(J):

- Automobile body shop
- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Carwash and auto detailing
- Tire sales and mounting, transmission or muffler shop

In addition to other use specific standards for the above mentioned uses, the LDRs require a minimum separation of 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts. The applicant contends that this separation requirement does not consider intervening roadways or how enhanced buffering can serve as an additional separation tool between uses.

The proposed amendment provides two (2) conditions by which the 250-foot separation requirement can be reduced for the following uses:

- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Gasoline sales

The applicant proposes that a reduction in separation distance could be permitted when an intervening arterial or collector street exists between the proposed "Vehicle Sales and Service" use and the school, daycare center, residential use, or vacant land in a residential zoning district. The applicant contends that this acknowledges that arterial or collector streets by nature provide separation between lands and such streets inherently have impacts on adjacent properties, including traffic, sound

provide separation between lands and such streets inherently have impacts on adjacent properties, including traffic, sound and light. The proposed amendment reduces the minimum separation when this condition is met to 100 feet, and to 50 feet when an enhanced landscape buffer is provided (except for the automobile repair and servicing use where the minimum separation is proposed to not be reduced to less than 100 feet).

The second condition that would permit a reduction in separation is when the “Vehicle Sales and Service” use fronts US Hwy 441. The City has established US Hwy 441 as a commercial corridor, thereby directing commercial development to occur along this roadway. The applicant contends that by reducing the separation requirement, the City will maximize existing and future land use patterns along this corridor, which promotes a planned and logical development pattern. The proposed amendment reduces the minimum separation when this condition is met to 100 feet and 50 feet when an enhanced landscape buffer is provided (except in the automobile repair and servicing use where the minimum separation is proposed to not reduce to less than 100 feet).

The applicant contends that the proposed amendment will enable the City to foster continued urban growth along its primary transportation and utility corridors, promoting a healthy and logical development pattern, while protecting neighboring residential uses.

At the June 14, 2022 Planning and Zoning Board hearing, the Board voted 5-0 in favor of forwarding the amendment to the City Commission with a recommendation to approve.

ATTACHMENTS:

Description

- ▢ Ordinance 22-15
- ▢ Staff Report and Staff Supporting Materials
- ▢ Application and Supporting Materials
- ▢ Public Notice Materials for June 14, 2022 PZB Hearing
- ▢ Public Notice Materials for the June 27, 2022 City Commission Hearing

ORDINANCE 22-15

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 4, SECTION 4.3.4 (J), RELATED TO USE-SPECIFIC STANDARDS FOR VEHICLE SALES AND SERVICES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, a Text Amendment ("Amendment") to the City's Land Development Regulations ("LDRs"), as described below, has been proposed; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on June 2, 2022; and

WHEREAS, the LPA conducted a public hearing on the proposed Amendment on June 14, 2022, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on June 16, 2022 and on _____, 2022; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on June 27, 2022 and _____ and provided for public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and City's LDRs; and

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

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

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations

The proposed Amendment to the City Land Development Regulations are attached as Exhibit “A” and are hereby incorporated herein by reference.

Section 4. Codification of and Correction of Scrivener’s Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Severability

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

Section 9. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

Passed on First Reading the 27th day of June 2022.

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

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

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

Section 4.3.4 (J) of the City’s LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~striketrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.10(B)(3) remains in full force and effect:

Sec. 4.3. Use specific standards.

4.3.4 *Business uses.*

(J) *Vehicle sales and services.*

(2) *Automobile rental and sales; recreational vehicle rental and sales; truck or tractor rental or sales.* Automobile rental and sales and truck or tractor rental or sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts, unless one or more of the following standards are met:

(i) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use has frontage

on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

- (b) *Displays outside setbacks and buffers.* Not locate vehicle or equipment displays within a required setback or buffer.
- (c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.
- (d) *Vehicle display pad.* Not have more than one vehicle display pad for every 100 feet of street frontage. The vehicle display pad may be elevated up to two feet above adjacent displays or grade.
- (e) *No display on top of building.* There shall be no vehicle display on top of a building.

- (f) *Vehicle display pad.* Have no racks that tilt vehicles in any way to show the underside, unless they are located inside a show room.
 - (g) *Other materials for sale.* Display no other materials for sale between the principal structure and the street.
 - (h) *Testing.* Not test vehicles on residential streets.
- (3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:
- (a) *Minimum separation.* Separation distance shall be measured from lot line to lot line. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts, unless one of the following conditions is met:
 - (i) The proposed automobile repair and servicing use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.
 - (ii) The proposed automobile repair and servicing use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between

the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

- (b) *Lot dimensions and area.*
 - (i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.
 - (ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.
- (c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.
- (d) *Ingress/egress.*
 - (i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.
 - (ii) Methods of ingress/egress shall:
 - a. Not exceed 40 feet in width, exclusive of transitions.
 - b. Not be located closer than 15 feet to any right-of-way lines of any intersection.
 - c. Not be located closer than 15 feet to any other property line.

- (e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.
 - (f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.
 - (g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.
 - (h) *Testing.* Not test vehicles on residential streets.
 - (i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.
 - (j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.
 - (k) *Service bay orientation.* Service bay doors shall not be oriented toward any adjacent uses where the minimum separation requirements apply in (a) above.
- (4) *Boat and marine rental and sales.* Boat and marine rental and sales shall comply with the following standards:
- (a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts-, unless one or more of the following standards are met:

- (i) The proposed boat and marine rental and sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.
- (ii) The proposed boat and marine rental and sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed boat and marine rental

and sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

- (b) *Displays outside setbacks and buffers.* Not locate boat and marine equipment displays within a required setback or buffer.
 - (c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.
 - (d) *Vehicle display pad.* Not have more than one boat and marine display pad for every 100 feet of street frontage. The pad may be elevated up to two feet above adjacent displays or grade.
 - (e) *Other materials for sale.* Not display other materials for sale between the principal structure and the street.
- (6) *Gasoline sales (automobile service station, mini-service and self-service).* Gasoline sales (full-service, mini-service and self-service) shall comply with the following standards:
- (a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts, unless one or more of the following standards are met:
 - (i) The proposed gasoline sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use

and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

- (ii) The proposed gasoline sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed gasoline sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

- (i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.
- (ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

(c) *Methods of ingress/egress.*

- (i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.
- (ii) Methods of ingress/egress shall:

- a. Not exceed 40 feet in width, exclusive of transitions.
 - b. Not be located closer than 15 feet to any right-of-way lines of any intersection.
 - c. Not be located closer than 15 feet to any other property line.
- (d) *Location of gasoline pumps.* Locate no gasoline pump within 15 feet of any street right-of-way line; where a greater street setback line has been established, locate no gasoline pump within 15 feet of such setback line. Pumps shall be protected from vehicle impact with bollards or other physical structures.
- (e) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.
- (f) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.
- (g) *Storage and accessory sales of materials and equipment.*
 - (i) Have no outdoor displays of materials or equipment, including tires, except in a display rack for automobile products no more than four feet wide, maintained within three feet of a principal building. There shall be a limit of one display rack per street frontage.
 - (ii) Not store any unlicensed, inoperable or junked vehicles.
- (h) *No outdoor sale of oil, grease, auto parts.* Where mini-service and self-service facilities sell food, hardware, drugs and related items, in conjunction with gas, prohibit the outdoor sale of oil, grease, parts or accessories for automobiles and related items, and no service except for self-service water, air or carwash.
- (i) *Repair work.* In a full-service station, ensure all repair work, vehicle washing, lubrication, and installation of parts and accessories is performed within an enclosed structure.
- (j) *Storage of automobiles.* In a full-service station, store all automobile parts, dismantled vehicles, and similar materials within an enclosed building or totally screen them from view by a solid or privacy fence. A chainlink fence with slats shall not constitute acceptable screening or fencing.
- (k) *Automotive repair and servicing.* If a full-service gasoline sales use provides automotive repair and servicing, it shall comply with all the standards listed for automobile repair and service stations (Subsection 4.3.4(J)(3) of this section, Automobile repair and servicing).



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

June 14, 2022

SUBJECT:	A request to amend the City of Alachua Land Development Regulations by amending Article 4, Section 4.3.4(J) related to Use Specific Standards for Vehicle Sales and Services.
APPLICANT/AGENT:	John C. Vick III, V3 Capital Group
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	<i>Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.</i>

SUMMARY

This application is a request submitted by John C. Vick III of V3 Capital Group, to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would revise use specific separation requirements for certain uses which fall under the category entitled “Vehicle Sales and Services.” The Use Specific standards for these uses are located in Section 4.3.4(J) of the LDRs. The following uses are included in Section 4.3.4(J):

- ❖ Automobile body shop
- ❖ Automobile rental and sales
- ❖ Automobile repair and servicing
- ❖ Boat and marine rental and sales
- ❖ Carwash and auto detailing
- ❖ Tire sales and mounting, transmission or muffler shop

In addition to other use specific standards for the above mentioned uses, the LDRs require a minimum separation of 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts. The applicant contends that this separation requirement does not consider intervening roadways or how enhanced buffering can serve as an additional separation tool between uses.

The proposed amendment provides two (2) conditions by which the 250-foot separation requirement can be reduced for the following uses:

- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Gasoline sales

The applicant proposes that a reduction in separation distance could be permitted when an intervening arterial or collector street exists between the proposed “Vehicle Sales and Service” use and the school, daycare center, residential use, or vacant land in a residential zoning district. The applicant contends that this acknowledges that arterial or collector streets by nature provide separation between lands and such streets inherently have impacts on adjacent properties, including traffic, sound and light. The proposed amendment reduces the minimum separation when this condition is met to 100 feet, and to 50 feet when an enhanced landscape buffer is provided (except for the automobile repair and servicing use where the minimum separation is proposed to not be reduced to less than 100 feet).

The second condition that would permit a reduction in separation is when the “Vehicle Sales and Service” use fronts US Hwy 441. The City has established US Hwy 441 as a commercial corridor, thereby directing commercial development to occur along this roadway. The applicant contends that by reducing the separation requirement, the City will maximize existing and future land use patterns along this corridor, which promotes a planned and logical development pattern. The proposed amendment reduces the minimum separation when this condition is met to 100 feet and 50 feet when an enhanced landscape buffer is provided (except in the

automobile repair and servicing use where the minimum separation is proposed to not reduce to less than 100 feet).

The applicant contends that the proposed amendment will enable the City to foster continued urban growth along its primary transportation and utility corridors, promoting a healthy and logical development pattern, while protecting neighboring residential uses.

PROPOSED LDR TEXT AMENDMENTS

Strikethrough represents text to be stricken. Underline represents text to be added.

Sec. 4.3. Use specific standards.

4.3.4 Business uses.

(1) Vehicle sales and services.

(2) *Automobile rental and sales; recreational vehicle rental and sales; truck or tractor rental or sales.* Automobile rental and sales and truck or tractor rental or sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts., unless one or more of the following standards are met:

(i) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of

200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

- (b) *Displays outside setbacks and buffers.* Not locate vehicle or equipment displays within a required setback or buffer.
 - (c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.
 - (d) *Vehicle display pad.* Not have more than one vehicle display pad for every 100 feet of street frontage. The vehicle display pad may be elevated up to two feet above adjacent displays or grade.
 - (e) *No display on top of building.* There shall be no vehicle display on top of a building.
 - (f) *Vehicle display pad.* Have no racks that tilt vehicles in any way to show the underside, unless they are located inside a show room.
 - (g) *Other materials for sale.* Display no other materials for sale between the principal structure and the street.
 - (h) *Testing.* Not test vehicles on residential streets.
- (3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:
- (a) *Minimum separation.* Separation distance shall be measured from lot line to lot line. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts., unless one of the following conditions is met:
 - (i) The proposed automobile repair and servicing use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.
 - (ii) The proposed automobile repair and servicing use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate

of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

- (b) *Lot dimensions and area.*
 - (i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.
 - (ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.
- (c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.
- (d) *Ingress/egress.*
 - (i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.
 - (ii) Methods of ingress/egress shall:
 - a. Not exceed 40 feet in width, exclusive of transitions.
 - b. Not be located closer than 15 feet to any right-of-way lines of any intersection.
 - c. Not be located closer than 15 feet to any other property line.
- (e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.
- (f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.
- (g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.
- (h) *Testing.* Not test vehicles on residential streets.
- (i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.
- (j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.
- (k) *Service bay orientation.* Service bay doors shall not be oriented toward any adjacent uses where the minimum separation requirements apply in (a) above.

- (4) *Boat and marine rental and sales.* Boat and marine rental and sales shall comply with the following standards:
- (a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts., unless one or more of the following standards are met:
- (i) The proposed boat and marine rental and sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.
- (ii) The proposed boat and marine rental and sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed boat and marine rental and sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

- (b) *Displays outside setbacks and buffers.* Not locate boat and marine equipment displays within a required setback or buffer.
- (c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.
- (d) *Vehicle display pad.* Not have more than one boat and marine display pad for every 100 feet of street frontage. The pad may be elevated up to two feet above adjacent displays or grade.

- (e) *Other materials for sale.* Not display other materials for sale between the principal structure and the street.
- (6) *Gasoline sales (automobile service station, mini-service and self-service).* Gasoline sales (full- service, mini-service and self-service) shall comply with the following standards:
 - (a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts., unless one or more of the following standards are met:
 - (i) The proposed gasoline sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.
 - (ii) The proposed gasoline sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed gasoline sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

- (b) *Lot dimensions and area.*
 - (i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.
 - (ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.
- (c) *Methods of ingress/egress.*

- (i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.
 - (ii) Methods of ingress/egress shall:
 - a. Not exceed 40 feet in width, exclusive of transitions.
 - b. Not be located closer than 15 feet to any right-of-way lines of any intersection.
 - c. Not be located closer than 15 feet to any other property line.
- (d) *Location of gasoline pumps.* Locate no gasoline pump within 15 feet of any street right-of-way line; where a greater street setback line has been established, locate no gasoline pump within 15 feet of such setback line. Pumps shall be protected from vehicle impact with bollards or other physical structures.
- (e) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.
- (f) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.
- (g) *Storage and accessory sales of materials and equipment.*
 - (i) Have no outdoor displays of materials or equipment, including tires, except in a display rack for automobile products no more than four feet wide, maintained within three feet of a principal building. There shall be a limit of one display rack per street frontage.
 - (ii) Not store any unlicensed, inoperable or junked vehicles.
- (h) *No outdoor sale of oil, grease, auto parts.* Where mini-service and self-service facilities sell food, hardware, drugs and related items, in conjunction with gas, prohibit the outdoor sale of oil, grease, parts or accessories for automobiles and related items, and no service except for self-service water, air or carwash.
- (i) *Repair work.* In a full-service station, ensure all repair work, vehicle washing, lubrication, and installation of parts and accessories is performed within an enclosed structure.
- (j) *Storage of automobiles.* In a full-service station, store all automobile parts, dismantled vehicles, and similar materials within an enclosed building or totally screen them from view by a solid or privacy fence. A chainlink fence with slats shall not constitute acceptable screening or fencing.
- (k) *Automotive repair and servicing.* If a full-service gasoline sales use provides automotive repair and servicing, it shall comply with all the standards listed for automobile repair and service stations (Subsection 4.3.4(J)(3) of this section, Automobile repair and servicing).

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

VISION ELEMENT

The applicant provides the following analysis of consistency with the Vision Element of the City's Comprehensive Plan:

- Vision Element, Vision Statement states, "*The City will be a business friendly community, encouraging economic development...Alachua will be a leader in fostering quality well-planned growth and redevelopment.*" The proposed

amendment encourages economic development, focused along collector/arterial streets and U.S. Hwy 441, which serves as the City's primary commercial corridor. By providing conditions by which the minimum separation for "vehicle sales and services" can be reduced, the City is promoting development to occur in a compact, logical pattern and well-planned pattern.

- Vision Element, Goal 1: Economic Development states, "*The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor.*" The proposed amendment expressly addresses enhancing the business environment and promoting the U.S. Hwy 441 corridor for business development, by providing reductions in the minimum separation requirement for "vehicle sales and services" for properties fronting U.S. Hwy 441.
- Vision Element, Goal 3: Transportation Mobility states, "*The City will provide efficient traffic circulation that is safe and convenient, while maintaining or improving the level of service on roadways.*" The proposed amendment, by providing reductions in the minimum separation requirement, promotes compactness of development, following well-established urban/regional planning principles, which creates a more efficient transportation network.

Evaluation & Findings: Staff finds that the proposed amendment will result in additional infill and redevelopment opportunities within the downtown area and along the US 441 corridor, which is consistent with the Vision Element of the City's Comprehensive Plan.

FUTURE LAND USE ELEMENT

The applicant provides the following analysis of consistency with the Future Land Use Element of the City's Comprehensive Plan:

- Future Land Use Element, Objective 1.3: Commercial states, "*These land use categories shall provide a broad range of commercial uses including retail sales and services.*" The proposed amendment encourages the development of commercial properties consistent with this Objective by providing alternatives for reductions in the minimum separation requirements for "vehicle sales and services" uses. These uses are by nature sales and service related.
- Future Land Use Element, Policy 1.3.e states, "*Infill within established commercial areas is preferred over extension of a strip commercial pattern,*" and "*Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.*" The proposed amendment encourages infill development by providing conditions to reduce the minimum separation requirement, discouraging a strip commercial pattern. Additionally, the proposed amendment provides for enhanced landscaped buffering alternatives to more fully mitigate visual impacts upon surrounding land uses.
- Future Land Use Element, Policy 1.3.f states, "*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.*"

The proposed amendment provides for reductions in the minimum separation requirement for “vehicle sales and services” when proposed development fronts U.S. Hwy 441. By providing for reductions in the separation requirement, the proposed amendment encourages development of these uses to occur along the City’s Corporate Corridor Activity Center. Moreover, the reduction leads to more compact and efficient development, therefore maximizing existing and future land use patterns, and preserving the function of the corridor.

- Future Land Use Element, Objective 2.7: Discouragement of Urban Sprawl states, “*The City shall discourage the proliferation of urban sprawl as set forth in Chapter 163, Florida Statutes.*” The proposed amendment, by providing for reductions in the minimum separation requirement for “vehicle sales and services,” promotes more compact development, maximizing existing and future public facilities and services, which follows a planned development pattern that encourages infill development.
- Future Land Use Element, Policy 4.1.b states, “*The City shall establish flexible standards related to landscaping, buffering, stormwater (to the extent allowable), and parking requirements to encourage infill development.*” The proposed amendment provides for alternatives for buffering and landscaping to reduce the minimum separation requirement for “vehicle sales and services.” These reductions encourage infill development. By allowing enhanced landscape buffering to serve as a tool to mitigate impacts on neighboring properties, the proposed amendment provides flexibility as these uses are developed, thereby encouraging infill development.

Evaluation & Findings: Staff finds that the proposed amendment will further the Goals, Objectives, and Policies of the Future Land Use Element of the City’s Comprehensive Plan. The proposed amendment will create additional opportunities for infill development for the auto-related uses addressed. The proposed amendment will direct additional auto-related uses to the US 441 corridor. While additional infill opportunities will be created through this amendment, additional requirements for buffering and landscape will mitigate any negative impacts on adjacent properties.

TRANSPORTATION ELEMENT

The applicant provides the following analysis of consistency with the Transportation Element of the City’s Comprehensive Plan:

- Transportation Element, Policy 1.5.e states, “*Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density.*” The proposed amendment promotes compactness and efficient transportation networks by providing for reductions in the minimum separation requirement for “vehicle sales and services” uses. By encouraging compactness, the proposed amendment facilitates development patterns that support multimodal solutions.

Evaluation & Findings: Staff finds that the proposed amendment, by creating additional infill development opportunities, will further the Transportation Element of the City’s

Comprehensive Plan. Such development will support a compact and efficient transportation system within the City.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Subsection 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, “in determining whether to approve a proposed text amendment to the Land Development Regulations, the City Commission shall find that an application is consistent with the following standards.” These standards are listed below, followed by Staff’s evaluation.

- (a) ***Consistent with Comprehensive Plan** – Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.*

Evaluation & Findings: An evaluation of the application’s consistency with the City’s Comprehensive Plan has been provided within this report.

- (b) ***Consistent with Ordinances** – Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.*

Evaluation & Findings: The proposed amendments do not conflict with any other provisions of the LDRs or the City Code of Ordinances.

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

Evaluation & Findings: The applicant contends that the City’s economic growth has transitioned from primarily greenfield development to greenfield and infill development. As the City continues to develop, particularly along its US Hwy 441 corridor, new commercial development will continue to occur near existing developed properties. The current separation requirements may disrupt the City’s logical development pattern. The natural growth of the community towards infill development has provided for this changed condition. The applicant contends that the proposed amendment addresses the issue while protecting neighboring uses.

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

Evaluation & Findings: The applicant contends that the current separation standards for certain “Vehicle Sales and Service” uses hinders the ability of commercial properties to be developed in order to provide residents access to a variety of retail and service amenities. The proposed amendment encourages the development of these commercial enterprises along primary transportation and utility corridors in areas that are planned for such development.

Compatible with Surrounding Uses – Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

Evaluation & Findings: The proposed LDR Text Amendment addresses use specific separation requirements for “vehicle sales and services” uses. These uses are generally permitted in business districts in the City. The applicant contends that the proposed amendment is consistent with the intent of the business zoning districts: Community Commercial District, Central Business District and Commercial Intensive District. The applicant states that the proposed amendment will improve the City’s ability to ensure efficient development, with standards to reduce the minimum separation requirement promoting more compactness and introducing enhanced landscaped buffering into separation alternatives.

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

Evaluation & Findings: The “vehicle sales and services” uses are required to be consistent with the underlying future land use designations. Therefore, any such use must occur on properties with proper Future Land Use and Zoning designations. The applicant contends that the proposed amendment would improve the City’s ability to have a logical and orderly development pattern, and that by establishing conditions by which the minimum separation standards can be reduced, the City is maximizing existing and future land use patterns, while protecting neighboring properties. The proposed amendment encourages development to occur along US Hwy 441, which the City has designated a commercial corridor.

- (f) ***Effect on Natural Environment*** – Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: The proposed text amendment does not impact or change any regulations related to the protection of the natural environment.

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

Evaluation & Findings: The proposed text amendment addresses “vehicle sales and service uses”. These uses can only occur in business districts within the City. The proposed amendment would reduce minimum separation requirements when certain conditions are met, including intervening collector/arterial streets and US Hwy 441 frontage. The applicant states that the proposed amendment encourages development to occur where the City’s primary public facilities exist along the collector and arterial streets.

EXHIBIT “A”

TO

VEHICLE SALES AND SERVICES
LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENTS
STAFF REPORT

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



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 24, 2022

John C Vick
Manager
V3 Capital Group
496 S. Hunt Club Blvd
Apopka, FL 32703

Also submitted electronically to trey@v3capgroup.com

RE: Notice of Hearings to be Scheduled for Automotive Services LDR Text Amendment

Mr Vick:

On May 23, 2022 the City of Alachua received your updated application for the above referenced project.

Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or via email/ cloudlink *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **June 14, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday, May 31, 2022**. Materials may be submitted earlier than this date.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, June 13, 2022). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 18, 2022

John C Vick
Manager
V3 Capital Group
496 S. Hunt Club Blvd
Apopka, FL 32703

Also submitted electronically to trey@v3capgroup.com

RE: Comments for LDR Text Amendment related to Use-Specific Standards for Automobile Sales and Services

Dear Mr Vick:

On April 28, 2022 the City of Alachua received your application for an amendment to the text of the City of Alachua Land Development Regulations. The proposed amendment relates to the use-specific standards for automobile sales and services found in Section 4.3.4 (J).

The application referenced above has been reviewed by City staff. Based on the impacts that the proposed amendment may have on properties adjacent to the automobile sales and services uses, a revised draft of the proposed text amendment has been provided attached to this letter. This revised draft makes several substantial changes to the submitted language. These changes include:

- Removing automobile body shop, automobile repair and servicing, carwash or auto detailing, and tire sales and mounting, transmission or muffler shop from the use types being modified under this amendment
- Requiring 150% increased landscape buffering when proposed uses are located with an intervening arterial or collector street and have at least a 100' separation from schools, day care centers, residential uses, or vacant land in residential zone districts
- Requiring 200% increased landscape buffering when proposed uses are located with an intervening arterial or collector street and have at least a 50' separation from schools, day care centers, residential uses, or vacant land in residential zone districts
- Requiring 150% increased landscape buffering when proposed uses have frontage along US 441 and have at least a 100' separation from schools, day care centers, residential uses, or vacant land in residential zone districts
- Requiring 200% increased landscape buffering when proposed uses have frontage along US 441 and have at least a 50' separation from schools, day care centers, residential uses, or vacant land in residential zone districts

Please incorporate these changes into the application and resubmit to the City. If changes are satisfactorily completed and submitted by 12 PM on Monday, May 23, 2022 the application may be forwarded to the Planning and Zoning Board and heard at the June 14, 2022 hearing.

If you would like to meet to discuss these changes, please let me know and we can schedule a Project Assistance Team (PAT) meeting.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
Mike DaRoza, City Manager
File

Proposed LDR Text Amendment

~~Strikethrough~~ represents text to be stricken. Underline represents text to be added.

Sec. 4.3. Use specific standards.

4.3.4 Business uses.

(J) Vehicle sales and services.

- (2) *Automobile rental and sales; recreational vehicle rental and sales; truck or tractor rental or sales.* Automobile rental and sales and truck or tractor rental or sales shall comply with the following standards:

- (a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts; unless one or more of the following standards are met:
- (i) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.
 - (ii) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

- (b) *Displays outside setbacks and buffers.* Not locate vehicle or equipment displays within a required setback or buffer.
 - (c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.
 - (d) *Vehicle display pad.* Not have more than one vehicle display pad for every 100 feet of street frontage. The vehicle display pad may be elevated up to two feet above adjacent displays or grade.
 - (e) *No display on top of building.* There shall be no vehicle display on top of a building.
 - (f) *Vehicle display pad.* Have no racks that tilt vehicles in any way to show the underside, unless they are located inside a show room.
 - (g) *Other materials for sale.* Display no other materials for sale between the principal structure and the street.
 - (h) *Testing.* Not test vehicles on residential streets.
- (4) *Boat and marine rental and sales.* Boat and marine rental and sales shall comply with the following standards:
- (a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts-, unless one or more of the following standards are met:
 - (i) The proposed boat and marine rental and sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.
 - (ii) The proposed boat and marine rental and sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet

when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed boat and marine rental and sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

- (b) *Displays outside setbacks and buffers.* Not locate boat and marine equipment displays within a required setback or buffer.
 - (c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.
 - (d) *Vehicle display pad.* Not have more than one boat and marine display pad for every 100 feet of street frontage. The pad may be elevated up to two feet above adjacent displays or grade.
 - (e) *Other materials for sale.* Not display other materials for sale between the principal structure and the street.
- (6) *Gasoline sales (automobile service station, mini-service and self-service).* Gasoline sales (full-service, mini-service and self-service) shall comply with the following standards:
- (a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts, unless one or more of the following standards are met:
 - (i) The proposed gasoline sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.
 - (ii) The proposed gasoline sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the

required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed gasoline sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

- (b) *Lot dimensions and area.*
 - (i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.
 - (ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.
- (c) *Methods of ingress/egress.*
 - (i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.
 - (ii) Methods of ingress/egress shall:
 - a. Not exceed 40 feet in width, exclusive of transitions.
 - b. Not be located closer than 15 feet to any right-of-way lines of any intersection.
 - c. Not be located closer than 15 feet to any other property line.
- (d) *Location of gasoline pumps.* Locate no gasoline pump within 15 feet of any street right-of-way line; where a greater street setback line has been established, locate no gasoline pump within 15 feet of such setback line. Pumps shall be protected from vehicle impact with bollards or other physical structures.
- (e) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.
- (f) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.
- (g) *Storage and accessory sales of materials and equipment.*
 - (i) Have no outdoor displays of materials or equipment, including tires, except in a display rack for automobile products no more than four feet wide, maintained within three feet of a principal building. There shall be a limit of one display rack per street frontage.
 - (ii) Not store any unlicensed, inoperable or junked vehicles.
- (h) *No outdoor sale of oil, grease, auto parts.* Where mini-service and self-service facilities sell food, hardware, drugs and related items, in conjunction with gas, prohibit the outdoor sale of oil, grease, parts or accessories for automobiles and related items, and no service except for self-service water, air or carwash.
- (i) *Repair work.* In a full-service station, ensure all repair work, vehicle washing, lubrication, and installation of parts and accessories is performed within an enclosed structure.
- (j) *Storage of automobiles.* In a full-service station, store all automobile parts, dismantled vehicles, and similar materials within an enclosed building or totally screen them from view

by a solid or privacy fence. A chainlink fence with slats shall not constitute acceptable screening or fencing.

- (k) *Automotive repair and servicing.* If a full-service gasoline sales use provides automotive repair and servicing, it shall comply with all the standards listed for automobile repair and service stations (Subsection 4.3.4(J)(3) of this section, Automobile repair and servicing).



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 10, 2022

John C Vick
Manager
V3 Capital Group
496 S. Hunt Club Blvd
Apopka, FL 32703

Also submitted electronically to trey@v3capgroup.com

RE: Application Acceptance for LDR Text Amendment related to Use-Specific Standards for Automobile Sales and Services

Dear Mr Vick:

On April 28, 2022 the City of Alachua received your application for an amendment to the text of the City of Alachua Land Development Regulations. The proposed amendment relates to the use-specific standards for automobile sales and services found in Section 4.3.4 (J).

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

The contents of the application **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting, which will be scheduled separately from this letter. Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

LDR Text Amendment Application

*Sec. 4.3.4(J) Use Specific Standards:
Vehicle Sales and Services*

Revised: May 25, 2022

V 3 Capital Group
496 S. Hunt Club Boulevard
Apopka, FL 32703

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City of Alachua Text Amendment Application

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

☐ COMPREHENSIVE PLAN

☒ LAND DEVELOPMENT REGULATIONS

A. APPLICANT

- Applicant's Status ☒ Applicant ☐ Agent
- Name of Applicant(s) or Contact Person(s): John C Vick III Title: Manager
Company (if applicable): V3 Capital Group
Mailing address: 496 S. Hunt Club Blvd.
City: Apopka State: FL ZIP: 32703
Telephone: () 407-848-1663 FAX: () _____ e-mail: Trey@v3capgroup.com
- If the applicant is agent for the property owner*:
Name of Owner (title holder): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____

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

B. PROPOSAL

- Description/Location of Section/Goal, Objective, or Policy Requesting to Amend/Add: _____
Sec. 4.3.4(J) Vehicle sales and services
- Proposed text language and/or explanation of reason for request: _____
Provide for conditions by which a reduction in the minimum separation requirement for these uses can occur to encourage efficient, compact and logical development patterns.
- List any and all new Section/Goal, Objective, or Policy Requested: _____
N/A

C. ATTACHMENTS

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

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

Signature of Applicant

Signature of Co-applicant

Typed or printed name and title of applicant

Typed or printed name of co-applicant

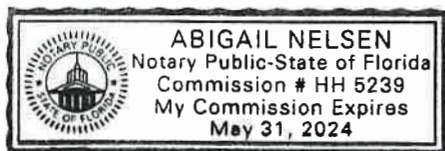
State of Florida County of Seminole

The foregoing application is acknowledged before me this 28 day of April, 2022, by John C. Vick III

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

NOTARY SEAL

Signature of Notary Public, State of Florida



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

Revised 9/17/2010

Page 1 of 1

Explanation of Need and Justification

The proposed LDR Text Amendment application revises use specific separation requirements for vehicle sales and services. The requirements are detailed in Sec. 4.3 Use Specific Standards, particularly Sec. 4.3.4(J). The proposed amendment fosters continued growth along key transportation and utility corridors and protects neighboring uses.

LDR Sec. 4.3.4(J) provides a host of automotive-related uses, classified wholly as “Vehicle sales and services.” The following uses are included:

- Automobile body shop
- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Carwash or auto detailing
- Gasoline sales
- Tire sales and mounting, transmission or muffler shop

Such uses are commercial in nature and serve the residents of the community as they are able to access the related goods and services. To that end, the City has generally permitted these uses in commercial zoning categories.

In addition to other use-specific standards for the abovementioned uses, the LDR require a minimum separation of 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts. This separation requirement does not consider intervening roadways or how enhanced buffering can serve as an additional separation tool between uses. Additionally, the existing requirement can run counter to the City’s development pattern and stated vision and goals.

The proposed amendment provides two (2) conditions by which the 250-foot separation requirement can be reduced in the following uses:

- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Gasoline sales

The first condition that would permit a reduction is when an intervening arterial or collector street exists between the proposed “vehicle sales and services” use and the school, day care center, residential use, or vacant land in residential zone districts. This acknowledges that arterial or collector streets by nature provide separation between lands and such streets inherently have impacts on adjacent properties, including traffic, sound and light. The proposed amendment reduces the minimum separation when this condition is met to 100 feet and 50 feet when an enhanced landscaped buffer is provided (except in the automobile repair and servicing use where the minimum separation is proposed to not reduce to less than 100 feet).

The second condition that would permit a reduction is when the proposed use fronts U.S. Hwy 441. The City has established U.S. Hwy 441 as a commercial corridor, thereby directing commercial development to occur along this roadway. By reducing the separation requirement, the City is maximizing existing and future land use patterns along this corridor, which promotes a planned and logical development pattern. The proposed amendment reduces the minimum separation when this condition is met to 100 feet and 50 feet when an enhanced landscaped buffer is provided (except in the automobile repair and servicing use where the minimum separation is proposed to not reduce to less than 100 feet).

The City of Alachua continues to experience greenfield development; however, infill development has begun to occur as well, which will only continue to trend upward. As infill continues, the City has turned its focus on compact patterns of land use and development. The existing minimum separation standard for the “vehicle sales and services” uses disrupts the logical development pattern of the City’s commercial corridor, limiting compactness and function. The proposed amendment addresses this concern while protecting neighboring uses.

The existing minimum separation requirement also fails to incorporate enhanced landscaped buffering as a tool in separating uses. In some ways, landscaping can serve as a more effective buffering technique than distance separation alone. Through enhanced landscaped buffering, neighboring uses can be mitigated from sound and light sources, and provide more privacy than distance separation. The proposed amendment provides for this alternative.

In reviewing standards, it is helpful to consider neighboring communities and how similar uses are treated. This relates particularly to vehicle sales and services type uses. In contrast to the City of Alachua’s current separation of 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts, the City of Gainesville requires separation of 50 feet from residential districts or Planned Developments district with predominately residential uses. Meanwhile, Alachua County has no use specific separation requirement in standard commercial zoning and the County’s maximum separation between commercial uses and single family residential is 40 feet. The separation standards in the proposed amendment are well beyond these neighboring communities’ requirements.

By approving the proposed amendment, the City will be able to foster continued urban growth along its primary transportation and utility corridors, promoting a healthy and logical development pattern, while protecting neighboring uses.

Proposed LDR Text Amendment

~~Strikethrough~~ represents text to be stricken. Underline represents text to be added.

Sec. 4.3. Use specific standards.

4.3.4 Business uses.

(J) Vehicle sales and services.

- (2) *Automobile rental and sales; recreational vehicle rental and sales; truck or tractor rental or sales.* Automobile rental and sales and truck or tractor rental or sales shall comply with the following standards:

- (a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts, unless one or more of the following standards are met:

- (i) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.
- (ii) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest

property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

- (b) *Displays outside setbacks and buffers.* Not locate vehicle or equipment displays within a required setback or buffer.
 - (c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.
 - (d) *Vehicle display pad.* Not have more than one vehicle display pad for every 100 feet of street frontage. The vehicle display pad may be elevated up to two feet above adjacent displays or grade.
 - (e) *No display on top of building.* There shall be no vehicle display on top of a building.
 - (f) *Vehicle display pad.* Have no racks that tilt vehicles in any way to show the underside, unless they are located inside a show room.
 - (g) *Other materials for sale.* Display no other materials for sale between the principal structure and the street.
 - (h) *Testing.* Not test vehicles on residential streets.
- (3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:
- (a) *Minimum separation.* Separation distance shall be measured from lot line to lot line. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts, unless one of the following conditions is met:
 - (i) The proposed automobile repair and servicing use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.
 - (ii) The proposed automobile repair and servicing use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest

property line of the school, day care center, residential use, or vacant land in a residential zone district.

- (b) *Lot dimensions and area.*
 - (i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.
 - (ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.
 - (c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.
 - (d) *Ingress/egress.*
 - (i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.
 - (ii) Methods of ingress/egress shall:
 - a. Not exceed 40 feet in width, exclusive of transitions.
 - b. Not be located closer than 15 feet to any right-of-way lines of any intersection.
 - c. Not be located closer than 15 feet to any other property line.
 - (e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.
 - (f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.
 - (g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.
 - (h) *Testing.* Not test vehicles on residential streets.
 - (i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.
 - (j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.
 - (k) *Service bay orientation.* Service bay doors shall not be oriented toward any adjacent uses where the minimum separation requirements apply in (a) above.
- (4) *Boat and marine rental and sales.* Boat and marine rental and sales shall comply with the following standards:
- (a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts, unless one or more of the following standards are met:
 - (i) The proposed boat and marine rental and sales use is located with an intervening arterial or collector street between such use and schools, day care

centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

- (ii) The proposed boat and marine rental and sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed boat and marine rental and sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

- (b) *Displays outside setbacks and buffers.* Not locate boat and marine equipment displays within a required setback or buffer.
- (c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.
- (d) *Vehicle display pad.* Not have more than one boat and marine display pad for every 100 feet of street frontage. The pad may be elevated up to two feet above adjacent displays or grade.
- (e) *Other materials for sale.* Not display other materials for sale between the principal structure and the street.
- (6) *Gasoline sales (automobile service station, mini-service and self-service).* Gasoline sales (full-service, mini-service and self-service) shall comply with the following standards:
 - (a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts, unless one or more of the following standards are met:
 - (i) The proposed gasoline sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential

uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

- (ii) The proposed gasoline sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed gasoline sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

- (b) *Lot dimensions and area.*
 - (i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.
 - (ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.
- (c) *Methods of ingress/egress.*
 - (i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.
 - (ii) Methods of ingress/egress shall:
 - a. Not exceed 40 feet in width, exclusive of transitions.
 - b. Not be located closer than 15 feet to any right-of-way lines of any intersection.
 - c. Not be located closer than 15 feet to any other property line.
- (d) *Location of gasoline pumps.* Locate no gasoline pump within 15 feet of any street right-of-way line; where a greater street setback line has been established, locate no gasoline pump within 15 feet of such setback line. Pumps shall be protected from vehicle impact with bollards or other physical structures.

- (e) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.
- (f) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.
- (g) *Storage and accessory sales of materials and equipment.*
 - (i) Have no outdoor displays of materials or equipment, including tires, except in a display rack for automobile products no more than four feet wide, maintained within three feet of a principal building. There shall be a limit of one display rack per street frontage.
 - (ii) Not store any unlicensed, inoperable or junked vehicles.
- (h) *No outdoor sale of oil, grease, auto parts.* Where mini-service and self-service facilities sell food, hardware, drugs and related items, in conjunction with gas, prohibit the outdoor sale of oil, grease, parts or accessories for automobiles and related items, and no service except for self-service water, air or carwash.
- (i) *Repair work.* In a full-service station, ensure all repair work, vehicle washing, lubrication, and installation of parts and accessories is performed within an enclosed structure.
- (j) *Storage of automobiles.* In a full-service station, store all automobile parts, dismantled vehicles, and similar materials within an enclosed building or totally screen them from view by a solid or privacy fence. A chainlink fence with slats shall not constitute acceptable screening or fencing.
- (k) *Automotive repair and servicing.* If a full-service gasoline sales use provides automotive repair and servicing, it shall comply with all the standards listed for automobile repair and service stations (Subsection 4.3.4(J)(3) of this section, Automobile repair and servicing).

LDR Section 2.4.1(E)(1) Analysis

The below analysis demonstrates consistency with Sec. 2.4.1(E)(1) (a) – (h).

(a) Consistent with Comprehensive Plan. Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

Vision Element, Vision Statement states, *“The City will be a business friendly community, encouraging economic development...Alachua will be a leader in fostering quality well-planned growth and redevelopment.”* The proposed amendment encourages economic development, focused along collector/arterial streets and U.S. Hwy 441, which serves as the City’s primary commercial corridor. By providing conditions by which the minimum separation for “vehicle sales and services” can be reduced, the City is promoting development to occur in a compact, logical pattern and well-planned pattern.

Vision Element, Goal 1: Economic Development states, *“The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor.”* The proposed amendment expressly addresses enhancing the business environment and promoting the U.S. Hwy 441 corridor for business development, by providing reductions in the minimum separation requirement for “vehicle sales and services” for properties fronting U.S. Hwy 441.

Vision Element, Goal 3: Transportation Mobility states, *“The City will provide efficient traffic circulation that is safe and convenient, while maintaining or improving the level of service on roadways.”* The proposed amendment, by providing reductions in the minimum separation requirement, promotes compactness of development, following well-established urban/regional planning principles, which creates a more efficient transportation network.

Future Land Use Element, Objective 1.3: Commercial states, *“These land use categories shall provide a broad range of commercial uses including retail sales and services.”* The proposed amendment encourages the development of commercial properties consistent with this Objective by providing alternatives for reductions in the minimum separation requirements for “vehicle sales and services” uses. These uses are by nature sales and service related.

Future Land Use Element, Policy 1.3.e states, *“Infill within established commercial areas is preferred over extension of a strip commercial pattern,” and “Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.”* The proposed amendment encourages infill development by providing conditions to reduce the minimum separation requirement, discouraging a strip commercial pattern. Additionally, the proposed amendment provides for enhanced landscaped buffering alternatives to more fully mitigate visual impacts upon surrounding land uses.

Future Land Use Element, Policy 1.3.f states, *“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.” The proposed amendment provides for reductions in the minimum separation requirement for “vehicle sales and services” when proposed development fronts U.S. Hwy 441. By providing for reductions in the separation requirement, the proposed amendment encourages development of these uses to occur along the City’s Corporate Corridor Activity Center. Moreover, the reduction leads to more compact and efficient development, therefore maximizing existing and future land use patterns, and preserving the function of the corridor.

Future Land Use Element, Objective 2.7: Discouragement of Urban Sprawl states, *“The City shall discourage the proliferation of urban sprawl as set forth in Chapter 163, Florida Statutes.”* The proposed amendment, by providing for reductions in the minimum separation requirement for “vehicle sales and services,” promotes more compact development, maximizing existing and future public facilities and services, which follows a planned development pattern that encourages infill development.

Future Land Use Element, Policy 4.1.b states, *“The City shall establish flexible standards related to landscaping, buffering, stormwater (to the extent allowable), and parking requirements to encourage infill development.”* The proposed amendment provides for alternatives for buffering and landscaping to reduce the minimum separation requirement for “vehicle sales and services.” These reductions encourage infill development. By allowing enhanced landscape buffering to serve as a tool to mitigate impacts on neighboring properties, the proposed amendment provides flexibility as these uses are developed, thereby encouraging infill development.

Transportation Element, Policy 1.5.e states, *“Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density.”* The proposed amendment promotes compactness and efficient transportation networks by providing for reductions in the minimum separation requirement for “vehicle sales and services” uses. By encouraging compactness, the proposed amendment facilitates development patterns that support multi-modal solutions.

(b) Consistent with ordinances. Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

The proposed amendment provides reductions in the minimum separation requirement of Sec. 4.3.4(J) when certain conditions are met. If approved, no conflict with the LDRs or City Code of Ordinances would exist.

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

The City of Alachua’s economic growth has transitioned from primarily greenfield development to greenfield and infill development. Several years ago, minimum separation requirements were not as adversely impactful as new development occurred around undeveloped properties. As the City continues to develop, particularly along its U.S. Hwy 441 corridor, new commercial development will continue to occur near existing developed properties. The current separation requirement disrupts the City’s logical development

pattern. It also discourages compactness which runs counter to urban and regional planning principles. The natural growth of the community to infill development has provided for this changed condition that necessitates an amendment. The proposed amendment addresses this issue while protecting neighboring uses.

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

The City of Alachua has strategically focused on becoming a self-sustaining community. This includes having the necessary opportunities and amenities for its citizens within its corporate limits. A large component of reaching self-sustainability is offering residents access to a variety of retail and service amenities. The “vehicle sales and services” uses are in line with such amenities. The current minimum separation standard for these uses hinders the ability of commercial properties to be developed to provide these goods and services. The proposed amendment encourages the development of these commercial enterprises along primary transportation and utility corridors, for planned development to occur in a responsible manner.

(e) *Compatible with surrounding uses.* Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

The proposed amendment addresses use specific separation standards for “vehicle sales and services.” These uses are generally permitted in business districts in the City. Of course, the uses contained within “vehicle sales and services” are required to occur on property that has the appropriate land use and zoning designations.

The Community Commercial District is intended, “to provide lands for business uses that provide goods and services to residents of the entire community.” The Central Business District is intended, “to encourage the development of the City's historic downtown as the focal point in Alachua for an intense mix of office, retail, service, restaurant, entertainment, cultural, government, civic, and residential uses.” The Commercial Intensive District is 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 proposed amendment is consistent with these intentions.

Additionally, the proposed amendment will improve the City’s ability to ensure efficient development, with conditions to reduce the minimum separation requirement promoting more compactness and introducing enhanced landscaped buffering into separation alternatives.

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

The “vehicle sales and services” uses are required to be consistent with underlying future land use designations. Therefore, any such use would continue to have to occur on properly entitled properties. The proposed amendment would improve the City’s ability to have a

logical and orderly development pattern. By establishing conditions by which the minimum separation standards can be reduced, the City is maximizing existing and future land use patterns, while protecting neighboring properties. The proposed amendment also encourages development to occur along U.S. Hwy 441, which the City has designated a commercial corridor.

(g) *Effect on natural environment.* Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The proposed amendment does not impact or change any LDR related to the protection of the natural environment.

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

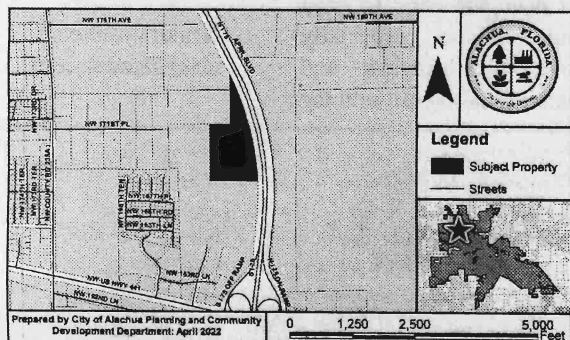
The proposed amendment addresses “vehicle sales and services” uses. These uses can only occur in business districts within the City. The proposed amendment would reduce minimum separation requirements when certain conditions are met, including intervening collector/arterial streets and U.S. Hwy 441 frontage. This amendment in fact encourages development to occur where the City’s primary public facilities exist along the collector and arterial streets. The proposed amendment will continue to ensure development is adequately served by public facilities.



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 June 14, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ± 27.9 acre subject property to amend the Future Land Use Map (FLUM) from Corporate Park to High Density Residential on a parcel of land generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace; consisting of a portion of Tax Parcel Number 03049-000-000. Existing FLUM: Corporate Park; Proposed FLUM: High Density Residential; Existing Zoning: Corporate Park (CP).



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

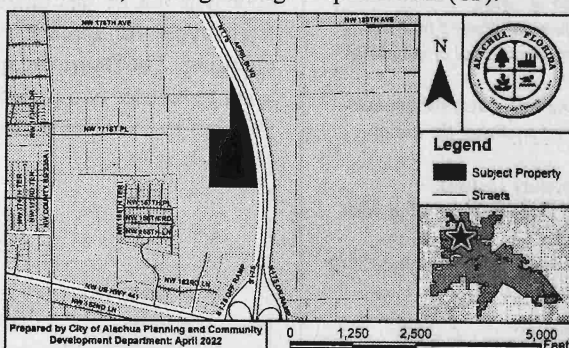
(Published: Alachua County Today - June 2, 2022)



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

(Published: Alachua County Today - June 2, 2022)



City of ALACHUA

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

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City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 13, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Aaron Hickman, PSM., of Causseaux, Hewett, & Walpole, Inc., applicant and agent, for San Felasco Research Ventures, LLC, property owner, for consideration of the Final Plat for Convergence Research Park Residential Phase 1. The final plat proposes to subdivide the ± 44.44 acre subject property into a total of 86 lots with associated common areas and road right-of-way. The subject property is located south of San Felasco Parkway, north of Shaw Farms of Alachua and Alachua Highlands and east of



City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on June 13, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 25.48 ACRE PROPERTY FROM AGRICULTURE AND MODERATE DENSITY RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE



City of **ALACHUA**

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on June 27, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-15

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 4, SECTION 4.3.4 (J), RELATED TO USE-SPECIFIC STANDARDS FOR VEHICLE SALES AND SERVICES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

LOCAL&STATE



WeatherTiger
 Ryan Truchelut
 Guest columnist

Short-lived hurricane heat shield has formed

Like defending candy corn, the word “moist,” or the series finale of *Lost*, finding something positive to say about the brutal heat wave gripping Florida and the eastern U.S. is a provocative choice.

We need a little controversy, so here’s an alternate perspective: without the heat, the U.S. Gulf Coast could well have been dealing with a tropical threat this week.

A hurricane heat shield forms

Florida’s weather between May and September is an exercise in poison picking, with the options limited to hot and wet, hotter and dry, and the wildcard influence of the Tropics. For the upcoming week to ten days, we will be squarely in the second camp.

Thunderstorm coverage will be less than normal as high temperatures soar into the mid- and upper-90s. Spotty triple-digit heat is even expected this weekend across North Florida and the Deep South.

A more typically miserable pattern will probably resume sometime in the last week of June.

The culprit is a powerful ridge of high pressure aloft centered over the Southeastern U.S. The cores of ridges are defined by light winds and sinking air, which heats as it is compressed. Unfortunately, abundant sunlight also continues to evaporate moisture from bodies of water and soils as this occurs, adding up to a humid, stagnant airmass at the surface with high temperatures somewhere between the melting points of chocolate and tungsten.

See **WEATHERTIGER**, Page 9A

REVIEW



Emily King Brown, playing Lana Mae, rehearses for “Honky Tonk Laundry” at the Hipp. MICHAEL EADDY

Hipp brings song and dance to stage in ‘Honky Tonk Laundry’

Ron Cunningham
 Special to Gainesville Sun
 USA TODAY NETWORK

Lana Mae keeps a star-spangled Big Gulp on her counter and a bag of Cheetos stashed on the bottom shelf. Oh, and she dispenses Xanax and chicken-fried aphorisms with equal aplomb.

Katie has a jones for Krispy Kreme and a mad-on for

the potential boyfriend who did her wrong with a bleach-blond floozy. Oh, and a steamer trunk full of repressed emotions from back when mama set fire to the double-wide.

Just another country-western song? Nah. It’s the Hippodrome’s latest summer musical extravaganza. Roger Bean’s “Honky Tonk Laundry” is exactly

See **‘LAUNDRY’**, Page 9A

UF athletics exceeds academic average in NCAA’s latest APR report

Graham Hall
 Gainesville Sun
 USA TODAY NETWORK

Florida’s student-athletes have had recent success in the classroom, with a score of 989 in the Academic Progress Rate (APR), announced Tuesday by the NCAA.

The latest report, which marks the 18th year of the APR, contains rates through four years: from the 2017-18 academic year through the 2020-21 academic year. UF’s overall score exceeded the national average of 984.

“Last month, we finished the academic year with an overall student-athlete GPA of 3.21 – the highest in program history,” Florida athletic director Scott Stricklin said. “Today’s APR is another example of the commitment Gator student-athletes show in the academic arena.”

Four UF women’s athletic programs – cross country, golf, gymnastics and volleyball – turned in the maximum APR score of 1,000, while 13 teams exceeded or equaled its sport’s national average.

The Florida football team posted a score of 981, 12 points above the NCAA Division I Football Bowl Subdivision (FBS) national average of 969.

UF men’s basketball and baseball also surpassed the national averages of 968 and 977, re-

spectively, with scores of 990 and 982.

Under the APR format, a portion of NCAA revenue is allocated to member schools if student-athletes meet certain criteria. Schools earn one academic achievement unit per year if its student-athletes meet at least one of these requirements:

- Earn an overall single-year all-sport APR of 985 or higher

- Earn an overall all-sport Graduation Success Rate of 90% or higher
- Earn a federal graduation rate that is at least 13 percentage points higher than the federal graduation rate of the student-body at that school.

Having met the requirements of the first two points, UF will qualify for the NCAA’s revenue distribution.

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The ordinance title is as follows:

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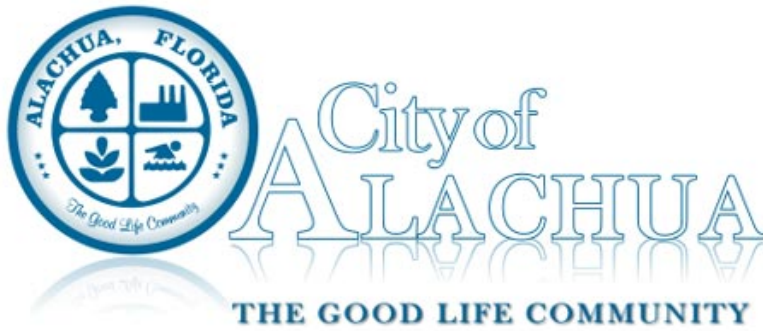
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Commission Agenda Item

MEETING DATE: 6/27/2022

SUBJECT: Resolution 22-20: Regarding the Amended and Re-stated Bylaws of the City of Alachua's Community Development Block Grant Citizen Advisory Task Force; Providing for Severability; Providing for Correction of Scrivener's Errors; and, Providing an Effective Date.

PREPARED BY: Robert A. Bonetti, FAS Director

RECOMMENDED ACTION:

Adopt Resolution 22-20

Summary

City staff is proposing revisions to the Community Development Block Grant Citizen Advisory Task Force (also known as the CATF) in order to change it's name and more clearly depict the activities of this advisory board.

Primary changes include:

- Changing the name from Community Development Block Grant Citizen Advisory Task Force to Citizen Advisory Task Force (CATF);
- Reducing the membership from seven to five members;
- Changing the frequency of meetings from quarterly to semiannually; and,
- adding references to Housing and Urban Development (HUD) funding throughout the bylaws.

The responsibilities of the CATF include:

1. Provide for and encourage citizen participation, particularly by low and moderate income persons who reside in areas in which CDBG and HUD funds are proposed to be used by providing a specific plan of action for outreach.
2. Ensure that citizens will be given reasonable and timely access to local meetings, information, and records relating to the City of Alachua's proposed and actual use of CDBG and HUD funds.
3. Counsel and advise the City of Alachua City Commission concerning current programs through regular meetings with City staff; participation in review of bids and selection of contracts; on-site visits to construction projects; monitoring of reports received from the staff liaison.
4. Assist in the development of new programs through meetings with citizen groups;

visits to potential target areas; attendance at CDBG or HUD meetings for information and training.

5. Advocate for citizens by following the grievance procedures prescribed in federal legislation (24CFR570.486) and as recommended by the Department of Economic Opportunity (DEO); moderating unresolved complaints; acting as the hearing board for all complaints filed against a CDBG or HUD program; maintaining a close relationship with citizens of the target community.

FINANCIAL IMPACT: No

BUDGETED:No

AMOUNT:NA

COMMISSION GOALS:

Quality of Life, Community Enhancement

ATTACHMENTS:

Description

- ▢ Resolution 22-20
- ▢ Resolution 22-20 Exhibit A redline-strikethrough

RESOLUTION 22-20

**A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; REGARDING THE AMENDED AND RE-
STATED BYLAWS OF THE CITY OF ALACHUA'S COMMUNITY DEVELOPMENT BLOCK GRANT
CITIZEN ADVISORY TASK FORCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR
CORRECTION OF SCRIVENER'S ERRORS; AND, PROVIDING AN EFFECTIVE DATE.**

WHEREAS, City of Alachua's Community Development Block Grant Citizen Advisory Task Force has established Bylaws; and,

WHEREAS, the City of Alachua Commission has reviewed the Bylaws and determined that amending and restatement of the bylaws is in the best interest of the citizens of Alachua to more clearly depict the activities and responsibilities of this advisory group; and,

WHEREAS, the City of Alachua Commission desires to change the name of the Community Development Block Grant Citizen Advisory Task Force to Citizen Advisory Task Force (CATF).

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

1. The above recitals are true, correct and are included in this resolution by reference.
2. The name of the Community Development Block Grant Citizen Advisory Task Force is hereby changed and shall continue to be known as the Citizen Advisory Task Force (CATF).
3. The bylaws of the CATF are amended and restated as provided for in Exhibit A.
4. That any resolution, or portion thereof, in conflict with the guidelines, procedures, and requirements established by this resolution is hereby repealed.
5. The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance.
6. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 27th day of June, 2022.

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

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

**BYLAWS
CITY OF ALACHUA
~~COMMUNITY DEVELOPMENT BLOCK GRANT~~
CITIZEN ADVISORY TASK FORCE**

ARTICLE I

Name and Area of Service

The name of this organization shall be the ~~Community Development Block Grant~~ Citizen Advisory Task Force (CATF), hereinafter referred to as the Task Force. The area to be served shall be the City of Alachua, Florida. This Task Force shall be designated as a Standing Committee pursuant to the City of Alachua, Commissioner's Rules and Procedures.

ARTICLE II

Statement of Purpose

The purpose of the Task Force shall be to assist the City of Alachua in developing and conducting needed neighborhood revitalization and housing rehabilitation programs, and any other such programs deemed beneficial to the citizens of Alachua, using Community Development Block Grant (CDBG) and Housing and Urban Development (HUD) funds. To this end the Task Force shall:

1. Provide for and encourage citizen participation, particularly by low and moderate income persons who reside in areas in which CDBG and HUD funds are proposed to be used by providing a specific plan of action for outreach.
2. Ensure that citizens will be given reasonable and timely access to local meetings, information, and records relating to the City of Alachua's proposed and actual use of CDBG and HUD funds.
3. Counsel and advise the City of Alachua City Commission concerning current programs through regular meetings with City staff; participation in review of bids and selection of contracts; on-site visits to construction projects; monitoring of reports received from the CDBG staff liaisons.
4. Assist in the development of new programs through meetings with citizen groups; visits to potential target areas; attendance at CDBG or HUD ~~or state Small Cities CDBG~~ meetings for information and training.
5. Advocate for citizens by following the grievance procedures prescribed in federal legislation (24CFR570.486) and as recommended by the Department of ~~Community Affairs~~Economic Opportunity (DEO) – see Attachment 1: ~~setting up and monitoring a grievance procedure; appointing members of the Grievance Committee;~~ moderating unresolved complaints; acting as the hearing board for all complaints filed against ~~the a~~

CDBG or HUD program; maintaining a close relationship with citizens of the target community.

ARTICLE III

Membership

1. Composition of Task Force. The membership shall consist of ~~seven~~five (5) members, and shall include those individuals appointed to serve by the Alachua City Commission. Members shall be City residents.
2. Appointments and Terms. The initial appointment to a ~~seven~~five (5)-member board shall be as follows:
 - a. Two (2) members appointed for a term of 1 year each
 - b. Three (3) members appointed for a term of ~~2-3~~ years each
 - c. ~~Two members appointed for a term of 3 years~~

Thereinafter, terms of office shall be for a period of three years. Members will be eligible for reappointment in accordance with the City of Alachua Commissioner's Rules and Procedures. In the event of resignation, the member shall continue to serve until a successor has been appointed. Candidates for membership on the Task Force shall be proposed by the Task Force and submitted to the City of Alachua City Commission for approval.

To the extent possible, membership on the ~~CATF~~Task Force shall include ~~4-2~~ members representative of various organizations and committees within the entire community so that community wide representation may be achieved through recognized leaders in existing organizations, as well as leaders evidencing an interest in the general purposes of the Task Force. The remaining 3 members shall be City residents who earn at or below 80% of the median income for the City of Alachua. In order to ensure total community wide interest and participation, it is suggested that representatives come from various interests including, but not limited to, economic groups, families, minority groups, welfare organizations and information agencies. This goal may be accomplished when vacancies occur by noting this recruitment preference. However, in no way is this provision intended to prohibit filling of ~~CATF~~Task Force vacancies in the event that no applications are received from individuals falling into these categories.

3. Absences. If a member is absent for four (4) consecutive meetings without just cause, it shall be recommended that this member be replaced. Members must provide notification to the City that they will be absent at least twenty-four (24) hours before a meeting. A notation shall be made for reason of absence, read at the next regular meeting and become a part of the minutes for that meeting. Rules on attendance or absence shall not apply to special meetings.

ARTICLE IV

Officers

Officers shall consist of a Chairperson, Vice-Chairperson and Secretary, and they shall be selected by the membership of the Task Force. Officers shall serve for a period of one year. In the event the Chairperson becomes vacant, the Vice-Chairperson shall automatically become the Chairperson for the remainder of the unexpired term of office. Should other offices become vacant, they shall be filled by election for the remainder of the unexpired term.

Duties of Officers

1. Chairperson. The Chairperson shall be the principal representative of the Task Force, and subject to the control of the Task Force shall in general supervise all of the business and affairs of the Task Force and preside at all meetings of the Task Force. The Chairperson shall perform all duties incident to the office of Chairperson and such other duties as may be prescribed by the Task Force from time to time.
2. Vice-Chairperson. The Vice-Chairperson shall perform all duties of the Chairperson in the absence of that officer as well as perform such duties as may be assigned by the Task Force.
3. Secretary. The Secretary shall perform or cause to be performed, all duties incident to the office of Chairperson in the absence of both the Chairperson and the Vice-Chairperson.

ARTICLE V

Meeting Procedure and Quorum

1. Regular Meetings. Meetings shall be held on a ~~quarterly~~ semiannual basis, at a time and place to be designated by the Task Force at a prior meeting.
2. Special Meetings. Special Meetings shall be called as necessary with at least ~~twenty-four~~ forty-eight (48) hours notice by the Chairperson, ~~or the Alachua City Commission,~~ or the City staff liaison.
3. Quorum. A quorum shall consist of 51% of the membership.
4. Notice of Meetings. Notice of regular meetings shall be scheduled every calendar year and reminders will be sent to all members not less than three (3) days prior to the scheduled meeting. The Notice shall be in writing and shall specify the time, date, location and agenda for the meeting.
5. Minutes. Minutes shall be kept of all meetings, sent to the Task Force members, and made available to anyone who requests them. Minutes from a meeting shall be reviewed and approved at the next regularly scheduled meeting.

6. Voting. All members shall have the right to vote. Members shall abstain from voting on issues which constitute a conflict of interest and such abstention shall be recorded in the minutes. Approval of any motion shall be by a simple majority of those voting, unless otherwise specified in these bylaws.

ARTICLE VI

General Provisions

Meetings of the Task Force or any sub-unit thereof shall be open to the public and shall operate within the Government-in-the-Sunshine Law. (See Section 286.011, Florida Statutes). Meetings shall follow Roberts Rules of Order to the extent practicable.

ARTICLE VII

Enactment Provision

These bylaws, or any amendments thereto, shall be submitted to the Alachua City Commission for approval. Notice shall be sent to Task Force members no less than three days prior to the meeting at which these bylaws shall be acted upon. These bylaws shall become effective immediately upon approval by the City Commission.

ATTACHMENT 1 COMPLAINT PROCEDURES

It is the policy of the U.S. Department of Housing and Urban Development (HUD) [24CFR570.486], the Florida Department of ~~Community Affairs (DCA)~~ ~~[Application Manual, February 2001]~~ Economic Opportunity (DEO), and the City of Alachua to provide a means by which persons may file complaints with regard to CDBG and HUD grants. It is also the policy of the City of Alachua to enforce non-discrimination practices in program policy, procedure or performance, and to assure quality workmanship.

1. Any person who feels that he/she has been discriminated against because of race, color, religion, gender, national origin, age or physical handicap, or has a complaint concerning quality of workmanship should contact:

City Manager
Alachua City Hall
P.O. Box 9
Alachua, Florida 32616-0009
386-418-6100

2. All complaints should be filed within forty-five (45) days of the incident and a copy of the complaint should be provided to the members of the CATF.

3. Upon receipt of the complaint, notice of same will be provided by certified mail, return receipt requested, upon the individual(s) and/or company against whom the complaint has been filed, if applicable.

4. A fair and impartial investigation will be conducted by the appropriate party and within fifteen (15) working days, a written report of findings and determinations will be rendered. Proper notification of findings will be provided to the complainant and the respondent by certified mail.

5. Within ten (10) days after notification, either party may request a hearing if they are not satisfied.

6. When a hearing is requested by either party, the (CATF), will conduct the hearing in accordance with applicable laws, procedures, and regulations.

7. Within ten (10) days after the hearing, a decision will be rendered by the (CATF) and all necessary parties notified of the determination.

The determination of the CATF will be submitted to the Alachua ~~City-City~~ Commission within ten (10) days. Any written appeal of the CATF determination shall be submitted to the Alachua

City Commission within twenty (20) days. The Alachua City Commission has the authority to uphold, rescind or reverse a previous CATF determination.

9. An appeal of the local determination/decision made by the Alachua City Commission should be filed by either party with the Department of Community Affairs no later than thirty (30) days after the occurrence of the local determination.

10. Nothing in the aforementioned procedures shall prohibit a person from complaint with the U.S. Department of Housing & Urban Development, Fair Housing and Equal Opportunity Division and/or the Florida Department of ~~Community Affairs~~Economic Opportunity, ~~Bureau of Community Development, 2555 Shumard Oak Boulevard~~107 E. Madison Street, Tallahassee, Florida 32399-~~2100~~4128.

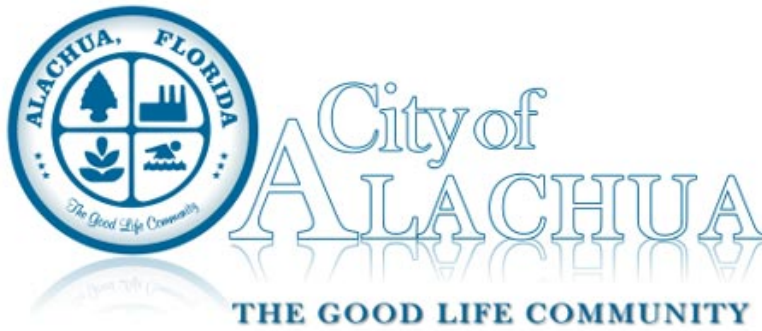
Housing discrimination complaints or questions may also be filed by calling:

***US Department of Housing & Urban Development, Jacksonville Office
1-904-232-1241; and Housing Discrimination Hotline 1-800-440-8091, ~~Extension 2491~~.***

Bylaws Adopted by City Commission on September 15, 2003

Bylaws 1st Amendment by City Commission on October 9, 2006

Bylaws 2nd Amendment by City Commission on October 11, 2010



Commission Agenda Item

MEETING DATE: 6/27/2022

SUBJECT: Purchase of Switchgears

PREPARED BY: Donna Smith, Purchasing Coordinator

RECOMMENDED ACTION:

- 1) Accept the quote from Stuart C. Irby Co. and authorize the purchase of six (6) switchgears.
 - 2) Authorize the City Manager to issue a Purchase Order to Stuart C. Irby Co.
-

Summary

The City's Public Services electric division is need of procuring switchgears.

The City located the necessary switchgears for purchase. Delivery of the switchgears is anticipated to be 20-24 weeks out.

Section 1.01 (G)(5) of the Purchasing and Sales Policy and Regulations Manual requires that purchases greater than \$100,000 requires approval by the City Commission.

Section 1.01 (G)(6) of the Purchasing and Sales Policy and Regulations Manual requires a requisition and issuance of a purchase order for all inventory items regardless of cost.

Staff recommends moving forward with the purchase of switchgears.

FINANCIAL IMPACT: Yes

AMOUNT:\$174,189.45

FUNDING SOURCE:Electric Fund

COMMISSION GOALS:

Quality of Life

ATTACHMENTS:

Description

- Switchgear Quotes

TYPE	S&C Catalog Number	Description	Current Price
PME-9	65152R1-A14F14	SWITCHGEAR, PAD-MOUNTED 600 AMP. PME-9 15kV + 6 x 3093 end fittings with stainless steel enclosure FL Special	\$28,778.30
PME-10	65242R1-A14F14	SWITCHGEAR, PAD-MOUNTED 600 AMP. PME-10 15kV with stainless steel enclosure FL Special	\$32,735.40
PME-11	65162R1-A14F14	SWITCHGEAR, PAD-MOUNTED 600 AMP. PME-11 15kV + 3 x 3093 end fittings with stainless steel enclosure FL Special	\$30,297.95
PME-12	65172R1-A14F14	SWITCHGEAR, PAD-MOUNTED 600 AMP. PME-12 15kV + 9 x 3093 end fittings with stainless steel enclosure FL Special	\$32,386.65

Stuart Irby
Contract Pricing

Lead 20-24 Weeks



Austin Fleenor
Pad-Mount Sales & Application Engineer
601 Old Airport Road, Bristol, VA 24201
(276) 645-8290 • FAX (276) 645-8212
austin.fleenor@electro-mechanical.com

FP QUOTATION

TO: Dave Keen – FRM Copy: Tom Streeter – Federal Pacific
DATE: 6/3/2022
SUBJECT: RFQ: City of Alachua
FP Quotation: 545583

TOTAL NUMBER OF PAGES: 4 (including this sheet)

THE FOLLOWING BILL OF MATERIAL CONSTITUTES OUR COMPLETE OFFERING, NO OTHER WRITTEN SPECIFICATIONS WILL APPLY.

<u>Item</u>	<u>Qty</u>	<u>Description</u>
1	20	PSE-9-44222 15KV, 95KV BIL, Dead-Front, Air Insulated, Pad-mounted Switchgear with two (2) 3-pole 600amp group operated Auto-Jet switches provided with dead break 600amp bushings (one (1) per phase) and two (2) 3-phase sets of fuse mountings for SMU-20 fuses provided with 200amp bushing wells (one (1) per phase). Included are: 6 - FP-3097 Fuse End Fittings 6 - SMU-20 Fuses – 65E (612065) Price.....\$ 19,720.00 each

<u>Item</u>	<u>Qty</u>	<u>Description</u>
1(ALTERNATE)	20	PSE-9-44222-F6 15KV, 95KV BIL, Dead-Front, Air Insulated, Pad-mounted Switchgear with two (2) 3-pole 600amp group operated Auto-Jet switches provided with dead break 600amp bushings (one (1) per phase) and two (2) 3-phase sets of fuse mountings for SMU-20 fuses provided with 200amp bushing wells (one (1) per phase). Included are: F6- All Type 304 Stainless-Steel Cabinet and internal parts (or non-ferrous) hardware, except switch frame and all current-carrying parts. 6 - FP-3097 Fuse End Fittings 6 - SMU-20 Fuses – 65E (612065) Price.....\$ 35,510.00 each

<u>Item</u>	<u>Qty</u>	<u>Description</u>
2	4	PSE-11-44312 15KV, 95KV BIL, Dead-Front, Air Insulated, Pad-mounted Switchgear with three (3) 3-pole 600 amp group operated Auto-jet switches provided with dead break 600 amp bushings (one (1) per phase) and one (1) 3-phase sets of fuse mountings for SMU-20 fuses provided with 200-amp bushing wells (one (1) per phase). Included are: 3 - FP-3097 Fuse End Fittings 3 - SMU-20 Fuses – 65E (612065) Price.....\$ 20,703.00 each

<u>Item</u>	<u>Qty</u>	<u>Description</u>
2(ALTERNATE)	4	PSE-11-44312-F6 15KV, 95KV BIL, Dead-Front, Air Insulated, Pad-mounted Switchgear with three (3) 3-pole 600 amp group operated Auto-jet switches provided with dead break 600 amp bushings (one (1) per phase) and one (1) 3-phase sets of fuse mountings for SMU-20 fuses provided with 200-amp bushing wells (one (1) per phase). Included are: F6- All Type 304 Stainless-Steel Cabinet and internal parts (or non-ferrous) hardware, except switch frame and all current-carrying parts. 3 - FP-3097 Fuse End Fittings 3 - SMU-20 Fuses – 65E (612065) Price.....\$ 37,336.00 each

THE POWER TO DELIVER BY AN AMERICAN OWNED COMPANY

FP QUOTATION: 545583

Dated: 6/3/2022

<u>Item</u>	<u>Qty</u>	<u>Description</u>
3	2	ATPSE-9-44222-M2 15KV, 95KV BIL, Dead-front, Air Insulated, Source Transfer, Padmounted Switchgear with two (2) 3-pole 600 amp group operated Auto-jet switches provided with dead-break 600 amp bushings (one (1) per phase) with each switch provided with fast transfer motor operators and two (2) 3-phase set(s) of fuse mountings for SMU-20 fuses provided with 200 amp bushing wells (one (1) per phase). Included are: M2 - Master and drone fast-trip motor operators on Compartment 1 & 2 incoming switches - Six (6) current-transformers to provide current sensing on the incoming for over-current lockout scheme and current monitoring - Six (6) voltage-transformers for voltage sensing and control power on the incoming Auto-jet switches - Supervisory control provisions shall be provided to permit switch operation from a remote location. - Remote indication provisions shall be provided to permit remote monitoring of the presence or absence of preferred- and alternate-source voltage and the operating mode of the source-transfer control (i.e., automatic or manual) - Communication capability – provides software and conversion cable to allow downloading of the event log and settings from the SEL relay to a user-supplied personal computer - SEL-451 Relay, which provides switching intelligence for the source- transfer in a low-voltage, compartment. Relay Part Number: 04515215XXXX23342XXXX Communication Accessory SEL-2830 Single Mode Fiber Optic Transceiver Part Number: 2830M (Note: Customer needs to verify relay and communication part numbers are acceptable before placing order. If using another method of communications, please specify) - UPS, 48vdc output for use with SEL 451 relay 6 - FP-3097 Fuse End Fittings 6 - SMU-20 Fuses – 65E (612065) Price.....\$ 103,599.00 each

POWER To DELIVER

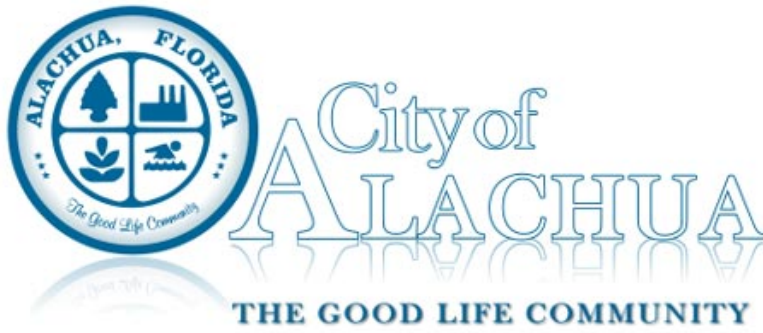
<u>Item</u>	<u>Qty</u>	<u>Description</u>
3(ALTERNATE)	2	ATPSE-9-44222-F6-M2 15KV, 95KV BIL, Dead-front, Air Insulated, Source Transfer, Padmounted Switchgear with two (2) 3-pole 600 amp group operated Auto-jet switches provided with dead-break 600 amp bushings (one (1) per phase) with each switch provided with fast transfer motor operators and two (2) 3-phase set(s) of fuse mountings for SMU-20 fuses provided with 200 amp bushing wells (one (1) per phase). Included are: F6- All Type 304 Stainless-Steel Cabinet and internal parts (or non-ferrous) hardware, except switch frame and all current-carrying parts. M2 - Master and drone fast-trip motor operators on Compartment 1 & 2 incoming switches - Six (6) current-transformers to provide current sensing on the incoming for over-current lockout scheme and current monitoring - Six (6) voltage-transformers for voltage sensing and control power on the incoming Auto-jet switches - Supervisory control provisions shall be provided to permit switch operation from a remote location. - Remote indication provisions shall be provided to permit remote monitoring of the presence or absence of preferred- and alternate-source voltage and the operating mode of the source-transfer control (i.e., automatic or manual) - Communication capability – provides software and conversion cable to allow downloading of the event log and settings from the SEL relay to a user-supplied personal computer - SEL-451 Relay, which provides switching intelligence for the source- transfer in a low-voltage, compartment. Relay Part Number: 04515215XXXX23342XXXX Communication Accessory SEL-2830 Single Mode Fiber Optic Transceiver Part Number: 2830M (Note: Customer needs to verify relay and communication part numbers are acceptable before placing order. If using another method of communications, please specify) - UPS, 48vdc output for use with SEL 451 relay 6 - FP-3097 Fuse End Fittings 6 - SMU-20 Fuses – 65E (612065) Price.....\$ 115,561.00 each

Net Adders (If Required):

1.	As Req'd	FP-Fuse end fittings (spares) Price.....\$ 330.00 each
2.		SMU-20 Fuse units (spares) Price.....\$ 247.00 each

Notes:	1.	Fuse information (size & speed) must be available either at time of order entry or in time to receive the fuses at FP prior to pad-mount shipment. Otherwise, fuses must be shipped short and the freight charges for the fuse shipment will be prepaid and added to the invoice.
	2.	If the fuse data is not available as outlined above, steps can be taken to expedite the fuses by shipping via air from emergency stock, if available at time required, at a premium adder of 25% plus \$150.00 plus cost of air shipment.

POWER TO DELIVER



Commission Agenda Item

MEETING DATE: 6/27/2022

SUBJECT: May 23, 2022 City Commission Meeting Minutes

PREPARED BY: Diane L. Amendola, Assistant Deputy City Clerk

RECOMMENDED ACTION:

Approve the minutes.

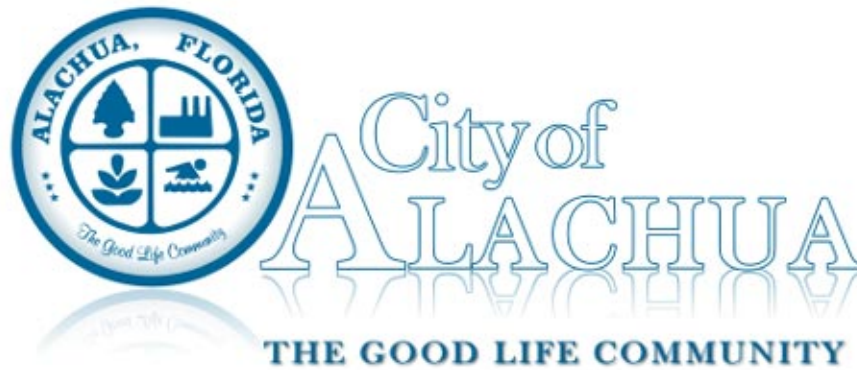
Summary

May 23, 2022, City Commission Meeting Minutes.

ATTACHMENTS:

Description

▣ Minutes



Regular City Commission Meeting Minutes May 23, 2022

Mayor Gib Coerper
Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts

City Manager Mike DaRoza
City Attorney Marian Rush

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

Meeting Date: May 23, 2022

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: Joan Stewart, Nicholas Goldwire, Veronica McNichols, Amy & Tariq Nihira, Gloria Jones Andrews, Suzanne Fisher, Brandi Kinter, Kyle Kintner, Gail Kentnes, Julianna Harrell, Rupert L. Murphy II, Janet Yesh, Karen Arrington, Richard Beardsley, Bob Page, Tom Hubbard, Bill Menadier, Garvin Combs, Dietra H. Sherman. STAFF PRESENT: Diane Amendola, Robert Bonetti, Adam Hall, Jesse Sandusky, Donna Smith, Rodolfo Valladares, Cap Wilson, Kathy Winburn, Kim Vermillion, Tony Love.

CITY COMMISSION MEETING

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

CALL TO ORDER

Led by Mayor Gib Coerper.

INVOCATION

Led by Pastor Brittany Bryant of St Luke AME Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Vice Mayor Jennifer Blalock moved to approve the agenda; seconded by Commissioner Shirley Green Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. O2B Kids Student Artist Appreciation

Assistant Deputy City Clerk Diane Amendola introduced the presentation.

Mayor Coerper and Ms. Brenda Reed presented the students with certificates.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Bob Page, Community President for South State Bank, stated the Alachua branch facility would close in August. He noted the bank would still be involved in city events. He stated he wanted to let the Commission know how much he appreciated the city and its residents.

Mitch Glaeser with San Felasco Tech City announced a new company from Silicon Valley California, Simply Faster, has relocated to Tech City. He stated UF students with the Innovation Academy came for a summer program that looks at workforce housing and how to bring them together. He stated Tech Village had fourteen companies sign up in the last four weeks, leaving ten spots available. He reminded the Commission about the Chamber luncheon Tuesday, June 7, 2022, at the Women's Club in Alachua. He stated it would be open to the public.

Ms. Valerie Jones asked the Commission if it would support a national event that she would like to bring to the community. She stated the event would have vendors available to educate the community on gun violence.

(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 22-19; Planning & Zoning Board Appointment

Mayor Coerper informed the Commission that Dave Ferro had a prior engagement and would not be in attendance.

Sean Collins spoke on behalf of himself.

William Menadier spoke on behalf of himself.

Assistant Deputy City Clerk Amendola conducted the ballot process.

Having received 4 of 5 votes William Menadier was appointed to the 3 year term.

Having received 4 of 5 votes Dave Ferro was appointed to the 1 year term.

City Attorney Marian Rush read Resolution 22-19 by title only.

Commissioner Brown moved to appoint William Menadier and Dave Ferro to the Planning & Zoning Board and to adopt resolution 22-19, to be finalized to include the name of the appointed members; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

B. 2022-2023 City Commission Board and Committee Assignments

Mayor Coerper requested the Commission review the committee appointments for confirmation.

Commissioner Brown moved to approve the Commission Committee Assignments; seconded by Commissioner Dayna Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A. Ordinance 22-08, Second Reading: Large Scale Comprehensive Plan Amendment -Schmidt Farms: A request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, to amend the Future Land Use Map (FLUM) Designation from Commercial (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density Residential (±17.8 acres), Moderate Density Residential (±53.2 acres), Conservation (±35.7 acres) on a ±121.1 acre subject property . Consisting of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000 (Legislative Hearing)

Having been sworn in, Principal Planner Adam Hall introduced the item and provided the staff

report.

Mayor Coerper asked where the gas station would be located.

Principal Planner Hall provided the response.

Chris Potts, Director of Engineering for JBPro, stated he did not have a presentation but was available to answer any questions the Commission had.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

City Attorney Rush read Ordinance 22-08 by title only.

Vice Mayor Blalock moved to adopt Ordinance 22-08 on the second and final reading; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

Ms. Karen Arrington spoke in opposition.

Passed 5-0 by roll call.

- B. Ordinance 22-09, Second Reading: Site-Specific Amendment to the Official Zoning Atlas - Schmidt Farms: a request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") and Commercial Intensive ("CI") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") on a ±121.1 acre subject property. Consisting of Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000(Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 22-09 by title only.

Commissioner Miller moved to adopt Ordinance 22-09 on the second and final reading and approve the Planned Development Agreement for the Schmidt Farms PD-R and PD-COMM Project and authorize the Mayor to sign the Agreement; and authorize staff to record the Planned Development Agreement for the Schmidt farms PD-R and PD-COMM project in the Public Record of Alachua County; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- C. Ordinance 22-12, Second Reading; Land Development Regulations (LDR) Text Amendment: A request by Clay Sweger, eda consultants inc. to amend the following sections of the City of Alachua Land Development Regulations: Article 10; Article 4, Table 4.4-1; Article 4, Section 4.2.4E(2); and Article 4, Section 4.3.3(B)

City Attorney Rush read Ordinance 22-12 by title only.

Planning & Community Development Director Kathy Winburn introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Edward Potts moved to adopt Ordinance 22-12 on the second and final reading; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

V. AGENDA ITEMS

A. RFB 2022-02 Alachua Downtown Parking Lot Project Award

Purchasing Specialist Donna Smith introduced the item and made recommendations.

Commissioner Brown moved to accept the bid received from Andrews Paving, Inc. to complete the construction of the downtown parking lot and to Authorize the City Manager to issue a purchase order to Andrews Paving, Inc.; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

Ms. Gloria Jones Andrews asked if consideration could be given on having more than two handicapped parking spaces in the new parking lot.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Gloria Jones Andrews commented on the new Tesla charging stations in front of Hitchcock's Market Place. She expressed her concerns about communication within the City of Alachua. She referenced a history project that she stated Commissioner Brown was working on.

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager Mike DaRoza thanked Pastor Bryant for her wonderful invocation. He stated he volunteered at the Great American Clean Up Event. He stated 1100 plants were planted and many bags of litter from various parts of the community were removed. He stated there was a record amount of volunteers, including children, who came out to help. He reminded the community about the Spring Concert Series at Legacy Park would be a free event on Saturday, June 4, 2022, from 5pm- 8pm. He noted there would be food trucks and bounce houses for the kids, and the featured band would be Uncle Morty's Rhythm Cream. He acknowledged the excellent work Assistant Deputy City Clerk Amendola did during the meeting, as it was her first meeting running solo.

City Attorney Rush congratulated Assistant Deputy City Clerk Amendola on a good job. She discussed the development agreement with Harvest and the road construction. She stated the company posted a 1.8 million dollar bond, and the deadline for construction was June 1, 2022, which had not taken place. She stated the City must make a specific demand for the bonding company. She requested the Commission waive the rules of procedure.

Commissioner Brown moved to waive rules of procedure; seconded by Vice Mayor Blalock.

Passed by unanimous consent.

Commissioner Brown moved to authorize the City Manager in conjunction with the city attorney to take all steps necessary to demand the recovery of the bond proceeds and to retain board certified construction attorney Don Niesen to handle this demand at a rate of 250 dollars and hour which is a reduction from 400 dollars per hour which is his regular rate: seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Potts stated the Great American Clean Up event was awesome. He reminded everyone of the Alachua Chamber meeting on Tuesday, June 7, 2022.

Commissioner Brown thanked Pastor Bryant from St. Luke AME Church for the uplifting and spiritual prayer. She stated the Affordable Housing webinar on Tuesday, May 17, 2022, was very informative. She expressed her sincere gratitude to Mayor Coerper, Vice Mayor Blalock, Commissioner Miller and City Manager DaRoza for attending the Alachua County Community Remembrance Project Racial Justice awards ceremony at Santa Fe High School. She stated the Alachua Branch Library and the Friends of the Library would be sponsoring a Pre-Juneteenth Read-In on Saturday, June 12, 2022, at 3 pm. She noted there would be a second Juneteenth celebration on Saturday, June 18, 2022, on the lawn of Paradise Community Church. She thanked Assistant Deputy City Clerk Amendola for all her assistance and hard work.

Commissioner Miller thanked Pastor Bryant, Bob Page and Sean Collins. She was grateful for the Great American Clean Up and glad the event has shifted from a clean up to more of a beautification project over the years.

Vice Mayor Blalock thanked Pastor Bryant for the invocation and Assistant Deputy City Clerk Amendola for her hard work, along with all the City Staff. She reported she really enjoyed the Great American Clean up event. She expressed she was extremely moved by the Alachua County Community Remembrance Project Racial Justice awards ceremony at Santa Fe High School. She noted she was very proud of the O2Bkids students and their artwork. She thanked Chief Jesse Sandusky and the Alachua Police Department for keeping everyone safe.

Mayor Coerper thanked Pastor Bryant for the invocation. He stated he was looking forward to the Spring Concert Series. He told everyone that the third grade students send the Chief of Police and himself letters, and he really enjoys it.

ADJOURN

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

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

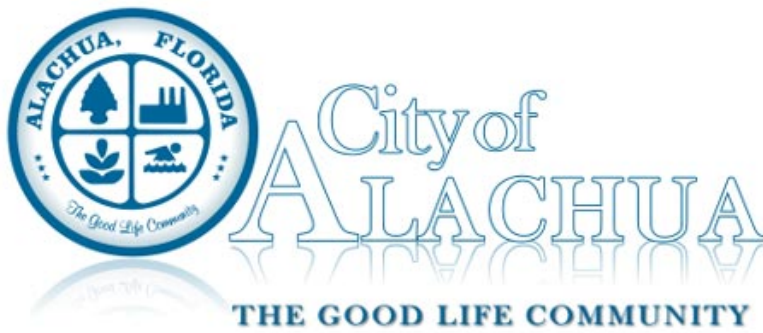
- A. Purchase of Conductor Wire
- B. May 9, 2022 City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Mike DaRoza, City Manager/Clerk

Gib Coerper, Mayor



Commission Agenda Item

MEETING DATE: 6/27/2022

SUBJECT: June 13, 2022 City Commission Meeting Minutes

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the minutes.

Summary

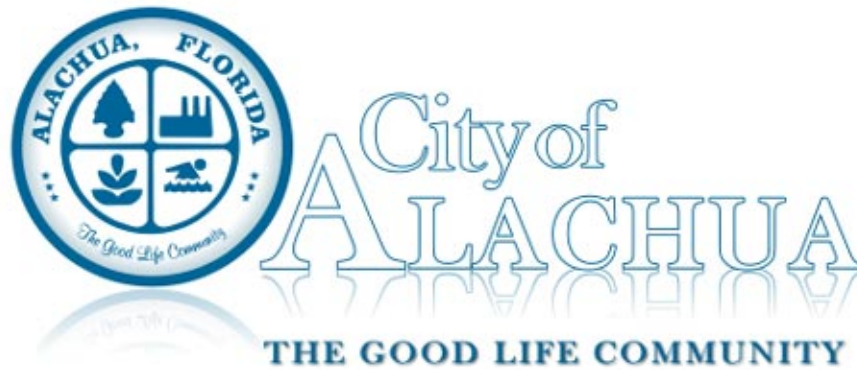
June 13, 2022 City Commission Meeting Minutes.

ATTACHMENTS:

Description



Minutes



Regular City Commission Meeting Minutes June 13, 2022

Mayor Gib Coerper
Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts

City Manager Mike DaRoza
City Attorney Marian Rush

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

Meeting Date: June 13, 2022

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: Harold Theus, Rev. Debra Sermons, Jovante Hayes, Valry Pelham, Dietra H. Sherman, Monica Moore, Jason Moore, Garvin Pomibe. STAFF ATTENDING: Diane Amendola, Lisa Freeman, Adam Hall, Elliot Harris, Tara Malone, Jesse Sandusky, Donna Smith, Justin Tabor, Rodolfo Valladares, LeAnne Williams, Kathy Winburn, Kim Vermillion.

CITY COMMISSION MEETING

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

CALL TO ORDER

Led by Mayor Gib Coerper.

INVOCATION

Led by Pastor Debra Sermons, Paradise Community Outreach Ministry.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Commissioner Shirley Green Brown moved to approve the agenda; seconded by Vice Mayor Jennifer Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Dayna Miller moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Brown.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. District Wide School-Related Employee of the Year Recognition

Deputy City Clerk LeAnne Williams introduced the presentation.

Mayor Coerper presented the certificate.

Commissioner Brown spoke of her time with Ms. Rye and thanked Ms. Rye for her kindness and dedication.

B. American Cancer Society Awards

Kyle Stone of the American Cancer Society presented the awards to the City of Alachua, Waste Pro, Ben Boukari, Mi Apa Latin Café, Always Optimal Together and the Alachua Dream Team.

Ms. Stone thanked everyone for their support. Kim Vermillion recognized the many people who volunteer to make the event happen every year.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

Nathan Scott announced his candidacy for Circuit Court Judge.

Robert Sharp stated the citizens need to come together.

Dietra Sherman and Valerie Jones-Pelham of Common Purpose Circle of Alachua- thanked the City for helping them get the permit for the Wear Orange on National Gun Violence Awareness Day. Ms. Sherman noted the event in the city of Alachua was covered nationally. Ms. Sherman thanked Commissioner Brown and Chief Jesse Sandusky and his officers for their support.

Phyllis Wilcox-Strickland thanked the Commission for supporting the Wear Orange event and asked for more support for next year, in an effort to be a city known for being proactive. She also commended the efforts put into Relay for Life. She thanked Chief Sandusky, Commissioner Brown and Vice Mayor Blalock for their support.

Mitch Glaeser, President of the Alachua Chamber of Commerce, stated there were 90 people present at the June luncheon. He mentioned the Innovation Academy would be coming to San Felasco Tech City with 150 students over the course of the summer. He invited the Commission to attend an evening with one of the groups.

Ms. Sermons, Paradise Community Outreach Ministry, invited the community to a Juneteenth celebration and prayer vigil, Saturday, June 18, 2022, from 10 a.m. to 1 p.m.

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A. Ordinance 22-13, Second Reading: Small Scale Comprehensive Plan Amendment: Tomoka Hills: A request by Craig Brashier, of CHW, Inc., applicant and agent for Tomoka Hills Farms, Inc, property owner, to amend the Future Land Use Map (FLUM) from Agriculture (± 6.42 acres) and Moderate Density Residential (± 19.08 acres) to Medium Density Residential (± 11.67 acres) and Moderate Density Residential (± 13.81 acres) on a ± 25.48 acre subject property. Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000 (Legislative Hearing).

City Attorney Marian Rush asked if anyone had been contacted regarding this item.

Commissioner Miller stated she had been contacted.

City Attorney Rush asked if Commissioner Miller could make her decision on the evidence placed before her at the hearing and on nothing else.

Commissioner Miller stated she could.

Having been sworn in, Principal Planner Adam Hall introduced the item and provided the staff report.

Craig Brashier, Director of Planning, CHW, came forward to answer questions.

Mayor Coerper asked commissioners for questions or comments.

Commissioner Miller asked if the fire station was being built first.

Mr. Brashier said it was.

Commissioner Miller asked which fire station this was to replace.

Alachua County Fire Rescue Chief Harold Theus stated that, while this was intended to replace a station, this area was growing so fast, the current station may be needed in the future as well as the new one.

Vice Mayor Blalock asked about current response times.

Chief Theus discussed response time in detail.

Vice Mayor Blalock asked about responding jurisdictions.

Chief Theus provided the information.

Vice Mayor Blalock asked when the station at Tech City was to be built.

Chief Theus said they would break ground by January, 2025.

Commissioner Miller asked how many phases they anticipated.

Mr. Brashier stated there was no way to know. He stated it would begin in the next few months, but this could take years.

Commissioner Miller thanked him for taking the time to talk with the neighbors.

Vice Mayor Blalock asked what percent of calls were in the heart of the city.

Chief Theus stated he would need to research those numbers and get back to staff.

Commissioner Brown moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 22-13 on second and final reading; seconded by Commissioner Potts.

- Mayor Coerper opened the floor for comments.

James Medley stated his concerns regarding CR 235A.

Adrian Medley spoke of her concerns regarding the growth of the city.

City Attorney Rush read Ordinance 22-13 by title only.

Passed 5-0 by roll call.

- B. Ordinance 22-14, Second Reading: Site-Specific Amendment to the Official Zoning Atlas: Tomoka Hills, a request by Craig Brashier, AICP, of CHW, Inc, applicant and agent for Tomoka Hills Farms, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") (±6.42 acres) and Residential Single Family -1 ("RSF-1")(±19.08 acres) to Residential Single Family - 4 ("RSF-4")(±13.81 acres) and Residential Multiple Family ("RMF-

8") (±11.67 acres) on a ±25.48 acre subject property. Consisting of Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000(Quasi-Judicial Hearing).

Principal Planner Hall requested the staff report from Ordinance 22-13 be incorporated as the staff report for Ordinance 22-14.

City Attorney Rush read Ordinance 22-14 by title only.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Potts moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 22-14 on second and final reading; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- C. Tara Forest East Phase 1 Final Plat: A request by Kyle Willems, P.E., of JBPro, Inc., applicant and agent for Tara Forest LLC, property owner, for consideration of the final plat of Tara Baywood Phase 1, which proposes to subdivide an ±10.86 acre subject property into a total of 32 lots, with associated common areas and right-of-way, consisting of Parcel Numbers 03067-005-001, 03067-000-000, and 03067-005-000 (Quasi-Judicial Hearing).

City Attorney Rush stated there was a request to defer this item to the July 25, 2022, City Commissioner Meeting.

Commissioner Miller moved to defer items C and D to the July 25, 2022, City Commission Meeting; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- D. Tara Baywood Phase 1 Final Plat: A request by Logan Peters, P.E., of JBPro, Inc., applicant and agent for Tara Baywood LLC, property owner, for consideration of the final plat of Tara Baywood Phase 1, which proposes to subdivide an ±20.25 acre subject property into a total of 61 lots, with associated common areas and right-of-way, consisting of Parcel Number 03067-063-000 (Quasi-Judicial Hearing).

Item deferred to the July 25, 2022 City Commission Meeting.

- E. Convergence Research Park Residential Phase 1 Final Plat: A request by Aaron Hickman, PSM., of CHW, Inc., applicant and agent, for San Felasco Research Ventures, LLC, property owner, for consideration of the Final Plat for Convergence Research Park Residential Phase 1, which proposes to subdivide a ±44.44 acre subject property into a total of 86 lots with associated common areas and right-of-way; consisting of portions of Tax Parcel Numbers 03970-000-000 and 03929-000-000 (Quasi-Judicial Hearing).

City Attorney Marian Rush asked if anyone had been contacted regarding this item.

Commissioner Miller stated she had been contacted.

City Attorney Rush asked if Commissioner Miller could make base her decision on the evidence placed before her at the hearing and on nothing else.

Commissioner Miller stated she could.

Mayor Coerper stated a comment had been presented to the Commission and was presented to the Clerk for the record.

Having been sworn in, Principal Planner Justin Tabor introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Eric Hickman, CHW, came forward to answer questions.

Commissioner Miller asked when the Community Center would be built if not in phase one.

Mayor Coerper stated they needed houses to be built before they could have any kind of amenities for use.

Discussion ensued regarding the site plan, amenities and when they would be built.

Commissioner Potts moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, Staff recommends that the City Commission approve the Final Plat of Convergence Research Park Residential Phase 1 ("Final Plat"), approve the "Subdividers Agreement for Convergence Research Park Residential Phase 1" ("Subdividers Agreement"), authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement, and, accept the Common Law Performance Bond from San Felasco Research Ventures, LLC in the amount of \$3,998,293.00 as the surety instrument for infrastructure improvements, other than the house sidewalks, and accept the Common Law Performance Bond from San Felasco Research Ventures, LLC in the amount of \$251,964.00 as the surety instrument for the house sidewalks; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

V. AGENDA ITEMS

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

There were no comments.

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager Mike DaRoza informed the citizens there were displays on the Mill Creek Water Quality Improvement Project. He thanked Pastor Sermons for the invocation. He reminded the citizens Thursday, June 16, 2022, would be Local Government Day. He thanked the teams involved with Relay for Life. He then reminded the Commission his contract would be coming up in three months, and he would be proud to serve this Commission as City Manager in a permanent capacity.

Commissioner Miller moved to waive the Rules of Procedure; seconded by Jennifer Blalock.

Passed by unanimous consent.

Commissioner Brown gave her recommendation for Mr. DaRoza. She recommended a two year contract.

Mr. DaRoza stated he appreciated Commissioner Brown's forthrightness, and he looked forward to meeting any challenge set for him.

City Attorney Rush asked if the Commission would like for her to go forward into negotiations and bring back a contract to the Commission.

Mayor Coerper asked City Attorney Rush to shape a motion for the Commission.

Commissioner Miller moved to direct the City Attorney to negotiate a contract with the City Manager along the lines of the contracts we have had with other City Managers we have had in the past, and bring it back to the City Commission within the next two City Commission meetings; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

Commissioner Miller suggested a three year contract rather than a two year contract, as she felt two years was not enough time to grow in his role and would give this Commission enough time to determine the future of this role.

Vice Mayor Blalock agreed that three years was better in a corporate world.

Commissioner Potts stated he was more comfortable with a longer contract.

Commissioner Brown stated she would not be opposed to a longer contract, but her concerns were more than just not being in the community.

Mayor Coerper stated City Manager DaRoza hit the ground running and had learned so much since he started.

Passed 5-0 by roll call.

Commissioner Miller moved that the contract be a three-year term and all the other terms of the contract be consistent with what had been done in the past for a City Manager; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-1 by roll call.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Potts stated he attended:

1. The Mill Creek Water Quality Improvement Project ribbon-cutting
2. Juneteenth at the Alachua Library

He announced the Alachua Chamber of Commerce Sportsfest would be at Turkey Creek on Saturday, June 18, 2022.

Commissioner Brown thanked:

1. Pastor Sermons' for the prayer
2. Valry Jones-Pelham and Detra Sherman for planning the Wear Orange event
3. The citizens who came to share their concerns

She stated she attended:

1. Juneteenth at the Alachua Library
2. The Mill Creek Water Quality Improvement Project ribbon-cutting

Commissioner Miller stated she attended:

1. Juneteenth at the Alachua Library
2. the Mill Creek Water Quality Improvement Project ribbon-cutting
3. The Gainesville Elks Lodge Flag Ceremony

Vice Mayor Blalock stated she walked properties around where the fire station was coming.

Mayor Coerper stated the Perry Center had a Bio event, where people across the country could show new equipment. He stated Trane Technologies donated bio-freezers to the Perry Center. He stated the Juneteenth event was a great event.

ADJOURN

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

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

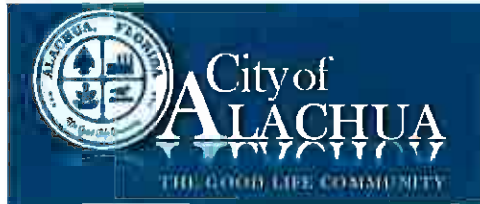
- A. Revision to FY 2022 Compensation Plan

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Mike DaRoza, City Manager/Clerk

Gib Coerper, Mayor



City Commission Meeting
Sign In June 27, 2022

	Name <i>(Please Print)</i>
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