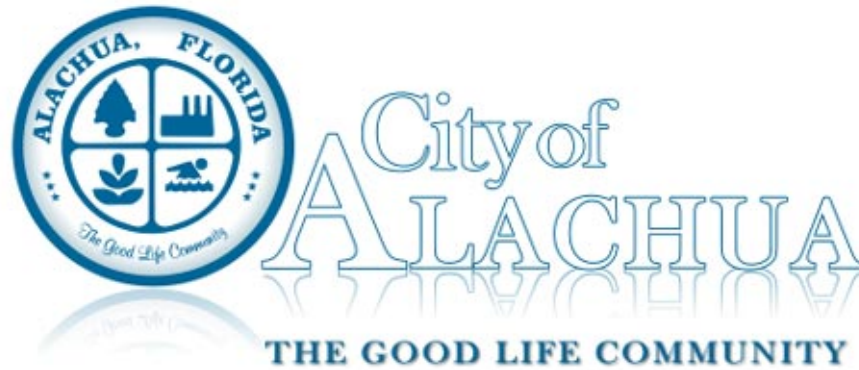




Planning and Zoning Board Agenda June 9, 2020

Chair Gary Thomas
Vice Chair Anthony Wright
Member Sandy Burgess
Member James Sajczuk
Member Virginia Johns
School Board Member Tina Certain

City Manager Adam Boukari

Planning and Zoning Board At 6:00 PM

Meeting Date: June 9, 2020

Meeting Location: James A. Lewis Commission, City Hall

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

PLANNING AND ZONING BOARD MEETING AGENDA
--

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of the Minutes of the March 10, 2020 Planning & Zoning Board Meeting
- B. Site Plan – Southern Wrecker and Recovery: A request by Christopher Gmuer, P.E., of Gmuer

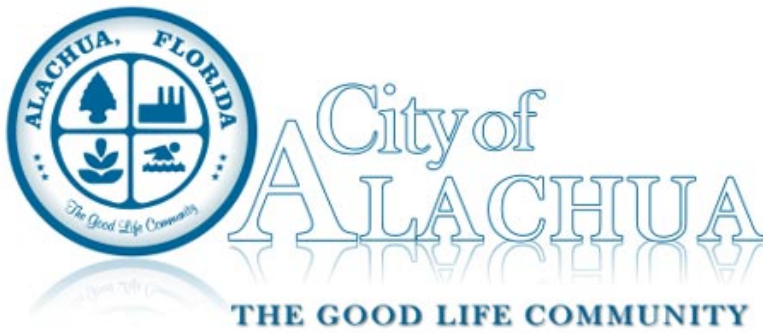
Engineering, LLC, applicant and agent for Southern Wrecker and Recovery, LLC, property owner, for consideration of a Site Plan to construct a ±5,980 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±7.99 acre subject property. Tax Parcel Number 03042-050-003 (Quasi-Judicial Hearing).

- C. Tolosa PD-R Preliminary Plat & Final PD Plan, Phase 1: A request by Anthony J."Jay" Brown, Jr., P.E., of JBrown Professional Group, agent for Bentley Timber, LLC , applicant & property owner, for consideration of the Preliminary Plat & Final PD Plan for Phase 1 of the Tolosa PD-R, which proposes the subdivision of a ±18.74 acre subject property into a total of 43 lots, with associated common areas and right-of-way. Tax Parcel Number 03135-000-000 (Quasi-Judicial Hearing).
- D. Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for 441 Development Group of Alachua County, LLC, property owner, to amend the Official Zoning Atlas from Agriculture (Alachua County) to Community Commercial (CC) on ±18 acres and to Residential Single Family – 4 (RSF-4) on ±10.2 acres on a ±28.2 acre subject property. Consisting of Tax Parcel Number 05898-005-000 (Quasi-Judicial Hearing).
- E. Small Scale Comprehensive Plan Amendment: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, to amend the Future Land Use Map (FLUM) from Agricultural to Industrial on a ±6.98 acre subject property. The property subject to the proposed amendment is located north of NW County Road 235. Consisting of Tax Parcel Number 03918-003-000 (Legislative Hearing).
- F. Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, to amend the Official Zoning Atlas from Agricultural to Light & Warehouse Industrial (ILW) on a ±6.98 acre subject property. Consisting of Tax Parcel Number 03918-003-000 (Quasi-Judicial Hearing).
- G. LDR Text Amendments - A Staff-Initiated Amendment to the City's Land Development Regulations (Legislative).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 6/9/2020

SUBJECT: Approval of the Minutes of the March 10, 2020 Planning & Zoning Board Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the March 10, 2020 Planning & Zoning Board Meeting.

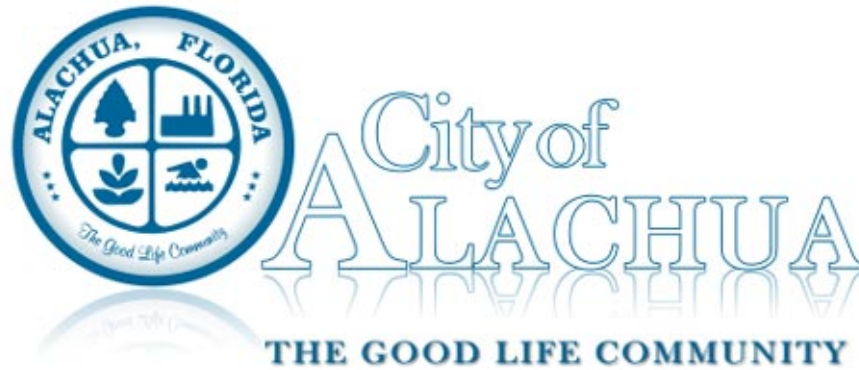
Summary

Approval of the Minutes of the March 10, 2020 Planning & Zoning Board Meeting.

ATTACHMENTS:

Description

- ☐ Minutes of the 3/10/20 PZB Meeting



Planning and Zoning Board Minutes March 10, 2020

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member James Sajczuk

Member Virginia Johns

School Board Member Tina Certain

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

Meeting Date: March 10, 2020

Meeting Location: James A. Lewis Commission, City Hall

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

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair Gary Thomas called the meeting to order. School Board Member Tina Certain was absent.

INVOCATION

Vice Chair Anthony Wright led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Virginia Johns moved to approve the agenda; seconded by Vice Chair Wright.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the February 11, 2020 PZB Meeting

Member James Sajczuk moved to approve the minutes; seconded by Member Sandy Burgess.

Passed by unanimous consent.

- B. Three Lots within the Turkey Creek Subdivision Final Plat: A request by Sergio Reyes, P.E., of eda engineers-surveyors-planners, inc., applicant and agent for N & J Hope Family LLC and Turkey Creek, Inc., property owners, for consideration of the final plat of three lots located within the Turkey Creek subdivision. Tax Parcel No. 05900-160-060, 05900-160-010, and 05900-002-001 (Quasi-Judicial Hearing)

Department Director Kathy Winburn introduced the item.

Planning Assistant Kenya Curtis swore in all parties entering testimony during the hearing.

Planner Adam Hall, AICP, presented the Staff Report.

Clay Sweger, P.E., LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for the property owners, presented additional information and availed himself for questions.

Member Johns inquired about the setbacks between the lots and the creek.

Mr. Sweger responded.

Chair Thomas inquired about the lots not being previously platted.

Mr. Sweger responded.

Member Sajczuk moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- C. Special Exception Permit - Tara Baywood – Townhouses: A request by Chistopher Gmuer, P.E., of Gmuer Engineering, LLC , property owner, for consideration of a Special Exception Permit to

allow townhouses in the Residential Single Family-6 ("RSF-6") zoning district related to the proposed Tara Baywood Preliminary Plat,; Consisting of a portion of Tax Parcel Number 03067-006-000; FLUM: Medium Density Residential; Zoning: Residential Single Family - 6 ("RSF-6").

Department Director Winburn introduced the item.

Planning Assistant Curtis swore in all parties entering testimony during the hearing.

Planner Hall, AICP, presented the Staff Report.

Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for the property owner, presented additional information and availed himself for questions.

Member Johns inquired about the public utility easement.

Mr. Gmuer responded.

Member Sajczuk inquired about the density of the townhomes.

Mr. Gmuer responded.

City Attorney Marian Rush responded.

Member Johns inquired about the traffic design for the development.

Mr. Gmuer responded.

Member Burgess inquired about the difference between Tara Forest East and Tara Baywood. She also inquired about the requirements for Special Exception Permits.

City Attorney Rush responded.

Planner Hall, AICP, responded.

Mr. Gmuer responded.

Sayed Moukhtara, developer of the Tara Baywood project, accepted the conditions.

Member Sajczuk moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Special Exception Permit for townhouses in the RSF-6 zoning district for the Tara Baywood preliminary plat, subject to the two (2) conditions provided in Exhibit "A" and located on page 14 of the Staff Report, seconded by Vice Chair Wright.

Motion Passed 5-0 in a roll call vote.

- D. Tara Baywood Preliminary Plat: A request by Christopher Gmuer, P.E., of Gmuer Engineering, Inc., applicant and agent for Alachua Development Co, LLC, property owner, for consideration

of the Preliminary Plat for the Tara Baywood Subdivision, which proposes the subdivision of a ±35.26 acre subject property into a total of 211 lots, with associated common areas and right-of-way. Tax Parcel Number 03067-006-000 (Quasi-Judicial Hearing).

Director Winburn introduced the item.

Planning Assistant Curtis swore in all parties entering testimony during the hearing.

Planner Hall, AICP, presented the Staff Report.

Christopher Gmuier, P.E., of Gmuier Engineering, LLC, applicant and agent for the property owner, presented additional information and availed himself for questions.

City Attorney Marian Rush responded.

Sayed Moukhtara, developer of the Tara Baywood project, accepted the conditions.

Member Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Tara Baywood to the City Commission, with a recommendation to approve, subject to the five (5) conditions provided in Exhibit "A" and located on page 21 of the Staff Report; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be held on April 21, 2020 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Johns moved to adjourn, seconded by Member Burgess.

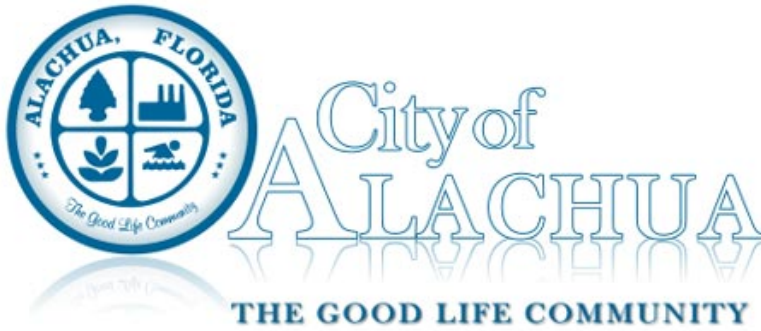
Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 6/9/2020

SUBJECT: Site Plan – Southern Wrecker and Recovery: A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Southern Wrecker and Recovery, LLC, property owner, for consideration of a Site Plan to construct a ±5,980 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±7.99 acre subject property. Tax Parcel Number 03042-050-003 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for Southern Wrecker and Recovery, subject to the four (4) conditions provided in Exhibit “A” and located on page 16 of the June 9, 2020 Staff Report to the Planning & Zoning Board upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff’s recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Southern Wrecker and Recovery, subject to the four (4) conditions provided in Exhibit “A” and located on page 16 of the June 9, 2020 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Southern Wrecker and Recovery, LLC, property owner, for the consideration of a Site Plan to construct a ±5,980 square foot building with associated parking, stormwater, landscaping, and site improvements.

The proposed use consists of a ‘towing service’. The intended purpose of this facility is to provide vehicular removal and recovery efforts along the Interstate-75 and Interstate-10 corridors following vehicle collisions. The applicant has indicated no vehicular storage shall occur on-site.

The subject property is ±7.99 acres in size and is located south of NW US Highway 441, immediately west of Jack’s Small Engine Repair. Approximately 3.3 acres of the overall ±7.99 acre subject property would be developed. The site is presently vacant, but has been utilized for the storage of materials for road improvements to US Highway 441 and Interstate 75.

ATTACHMENTS:

Description

- ☐ Staff Report & Staff Supporting Materials

- ▢ Site Plan: Southern Wrecker and Recovery
- ▢ Application & Supporting Materials (Part 1 of 2)
- ▢ Application & Supporting Materials (Part 2 of 2)
- ▢ Public Notice Materials for the 6/9/20 PZB Meeting



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

June 9, 2020

SUBJECT:	A request for a Site Plan to construct a ±5,980 square foot building with associated parking, stormwater, landscaping, and site improvements
APPLICANT/AGENT:	Christopher Gmuer, P.E., Gmuer Engineering, LLC
PROPERTY OWNER:	Southern Wrecker and Recovery, LLC
LOCATION:	South of NW US Highway 441 and east of Jack's Small Engine Repair
PARCEL ID NUMBERS:	03042-050-003
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	N/A
ACREAGE:	±7.99 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Southern Wrecker and Recovery, subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the June 9, 2020 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Southern Wrecker and Recovery, subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the June 9, 2020 Staff Report to the Planning & Zoning Board.</i>

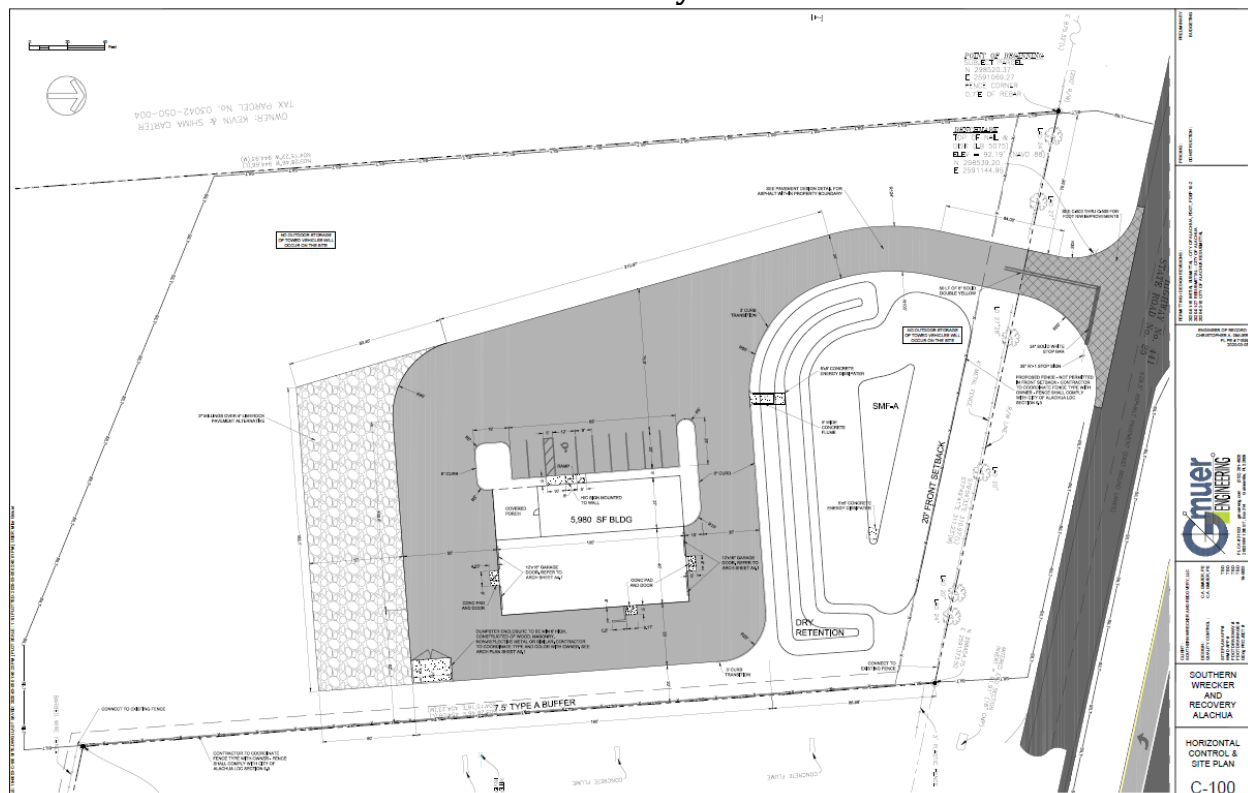
SUMMARY

This application is a request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Southern Wrecker and Recovery, LLC, property owner, for the consideration of a Site Plan to construct a $\pm 5,980$ square foot building with associated parking, stormwater, landscaping, and site improvements.

The proposed use consists of a 'towing service'. The intended purpose of this facility is to provide vehicular removal and recovery efforts along the Interstate-75 and Interstate-10 corridors following vehicle collisions. The applicant has indicated no vehicular storage shall occur on-site.

The subject property is ± 7.99 acres in size and is located south of NW US Highway 441, immediately west of Jack's Small Engine Repair. Approximately 3.3 acres of the overall ± 7.99 acre subject property would be developed. The site is presently vacant, but has been utilized for the storage of materials for road improvements to US Highway 441 and Interstate 75.

Illustration 1. Southern Wrecker and Recovery Site Plan – Site & Dimension Plan



SURROUNDING USES

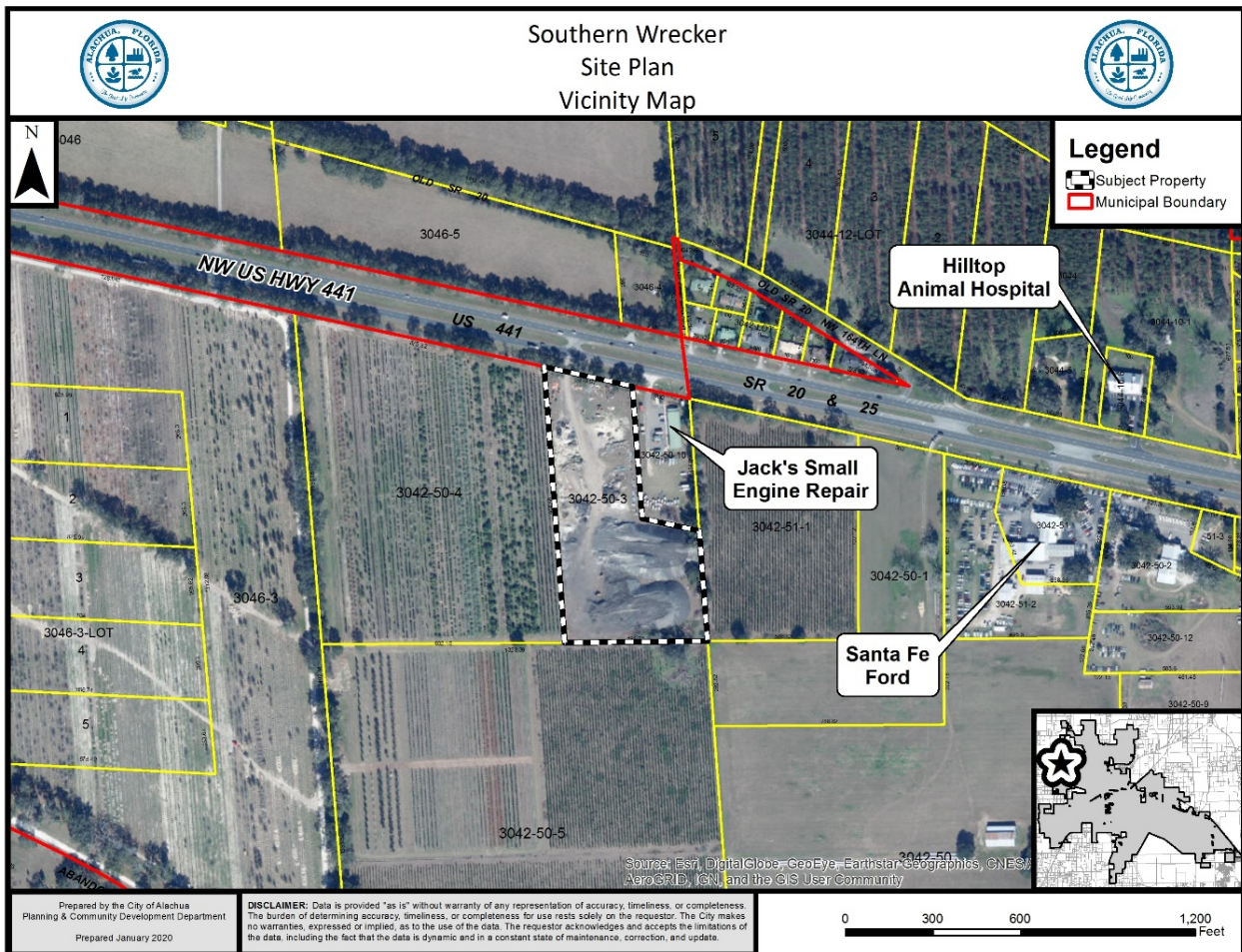
The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject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

intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	US Highway 441; Single-Family Residential Uses (Oakmont Subdivision); Vacant Lands	Agriculture; Community Commercial; Rural/Agriculture (Alachua County)	Agricultural (A); Agricultural (A) (Alachua County)
South	Vacant Lands	Agriculture	Agricultural (A)
East	Jack's Small Engine Repair	Commercial	Commercial Intensive (CI)
West	Vacant Lands	Agriculture	Agricultural (A)

Map 1. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of

the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on September 5, 2019 at the project site. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.3: Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

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

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;

12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Evaluation and Findings of Consistency with Goal 1, Objective 1.3, and Policy 1.3.b: The subject property has a Commercial FLUM designation. The use of the site will be for a 'towing service', which is an auto-oriented use and thus is permitted in the Commercial FLUM designation.

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

Evaluation and Findings of Consistency with Policy 1.3.d: The applicant has demonstrated through the site plan, application, and supporting documentation that each of these sub-policies have been sufficiently addressed.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design

values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

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

Evaluation and Findings of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b: The Site Plan includes a landscaping plan which demonstrates that the proposed development will comply with applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations.

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

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

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The Site Plan indicates that following completion of the development the site will exceed the minimum 10% open space requirement.

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

Evaluation and Findings of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided in this report, and indicates that the development will not adversely affect natural features.

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

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

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: The development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Evaluation and Findings of Consistency with Policy 9.1: The development is located outside the City's utility service area, and as such will be served by on-site well and septic systems.

Transportation Element

Objective 1.1: Level of Service

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

Evaluation and Findings of Consistency with Objective 1.1: The development will not adversely affect the level of service for transportation facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

3. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured

as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 1.2.a: The development is not located within the City's utility service area, and as such will be served by an on-site septic system.

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Evaluation and Findings of Consistency with Objective 2.1.a: The development will not adversely affect the level of service for solid waste facilities.

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Evaluation and Findings of Consistency with Objective 3.1: The proposed development includes the construction of an on-site stormwater management facility which will meet the applicable stormwater design standards of the City of Alachua Land Development Regulations (LDRs) and of the Suwannee River Water Management District (SRWMD).

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

3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 4.1.b: The development is not located within the City's utility service area, and as such will be served by an on-site well system.

Conservation & Open Space Element

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

Policy 1.3.e: The City's land use designations shall offer the best possible protection to threatened and endangered species.

Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e: Based upon best available data, the development is not expected to adversely impact any environmentally sensitive lands. Please reference the Environmental Conditions Analysis provided within this report for further review of specific environmental features.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

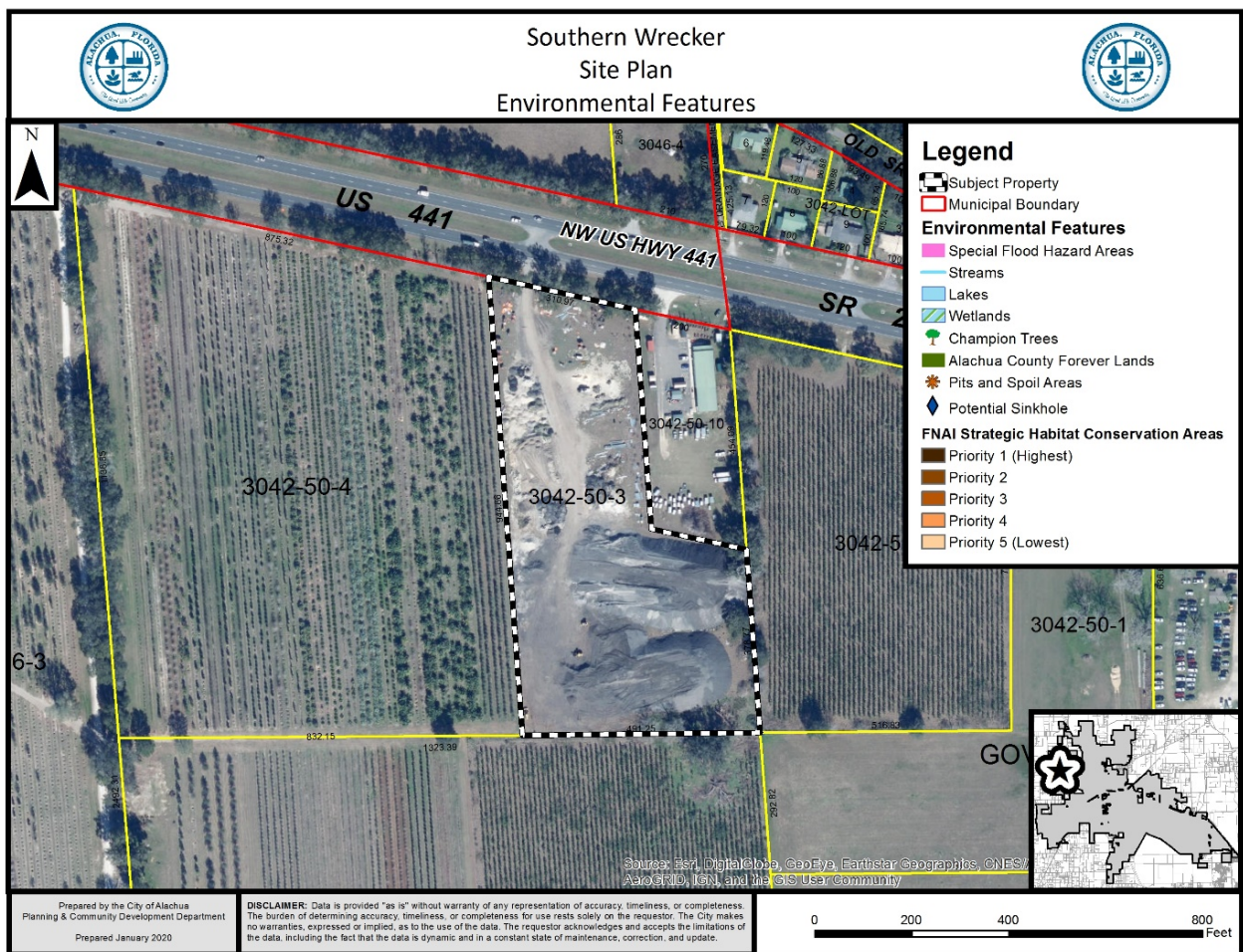
Regulated Plant & Animal Species

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

and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property and no areas of the subject property are identified within the FNAI PNA data layer. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Map 2. Environmental Features



Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with

respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are two (2) soil types found on the within the area of development:

Arredondo Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Evaluation: The soil types present on the subject property and within the area of development do not pose any significant limitations for development, therefore, there are no known issues related to the soils located on the subject property.

Flood Potential

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

Evaluation: Since the proposed building will be within an area located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

Karst-Sensitive Features

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

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

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

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

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below.

(E) Site Plan Standards

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(1) *Consistency with Comprehensive Plan*

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(2) *Use Allowed in Zone District*

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Commercial Intensive (CI). The proposed use of the subject property is classified as a "towing service" which is defined in Article 10 of the LDRs as, "*an establishment that provides services for the removing of an automobile by towing, carrying, hauling or pushing from public or private property. Towing services may be provided as part of an automobile servicing use. Towing services shall not include the outdoor storage of towed vehicles, unless they are part of an automobile servicing use.*" This use is permitted in the CI zoning district.

(3) *Zone District Use-Specific Standards*

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: Section 4.3.4(J)(8) establishes Use-Specific Standards for towing services. This section requires that such uses not include outdoor storage lots or impounds yards for towed vehicles. The applicant has provided a note on the plans affirming that no outdoor storage of towed vehicles shall occur. Additionally, staff has proposed a condition which will prohibit the outdoor storage of towed vehicles.

(4) *Development and Design Standards*

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.7*, Open Space Standards, *Section 6.8*, *Design Standards for Business Uses*, and *Section 6.9*, Environmental Protection Standards. Please see below for additional information concerning alternative compliance with the standards set forth in *Section 6.6*, *Infill Standards*.

(5) *Subdivision Standards*

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

(6) *Complies with All Other Relevant Laws and Ordinances*

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
5 (107/1407)	US Highway 441 (from SR 235 to North City Limits)	4D	Principle Arterial	Urban	D

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

Table 3. Trip Generation

Land Use ¹	AADT (Enter/Exit) ¹	AM Peak Hour (Enter/Exit) ¹	PM Peak Hour (Enter/Exit) ¹
Towing Service	26 (13 / 13)	13 (7 / 6)	13 (6 / 7)

¹ Traffic Study prepared by Buckholz Engineering and dated 11/19/19.

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 5 US Highway 441 (from SR 235 to North City Limits) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	39,000
Existing Traffic ³	25,926
Reserved Trips ⁴	3,265
Available Capacity ⁴	9,809
Increase in Daily Trips Generated by Development ⁵	372
Residual Capacity⁶	9,437

¹ For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
⁴ Source: City of Alachua January 2020 Development Monitoring Report.
⁵ Trip Distribution: Segment 5: 100%.
⁶ This application is for a Final Development Order. Concurrency will be reserved.

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	Segment 5 US Highway 441 (from SR 235 to North City Limits) ¹
PM Peak Hour Trips	
Maximum Service Volume ²	3,510
Existing Traffic ³	2,463
Reserved Trips ⁴	383
Available Capacity ⁴	664
Increase in Daily Trips Generated by Development ⁵	13
Residual Capacity⁶	651
⁷ For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ⁸ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ⁹ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ¹⁰ Source: City of Alachua January 2020 Development Monitoring Report. ¹¹ Trip Distribution: Segment 5: 100%; ¹² This application is for a Final Development Order. Concurrency will be reserved.	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above. The impacts that will be generated by the development are acceptable.

Potable Water Impacts

Evaluation: The subject property is located outside the City's utility service area and as such will be served by on-site well and septic systems. Therefore, there is no impact generated by the development to the City's potable water system.

Sanitary Sewer Impacts

Evaluation: The subject property is located outside the City's utility service area and as such will be served by on-site well and septic systems. Therefore, there is no impact generated by the development to the City's sanitary sewer system.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	40,620	7,413
Reserved Capacity ²	9,324.03	1,701.64
Demand Generated by Application ³	6.5	1.18
New River Solid Waste Facility Capacity ⁴	50 years	
Sources: 1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element (Formula: 10,155 persons x 0.73 tons per person per year). 2 City of Alachua July 2019 Development Monitoring Report. 3 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996 4 New River Solid Waste Facility. April 2019.		

Evaluation: The impacts to the solid waste system that will be generated by the development will not adversely affect the Level of Service (LOS) for solid waste facilities. The impacts that will be generated by the development are therefore acceptable.

Recreation Facilities

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

Public School Facilities

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

**EXHIBIT “A”
TO
SOUTHERN WRECKER AND RECOVERY
SITE PLAN
STAFF REPORT**

CONDITIONS:

1. The applicant agrees that as set forth in Section 4.3.4(J)(8) and in Article 10 of the City’s Land Development Regulations, there shall be no outdoor storage lot or impound yard for towed vehicles on the site.
2. The applicant agrees that no outdoor storage, as defined in Article 10 of the City’s Land Development Regulations, shall occur on the site. Should outdoor storage be proposed subsequent to the approval of this development order, the applicant shall first obtain approval for such use in accordance with all applicable standards as set forth in the City’s Land Development Regulations.
3. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
4. The applicant agrees that Conditions 1 - 3 as stated above does not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 4 as stated herein.

**EXHIBIT “B”
TO
SOUTHERN WRECKER AND RECOVERY
SITE PLAN
STAFF REPORT**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 3, 2019

Also sent by electronic mail to chrisg@gmuereng.com

Christopher Gmuer, P.E.
Gmuer Engineering, LLC
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Completeness Review: Southern Wrecker Site Plan

Dear Mr. Gmuer:

On November 26, 2019, the City of Alachua received your application for a Site Plan for Southern Wrecker. The Site Plan proposes a ±6,500 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±7.99 acre subject property, consisting of Tax Parcel Number 03042-050-003, and located at 14619 NW US Highway 441.

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 following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Monday, December 9, 2019**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

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

Please address the following:

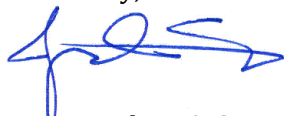
1. **Submittal Requirements:** It appears that the applicant has submitted the application for an informal completeness review. Applications requesting an informal completeness review must submit the application 10 business days prior to the application deadline. The materials were received 1 business day before the application deadline. Therefore, an informal completeness review cannot be provided for the November 2019 application deadline. Submit three (3) additional sets of the application, all required attachments, and plans, and

provide all application materials in digital format by either submitting a CD or emailing a cloud or FTP link to download the materials.

2. **Site Plan Application:** The Site Plan application was not signed and notarized.
3. **Site Plan Attachment #1.p., Architectural Plans:** The proposed building is subject to the design standards for business uses as set forth in Section 6.8 of the LDRs. Therefore, architectural plans which address this section of the LDRs and the referenced section of the Site Plan application must be included within the plan set.
4. **Site Plan Attachment #3., Fire Flow Calculations:**
 - a. No demonstration the required flow can be produced has been provided.
 - b. Fire flow requirements were not signed and sealed.
5. **Site Plan Attachment #6, Mailing Labels:** Submit one (1) set of mailing labels for all properties within 400 feet of the subject property and for those persons and organizations registered with the City to receive notice of development applications.
6. **Site Plan Attachment #11, Self-Certification of Stormwater System:** Submit documentation showing that a self-certification of the stormwater system design has been submitted to FDEP.
7. **Site Plan Attachment #13, FDOT Access Management Permit:** Submit documentation which shows an application for an access management permit has been submitted to FDOT.

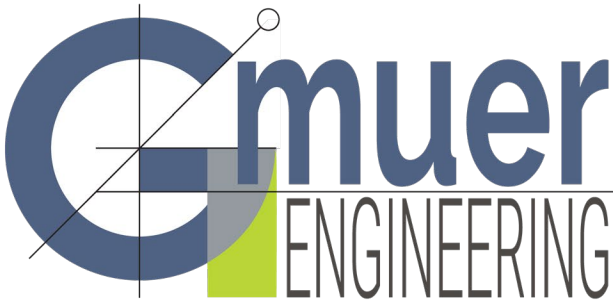
If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

C: Adam Boukari, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

January 16, 2020

City of Alachua Planning & Zoning

Re: Southern Wrecker & Recovery
Site Plan Completeness Review

This package is submitted as a Site Plan Application for the Southern Wrecker & Recovery project located on US 441, approximately 400 ft. to the west of Jack's Small Engine Repair in Alachua, FL on TP#03042-050-003. The project proposes to construct a new 6,500 sf commercial building with associated parking lot, driveway connection to US 441, stormwater management facility, and utility service connections. Please see the list below of items included in this application followed by the comments dated December 3, 2019 and the associated responses.

Attachments (4 copy of all materials):

- Site Plan Application (Signed and Notarized)
- Authorized Agent Affidavit (Signed and Notarized)
- Concurrency Impact Analysis
- Consistency with the City of Alachua Comprehensive Plan
- Neighborhood Meeting Materials (Published Notice, Written Notice, Meeting Summary)
- One Set of Labels for all persons/organizations registered to receive notice of development applications
- One Set of Labels for Property Owners within 400ft
- Legal Description and Tax Parcel Number
- Proof of Ownership (Deed) and Proof of Payment of Taxes
- Fire Demand Calculations
- Project qualifies for a 10-2 FDEP Stormwater Permit
- Stormwater Management Report (Signed and Sealed)
- Geotechnical Report (Signed and Sealed)
- Traffic Study
- FDOT Access Permit Application
- Site Plans (24x36)

Please let us know if you need any additional information for your review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher A Gmuer', with a long horizontal flourish extending to the right.

Gmuer Engineering, LLC

Christopher A Gmuer, PE, President

12/03/2019 Comments

1. **Submittal Requirements:** It appears that the applicant has submitted the application for an informal completeness review. Applications requesting an informal completeness review must submit the application 10 business days prior to the application deadline. The materials were received 1 business day before the application deadline. Therefore, an informal completeness review cannot be provided for the November 2019 application deadline. Submit three (3) additional sets of the application, all required attachments, and plans, and provide all application materials in digital format by either submitting a CD or emailing a cloud or FTP link to download the materials.
So noted. This submittal includes the required number of copies for a formal completeness review.
2. **Site Plan Application:** The Site Plan application was not signed and notarized.
The Site Plan Application is signed and notarized.
3. **Site Plan Attachment #1.p., Architectural Plans:** The proposed building is subject to the design standards for business uses as set forth in Section 6.8 of the LDRs. Therefore, architectural plans which address this section of the LDRs and the referenced section of the Site Plan application must be included within the plan set.
Architectural plans and elevations are included in this submittal.
4. **Site Plan Attachment #3., Fire Flow Calculations:**
 - a. No demonstration the required flow can be produced has been provided.
 - b. Fire flow requirements were not signed and sealed.**Fire protection will be provided by a proposed fire tank. The fire tank will be designed and permitted by the contractor. The fire tank is to produce the minimum 1,750 gpm for a duration of 2 hours as specified on the sheet C-200. Fire flow requirements are signed and sealed and included in this submittal.**
5. **Site Plan Attachment #6, Mailing Labels:** Submit one (1) set of mailing labels for all properties within 400 feet of the subject property and for those persons and organizations registered with the City to receive notice of development applications.
Mailing labels are included in this submittal.
6. **Site Plan Attachment #11, Self-Certification of Stormwater System:** Submit documentation showing that a self-certification of the stormwater system design has been submitted to FDEP.
The self-certification will be submitted under separate cover.

7. **Site Plan Attachment #13, FDOT Access Management Permit:** Submit documentation which shows an application for an access management permit has been submitted to FDOT.
The FDOT Access Permit application is included with this submittal.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 21, 2020

Also sent by electronic mail to chrisg@gmuereng.com

Christopher Gmuer, P.E.
Gmuer Engineering, LLC
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Second Completeness Review and Conditional Application Acceptance:
Southern Wrecker Site Plan

Dear Mr. Gmuer:

On January 16, 2020, the City of Alachua received your revised application for a Site Plan for Southern Wrecker. The Site Plan proposes a ±6,500 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±7.99 acre subject property, consisting of Tax Parcel Number 03042-050-003. The revised application received on January 16, 2020, was submitted to address the findings of the first completeness review as detailed in a letter dated December 4, 2019 and in response to the materials received on November 26, 2019.

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 completed a second completeness review of the revised application and materials, and finds the application to be *complete, contingent upon receiving materials which address the comments below*. Please address the following deficiencies no later than **5:00 PM on Monday, January 27, 2020**.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting. Failure to provide materials addressing the comments below may cause the project's DRT Meeting to be delayed.

Please address the following:

1. **Site Plan Attachment #3., Fire Flow Calculations:**
 - a. No demonstration the required flow can be produced has been provided.
 - b. Fire flow requirements were not signed and sealed.

Remaining Insufficiencies: Previous comments were not addressed.

2. **Site Plan Attachment #6, Mailing Labels:** Submit one (1) set of mailing labels for all properties within 400 feet of the subject property and for those persons and organizations registered with the City to receive notice of development applications.

Remaining Insufficiencies: Mailing labels for those persons and organizations registered with the City are not aligned correctly. Submit one (1) set of mailing labels properly aligned for those persons and organizations registered with the City.

3. **Site Plan Attachment #11, Self-Certification of Stormwater System:** Submit documentation showing that a self-certification of the stormwater system design has been submitted to FDEP.

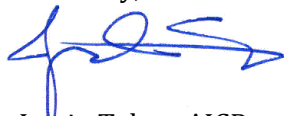
Remaining Insufficiencies: Previous comment was not addressed.

4. **Site Plan Attachment #13, FDOT Access Management Permit:** Submit documentation which shows an application for an access management permit has been submitted to FDOT.

Remaining Insufficiencies: An unsigned copy of the FDOT Driveway/Connection Application was submitted. This does not confirm that the application has been submitted to FDOT. Submit documentation which shows an application has been submitted to FDOT.

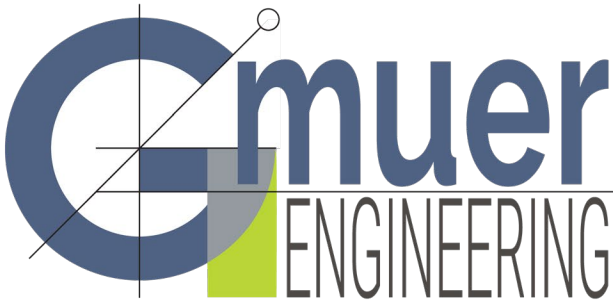
If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

C: Adam Boukari, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

January 27, 2020

City of Alachua Planning & Zoning

Re: Southern Wrecker & Recovery
Site Plan Completeness Review

This package is submitted as a Site Plan Application for the Southern Wrecker & Recovery project located on US 441, approximately 400 ft. to the west of Jack's Small Engine Repair in Alachua, FL on TP#03042-050-003. The project proposes to construct a new 6,500 sf commercial building with associated parking lot, driveway connection to US 441, stormwater management facility, and utility service connections. Please see the list below of items included in this application followed by the comments dated December 3, 2019 and the associated responses.

Attachments (4 copy of all materials):

- Site Plan Application (Signed and Notarized)
- Authorized Agent Affidavit (Signed and Notarized)
- Concurrency Impact Analysis
- Consistency with the City of Alachua Comprehensive Plan
- Neighborhood Meeting Materials (Published Notice, Written Notice, Meeting Summary)
- One Set of Labels for all persons/organizations registered to receive notice of development applications
- One Set of Labels for Property Owners within 400ft
- Legal Description and Tax Parcel Number
- Proof of Ownership (Deed) and Proof of Payment of Taxes
- Fire Demand Calculations
- Project qualifies for a 10-2 FDEP Stormwater Permit
- Stormwater Management Report (Signed and Sealed)
- Geotechnical Report (Signed and Sealed)
- Traffic Study
- FDOT Access Permit Application
- Site Plans (24x36)

Please let us know if you need any additional information for your review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher A Gmuer', with a long horizontal flourish extending to the right.

Gmuer Engineering, LLC

Christopher A Gmuer, PE, President

1/21/2020 Comments

1. **Site Plan Attachment #3, Fire Flow Calculations:**

- a. No demonstration the required flow can be produced has been provided.
- b. Fire flow requirements were not signed and sealed.

Remaining Insufficiencies: Previous comments were not addressed.

Per our conversation, fire flow will be produced by a fire tank and pump that will be designed and permitted by the contractor. The contractor will produce all necessary documents to all permitting and reviewing agencies.

2. **Site Plan Attachment #6, Mailing Labels:** Submit one (1) set of mailing labels for all properties within 400 feet of the subject property and for those persons and organizations registered with the City to receive notice of development applications.

Remaining Insufficiencies: Mailing labels for those persons and organizations registered with the City are not aligned correctly. Submit one (1) set of mailing labels properly aligned for those persons and organizations registered with the City.

The correctly aligned mailing labels have been reprinted and are included with this package.

3. **Site Plan Attachment #11, Self-Certification of Stormwater System:** Submit documentation showing that a self-certification of the stormwater system design has been submitted to FDEP.

Remaining Insufficiencies: Previous comment was not addressed.

The self-certification is included with this package.

4. **Site Plan Attachment #13, FDOT Access Management Permit:** Submit documentation which shows an application for an access management permit has been submitted to FDOT.

Remaining Insufficiencies: An unsigned copy of the FDOT Driveway/Connection Application was submitted. This does not confirm that the application has been submitted to FDOT. Submit documentation which shows an application has been submitted to FDOT.

The FDOT Access Permit application is included with this submittal. FDOT only accepts applications electronically via the One Stop Permitting (OSP) system, hence what appears to be an unsigned application. The application was signed electronically and submitted on January 16, 2020. The submitted application is included with this package.

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Southern Wrecker

APPLICATION TYPE: Site Plan

PROPERTY OWNER: Southern Wrecker and Recovery, LLC

APPLICANT/AGENT: Christopher Gmuer, P.E., Gmuer Engineering, LLC

DRT MEETING DATE: January 30, 2020

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive (CI)

OVERLAY: N/A

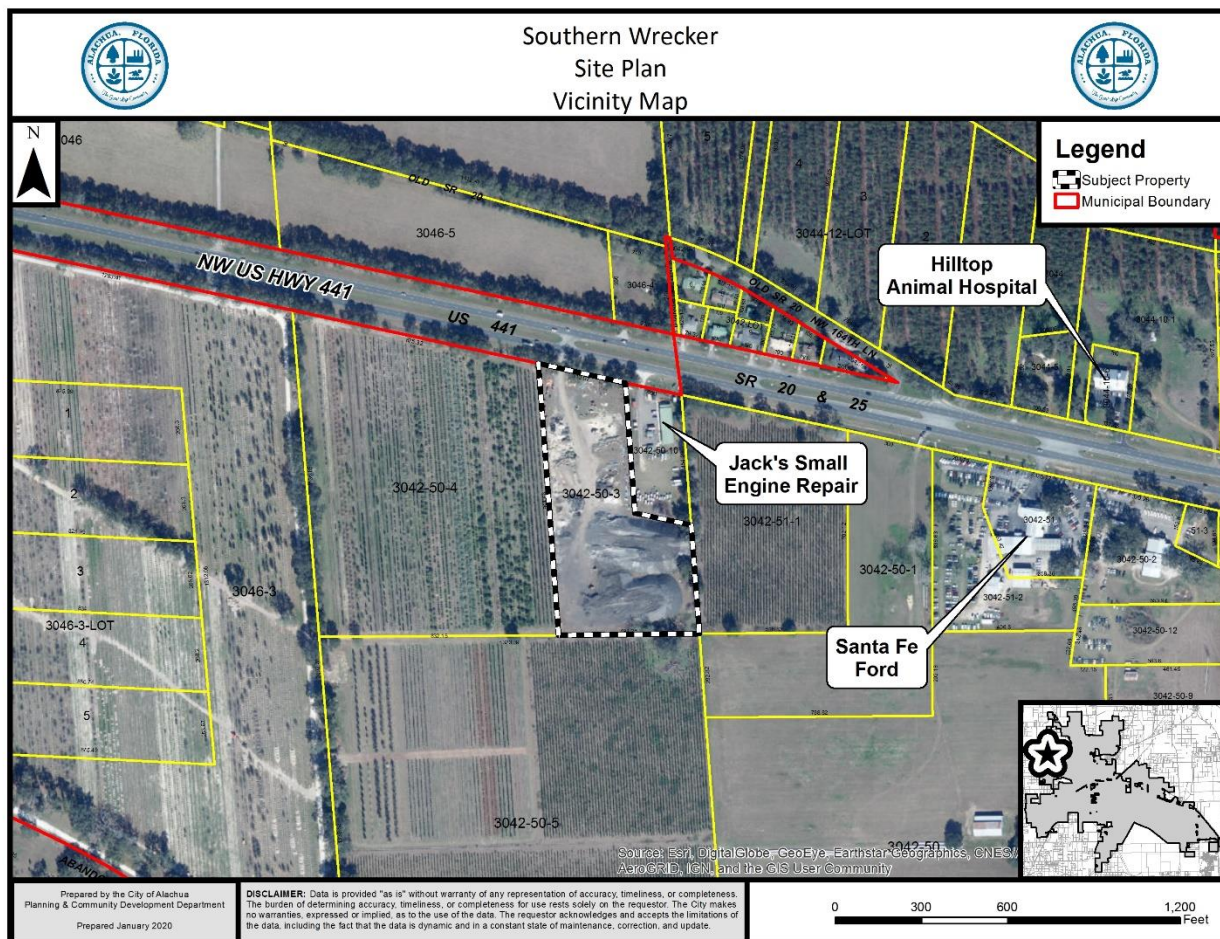
ACREAGE: ±7.99 acres

PARCEL: 03042-050-003

PROJECT SUMMARY: A request to construct a ±6,500 square foot building with associated parking, stormwater, landscaping, and site improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Tuesday, February 18, 2020.**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2020 PZB Meeting.**



Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

1. Article 4, Use Regulations

- a. Section 4.3.4(J)(8) prohibits outdoor storage lots or impounds for towed vehicles.
 - i. Add a note to the plans which affirms that no outdoor storage of towed vehicles will occur on the site.
 - ii. If any other outdoor storage is proposed, the site plan must show the location of such areas. Outdoor storage areas must comply with the standards as set forth in Sections 4.4.2(B), 4.4.2(E), and 4.4.4(E), and is defined as, "...the keeping, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours..."
- b. Section 4.4.2(E)(1)(a)(ii) requires that no accessory structure shall project beyond the front building line of the principal structure or site. The waste receptacle pad and screen is located in front of the front building line and must be relocated to comply with the preceding.
- c. The location of parking/storage for patrol trucks must be identified on the plan.

2. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

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3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

January 29, 2020

Mr. Justin Tabor, AICP
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Southern Wrecker Site Plan

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11. Suggest making the proposed MES in the right of way bold to clarify that they are in fact proposed.
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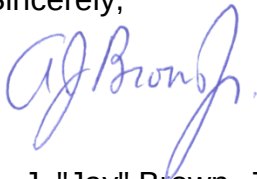
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1. This project will require a FDOT drainage connection permit.

Sincerely,

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A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Chris Gmuer



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Jan 29, 2020

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 1/29/2020

RE: Southern Wrecker Site Plan

Public Services has reviewed the Southern Wrecker Site Plan (Jan 16th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	Jan 16th Submittal Comment Nov 23 Concurrency Impact Analysis Letter from Cmuer Engineering to City of Alachua Planning and Zoning states that the development is not within service area for potable water or sanitary sewer. The reviewer has confirmed this to be the case, as per LOS standards in effect at the time of this review. Thus, Public Services makes no comments. Approved.
2.	
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 30, 2020

Also sent by electronic mail to chrisg@gmuereng.com

Christopher Gmuer, P.E.
Gmuer Engineering, LLC
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Development Review Team (DRT) Summary for: Southern Wrecker Site Plan

Dear Mr. Gmuer:

On January 16, 2020, the City of Alachua received your revised application for a Site Plan for Southern Wrecker. The Site Plan proposes a ±6,500 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±7.99 acre subject property, consisting of Tax Parcel Number 03042-050-003. The revised application received on January 16, 2020 was submitted to address the findings of the first completeness review as detailed in a letter dated December 4, 2019 and in response to the materials received on November 26, 2019. The application was determined to be complete on January 21, 2020.

The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **11:00 PM on Tuesday, February 4, 2020** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, February 18, 2020**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2020 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1. Article 4. Use Regulations

- a. Section 4.3.4(J)(8) prohibits outdoor storage lots or impounds for towed vehicles.
 - i. Add a note to the plans which affirms that no outdoor storage of towed vehicles will occur on the site.
 - ii. If any other outdoor storage is proposed, the site plan must show the location of such areas. Outdoor storage areas must comply with the standards as set forth in Sections 4.4.2(B), 4.4.2(E), and 4.4.4(E), and is defined as, *"...the keeping, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours..."*
- b. Section 4.4.2(E)(1)(a)(ii) requires that no accessory structure shall project beyond the front building line of the principal structure or site. The waste receptacle pad and screen is located in front of the front building line and must be relocated to comply with the preceding.

- c. The location of parking/storage for patrol trucks must be identified on the plan.
2. Section 6.2, Tree Protection / Landscape / Xeriscape Standards
 - a. Several trees shown in the Tree Preservation / Removal List to remain and for which a tree credit is accounted to the project are extremely close to the US 441 ROW line. Confirm all trees shown to remain and for which a tree credit has been accounted to the project are on the subject property.
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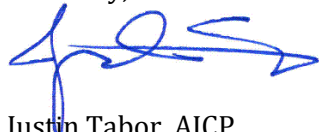
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9. Minor Revisions

- a. Sheet C-000: Confirm the name of the owner under project information.
- b. Sheet C-010: Remove reference to County Forester and contact information under Tree Preservation and Demolition.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., dated January 29, 2020
 Letter from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated January 29, 2020

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



JBrown Professional Group

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January 29, 2020

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Planner
City of Alachua
Office of Planning & Community Development
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Re: Southern Wrecker Site Plan

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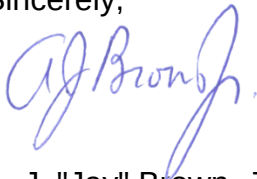
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A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Chris Gmuer



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Jan 29, 2020

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 1/29/2020

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cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Southern Wrecker

APPLICATION TYPE: Site Plan

PROPERTY OWNER: Southern Wrecker and Recovery, LLC

APPLICANT/AGENT: Christopher Gmuer, P.E., Gmuer Engineering, LLC

DRT MEETING DATE: February 4, 2020

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive (CI)

OVERLAY: N/A

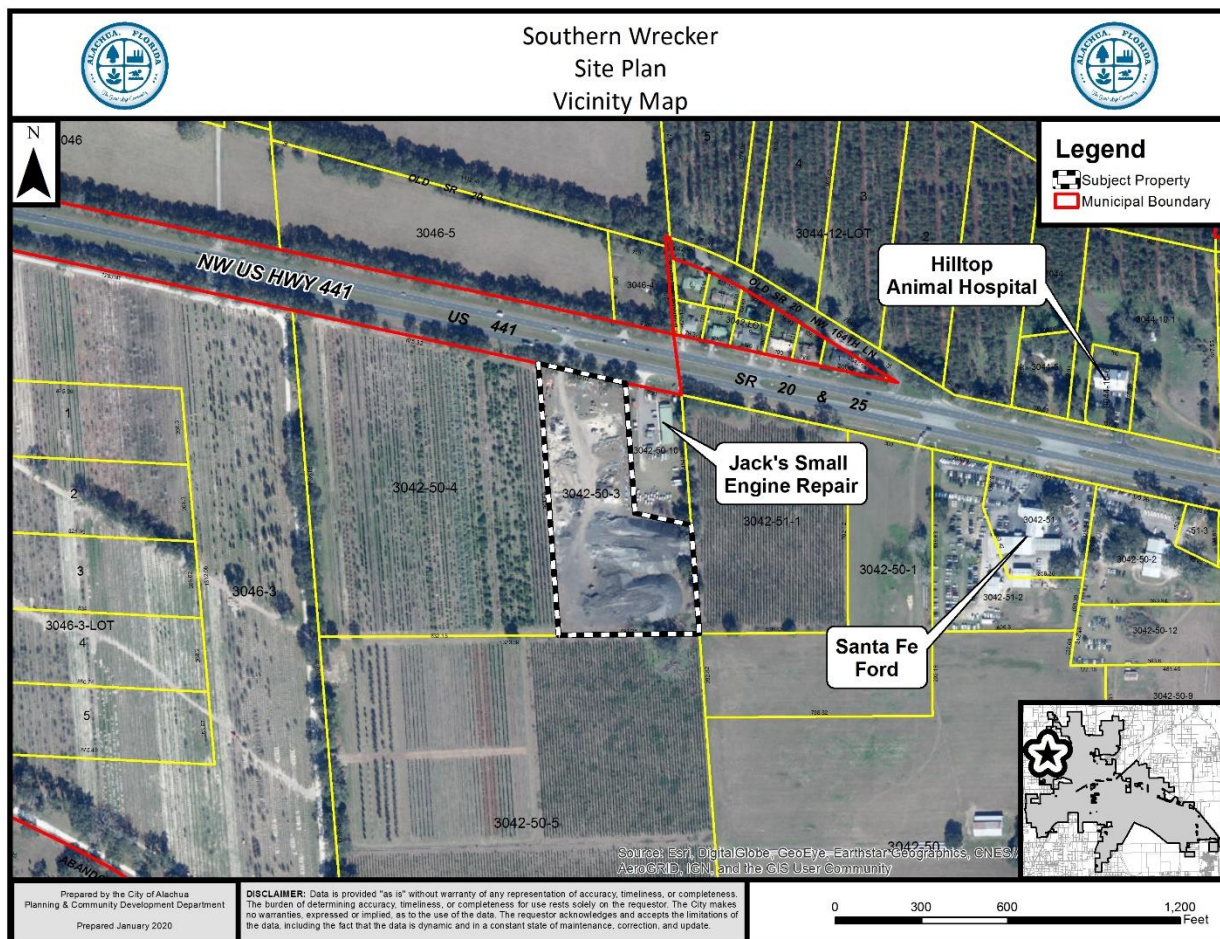
ACREAGE: ±7.99 acres

PARCEL: 03042-050-003

PROJECT SUMMARY: A request to construct a ±6,500 square foot building with associated parking, stormwater, landscaping, and site improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Tuesday, February 18, 2020.**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2020 PZB Meeting.**



Deficiencies to be Addressed

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4. Provide additional spot elevations on the doorways utilizing level landings with minimal slope.
5. Consider slightly regrading the area just east of the building to create a less steep slope.
6. Provide spot elevations at each corner of the concrete dumpster pad.
7. Provide the centerline and the distance to the centerline of the swale to show the bottom of the swale.
8. Provide spot elevations along the bottom of the "grass bypass swale" to provide clarity to how this swale will be shaped.
9. The 92 and 92.5 contours cross each other at the spillway. Please revise this area to show how the contours will tie in to existing ground.
10. The fire tank is located within the 7.5' buffer zone. Consider shifting this slightly to avoid the buffer zone.
11. Suggest making the proposed MES in the right of way bold to clarify that they are in fact proposed.
12. Label the basin top elevation, bottom elevation, and 100yr flood plain elevation.
13. Recommend deepening and providing spot elevations on south bypass swale, especially at SE corner to achieve desired bypass. Suggest shifting swale centerline further from the semi-paved area.

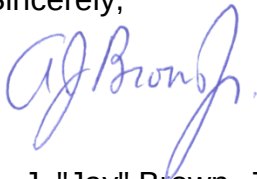
C-250

1. Provide detail for the Limerock pavement proposed on the south side of the parcel

Stormwater Report

1. This project will require a FDOT drainage connection permit.

Sincerely,

A handwritten signature in blue ink, appearing to read "AJ Brown Jr.", is positioned above the typed name.

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Chris Gmuer



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Jan 29, 2020

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 1/29/2020

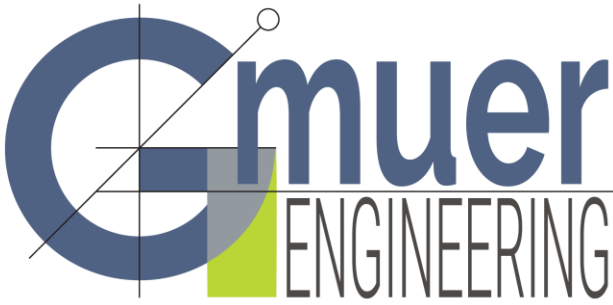
RE: Southern Wrecker Site Plan

Public Services has reviewed the Southern Wrecker Site Plan (Jan 16th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	Jan 16th Submittal Comment Nov 23 Concurrency Impact Analysis Letter from Cmuer Engineering to City of Alachua Planning and Zoning states that the development is not within service area for potable water or sanitary sewer. The reviewer has confirmed this to be the case, as per LOS standards in effect at the time of this review. Thus, Public Services makes no comments. Approved.
2.	
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

February 18, 2020

City of Alachua Planning & Zoning

Re: Southern Wrecker & Recovery - Site Plan Review

This package is submitted in response to comments dated Jan 30, 2020 for the Southern Wrecker & Recovery project located on US 441, approximately 400 ft. to the west of Jack's Small Engine Repair in Alachua, FL on TP#03042-050-003. Please see the list below of items included in this application followed by the response to comments.

Attachments (4 copy of all materials):

- Site Plan Application (Signed and Notarized)
- Authorized Agent Affidavit (Signed and Notarized)
- Concurrency Impact Analysis
- Consistency with the City of Alachua Comprehensive Plan
- Neighborhood Meeting Materials (Published Notice, Written Notice, Meeting Summary)
- Legal Description and Tax Parcel Number
- Proof of Ownership (Deed) and Proof of Payment of Taxes
- Fire Demand Calculations
- 10-2 Self-Certification
- Stormwater Management Report (Signed and Sealed)
- Geotechnical Report (Signed and Sealed)
- Traffic Study
- FDOT Permit Status History for Access Permit
- Photometric Cut Sheets
- Pictures of Existing Trees
- Site Plans (24x36)

Please let us know if you need any additional information for your review.

Sincerely,

Gmuer Engineering, LLC

Christopher A Gmuer, PE, President

A handwritten signature in blue ink, appearing to read 'Chris Gmuer', is placed over the printed name.

1/30/2020 Comments

DRT Summary:

1. Article 4, Use Regulations

- a. Section 4.3.4(J)(8) prohibits outdoor storage lots or impounds for towed vehicles.
 - i. Add a note to the plans which affirms that no outdoor storage of towed vehicles will occur on the site.
Note has been added to sheet C-100.
 - ii. If any other outdoor storage is proposed, the site plan must show the location of such areas. Outdoor storage areas must comply with the standards as set forth in Sections 4.4.2(B), 4.4.2(E), and 4.4.4(E), and is defined as, "...the keeping, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours..."

No outdoor storage is proposed.

- b. Section 4.4.2(E)(1)(a)(ii) requires that no accessory structure shall project beyond the front building line of the principal structure or site. The waste receptacle pad and screen is located in front of the front building line and must be relocated to comply with the preceding.

The waste receptacle pad and screen have been moved to the back of the building.

- c. The location of parking/storage for patrol trucks must be identified on the plan.
When any of the patrol trucks pull into the site, they are coming for resupply and maintenance and as such they pull into the bays of the garage. These patrol trucks never tow vehicles to this location since they tow vehicles directly to repair facilities; again no vehicle storage occurs at this site. The remainder of the on-site pavement is for incidental maneuvering of trucks capable of towing semi-trucks and other non-regular equipment. These operations are when specific emergency situations occur on the interstate and if a particular need arises.

2. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. Several trees shown in the Tree Preservation / Removal List to remain and for which a tree credit is accounted to the project are extremely close to the US 441 ROW line. Confirm all trees shown to remain and for which a tree credit has been accounted to the project are on the subject property.

Upon a second review, all existing trees along this perimeter are on the property line other than the one 20" Laurel Oak previously noted as Tree No. 10. In response, we have revised the Tree Removal and Tree Credits Plan to not use this tree towards tree credits.

- b. The project area as shown on the landscape plans is inconsistent with the 'limits of development' shown on civil drawings, and development is proposed outside of the landscape plan project area. The project area used for purposes of landscaping and landscape calculations shall include all area of the property affected by its development. Revise calculations and plan (site, perimeter requirements) accordingly.

The 'limits of development' have been revised on the landscape and tree removal plans to match that shown in Civil plans within the silt fence line. In response to this increase in project area and decrease in tree credits available, landscape calculations and proposed landscape have been revised and are reflected on sheets L-102 and L-103.

- c. A Type A, 7.5 foot perimeter buffer is required along south of project area. Note that, per Section 6.2.2(D)(3)(i), only 50% of the perimeter buffer requirement must be provided.

We would like to discuss this comment further as to why a buffer is required along this southern development edge. To clarify, the area to the south is simply the undeveloped portion of this same parcel, with the same owner and same zoning. Please call at your convenience to discuss further and thank you.

- d. The fire tank is located within a required perimeter buffer. If the tank will be an above ground tank, relocate outside of buffer area.

The fire tank is underground and there is a great likelihood that it will not be required. However, we have moved it outside of the buffer.

- e. As required by Section 6.2.1(G)(1), provide aerial or ground photographs of any regulated trees to be preserved.

Please see the photographs submitted as requested.

3. Section 6.3, Fencing Standards

- a. Sheet C-100 denotes a "4' metal fence' along the US 441 frontage and denotes "contractor to coordinate fence type with owner" along the east property line. Fencing type should be identified on the Site Plan in order to demonstrate compliance with the applicable standards of Section 6.3, or a note added stating that all fencing shall comply with Section 6.3.

A note has been added stating that all fencing shall comply with Section 6.3.

4. Section 6.4, Exterior Lighting Standards

- a. Provide cut sheets for all proposed light fixtures.

Cut sheets are included with this submittal.

5. Section 6.8, Design Standards for Business Uses

- a. It appears that pilasters are provided on the front elevation to meet the façade massing requirements as set forth in Section 6.8.2(A)(2)(b), however, insufficient information is provided on the architectural plans and civil drawings to confirm that the pilaster shall have a minimum one foot depth. Please address.

The pilasters are intended to project one foot out from the face of the adjacent wall surface, dimensions have been added to the plan to clarify.

- b. Section 6.8.2(A)(2)(d)(i) requires that no more than 50 percent of any façade when visible from a street or lands zoned Agricultural be comprised of metal siding. Both the east and west façade will be visible from US 441, and the west façade will also be visible from lands zoned Agricultural. Revise the architectural plans accordingly.

The East Elevation has been revised, adding stucco plaster pilasters and stone wainscot to reduce the amount of visible metal panels to less than 50%.

- c. Provide calculation of the total area of the east façade.

Revised drawings now show façade material calculations for each elevation. We also clarified the material calculations to show the total area of the facade, the area of the primary materials (glazing, metal panels, stone wainscot, and stucco plaster), and the corresponding percentage of the overall façade.

- d. Provide calculations of the area of metal wall panels for the north, east, and west elevations.

See response to Comment "c." above.

- e. Civil drawings do not depict the A/C pad and screen wall as shown on the architectural plans. Revise accordingly. Suggest bollards to protect the wall.

Civil drawings are revised to match architectural and bollards added.

6. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Brian Green, Alachua County Fire Rescue (to be provided under separate cover).

So noted.

- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated January 29, 2020.

So noted.

7. Completeness Review Comments

- a. **Site Plan Attachment #13, FDOT Access Management Permit:** Submit documentation which shows an application for an access management permit has been submitted to FDOT.

Remaining Insufficiencies: An unsigned copy of the FDOT Driveway/Connection Application was submitted.

This does not confirm that the application has been submitted to FDOT. Submit documentation which shows an application has been submitted to FDOT.

The permit status history from FDOT's One Stop Permitting System is included with this submittal.

8. General Information

- a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:

<https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/Pages/Irrigation-Efficiency-Design-and-Maintenance-Code.aspx>

So noted.

- b. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:

https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIADCO_TIT7HESA_C_H77WAQUSTMAPR_ARTIIIISTTRCO

We have incorporated the revisions into the Stormwater Design.

9. Minor Revisions

- a. Sheet C-000: Confirm the name of the owner under project information.

The owner name has been updated under the project information.

- b. Sheet C-010: Remove reference to County Forester and contact information under Tree Preservation and Demolition.

The reference to County Forester and contact information under Tree Preservation and Demolition has been removed.

JBrown Professional Group Comments:**C-000**

1. Provide units for site area (acres).

Units for site area have been added.

2. Architectural plans and cover sheet label are inconsistent on how many SF the unit is. Please update.

The total SF of the proposed unit is ±5,980. The cover sheet and architectural plans have been updated.

C-050

1. Are bold lines proposed barbed wire fencing? This line type is not displayed on the legend.

Line type has been added to the legend.

2. Silt fence does not seem to be necessary on the entire south side of the property due to existing topography.

Per the Florida Erosion Control Manual, all disturbed areas should be surrounded by silt fence to control the influx of runoff water into the site as well as discharge water.

3. Silt fence does not seem to be necessary on the entire east side of the property to the east of the swale.

See response above.

4. Silt fence does not seem to be necessary on the entire east side of the property to the east of the swale.

See response above.

C-100

1. Please provide dimensions for the dumpster pad.

Provided.

2. Please provide dimensions for the concrete pads at the doors.

Provided.

3. Consider labeling the garage doors for clarity.

Garage doors have been labeled.

4. Is there any proposed striping throughout the site?

There is no proposed striping throughout the site. Roam vehicles pull into the garage for resupply and maintenance.

5. Label and provide dimensions on the splash pad for the basin.

Provided.

6. Consider showing electric poles on site to show that there will be no utility conflicts.

The information has been provided to Duke and we are coordinating on a layout.

C-200

1. Consider smoothing out contour lines. Jagged edges on contours are difficult to shape.

The contour lines have been smoothed where necessary.

2. At the entrance driveway into the property, consider eliminating inverted crown and allowing water to flow directly to the basin to closer match existing topography and due to the fact that there is no curbing along this section of the roadway, or adding curbing to direct all stormwater to basin spillway.

With the quantity of water coming from the southern portion of the site, we would prefer not to eliminate curb to help prevent the potential for erosion.

3. Provide additional spots at the sidewalk and handicap ramp to show ADA compliance.

Added additional spots.

4. Provide additional spot elevations on the doorways utilizing level landings with minimal slope.

Added additional spots.

5. Consider slightly regrading the area just east of the building to create a less steep slope.

We revised slopes.

6. Provide spot elevations at each corner of the concrete dumpster pad.

Added additional spots.

7. Provide the centerline and the distance to the centerline of the swale to show the bottom of the swale.

The swale centerline has been provided and the distance is not critical to the layout and can be field adjusted.

8. Provide spot elevations along the bottom of the "grass bypass swale" to provide clarity to how this swale will be shaped.

We have provided spot grades at critical points and contours can be used for the other locations.

9. The 92 and 92.5 contours cross each other at the spillway. Please revise this area to show how the contours will tie in to existing ground.

The 92.5 also delineated the top of the pond. Yes it crossed the 92 but just to indicate the limits of the pond. The swale now has spot grades to indicate the bottom elevation.

10. The fire tank is located within the 7.5' buffer zone. Consider shifting this slightly to avoid the buffer zone.

The fire tank has been moved outside of the buffer.

11. Suggest making the proposed MES in the right of way bold to clarify that they are in fact proposed.

Revised.

12. Label the basin top elevation, bottom elevation, and 100yr flood plain elevation.

The DHW is shown on C-250 in the cross section.

13. Recommend deepening and providing spot elevations on south bypass swale, especially at SE corner to achieve desired bypass. Suggest shifting swale centerline further from the semi-paved area.

We are happy with the design shown based on recent experience with Vemo Auto Auctions and large rain events there.C-250

1. Provide detail for the Limerock pavement proposed on the south side of the parcel.

An asphalt milling detail has been provided.Stormwater Report

1. This project will require a FDOT drainage connection permit.

So noted. The FDOT Drainage Connection Permit package was submitted on January 16, 2020.Public Services Comments:

1. Nov 23 Concurrency Impact Analysis Letter from Gmuer Engineering to City of Alachua Planning and Zoning states that the development is not within service area for potable water or sanitary sewer. The reviewer has confirmed this to be the case, as per LOS standards in effect at the time of this review. Thus, Public Services makes no comments.

So noted.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 27, 2020

Also sent by electronic mail to chrisg@gmuereng.com

Christopher Gmuer, P.E.
Gmuer Engineering, LLC
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Development Review Team (DRT) Comments: Southern Wrecker Site Plan

Dear Mr. Gmuer:

On February 18, 2020, the City received your revised application for a Site Plan for Southern Wrecker. The Site Plan proposes a ±6,500 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±7.99 acre subject property, consisting of Tax Parcel Number 03042-050-003. The revised application received on February 18, 2020 was submitted to address the Development Review Team's (DRT) comments issued in a letter dated January 30, 2020 and as discussed at a DRT Meeting on February 4, 2020.

Upon review of the revised application and materials, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board (PZB).

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, March 5, 2020**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2020 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

Previous Comments

1. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. The project area as shown on the landscape plans is inconsistent with the 'limits of development' shown on civil drawings, and development is proposed outside of the landscape plan project area. The project area used for purposes of landscaping and landscape calculations shall include all area of the property affected by its development. Revise calculations and plan (site, perimeter requirements) accordingly.

Remaining Issues: Total area immediately above the site landscape requirements table was not updated from 2.6 acres to 3.3 acres.

- b. A Type A, 7.5 foot perimeter buffer is required along south of project area. Note that, per Section 6.2.2(D)(3)(i), only 50% of the perimeter buffer requirement must be provided.

Remaining Issues: The fact that the area to the south of the project area is an undeveloped portion of the same parcel with the same ownership and zoning does not eliminate the requirement to provide a perimeter buffer along the south project area. Section 6.2.2(D)(3)(e)(i) states, “the perimeter buffers required by this section shall be located along the outer perimeter of the parcel and shall extend to the parcel boundary line or right-of-way line...” In instances where only a portion of a property is proposed to be developed, the ‘parcel’ is generally synonymous with the ‘project area’ or the area to be disturbed by development activity. This is consistent with the definition of a ‘parcel’ or ‘parcel of land’ as set forth in Article 10 of the LDRs, which adopts by reference the definition of ‘parcel of land’ as defined in Section 163.3184, F.S.: “‘Parcel of land’ means any quantity of land capable of being described with such definiteness that its locations and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as, a unit or which has been used or developed as a unit.” Given the preceding, a perimeter buffer is required along the south side of the project area.

- c. The fire tank is located within a required perimeter buffer. If the tank will be an above ground tank, relocate outside of buffer area.

Remaining Issues: The applicant’s 2/18/20 response letter states the tank was moved outside the buffer, however, it is still shown in the buffer area on L-101 and L-103.

New Comments – 2/18/20 Plans

2. Engineering Review Comments

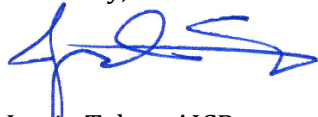
- a. The plans received on February 18, 2020 have been sent to JBrown Professional Group, Inc., for verification that the previous comments as provided in a letter dated January 29, 2020 were addressed. Any comments received from JBrown Professional Group, Inc., will be sent under separate cover.

3. Minor Revisions

- a. C-100: There are typographical errors in the callouts for the energy dissipaters for SMFs 1 and 2.
- b. Ensure SMFs 1 and 2 are correctly labelled throughout plan set.

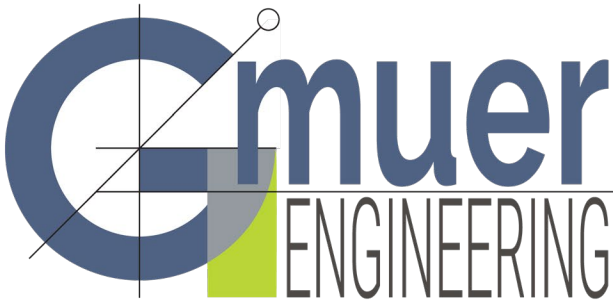
If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

- c: Adam Boukari, City Manager (by electronic mail)
Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Adam Hall, AICP, Planner (by electronic mail)
Project File



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

March 5, 2020

City of Alachua Planning & Zoning

Re: Southern Wrecker & Recovery - Site Plan Review

This package is submitted in response to comments dated Jan 30, 2020 for the Southern Wrecker & Recovery project located on US 441, approximately 400 ft. to the west of Jack's Small Engine Repair in Alachua, FL on TP#03042-050-003. Please see the list below of items included in this application followed by the response to comments.

Attachments (4 copy of all materials):

- Site Plan Application (Signed and Notarized)
- Authorized Agent Affidavit (Signed and Notarized)
- Concurrency Impact Analysis
- Consistency with the City of Alachua Comprehensive Plan
- Neighborhood Meeting Materials (Published Notice, Written Notice, Meeting Summary)
- Legal Description and Tax Parcel Number
- Proof of Ownership (Deed) and Proof of Payment of Taxes
- Fire Demand Calculations
- 10-2 Self-Certification
- Stormwater Management Report (Signed and Sealed)
- Geotechnical Report (Signed and Sealed)
- Traffic Study
- FDOT Permit Status History for Access Permit
- Photometric Cut Sheets
- Pictures of Existing Trees
- Site Plans (24x36)

Please let us know if you need any additional information for your review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher A Gmuer', with a stylized, flowing script.

Gmuer Engineering, LLC
Christopher A Gmuer, PE, President

2/27/2020 Comments

Previous Comments

1. Section 6.2, Tree Protection / Landscape / Xeriscape Standards Section 4.3.4(J)(8) prohibits outdoor storage lots or impounds for towed vehicles.

- a. The project area as shown on the landscape plans is inconsistent with the 'limits of development' shown on civil drawings, and development is proposed outside of the landscape plan project area. The project area used for purposes of landscaping and landscape calculations shall include all area of the property affected by its development. Revise calculations and plan (site, perimeter requirements) accordingly.

Remaining Issues: Total area immediately above the site landscape requirements table was not updated from 2.6 acres to 3.3 acres

The note above the landscape requirements table has been updated to 3.3-acres.

- b. A Type A, 7.5 foot perimeter buffer is required along south of project area. Note that, per Section 6.2.2(D)(3)(i), only 50% of the perimeter buffer requirement must be provided.

Remaining Issues: The fact that the area to the south of the project area is an undeveloped portion of the same parcel with the same ownership and zoning does not eliminate the requirement to provide a perimeter buffer along the south project area. Section 6.2.2(D)(3)(e)(i) states, "*the perimeter buffers required by this section shall be located along the outer perimeter of the parcel and shall extend to the parcel boundary line or right-of-way line...*" In instances where only a portion of a property is proposed to be developed, the 'parcel' is generally synonymous with the 'project area' or the area to be disturbed by development activity. This is consistent with the definition of a 'parcel' or 'parcel of land' as set forth in Article 10 of the LDRs, which adopts by reference the definition of 'parcel of land' as defined in Section 163.3184, F.S.: "*Parcel of land means any quantity of land capable of being described with such definiteness that its locations and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as, a unit or which has been used or developed as a unit.*" Given the preceding, a perimeter buffer is required along the south side of the project area.

The Type A, 7.5' buffer has been provided. Note that since the southern portion of the site adjacent to this southern project limit is vacant, only half of the buffer is required. Notes and calculations have been updated as such.

- c. The fire tank is located within a required perimeter buffer. If the tank will be an above ground tank, relocate outside of buffer area.

Remaining Issues: The applicant's 2/18/20 response letter states the tank was moved outside the buffer, however, it is still shown in the buffer area on L-101 and L-103.

The fire tank has been relocated in landscape plans to match civil plans.

New Comments – 2/18/20 Plans2. Engineering Review Comments

- a. The plans received on February 18, 2020 have been sent to JBrown Professional Group, Inc., for verification that the previous comments as provided in a letter dated January 29, 2020 were addressed. Any comments received from JBrown Professional Group, Inc., will be sent under separate cover.

So noted.

3. Minor Revisions

- a. C-100: There are typographical errors in the callouts for the energy dissipaters for SMFs 1 and 2.

Typographical errors have been corrected.

- b. Ensure SMFs 1 and 2 are correctly labelled throughout plan set.

SMF labels have been revised to be consistent with the stormwater report.

JBrown Professional Group Comments:C-000

1. All previous comments have been satisfied.

So noted.

C-050

1. All previous comments have been satisfied.

So noted.

C-100

1. All previous comments have been satisfied.

So noted.

C-200

1. The concrete landing pad on the door on the south side of the building currently has a 4.5% slope. Consider flattening the slope in order to make the door more accessible.

Slope has been reduced to 2%.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 10, 2020

Also sent by electronic mail to chrisg@gmuereng.com

Christopher Gmuer, P.E.
Gmuer Engineering, LLC
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Planning & Zoning Board (PZB) Public Hearing: Southern Wrecker Site Plan

Dear Mr. Gmuer:

On March 5, 2020, the City of Alachua received your revised application and materials for the Southern Wrecker Site Plan. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **April 21, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, April 7, 2020**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, April 6, 2020**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public 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, April 20, 2020**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

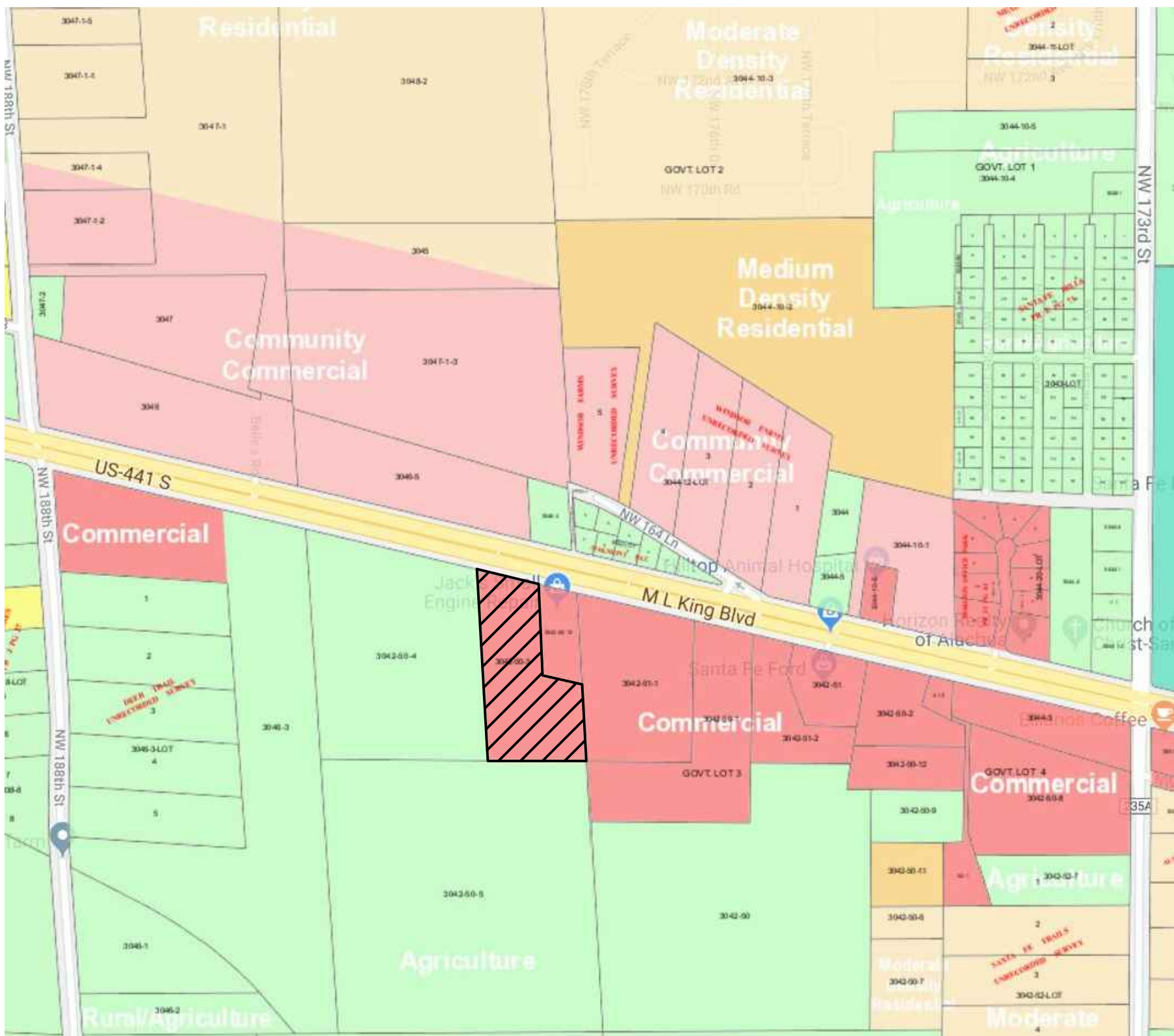
Should you have any questions, please feel free to contact me at (386) 418-6100, x 107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

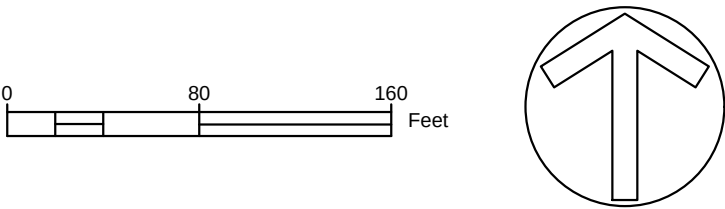
SOUTHERN WRECKER AND RECOVERY ALACHUA



VICINITY MAP



SITE PLAN MAP



PROJECT INFORMATION

PROJECT NAME SOUTHERN WRECKER AND RECOVERY

OWNER SOUTHERN WRECKER AND RECOVERY, LLC
8631 WEST BEAVER ST
JACKSONVILLE, FL 32254

PROJECT LOCATION US 441 (NO PHYSICAL ADDRESS)
ALACHUA, FL
TP #03042-050-003

CIVIL ENGINEER CHRISTOPHER A. G穆ER, PE
G穆ER ENGINEERING, LLC
(352) 281-4928
2603 NW 13TH ST BOX 314
GAINESVILLE, FL 32609

LANDSCAPE ELISABETH MANLEY, PLA
ARCHITECT MANLEY DESIGN, LLC
(352) 363-7412
224 NW 2ND AVENUE, SUITE E
GAINESVILLE, FL 32601

SURVEYOR FLOWERS SURVEYING AND MAPPING INC
(888) 462-0130
207 SE CONDOR GLEN
HIGH SPRINGS, FL 32643

ZONING C1
LAND USE COMMERCIAL
EXISTING USE VACANT
PROPOSED USE TOWING SERVICE

SITE AREA 7.99 ACRES

BUILDING SETBACKS 20' FRONT, 15' REAR, 0' SIDES
7.5' TYPE A PERIMETER BUFFER
15' US 441 STREET BUFFER

PARKING DATA REQUIRED: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
8 EMPLOYEES = 8 SPACES
PROVIDED: 8 REGULAR SPACES, 1 HANDICAP = 9 SPACES

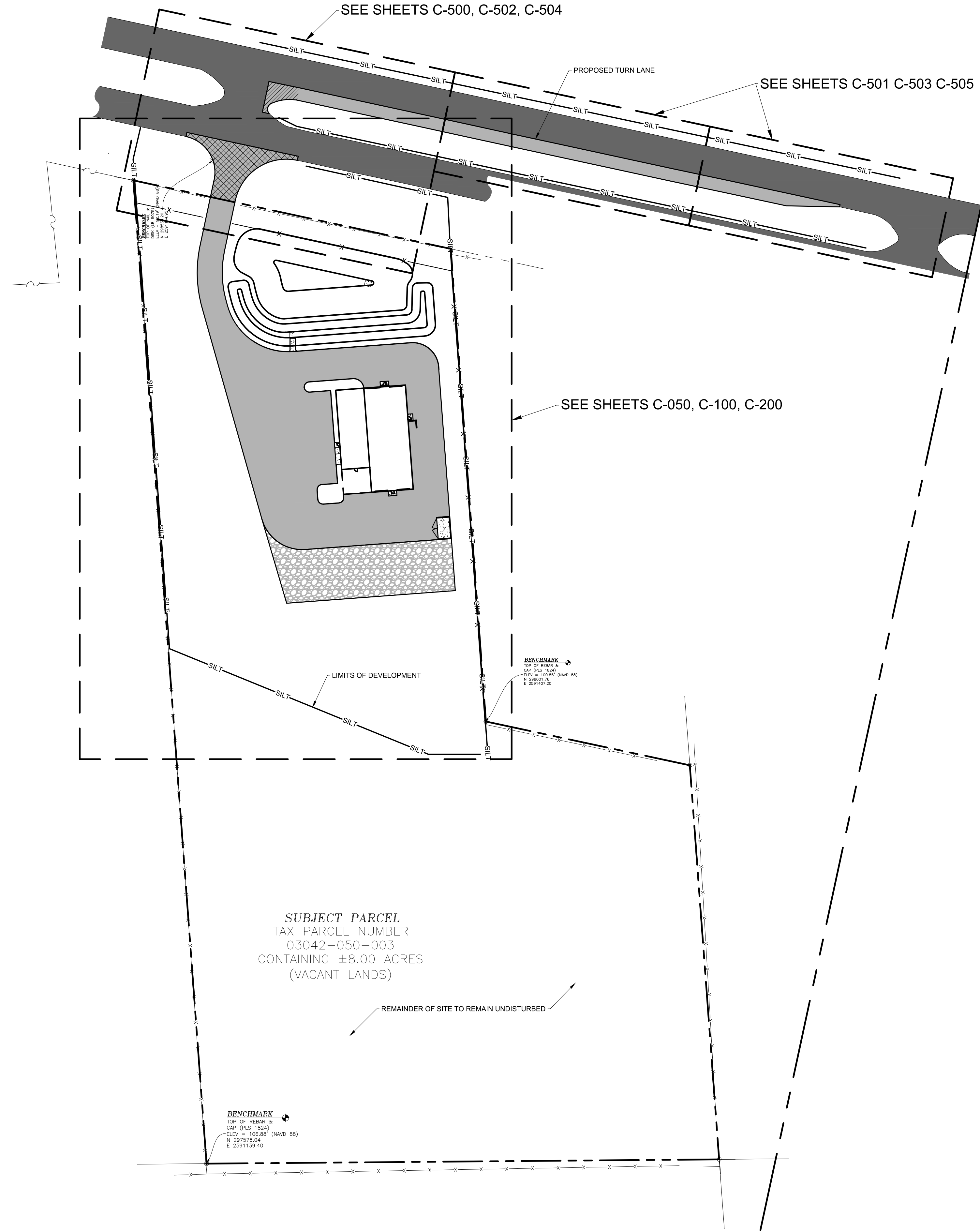
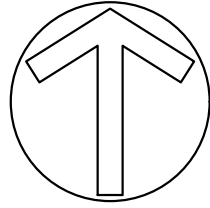
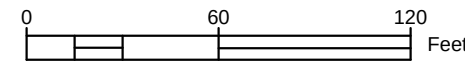
LEGAL DESCRIPTION:
A PART OF THE E1/2 OF THE SW1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8 AND RUN THENCE N 87°26'55"E,
ALONG THE SOUTH BOUNDARY OF SAID SECTION, 1316.02 FEET TO THE WEST LINE OF SAID E1/2
OF SW1/4, THENCE N 05°46'70"W, ALONG SAID WEST LINE, 2401.84 FEET TO A CONCRETE
MONUMENT (PLS 509) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (200' R/W)
(AKA STATE ROAD 25), THENCE S.79°04'33"E, ALONG SAID RIGHT-OF-WAY LINE, 875.32 FEET TO
REBAR AND CAP (PLS 1824) AND THE POINT OF BEGINNING; THENCE CONTINUE S.79°04'33"E,
ALONG SAID RIGHT-OF-WAY LINE, 310.97 FEET TO A REBAR AND CAP (PLS 1824), THENCE
S.05°28'46"E, 454.09 FEET TO A REBAR AND CAP (PLS 1824), THENCE S.79°04'33"E, 200.00 FEET TO
A REBAR AND CAP (PLS 1824), THENCE S.05°28'46"E, 378.77 FEET TO A REBAR AND CAP (PLS
2047), THENCE S.88°04'49"W, 491.25 FEET TO A REBAR AND CAP (PLS 1824), THENCE
N.05°28'46"W, 944.66 FEET TO THE P.O.B.

SHEET INDEX

- C-000 COVER & SHEET INDEX
- C-001 MASTER PLAN
- C-010 GENERAL NOTES & LEGEND
- C-050 EROSION CONTROL & DEMOLITION PLAN
- C-100 SITE & HORIZONTAL CONTROL PLAN
- C-200 PAVING, GRADING, DRAINAGE, & UTILITY PLAN
- C-250 SMF SECTION & CONSTRUCTION DETAILS
- C-500 - C-501 US 441 DEMOLITION AND EROSION CONTROL PLAN
- C-502 - C-503 US 441 HORIZONTAL CONTROL, & SITE PLAN
- C-504 - C-505 US 441 PAVING, GRADING, & DRAINAGE PLAN
- C-506 US 441 CROSS SECTIONS
- C-507 US 441 SIGNING & STRIPING PLAN
- C-508 US 441 CONSTRUCTION DETAILS
- E-1 SITE LIGHTING PLAN
- L-101 TREE CREDITS AND TREE CREDITS PLAN
- L-102 LANDSCAPE NOTES AND CALCULATIONS
- L-103 LANDSCAPE PLAN AND DETAILS
- L-104 LANDSCAPE TECHNICAL SPECIFICATIONS
- 1 OF 1 BOUNDARY, TOPOGRAPHIC & TREE SURVEY
- A.01 FLOOR PLAN
- A4.1 EXTERIOR ELEVATIONS

PRELIMINARY BUDGETING	PERMITTING / DESIGN REVISIONS: 2020-01-16 INITIAL SUBMITTAL - CITY OF ALACHUA, FOOT, FDEP 10-2 2020-01-27 RESUBMITTAL - CITY OF ALACHUA 2020-02-18 CITY OF ALACHUA RESUBMITTAL	ENGINEER OF RECORD: CHRISTOPHER A. G穆ER FL PE # 71599 2020-03-05
CLIENT: SOUTHERN WRECKER AND RECOVERY, LLC	DESIGN: C.A. G穆ER, PE QUALITY CONTROL: C.A. G穆ER, PE	SITE PLAN APP # TBD WMD APP # TBD FOOT DRIVEWAY # TBD GENI PROJECT # 19-0053
SOUTHERN WRECKER AND RECOVERY ALACHUA		
COVER & SHEET INDEX		
C-000		

FILE: 19-0053-C-010 NOTES.DWG | LAST SAVED: 2020-03-05 10:05:17 AM | PLOT SCALE: 1"=111' | PLOTTED: 2020-03-05 02:39:46 PM | USER: Mike Gmuor



CLIENT: SOUTHERN WRECKER AND RECOVERY, LLC
DESIGN: C.A. GMUER, PE
QUALITY CONTROL: C.A. GMUER, PE
SITE PLAN APP # TBD
WMD APP # TBD
FOOT DRIVEWAY # TBD
FOOT DRAINAGE # TBD
GEN. PROJECT # 19-0053

SOUTHERN
WRECKER
AND
RECOVERY
ALACHUA

MASTER PLAN

C-001



ENGINEER OF RECORD:
CHRISTOPHER A. GMUER
FL PE # 71599
2020-03-05

PERMITTING / DESIGN REVISIONS:
2020-01-16 INITIAL SUBMITTAL - CITY OF ALACHUA, FOOT, FDEP 10-2
2020-01-27 RESUBMITTAL - CITY OF ALACHUA
2020-02-18 CITY OF ALACHUA RESUBMITTAL

PRECING:
CONSTRUCTION:

PRELIMINARY
BUDGETING

FILE: 19-0063-C-010 NOTES.DWG | LAST SAVED: 2020-03-05 10:05:37 AM | PLOT SCALE: 1:111 | PLOTTED: 2020-03-05 02:39:47 PM | USER: Mike Gmur

STORMWATER MINIMUM OPERATION AND MAINTENANCE STANDARDS

- THE OPERATION AND MAINTENANCE ENTITY IS THE PROPERTY OWNER UNLESS OTHERWISE SPECIFIED.
- A. NO CLEARING, MOWING OR REMOVAL OF NATIVE, NON-INVASIVE VEGETATION SHALL TAKE PLACE INTERIOR TO THE PEDESTRIAN PATH, EXCEPT AS REQUIRED TO MEET THE PARAMETERS SET FORTH IN THE STORMWATER PERMIT OR TO MAINTAIN INLET AND OUTFALL STRUCTURES.
- B. IN ACCORDANCE WITH SECTION 373.416(2), F.S., UNLESS REVOKED OR ABANDONED, ALL STORMWATER MANAGEMENT SYSTEMS, DAMS, IMPOUNDMENTS, RESERVOIRS, APPURTENANT WORKS, OR WORKS PERMITTED UNDER PART IV OF CHAPTER 373, F.S., MUST BE OPERATED AND MAINTAINED IN PERPETUITY. THE OPERATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE DESIGNS, PLANS, CALCULATIONS, AND OTHER SPECIFICATIONS THAT ARE SUBMITTED WITH AN APPLICATION, APPROVED BY THE AGENCY, AND INCORPORATED AS A CONDITION INTO ANY PERMIT ISSUED.
- C. UPON COMPLETION OF THE PERMITTED STORMWATER MANAGEMENT SYSTEMS, DAMS, RESERVOIRS, IMPOUNDMENTS, APPURTENANT WORK, OR WORKS, THE AGENCY SHALL HAVE PERIODIC INSPECTIONS MADE TO ENSURE THE PROJECT WAS CONSTRUCTED AND IS BEING OPERATED IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT, AND IN A MANNER THAT PROTECTS THE PUBLIC HEALTH AND SAFETY AND THE NATURAL RESOURCES OF THE STATE. NO PERSON SHALL REFUSE IMMEDIATE ENTRY OR ACCESS TO ANY AUTHORIZED REPRESENTATIVE OF THE DISTRICT OR DEP WHO REQUESTS ENTRY FOR PURPOSES OF SUCH INSPECTION AND PRESENTS APPROPRIATE CREDENTIALS.
- D. NO CLEARING, MOWING OR REMOVAL OF NATIVE, NON-INVASIVE VEGETATION SHALL TAKE PLACE INTERIOR TO THE PEDESTRIAN PATH.
- E. INSPECTIONS MAY BE PERFORMED BY AGENCY STAFF DURING AND AFTER CONSTRUCTION, WHEN NEEDED TO ENSURE A PROJECT IS BEING OPERATED AND MAINTAINED IN PERPETUITY. THE PERMIT MAY REQUIRE THE OPERATION AND MAINTENANCE ENTITY TO CONDUCT THE PERIODIC INSPECTIONS. THE REQUIRED INSPECTION SCHEDULE FOR A SPECIFIC PROJECT WILL BE SPECIFIED IN THE PERMIT.
- F. SOME PROJECTS MAY NOT CONSIST OF STORMWATER MANAGEMENT SYSTEM, DAM, IMPOUNDMENT, RESERVOIR, OR APPURTENANT WORK, WHETHER DESIGNED BY A REGISTERED PROFESSIONAL OR NOT, ALSO MAY BE REQUIRED IN THE PERMIT TO BE REGULARLY INSPECTED AND MONITORED TO ENSURE CONTINUED COMPLIANCE WITH PERMIT CONDITIONS AND THE FUNCTIONING OF THE PROJECT. THIS MAY INCLUDE INDIVIDUAL PERMITS ISSUED FOR ACTIVITIES AT A PRIVATE RESIDENTIAL SINGLE-FAMILY RESIDENCE. FOR EXAMPLE, A RESIDENTIAL FILL PAD MAY HAVE BEEN PERMITTED WITH SPECIFIC REQUIREMENTS FOR SLOPE DRAINAGE OR RUNOFF. A DOCK LOCATED IN WATERS WITH SENSITIVE RESOURCES MAY HAVE BEEN PERMITTED WITH CONDITIONS PROHIBITING MOORING IN CERTAIN LOCATIONS, LIMITING THE NUMBER OR SIZE OF BOATS TO BE MOORED IN THE DOCK, OR WITH REQUIREMENTS FOR HANDRAILS OR OTHER ASSOCIATED STRUCTURES. THE PERMIT WILL SPECIFY THE PERIODIC INSPECTIONS THAT WILL BE REQUIRED, AND HOW THE RESULTS OF THE INSPECTIONS ARE TO BE EITHER RETAINED BY THE PERMITTEE OR REPORTED TO THE AGENCY. EXAMPLES WHERE MONITORING AND REPORTING BY SUCH PERSONS MAY BE REQUIRED FOR SUCH ACTIVITIES ARE:
1. SINGLE-FAMILY DOCK (TO VERIFY THAT: HANDRAILS ARE CONSTRUCTED AND ARE MAINTAINED TO PREVENT MOORING OF VESSELS IN SHALLOW WATERS);
 2. MULTI-SLIP DOCKING FACILITY (TO VERIFY MAINTENANCE OF MANATEE PROTECTION SIGNS, SEWAGE PUMPOUT FACILITIES, OR OVERWATER FUELING OPERATION);
 3. SINGLE-FAMILY LOT FILL (TO VERIFY LAWN GRADING AND SLOPING IS MAINTAINED TO REDUCE DISCHARGES OF NUTRIENTS FROM LAWN RUNOFF ENTERING SENSITIVE WATERS);
 4. SEAWALLS OR RIP RAP (TO VERIFY OR SYSTEM OR SHORELINE PLANTINGS);
 5. LANDS WITHIN A CONSERVATION EASEMENTS' (FOR ENCROACHMENTS, ALTERATIONS, OR EXOTICNISANCE VEGETATION REMOVAL) IN ACCORDANCE WITH A PERMIT UNDER THIS CHAPTER;
 6. MITIGATION SITES (TO DETERMINE COMPLIANCE WITH SUCCESS CRITERIA, INCLUDING THE STATUS OF EXOTIC SPECIES REMOVALS) AND OTHER DREDGING (FOR EXAMPLE, DREDGED MATERIAL SITES AND DAMS TO ENSURE FUNCTIONING AND STABILITY OF DIKES AND CONTROL STRUCTURES);
- F. THE EFFICIENCY OF STORMWATER MANAGEMENT SYSTEMS, DAMS, IMPOUNDMENTS, AND MOST OTHER PROJECTS NORMALLY DECREASES OVER TIME WITHOUT PERIODIC MAINTENANCE. A SIGNIFICANT REDUCTION IN THE FLOW CAPACITY OF A STORMWATER MANAGEMENT SYSTEM OFTEN CAN BE ATTRIBUTED TO PARTIAL BLOCKAGES OF ITS CONVEYANCE SYSTEM. ONCE FLOW CAPACITY IS COMPROMISED, FLOODING MAY RESULT. THEREFORE, OPERATION AND MAINTENANCE ENTITIES MUST PERFORM PERIODIC INSPECTIONS TO IDENTIFY IF THERE ARE ANY DEFICIENCIES IN STRUCTURAL INTEGRITY, DEGRADATION DUE TO INSUFFICIENT MAINTENANCE, OR IMPROPER OPERATION OF PROJECTS THAT MAY ENDANGER PUBLIC HEALTH, SAFETY, OR WELFARE, OR THE WATER RESOURCES. IF DEFICIENCIES ARE FOUND, THE OPERATION AND MAINTENANCE ENTITY WILL BE RESPONSIBLE FOR CORRECTING THE DEFICIENCIES SO THAT THE PROJECT IS RETURNED TO THE OPERATIONAL FUNCTIONS REQUIRED IN THE PERMIT AND CONTEMPLATED BY THE DESIGN OF THE PROJECT AS PERMITTED. THE CORRECTIONS MUST BE DONE A TIMELY MANNER TO PREVENT COMPROMISES TO FLOOD PROTECTION AND WATER QUALITY.
- G. INSPECTION AND REPORTING FREQUENCIES WILL BE INCLUDED AS PERMIT CONDITIONS BASED ON SITE SPECIFIC OPERATIONAL AND MAINTENANCE THINGS AS:
1. THE TYPE, NATURE, AND DESIGN OF THE DESIGN AND PERFORMANCE STANDARDS PROPOSED, INCLUDING ANY ALTERNATIVE DESIGNS SUCH AS PERVIOUS PAVEMENT, GREEN ROOFS, CISTERNS, MANAGED AQUATIC PLANT SYSTEMS, STORMWATER HARVESTING, WETLAND TREATMENT TRAINS, LOW IMPACT DESIGNS, ALUM OR POLYMER INJECTION SYSTEMS;
 2. THE PROXIMITY OF RECEIVING WATERS CLASSIFIED AS OUTSTANDING FLORIDA WATERS IN RULE 62-302.700, F.A.C., OR IMPAIRED FOR CONSTITUENTS LIKELY TO BE CONTAINED IN DISCHARGES FROM THE PROJECT;
 3. THE NATURE OF THE SITE, IS IT PART OF A PORT OR LANDFILL, WHETHER THE DISTRICT IT WILL IMPOUND MORE THAN 40 ACRE-FEET OF WATER, OR WILL INCLUDE ABOVE GROUND IMPOUNDMENTS;
 4. THE TOPOGRAPHY, RAINFALL PATTERNS, AND ADJACENT DEVELOPMENT SURROUNDING THE ACTIVITY SITE, INCLUDING ANY SPECIAL BASIN DESIGNATIONS WITHIN THE DISTRICT IN WHICH THE ACTIVITY IS LOCATED, AS DENTIFIED IN PARAGRAPH 62-330.301(1)(K), F.A.C.
 5. THE NATURE OF THE UNDERLYING SOILS, GEOLOGY, AND GROUNDWATER, AND HYDROLOGY;
 6. THE POTENTIAL FOR CONSTRUCTION AND OPERATION OF THE PROJECT TO CAUSE HARM TO PUBLIC HEALTH, SAFETY, OR WELFARE, OR HARM TO WATER RESOURCES, WATER QUALITY STANDARDS, OR WATER QUALITY; AND
 7. PRIOR COMPLIANCE HISTORY WITH THE PROPOSED DESIGN AND PERFORMANCE TYPE, INCLUDING WHETHER THE ACTIVITY CHARACTERISTICS ARE LIKELY TO POSE MORE THAN A MINIMAL RISK FOR HARM.
- H. SPECIAL ATTENTION SHALL BE MADE DURING INSPECTIONS TO ENSURE THAT:
1. ALL EROSION IS CONTROLLED AND SOIL IS STABILIZED TO PREVENT SEDIMENT DISCHARGE TO WATERS IN THE STATE;
 2. THE SYSTEM IS KEPT FREE OF DEBRIS, TRASH, GARBAGE, OILS AND GREASES, AND OTHER REFUSE;
 3. STORMWATER MANAGEMENT SYSTEMS THAT INCLUDE OIL AND GREASE SEPARATORS, SKIMMERS, OR COLLECTION DEVICES ARE WORKING PROPERLY AND DO NOT ALLOW THE DISCHARGE OF OILS OR GREASES, OILS AND GREASES OR OTHER MATERIALS REMOVED FROM SUCH A DEVICE DURING ROUTINE MAINTENANCE SHALL BE DISPOSED OF AT A SEWAGE TREATMENT PLANT OR BY OTHER LAWFUL MEANS; AND
 4. ALL STRUCTURES WITHIN STORMWATER MANAGEMENT SYSTEMS HAVE NOT BECOME CLOGGED OR CHOKED WITH VEGETATIVE OR AQUATIC GROWTH TO SUCH AN EXTENT AS TO RENDER THEM INOPERABLE.
- I. UNLESS OTHERWISE SPECIFIED IN THE OPERATION AND MAINTENANCE ENTITY MUST MAINTAIN A RECORD OF EACH INSPECTION, INCLUDING THE DATE OF INSPECTION, THE NAME AND CONTACT INFORMATION OF THE INSPECTOR, WHETHER THE SYSTEM WAS FUNCTIONING AS DESIGNED AND PERMITTED, AND MAKE SUCH RECORD AVAILABLE UPON REQUEST OF THE AGENCY, IN ACCORDANCE WITH THE REPORTING SECTION, BELOW.
- J. THE INSPECTION AND REPORTING REQUIREMENTS CONTAINED IN A PERMIT ISSUED UNDER PART IV OF CHAPTER 373, F.S., PRIOR TO OCTOBER 1, 2013, THE EFFECTIVE DATE OF CHAPTER 62-330, F.A.C., WHICH IMPLEMENTS SECTION 373.4141, F.S., SHALL CONTINUE TO BE FOLLOWED IN ACCORDANCE WITH THE EXISTING PERMIT UNLESS THE PERMITTEE OBTAINS A NEW PERMIT UNDER CHAPTER 62-330, F.A.C., TO CONVEY THE PROJECT. THE PERMITTEE SHALL COMPLY WITH THE INSPECTION AND REPORTING REQUIREMENTS OF RULE 62-330.311, F.A.C., THESE NOTES, AND SECTION 12.4 OF THE ENVIRONMENTAL RESOURCE PERMIT APPLICANT'S HANDBOOK, VOLUME I (GENERAL AND ENVIRONMENTAL).

STORMWATER INSPECTION REPORTING

- A. ALL FORMS REQUIRED FOR REPORTING CAN BE SUBMITTED TO THE RESPECTIVE AGENCY INTERNET SITE. IF THE PERMITTEE DOES NOT USE THE ELECTRONIC FORMS PROVIDING THAT SITE, THEY SHALL BE RESPONSIBLE FOR RETAINING RECORDS OF THE INSPECTIONS AND FOR DELIVERING SUCH RECORDS WITHIN 30 DAYS OF REQUEST TO THE REQUESTING AGENCY, UNLESS A MORE RAPID DELIVERY IS REQUESTED FOR SUCH REASONS AS THE POTENTIAL FOR THE ACTIVITY HARM TO WATER QUALITY, WATER RESOURCES, PUBLIC HEALTH, OR PUBLIC SAFETY. WITHIN 30 DAYS OF ANY FAILURE OF A STORMWATER MANAGEMENT SYSTEM OR DEVIATION FROM THE PERMIT, A REPORT SHALL BE SUBMITTED ELECTRONICALLY OR IN WRITING TO THE AGENCY USING FORM 62-330.311(1), OPERATION AND MAINTENANCE INSPECTION CERTIFICATION, DESCRIBING THE REMEDIAL ACTIONS TAKEN TO RESOLVE THE FAILURE OR DEVIATION.
- B. THE OPERATION AND MAINTENANCE ENTITY OF A REGIONAL STORMWATER MANAGEMENT FACILITY MUST NOTIFY THE AGENCY ON AN ANNUAL BASIS, USING FORM 62-330.311(2), REGIONAL STORMWATER MANAGEMENT SYSTEM ANNUAL REPORT, OF ALL NEW SYSTEMS AND THEIR ASSOCIATED STORMWATER VOLUMES THAT HAVE BEEN ALLOWED TO DISCHARGE STORMWATER INTO THE REGIONAL FACILITY, AND CONFIRMING THAT THE MAXIMUM ALLOWABLE TREATMENT VOLUME OF STORMWATER AUTHORIZED TO BE ACCEPTED BY THE REGIONAL STORMWATER MANAGEMENT FACILITY HAS NOT BEEN EXCEEDED.
- D. A LISTING OF ALL THE FORMS THAT ARE INCORPORATED BY REFERENCE IN CHAPTER 62-330, F.A.C., IS CONTAINED IN APPENDIX C OF THE ERP APPLICANT'S HANDBOOK, VOLUME I. COPIES OF WHICH MAY BE OBTAINED FROM THE AGENCY, AS DESCRIBED IN APPENDIX A OF THAT VOLUME AND SUBSECTION 62-330.010(5), F.A.C.

EROSION CONTROL AND STABILIZATION

1. CONTRACTOR IS REQUIRED TO SUBMIT A COMPLETE NOI AND APPROPRIATE FEE TO SECURE A FDEP GENERIC PERMIT FOR STORMWATER CONSTRUCTION AND ACTIVITIES PRIOR TO CONSTRUCTION. AT LEAST TWO DAYS BEFORE CONSTRUCTION BEGINS, A PERMIT IS REQUIRED FOR CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OR IF THE PROJECT IS PART OF A LARGER DEVELOPMENT THAT WILL ULTIMATELY DISTURB ONE OR MORE ACRES.
2. PROJECTS THAT DISCHARGE STORMWATER TO AN MS4, A COPY OF THE NOI MUST ALSO BE SUBMITTED TO THE OPERATOR OF THE MS4.
3. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR OBTAINING PERMIT COVERAGE AND IMPLEMENTING APPROPRIATE POLLUTION PREVENTION AND SEDIMENTATION CONTROL MEASURES. THE DOCUMENTATION FOR STORMWATER DISCHARGES DURING CONSTRUCTION, THE ENGINEER SHOULD NOT BE LISTED AS THE OPERATOR AS THEY DO NOT HAVE OPERATIONAL CONTROL OVER THE PROJECT.
4. WHEN THE OPERATOR CHANGES, THE NEW OPERATOR SHOULD OBTAIN PERMIT COVERAGE AT LEAST 2 DAYS BEFORE ASSUMING CONTROL OF THE PROJECT, AND THE PREVIOUS OPERATOR SHALL PROVIDE A WRITTEN STORMWATER NOTICE OF TERMINATION WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.
5. THE CONTRIBUTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROLS UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED.
6. ALL DISTURBED AND OPEN AREAS OF THE SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE.

WARRANTIES

1. IF NOT SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS, ALL IMPROVEMENTS SHALL BE WARRANTED BY THE CONTRACTOR TO THE OWNER FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. THIS WARRANTY WILL ALSO EXTEND TO THE MAINTENANCE ENTITY OF ANY OTHER IMPROVEMENTS INCLUDING ROADS, SIDEWALKS, UTILITIES, STORM PIPING, ETC. OR TO THE EXTENT REQUIRED BY THEIR APPLICABLE DESIGN STANDARDS.

DESIGN ELEMENTS AND INFORMATION FURNISHED BY OTHERS

1. THE ENGINEER AND ITS CONSULTANTS PREPARED THESE PLANS AND DESIGN DOCUMENTS THROUGH THE USE OF RELIANCE UPON DESIGN ELEMENTS AND INFORMATION ORDINARILY OR CUSTOMARILY FURNISHED BY OTHERS, INCLUDING, BUT NOT LIMITED TO, SURVEYORS, GEOTECHNICAL ENGINEERS, ENVIRONMENTAL CONSULTANTS, ARCHITECTS, BUILDING SYSTEMS ENGINEERS, SPECIALTY CONTRACTORS, MANUFACTURERS, SUPPLIERS, AND THE PUBLISHERS OF TECHNICAL STANDARDS. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR DESIGN ERROR AND OMISSIONS RESULTING FROM THE QUALITY OF THIS INFORMATION.
2. UNDER PART IV OF CHAPTER 373, F.S., MUST BE OPERATED AND MAINTAINED IN PERPETUITY. THE PLANS AND DESIGN DOCUMENTS OF OTHERS MUST BE COMPARED BY THE CONTRACTOR.
3. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCURING MATERIALS AND INSTALLATION.

UTILITY LOCATES, RELOCATION, PROTECTION, AND TERMINATION

1. UTILITY LOCATES SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO THE INITIATION OF SITE CONSTRUCTION.
2. PROPOSED UTILITY TAPS AND CROSSINGS SHALL BE PHYSICALLY LOCATED AND VERIFIED BY THE CONTRACTOR AS SOON AS PRACTICABLE AND SHALL CONTACT THE ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES OR CONFLICTS.
3. UTILITY RELOCATION, SUPPORT, PROTECTION, TERMINATION, CAPPING, AND REMOVAL SHALL BE COORDINATED BY THE CONTRACTOR WITH UTILITY COMPANIES. ADEQUATE TIME SHALL BE PROVIDED FOR PROPER COORDINATION AND TO MINIMIZE SERVICE INTERRUPTIONS.
4. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES TO THE UTILITY COMPANY FOR THEIR SERVICES.

SAFETY AND TEMPORARY TRAFFIC CONTROL (MAINTENANCE OF TRAFFIC)

1. ALL SAFETY REGULATIONS AND PRACTICES SHALL BE ENFORCED BY THE CONTRACTOR THROUGHOUT THE DURATION OF THIS PROJECT. THIS ALSO INCLUDES THE TRAVELING PUBLIC. THE FOLLOWING IS A NOTICE TO THE CONTRACTOR AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT OR ENFORCE SAFETY REGULATIONS.
2. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
3. ALL SUBSURFACE CONSTRUCTION SHALL CONFORM TO THE PROVISIONS SET FORTH BY THE "TRENCH SAFETY ACT".
4. TEMPORARY TRAFFIC CONTROL (TTC) IS REQUIRED FOR ALL WORKS ON HIGHWAYS, ROADS, STREETS, BIKE LANES, SIDEWALKS AND SHALL HAVE A TTC PLAN. THE PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER THAT IS FOOT ADVANCED NOT CERTIFIED AT THE COST OF THE CONTRACTOR. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED TCC PLAN AND THE REVIEWING AGENCY'S APPROVED PROCEDURES. THE PLAN AND WORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

GENERAL AND MISCELLANEOUS NOTES

1. THESE PLANS, DESIGN DOCUMENTS, AND NOTES ARE NOT EXHAUSTIVE. ALL THE APPLICABLE CONSTRUCTION STANDARDS AND DETAILS THAT ARE LISTED, REFERENCED, OR IMPLIED ARE INCLUDED IN THE CONTRACT DOCUMENTS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE REVIEWING AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
3. THE REPAIR OF DAMAGE, EITHER ABOVE OR BELOW GROUND, BY THE CONTRACTOR OR SUB-CONTRACTORS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE WILL BE IN THE OPINION OF THE OWNER, APPLICABLE AGENCY, OR ENGINEER. ALL REPAIRS SHALL BE MADE AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THE PARTICULAR ENTITY.
4. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENT, SIDEWALKS, AND GRADING AROUND BUILDINGS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE.
5. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY OBSERVED AREAS OF POOR DRAINAGE PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES.
6. ALL UNDERGROUND UTILITIES MUST BE INSTALLED, INSPECTED, AND TESTED PRIOR TO PAVEMENT BASE OR SIDEWALK INSTALLATION.

TREE PRESERVATION AND DEMOLITION

1. CONTRACTOR SHALL VERIFY AND PROTECT ALL EXISTING TREES AND NATURAL VEGETATION THAT ARE INDICATED TO REMAIN UNDISTURBED ON THE PLANS.
2. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
3. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR REMOVED SHALL CONFORMED WITH THE REVIEWING AGENCY AND THE OWNER. THE PROTECTION OR REMOVAL IS AT THE COST OF THE CONTRACTOR.
4. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
5. DISTURBED AREAS SHALL BE CLEARED AND GRUBBED TO REMOVE ALL ROOTS, MISCELLANEOUS VEGETATION, DELETERIOUS MATERIAL, DEBRIS, ETC.
6. SOME ITEMS TO BE REMOVED OR SALVAGED MAY NOT BE DEPICTED ON THE PLANS OR SURVEY. CONTRACTOR SHALL BE AWARE OF ALL EXISTING IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS AND CONFIRM AN INVENTORY WITH THE OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OR SALVAGE OF ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILLS, SIGNS, ETC., AND THEIR APPURTENANCES UNLESS OTHERWISE NOTED. ALL ITEMS SHALL BE PROPERLY DISPOSED IN A LEGAL MANNER.
8. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.

PERMITTING, CONSTRUCTION STANDARDS, SUBMITTALS, REQUESTS FOR INFORMATION, INSPECTIONS, TESTING, PUNCH LISTS, RECORD DRAWINGS, AND AS-BUILTS

1. SITE CLEARING AND DEMOLITION MAY NOT BE AT BEGIN UNTIL CERTAIN PERMITS HAVE BEEN ISSUED AND MAY REQUIRE PRE-CONSTRUCTION MEETINGS, INSPECTIONS, CLEARANCES. THESE PERMITS ARE TYPICALLY ISSUED BY THE APPLICABLE WATER MANAGEMENT DISTRICT AND THE MUNICIPALITY.
2. OTHER PERMITS ARE REQUIRED PRIOR TO COMPLETING OTHER SITE COMPONENTS SUCH AS THE UTILITY CONSTRUCTION PERMITS, DRIVEWAY CONNECTION PERMITS, ROW USE PERMITS, ETC.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, BONDS, TESTING, INSPECTIONS, CERTIFICATIONS, ETC. PRIOR TO AND DURING CONSTRUCTION (E.G. FDEP CGP, DEWATERING, MOT, WATER/SEWER INSPECTIONS).
4. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONSTRUCTION IS BEING PERFORMED.
5. THE CONTRACTOR IS RESPONSIBILITY TO VERIFY THE CONSTRUCTION STANDARDS APPLICABLE TO EACH PORTION OF THE PROJECT. A SUGGESTED LIST OF APPLICABLE STANDARDS TYPICALLY ACCOMPANY THIS NOTE ON THIS PLAN SHEET.
6. CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER INDICATING MATERIALS AND MANNER OF INSTALLATION FOR ALL COMPONENTS OF THE PROJECT PRIOR TO PROCUREMENT OF MATERIALS AND INSTALLATION (E.G. PRECAST STRUCTURES, MANUFACTURED ITEMS). FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY REQUIRE REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. ALL REQUESTS FOR INFORMATION SHALL BE SUBMITTED TO THE ENGINEER FOR RESPONSE BEFORE COMMENCING THE RELATED WORK VIA THE OWNER'S CONSTRUCTION DOCUMENTATION PROCESS.
8. CONTRACTOR IS RESPONSIBLE FOR COMPILING A LIST INSPECTIONS AND FIELD VISITS DESIRED BY THE OWNER AND THE ENGINEER AND REASONABLY SCHEDULING THOSE INSPECTIONS.
9. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING ALL INSPECTIONS REQUIRED BY THE REVIEWING AGENCIES AS LISTED IN THE PERMITS, INSPECTOR'S REQUEST, OR IMPLIED BY THE DESIGN STANDARDS.
10. CONTRACTOR SHALL CONTACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM TESTING OF MATERIALS, SOILS, UTILITIES, ETC. THE TESTING SHALL BE IN ACCORDANCE WITH THE APPROVED PERMITS, CONSTRUCTION STANDARDS, INSPECTOR'S REQUEST, DESIGN REPORTS, AND STANDARD PAVING AND GRADING TESTING. THIS SHALL INCLUDE DENSITY TESTING IN ALL PAVEMENT AREAS, UTILITY TRENCH COMPACTION ESPECIALLY UNDER ROADWAYS, CONCRETE, AND OTHER MATERIALS TESTING.
11. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR ALL RETESTING COSTS AND ANY RECONSTRUCTION REQUIRED TO MEET THE REQUIREMENTS.
12. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER THE SCHEDULE OF PUNCH LIST SITE VISITS WITH THE CONSTRUCTION SCHEDULE TO AVOID REPEAT VISITS. A TIMELINE OF ADDRESSING THE PUNCH LIST ITEMS SHALL BE PROVIDED IN A TIMELY MANNER. ANY DISPUTES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ENGINEER.
13. RECORD DRAWINGS ARE DEFINED AS NOTES AND OTHER DOCUMENTATION COLLECTED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AS IT RELATES TO INSTALLATION PROGRESS, FIELD CONDITIONS, MEANS, METHODS, DEVIATIONS, AND OTHER VARIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE DOCUMENTATION MUST BE MADE AVAILABLE TO THE OWNER, ENGINEER, AND REVIEWING AGENCIES UPON REQUEST. RECORD DRAWINGS ARE NOT INTENDED TO BE EXHAUSTIVE, HOWEVER, VERIFICATION OF INSTALLED CONDITIONS CAN BE REQUESTED AT THE COST OF THE CONTRACTOR UTILIZING STANDARD METHODS.
14. CONTRACTOR SHALL CONFIRM REQUIREMENTS TO PROVIDE COMPLETE AS-BUILT INFORMATION TO THE OWNER, ENGINEER, AND REVIEWING AGENCIES AT THE COST OF THE CONTRACTOR.
15. AS-BUILTS ARE DEFINED AS A DRAWING PRODUCED BY A REGISTERED LAND SURVEYOR BASED ON FIELD MEASUREMENTS OF THE FINISHED SITE IMPROVEMENTS WITH LOCATIONS, ELEVATIONS, AND DESCRIPTION OF IMPROVEMENTS. THEY SHOULD MEET REVIEWING AGENCIES REQUIREMENTS PER PERMIT AND CLOSEOUT REQUIREMENTS. THEY SHOULD ALSO MEET THE OWNER'S NEED FOR LENDING, WARRANTY, AND OTHER REQUIREMENTS.
16. AS-BUILTS CONTAIN AT A MINIMUM: BUILDING LOCATION AND FINISHED FLOOR ELEVATIONS, ACCESSIBLE ROUTE AND PARKING GRADES, PAVEMENT GRADE BREAKS, GRAVITY STRUCTURE TOP ELEVATIONS AND PIPE SIZES AND INVERTS, PRESSURE SYSTEM FITTINGS AND VALVES, SAMPLING POINTS, STORMWATER FACILITY TOP AND BOTTOM PERIMETERS AND OTHER FEATURES, OUTFALL STRUCTURE DETAILS, ETC. AND OTHER LOCATIONS WHERE FIELD CONDITIONS DO NOT MATCH THE CONTRACT DOCUMENTS.
17. ADDITIONAL AS-BUILT INFORMATION MAY BE REQUIRED DURING CONSTRUCTION INSTALLATIONS AT CRITICAL AREAS. THIS INCLUDES BUT IS NOT LIMITED TO PIPE CROSSINGS OF WATER MAINS WITH LESS THAN 18 INCHES OF CLEARANCE OR WHEN PARALLEL UTILITIES WITH WATER MAINS HAVE LESS THAN 10 FEET OF CLEARANCE.

WORK WITHIN THE COUNTY RIGHT-OF-WAY

1. A RIGHT-OF-WAY USE PERMIT SHALL BE REQUIRED FOR ANY WORK WITHIN THE RIGHT-OF-WAY THAT INCLUDES LIGHTING, LANDSCAPING, AND IRRIGATION. PERMITS SHALL BE REQUIRED FROM CPWP.
2. CONTRACTOR SHALL OBTAIN AN APPROVED MAINTENANCE OF TRAFFIC (MOT) PLAN FROM CPWP PRIOR TO COMMENCING CONSTRUCTION IN THE RIGHT-OF-WAY OF US 441.
3. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY CPWP FOR WORK WITHIN THEIR RESPECTIVE RIGHT-OF-WAY.
4. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE RIGHT-OF-WAY WITHOUT INSPECTION BY THE OWNER. THE CONTRACTOR SHALL FURNISH CPWP WITH A COPY OF THE RIGHT-OF-WAY FACILITY CERTIFICATE, ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.
5. CPWP RESERVES THE RIGHT TO MODIFY THE PROPOSED WORK WITHIN RESPECTIVE RIGHT-OF-WAY TO ENSURE COMPATIBILITY WITH EXISTING IMPROVEMENTS. SUCH MODIFICATION COST SHALL BE BORNE BY THE CONTRACTOR.
6. CPWP SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERTINENT STAGES OF CONSTRUCTION WITHIN THEIR RESPECTIVE RIGHT-OF-WAY. SUBGRADE PREPARATION, LIMEROCK PLACEMENT, INSPECTION OF THE SWEEP LIMEROCK BASE PRIOR TO THE PLACEMENT OF ASPHALT, AND OTHERS AS REQUIRED FOR APPROVAL.

STANDARD ABBREVIATIONS

ADJ	ADJACENT	LONG	LONGITUDE
ALUM	ALUMINUM	LEFT	LEFT
APT	APARTMENT	MAINT	MAINTENANCE
ASPH	ASPHALT	MAX	MAXIMUM
B&J	BORE & JACK	MS	MITERED END SECTION
BLDG	BUILDING	MH	MANHOLE
BM	BENCHMARK	MIN	MINIMUM
BOW	BACK OF CURB	MO	MONTH
BOL	BOTTOM OF WALL	MUTCD	MANUAL ON UNIFORM TRAFFIC DESIGN
BSL	BUILDING SETBACK LINE	N	NORTH
CB	CURB & GUTTER	NA	NOT APPLICABLE
C1	CURVE ONE	NE	NORTH EAST
CATV	CABLE TELEVISION	NC	NORTH WEST
CEC	CLAY ELECTRIC COOPERATIVE	NO	ON CENTER
CF	CUBIC FEET	NTS	NOT TO SCALE
CI	CAST IRON	NG	NATURAL GRADE
CMU	CONCRETE MASONRY UNIT	NIC	NOT IN CONTRACT
CL	CENTER LINE	NO	NUMBER
CLF	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CP	CORRUGATED METAL PIPE	PUE	PUBLIC UTILITY EASEMENT
CONJ	CONCRETE JOINT	POE	POINT OF ENDING
COM	COMMUNICATIONS	PR	PRIMARY
COM	COMMUNICATIONS	PRM	PERMANENT REFERENCE MARKER
CY	CUBIC YARD	PSI	POUNDS PER SQUARE INCH
CONC	CONCRETE	PUD	PLANNED URBAN DEVELOPMENT
DBI	DITCH BOTTOM INLET	PVC	POLYVINYL CHLORIDE
DOBB	DOUBLE DETECTOR CHECK BACKFLOW	PVT	PAVEMENT
DEG	DEGREES	RCP	REINFORCED CONCRETE PIPE
DHWL	DESIGN HIGH WATER LEVEL	REF	REFERENCE
DI	DUCTILE IRON	ROW	RIGHT OF WAY
DIA	DIAMETER	RZBZ	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
DIM	DIMENSION	RT	RIGHT
DIP	DUCTILE IRON PIPE	S	SOUTH
EL	ELEVATION	SW	SIDEWALK
ELEC	ELECTRIC	SE	SOUTH EAST
EDP	EDGE OF PAVEMENT	SF	SQUARE FEET
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	SG	SPACE
ESMT	EASEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STORM SEWER
FAC	FACE OF CURB	STC	STORM CLEANOUT (TYP ROOF DRAINS)
FCE	FIRE DEPARTMENT CONNECTION	STA	STATION
FFE	FINISH FLOOR ELEVATION	STD	STANDARD
FG	FINISH GRADE	STL	STEEL
FH	FIRE HYDRANT	SW	SOUTH WEST
FL	FIRE LINE	SY	SQUARE YARD
FM	FORCE MAIN	TBRC	TRAFFIC BEARING RING & COVER
FO	FIBER OPTIC	TEL	TELEPHONE
FO	FIBER OPTIC	TRF	TRANSFORMER
FPL	FLOOD PLAIN	TV	TELEVISION
FT	FEET	TW	TOP OF WALL
FUT	FUTURE	TYP	TYPICAL
GALV	GALVANIZED	UTL	UTILITY
GV	GATE VALVE	VCP	VITRIFIED CLAY PIPE
H	HANDICAP	VEH	VEHICLE
HCR	HORIZONTAL	W	WEST
HR	HOUR	W	WITH
INV	INVERT	WWW	WATER / WASTEWATER
LF	LINEAR FEET	W	WATER MAIN
ONE	ONE	WS	WATER SERVICE
LAT	LATITUDE	WW	WASTEWATER
		YR	YEAR

GENERAL LEGEND - SEE PLANS FOR ADDITIONAL CALLOUTS

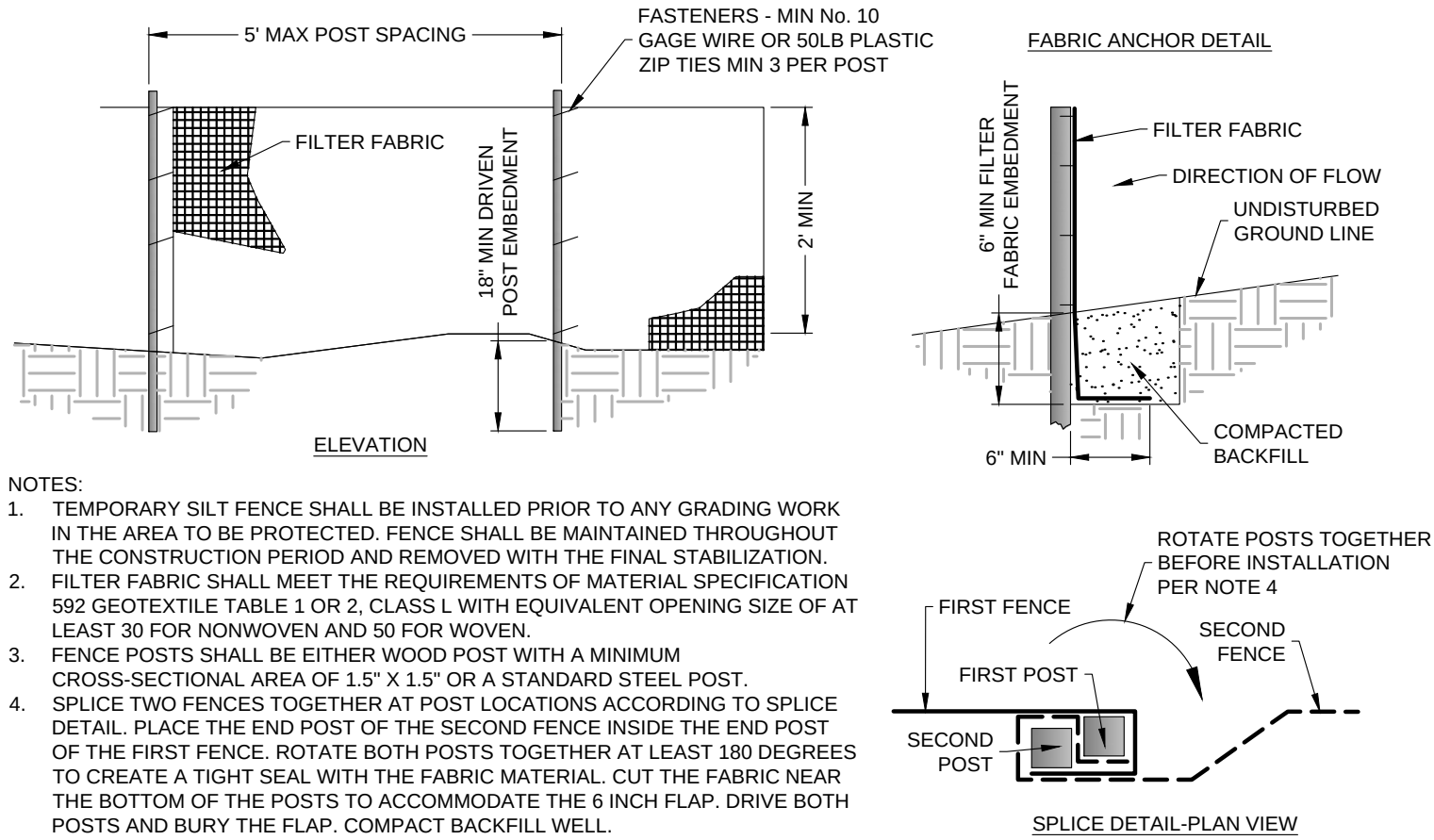
—CABLE—	—CABLE—	EXISTING CABLE
—COM—	—COM—	EXISTING COMMUNICATIONS
—OHE—	—OHE—	EXISTING ELECTRIC OVERHEAD
—UGE—	—UGE—	EXISTING ELECTRIC UNDERGROUND
—FIBER—	—FIBER—	EXISTING FIBER OPTIC
—FIRE—	—FIRE—	EXISTING FIRE
—FM—	—FM—	EXISTING FORCEMAIN
—GAS—	—GAS—	EXISTING GAS
—RCW—	—RCW—	EXISTING RECLAIMED WATER
—STORM—	—STORM—	EXISTING STORM
—TEL—	—TEL—	EXISTING TELEPHONE
—WM—	—WM—	EXISTING WATER
—CABLE—	—CABLE—	PROPOSED CABLE
—COM—	—COM—	PROPOSED COMMUNICATIONS
—OHE—	—OHE—	PROPOSED ELECTRIC OVERHEAD
—UGE—	—UGE—	PROPOSED ELECTRIC UNDERGROUND
—FIBER—	—FIBER—	PROPOSED FIBER OPTIC
—FIRE—	—FIRE—	PROPOSED FIRE
—FM—	—FM—	PROPOSED FORCEMAIN
—GAS—	—GAS—	PROPOSED GAS
—RCW—	—RCW—	PROPOSED RECLAIMED WATER
—STORM—	—STORM—	PROPOSED STORM
—TEL—	—TEL—	PROPOSED TELEPHONE
—WM—	—WM—	PROPOSED WATER
—99—	—99—	EXISTING ELEVATION CONTOUR
—99—	—99—	PROPOSED ELEVATION CONTOUR
—SILT—	—SILT—	PROPOSED GRADE SPOT ELEVATION
—TREE—	—TREE—	SILT FENCE
—TREE—	—TREE—	TREE BARRICADE
—SETBACK—	—SETBACK—	SETBACK
—BARRIER—	—BARRIER—	BARRIER
—PROPERTY BOUNDARY—	—PROPERTY BOUNDARY—	PROPERTY BOUNDARY
—EXISTING FENCE—	—EXISTING FENCE—	EXISTING FENCE

STORMWATER POLLUTION PREVENTION PLAN

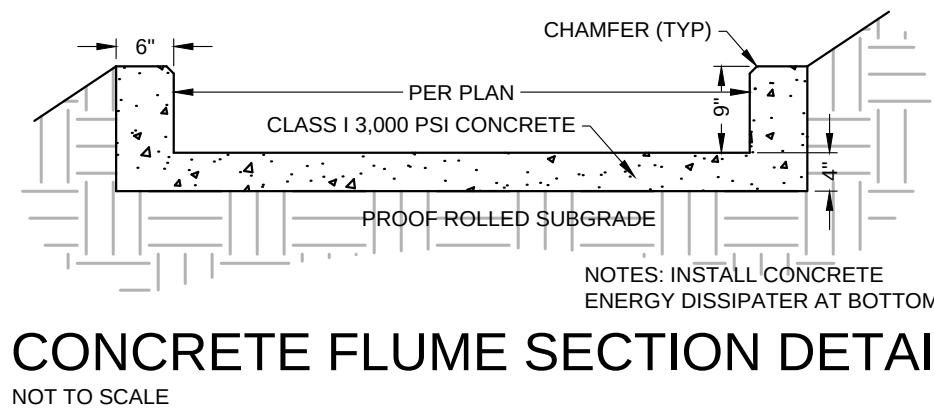
THE FOLLOWING STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS PREPARED IN CONFORMANCE WITH FDOT DESIGN MANUAL CHAPTER 320 AND THE FOLLOWING NARRATIVE CONTAINS REFERENCES TO THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE FDOT DESIGN STANDARDS, AND OTHER SHEETS OF THESE CONSTRUCTION PLANS. THE FIRST SHEET OF THE CONSTRUCTION PLANS (C-000 COVER & SHEET INDEX) REFERENCES ALL THE OTHER COMPONENTS OF THE SWPPP. A COMPLETE STORMWATER POLLUTION PREVENTION PLAN INCLUDES SEVERAL ITEMS; THIS NARRATIVE DESCRIPTION, THE DOCUMENTS REFERENCED IN THIS NARRATIVE, THE CONTRACTOR'S APPROVED EROSION AND SEDIMENTATION CONTROL PLAN REQUIRED BY FDOT SPECIFICATION SECTION 104, AND REPORTS OF INSPECTIONS MADE DURING CONSTRUCTION.

1. SITE DESCRIPTION:
 - 1.A. NATURE OF CONSTRUCTION ACTIVITY: THE PROJECT PROPOSES A COMM BUILDING WITH ASSOCIATED STORMWATER MANAGEMENT FACILITY, DRIVEWAY CONNECTION, AND UTILITY INSTALLATIONS.
 - 1.B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:
IN THE SEDIMENT AND EROSION CONTROL PLAN, THE CONTRACTOR SHALL PROVIDE A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF MAJOR ACTIVITIES DESCRIBED BELOW, UNLESS THE CONTRACTOR PROPOSES A DIFFERENT SEQUENCE THAT IS EQUAL OR BETTER AT CONTROLLING EROSION AND TRAPPING SEDIMENT AND IS APPROVED BY THE ENGINEER.
 - 1.B.1. INSTALL PERIMETER CONTROLS AND TREE PROTECTION BARRIERS BEFORE BEGINNING OTHER WORK FOR THE CONSTRUCTION PHASE. THESE MAY ONLY BE REMOVED AFTER ALL UPSTREAM AREAS ARE STABILIZED.
 - 1.B.2. CLEARING AND GRUBBING, EARTHWORK, AND STORM DRAIN CONSTRUCTION FOR THE OUTFALL FROM THE STORMWATER MANAGEMENT FACILITIES (SMF)
 - 1.B.3. CLEARING AND GRUBBING, EARTHWORK FOR STORMWATER MANAGEMENT FACILITY (SMF) CONSTRUCTION
 - 1.B.4. CLEARING AND GRUBBING, EARTHWORK FOR BUILDING FOUNDATION, WALLS, ETC CONSTRUCTION
 - 1.B.5. STORM DRAIN, UTILITY, AND ROADWAY UNDERDRAIN CONSTRUCTION - CONSTRUCT THE STORM DRAIN PIPE IN THE UPSTREAM DIRECTION
 - 1.B.6. EARTHWORK ASSOCIATED WITH THE CONSTRUCTION OF ROADWAY, GRAVITY WALL, CURB, SUBGRADE, BASE, PAVEMENT, AND SIDEWALK
 - 1.B.7. CONSTRUCT UNDERDRAIN IN POND BOTTOM.
 - 1.B.8. FINAL GRADING AND PERMANENT STABILIZING OF STORMWATER MANAGEMENT FACILITIES (SMF) SHALL WAIT UNTIL THE COMPLETION OF ALL OTHER MAJOR SOIL DISTURBING ACTIVITIES
- 1.C. AREA ESTIMATES:
TOTAL PROPERTY AREA: 7.99 ACRES
TOTAL ESTIMATED AREA TO BE DISTURBED: 1.7 ACRES
TOTAL WETLAND AREA: 0 ACRES
TOTAL DISTURBED WETLAND AREA: 0 ACRES
- 1.D. RUNOFF DATA:
PRE-DEVELOPMENT RUNOFF COEFFICIENT: 0.30
POST-DEVELOPMENT RUNOFF COEFFICIENT: 0.75
SOILS: GENERALLY SANDY AND SANDY SILT - SEE THE GEOTECHNICAL REPORT OF THE EXISTING SOIL CONDITIONS FOR ADDITIONAL INFORMATION
- 1.E. OUTFALL INFORMATION:
 - 1.E.1. SMF: FULL RETENTION LOCATION: 2948'22" N, 8242'12" W
DRAINAGE AREA: 1.7 ACRES
RECEIVING WATER NAME: NOT APPLICABLE
 - 1.E.2. DRAINAGE PATTERNS: SEE THE GRADING PLANS FOR DRAINAGE BASIN DIVIDES AND FLOW DIRECTIONS
 - 1.E.3. APPROXIMATE SLOPES: SEE THE GRADING PLANS AND SMF CROSS SECTIONS FOR EXISTING AND PROPOSED SLOPES OF THE SITE AREAS OF SOIL DISTURBANCE. SEE THE EROSION AND SEDIMENTATION CONTROL PLANS FOR THE AREAS TO BE DISTURBED. ANY AREAS WHERE PERMANENT FEATURES ARE SHOWN TO BE CONSTRUCTED ABOVE OR BELOW GROUND WILL BE DISTURBED.
 - 1.E.4. AREAS NOT TO BE DISTURBED: SEE THE EROSION AND SEDIMENTATION CONTROL PLANS AND TREE PROTECTION PLANS FOR THE AREAS NOT TO BE DISTURBED
 - 1.E.5. TEMPORARY EROSION AND SEDIMENTATION CONTROLS: SEE THE EROSION AND SEDIMENTATION CONTROL PLANS
 - 1.E.6. LOCATIONS OF PERMANENT CONTROLS: SEE THE STORMWATER MANAGEMENT FACILITY CROSS SECTIONS AND THE LANDSCAPE PLANS
 - 1.E.7. AREAS TO BE STABILIZED: ALL DISTURBED AREAS MUST BE STABILIZED WITH PERMANENT CONTROLS
 - 1.E.8. SURFACE WATER: NO SURFACE WATER OR DIRECTLY ADJACENT TO THE SITE
 - 1.E.9. DISCHARGE POINTS TO SURFACE WATERS: NONE ARE PROPOSED
 - 1.E.10. RECEIVING WATERS: SEE OUTFALL INFORMATION ABOVE

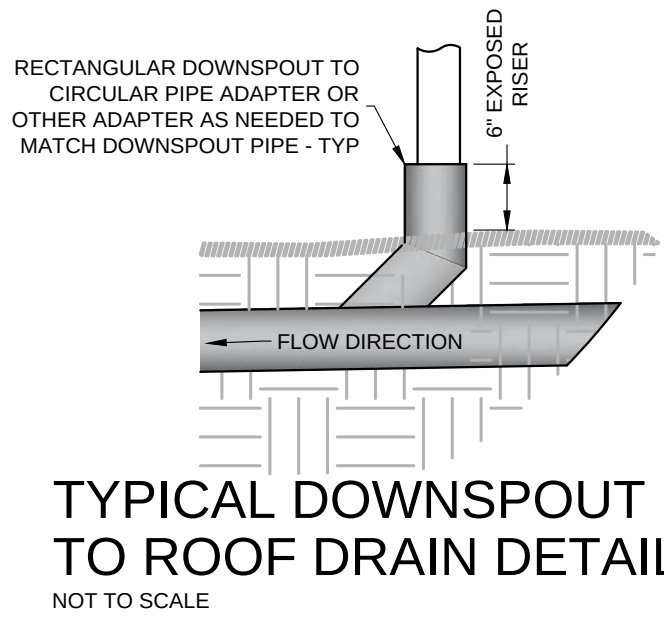
2. EROSION AND SEDIMENT CONTROLS:
THE SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES LISTED ABOVE AND AS SHOWN IN THE EROSION AND SEDIMENTATION CONTROL PLAN IS BASED ON GENERAL PRACTICES TO BE USED DURING CONSTRUCTION. THE CONTRACTOR SHALL ADJUST AND MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN BASED ON THE ACTUAL PLANNED SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO MODIFY THE PLAN TO ADAPT TO SEASONAL VARIATIONS, CHANGES IN CONSTRUCTION ACTIVITIES, AND THE NEED FOR BETTER PRACTICES.
- 2.B. STABILIZATION PRACTICES:
THE CONTRACTOR SHALL DESCRIBE THE STABILIZATION PRACTICES PROPOSED TO CONTROL EROSION. THE CONTRACTOR SHALL INITIATE ALL STABILIZATION MEASURES AS SOON AS



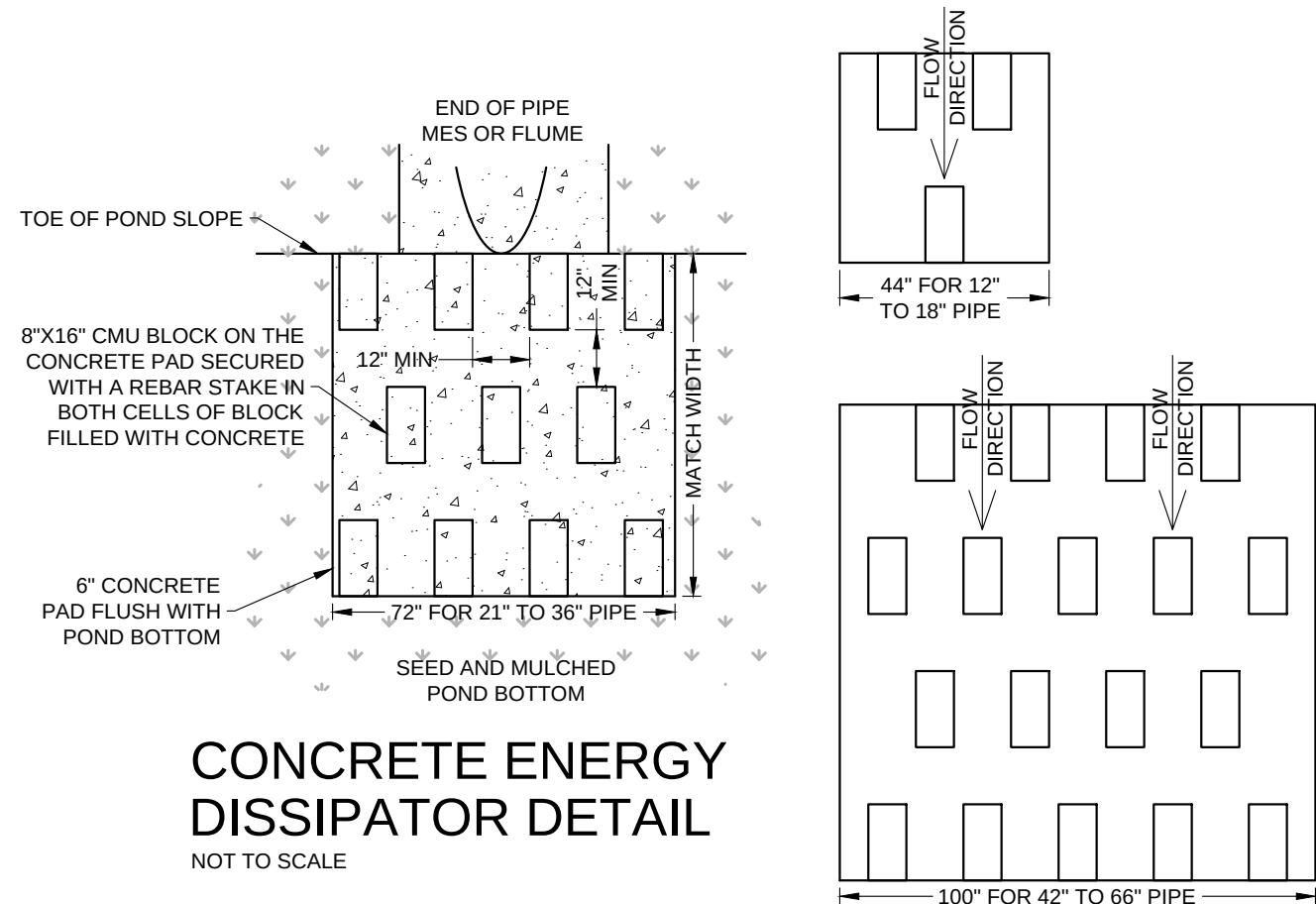
TYPICAL SILT FENCE DETAIL
NOT TO SCALE



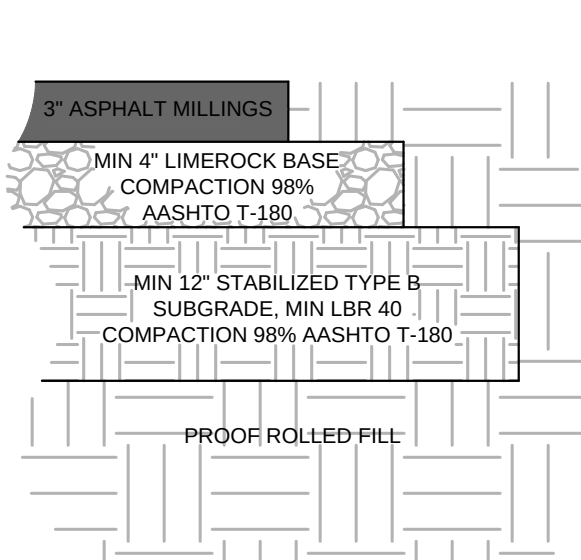
CONCRETE FLUME SECTION DETAIL
NOT TO SCALE



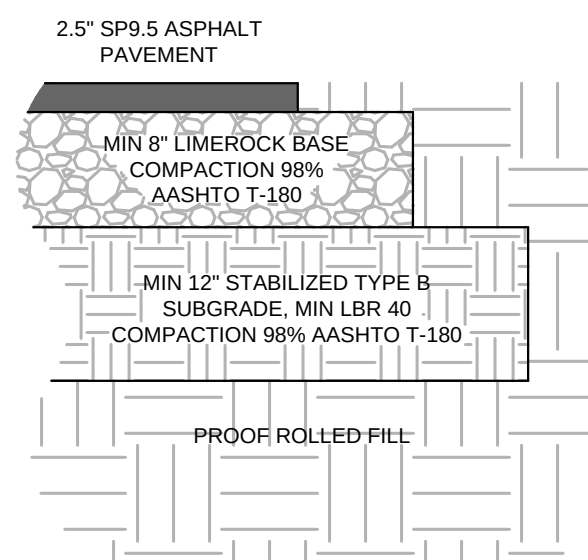
TYPICAL DOWNSPOUT TO ROOF DRAIN DETAIL
NOT TO SCALE



CONCRETE ENERGY DISSIPATOR DETAIL
NOT TO SCALE



ASPHALT MILLINGS PAVEMENT DESIGN DETAIL
NOT TO SCALE

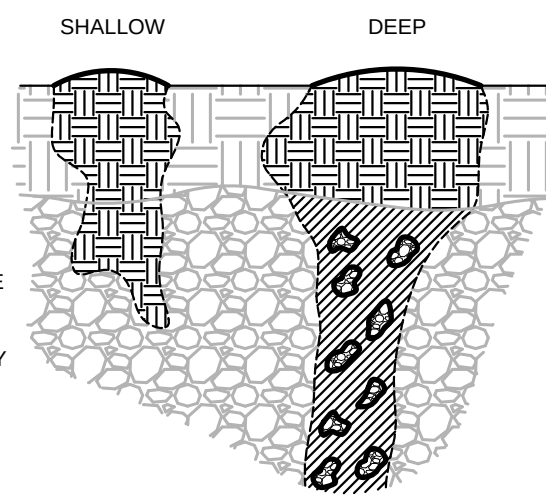


HEAVY DUTY PAVEMENT DESIGN DETAIL
NOT TO SCALE

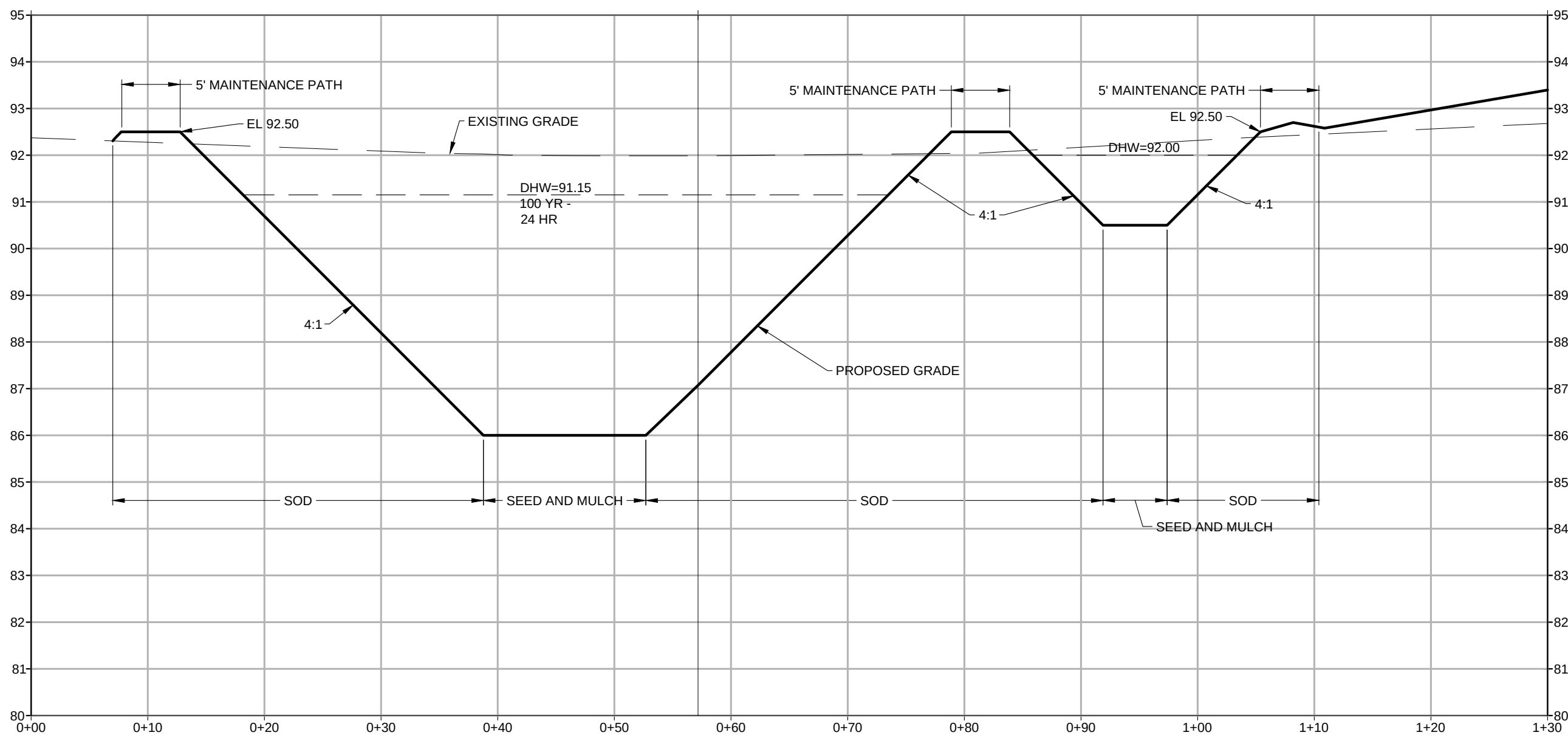
NOTES: THE FOLLOWING SHALL BE PERFORMED IN THE EVENT ANY KARST FEATURES FORM DURING CONSTRUCTION - E.G. SOLUTION CAVITIES, CHIMNEYS, SINKHOLES

1. NOTIFY THE WATER MANAGEMENT DISTRICT AND THE APPLICABLE MUNICIPAL OR COUNTY PUBLIC WORKS IMMEDIATELY WHEN THE FEATURES ARE ENCOUNTERED - THE METHOD OF REPAIR SHALL BE SUBMITTED FOR REVIEW, COMMENT, AND APPROVAL PRIOR TO ATTEMPTING ANY REPAIR
2. SHALLOW KARST FEATURES ARE TYPICALLY LESS THAN 5' DEEP AND ONLY HAVE SMALL VOIDS IN THE LIMESTONE - THE FEATURE CAN BE REPAIRED BY BACKFILLING WITH A LOWER PERMEABILITY MATERIAL SUCH AS CLAYEY-SAND OR CLAY - COMPACT THE BACKFILL AND CREATE A SMALL MOUND SLIGHTLY ABOVE GRADE TO ACCOUNT FOR SETTLING
3. DEEP KARST FEATURES SHALL BE REPAIRED MORE PERMANENTLY - EXCAVATE THE FEATURE TO THE LIMESTONE BEDROCK - PLUG VOIDS IN THE BEDROCK WITH CLEAN GROUT - BACKFILL OVER THE PLUG WITH A LOWER-PERMEABILITY MATERIAL SUCH AS CLAYEY-SAND OR CLAY - COMPACT THE BACKFILL TO GRADE

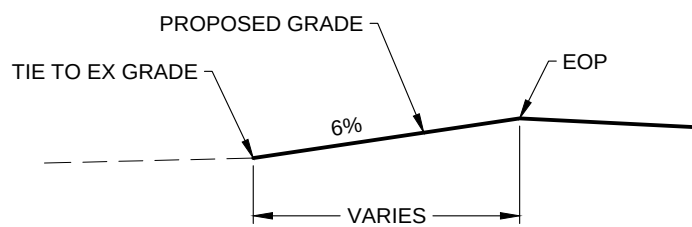
KARST FEATURE REPAIR DETAIL
NOT TO SCALE



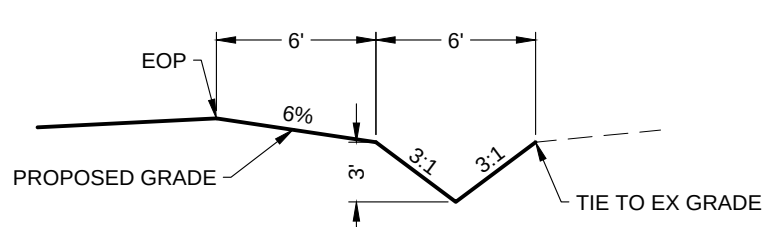
KARST FEATURE REPAIR DETAIL
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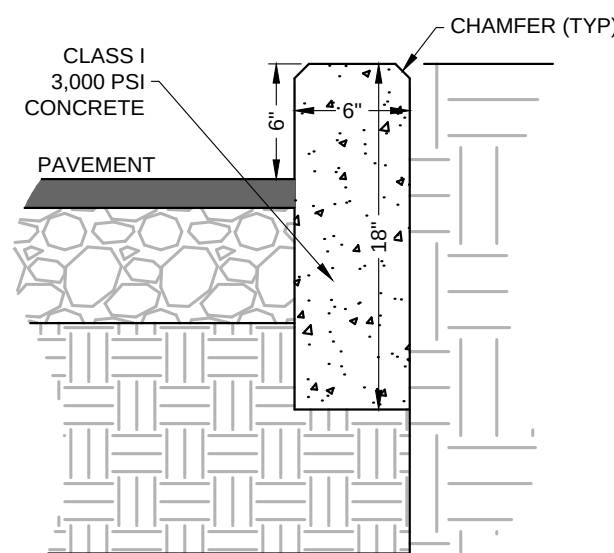
SMF CROSS SECTION A-A



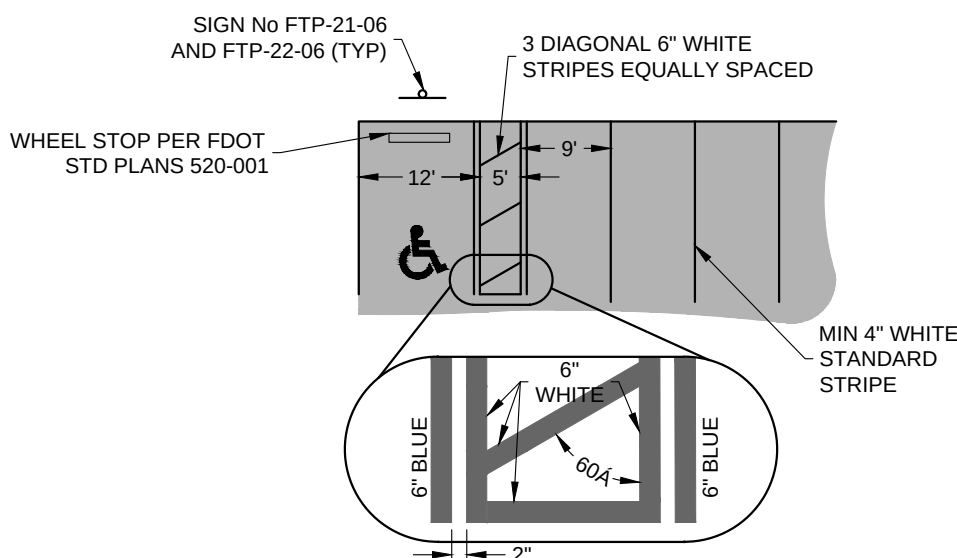
SECTION B-B



SECTION C-C



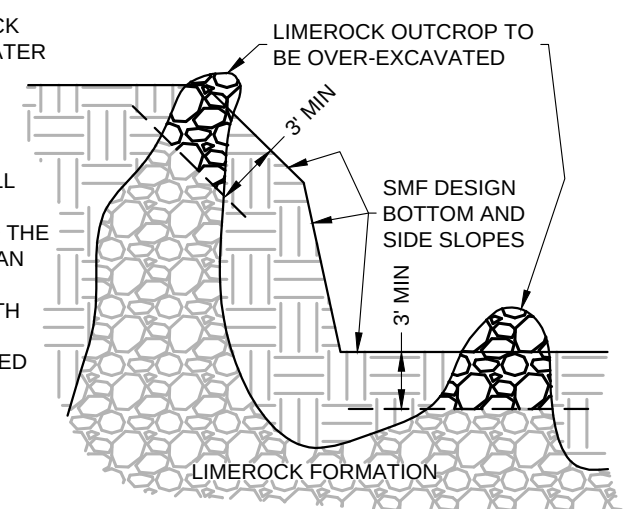
6" CURB DETAIL
NOT TO SCALE



ACCESSIBLE PARKING PAVEMENT MARKING DETAIL
NOT TO SCALE

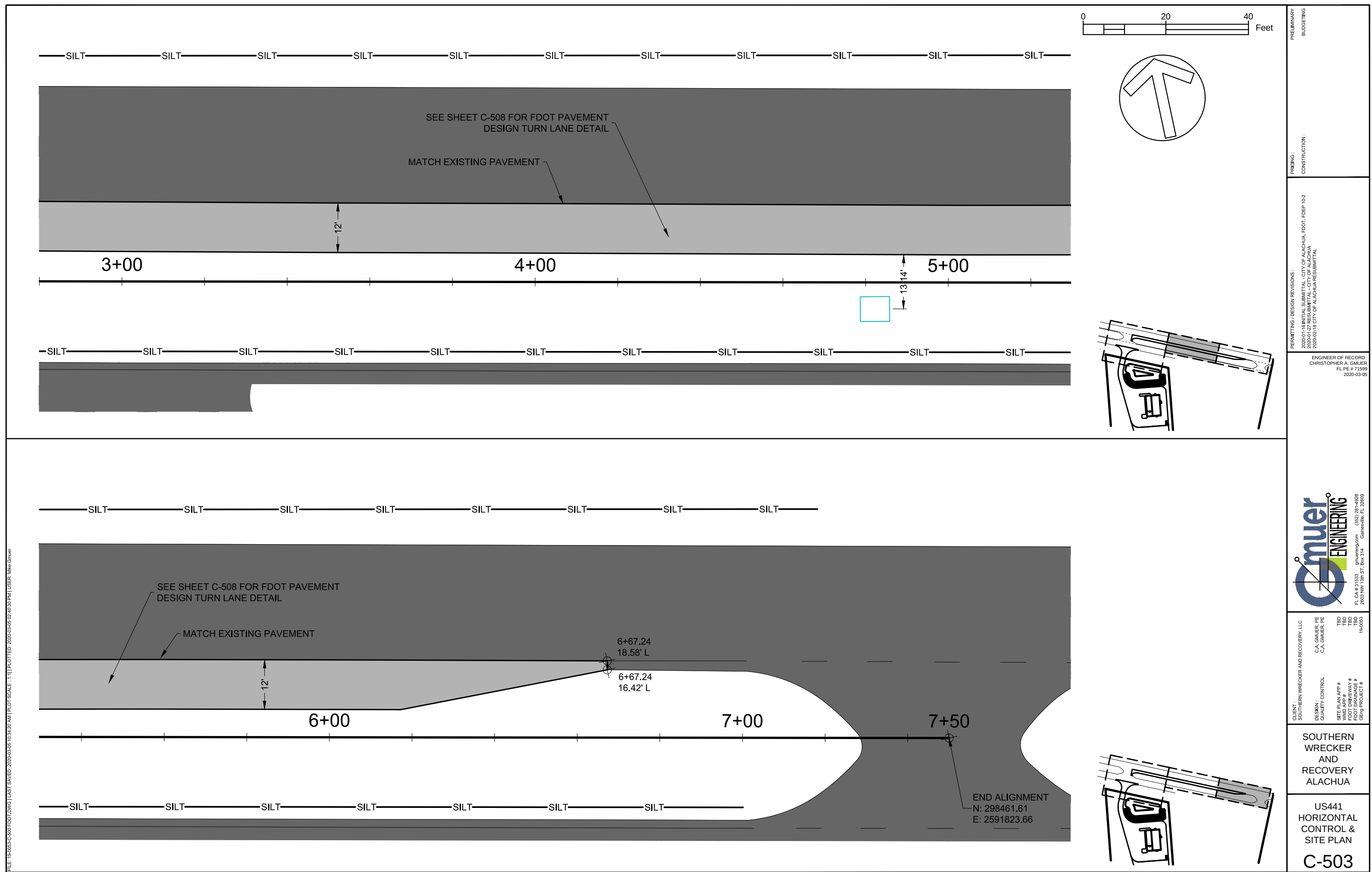
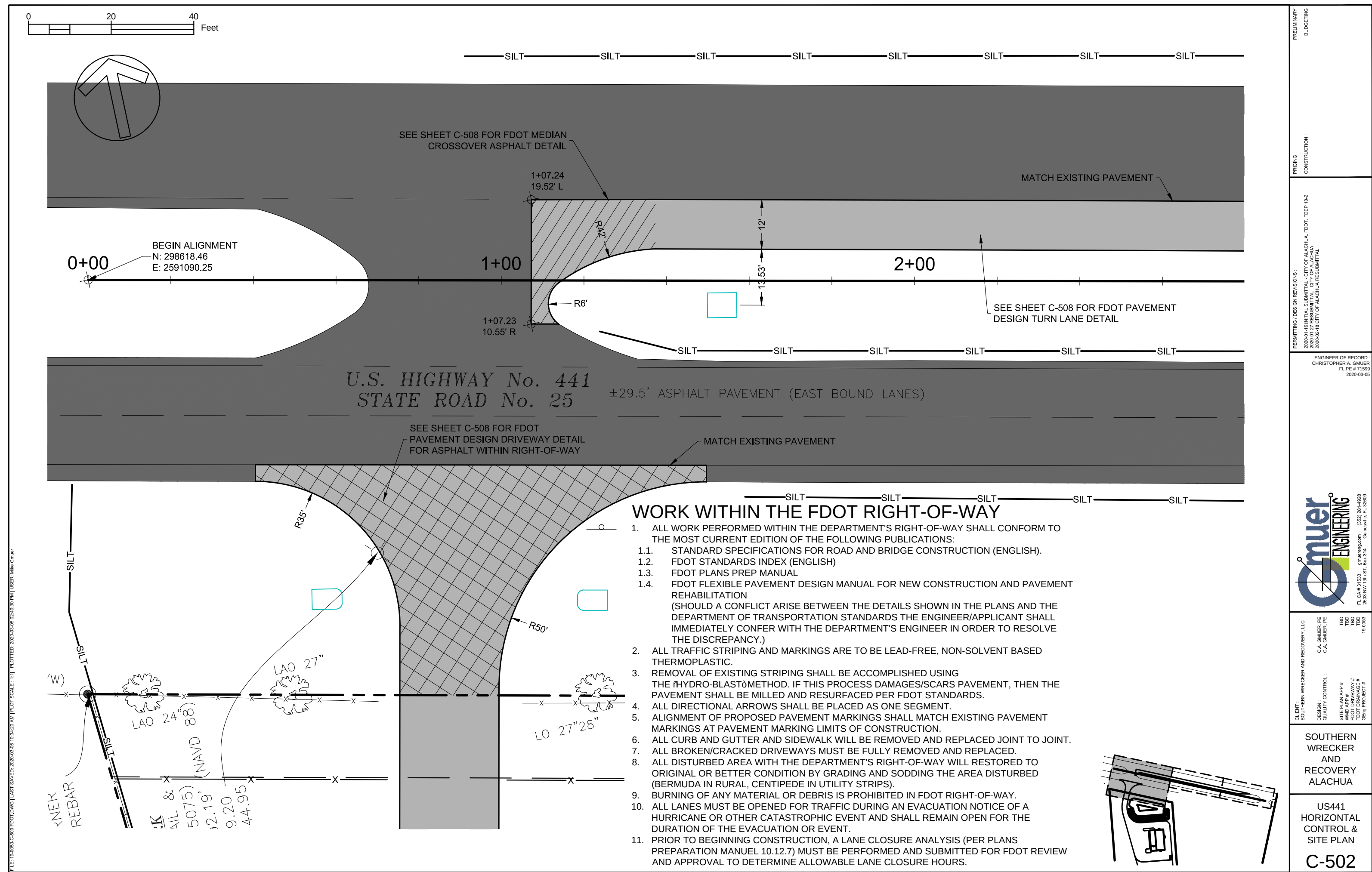
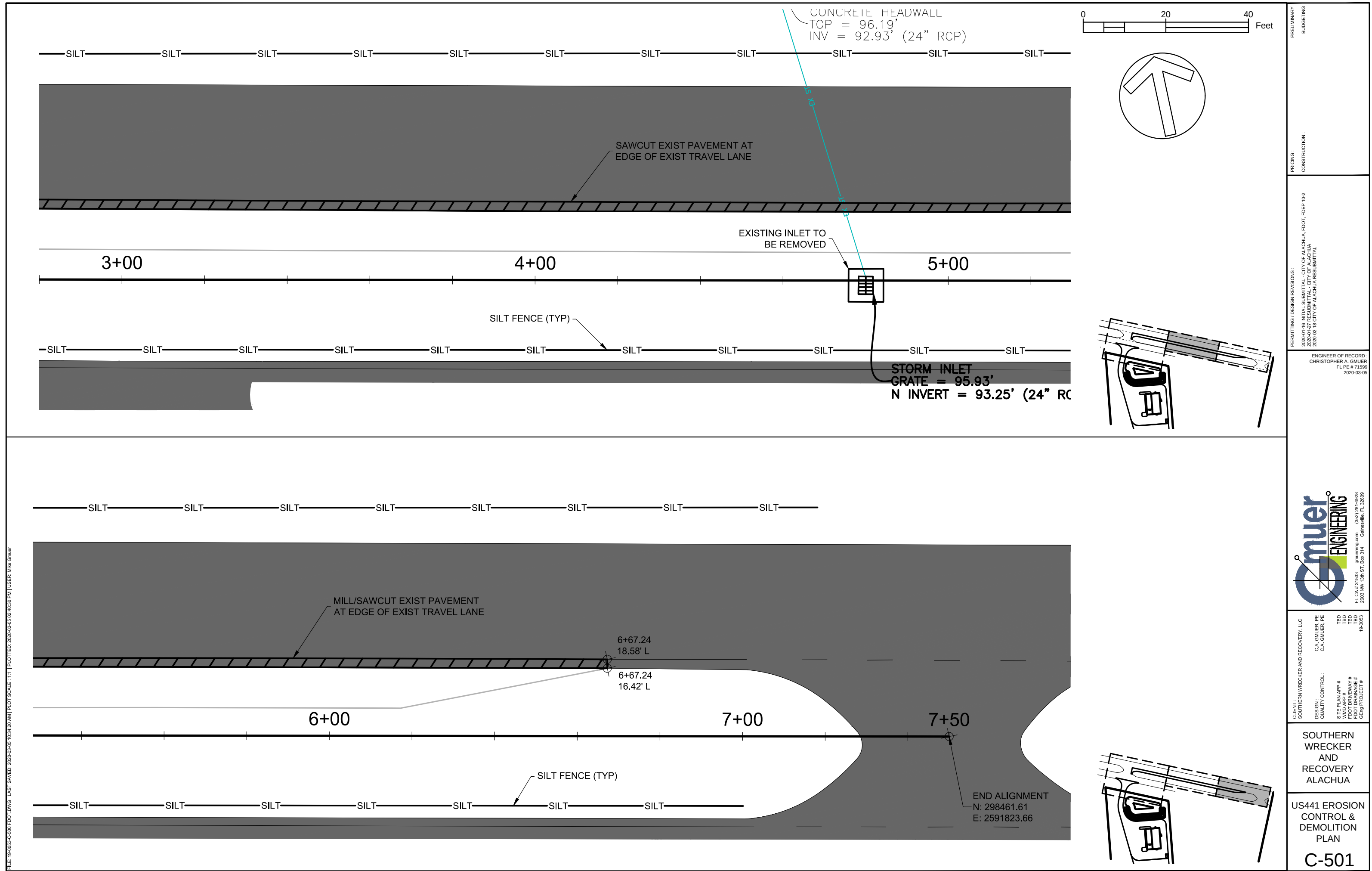
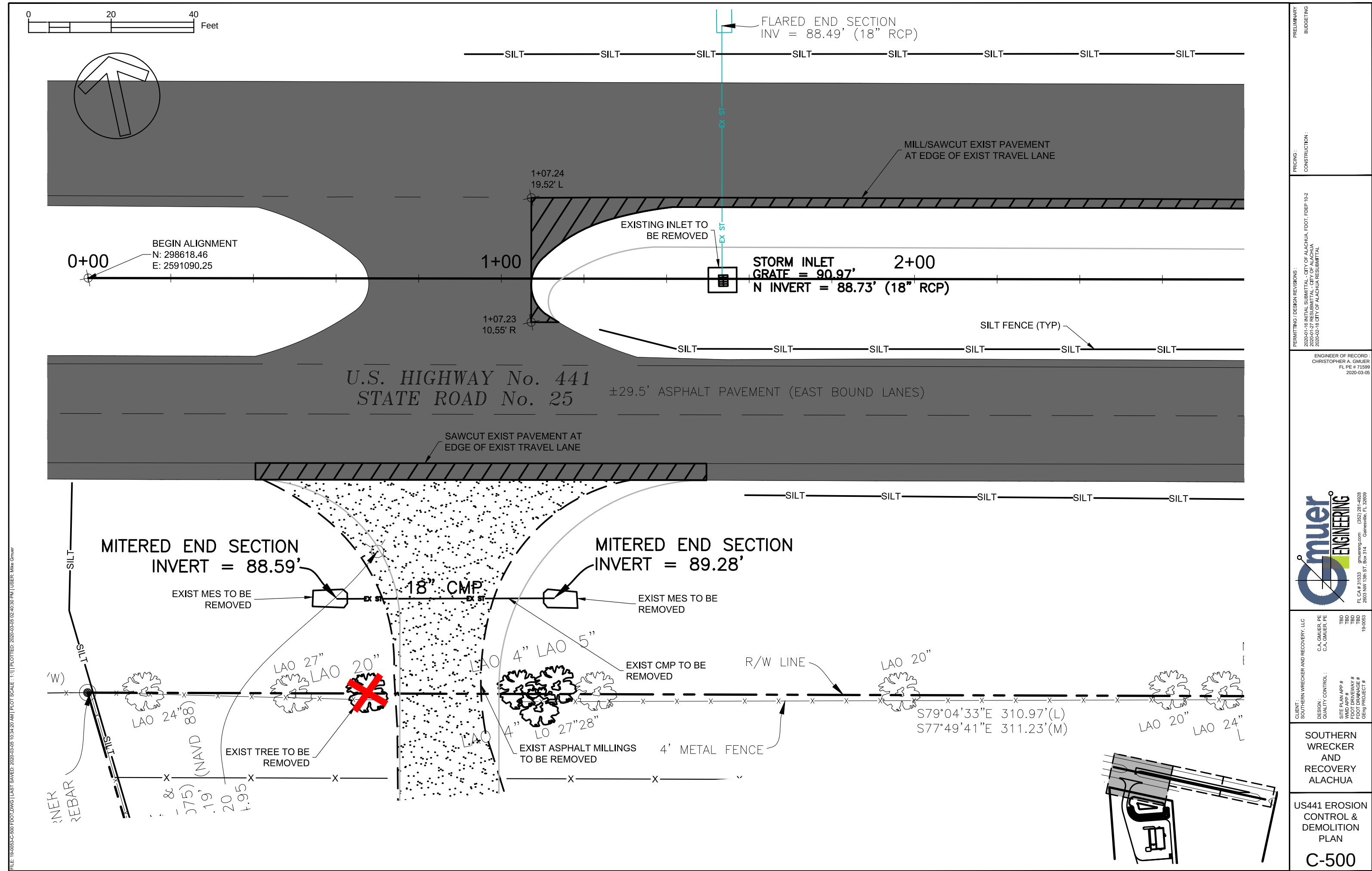
NOTES: THE FOLLOWING SHALL BE PERFORMED IN THE EVENT ANY LIMEROCK OUTCROP FEATURE IS ENCOUNTERED WITHIN THE LIMITS OF THE STORMWATER MANAGEMENT FACILITY (SMF) DURING ITS CONSTRUCTION / EXCAVATION

1. NOTIFY THE WATER MANAGEMENT DISTRICT AND THE APPLICABLE MUNICIPAL OR COUNTY PUBLIC WORKS WHEN THE FEATURES ARE ENCOUNTERED AND PRIOR TO COMMENCING EXCAVATION AND BACKFILL OPERATIONS
2. OVER-EXCAVATE THE OUTCROP A MINIMUM OF THREE (3) FEET BEYOND THE SMF DESIGN BOTTOM AND / OR SIDE SLOPES - INDIVIDUAL BOULDERS CAN BE REMOVED ENTIRELY AT THE OPTION OF THE CONTRACTOR
3. BACKFILL THE THE EXCAVATED VOLUME TO THE SMF DESIGN LIMITS WITH CLAYEY-SANDS/SANDY-CLAY (AASHTO SOIL GROUP-A2) SOILS
4. THE BACKFILL MATERIAL SHALL BE PLACED IN SIX INCH LIFTS AND ROLLED WITH HEAVY LOADED RUBBER Tired EQUIPMENT
5. SEE THE KARST FEATURE REPAIR DETAIL IF ANY KARST FEATURES ARE ENCOUNTERED - E.G. SOLUTION CAVITIES, CHIMNEYS, SINKHOLES



STORMWATER MANAGEMENT FACILITY LIMEROCK OUTCROP OVER-EXCAVATION AND BACKFILL DETAIL
NOT TO SCALE

PRELIMINARY BUDGETING	PERMITTING / DESIGN REVISIONS : 2020-01-16 INITIAL SUBMITTAL - CITY OF ALACHUA, FOOT, FDEP 10-2 2020-01-27 RESUBMITTAL - CITY OF ALACHUA 2020-02-18 CITY OF ALACHUA RESUBMITTAL
PRICING : CONSTRUCTION :	ENGINEER OF RECORD : CHRISTOPHER A. GMIER FL PE # 71599 2020-03-05
 FL CA # 31533 2803 NW 13th St, Box 314 Gainesville, FL 32609	
CLIENT : SOUTHERN WRECKER AND RECOVERY, LLC	DESIGN : C.A. GMIER, PE QUALITY CONTROL : C.A. GMIER, PE
SITE PLAN APP # WMD APP # FOOT DRIVEWAY # FOOT DRAINAGE # GEN PROJECT #	
SOUTHERN WRECKER AND RECOVERY ALACHUA	
SMF SECTION & CONSTRUCTION DETAILS	
C-250	



GENERAL NOTES

- HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
- FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
- POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE.

Schedule												
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Mounting Height	Wattage
	PL	8	SIGNIFY GARDCO	ECF-S-32L-700-NW-G2-4	EcoForm Area LED ECF - Small, 32 LEDs, 4000K CCT, TYPE 4 OPTIC, No Shield	(2) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 700mA	1	ECF-S-32L-700-NW-G2-4.ies	9061	0.81	15FT	73 W
	W	7	SIGNIFY GARDCO	101L-32L-700-NW-G1-4	100 LINE LED SCONCE	(2) LEDGINE 3.1 LIGHT ARRAYS OF 16 LEDs (LUXEON T) AT 70W	1	101L-32L-700-NW-G1-4.ies	6756	0.81	15FT	70 W

Photometric Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building Entrance	+	3.6 fc	5.1 fc	2.4 fc	2.1:1	1.5:1
Parking Lot	+	2.0 fc	4.7 fc	0.5 fc	9.4:1	4.0:1
PROPERTY LINE	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A



HUNTER DESIGN AND CONSULTING, INC.
735 ARLINGTON AVE N, STE 308
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

SOUTHERN WRECKER
SITE LIGHTING PLAN
CITY OF ALACHUA, FLORIDA

PROJECT INFORMATION
PROJECT NUMBER: 19075
DRAFTED: K. NORTHUTT
DESIGNED: K. NORTHUTT
REVIEWED: K. HUNTER
ISSUE DATE: 11/26/19
REVISIONS

SHEET NUMBER

E-1

1 2 3 4 5 6 7 8 9 10
J
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PLOTDATE: 03/05/2020 2:37 PM USER: SARAH MCERNOTT FILENAME: C:\USERS\SARAH MCERNOTT\BOX\PROJECT\2019\19-054 SOUTHERN WRECKER - GMUER\04_PRODUCTION\02_SPL\2020-03-05_SPL_3\01_SHEETS\19-054 SOUTHERN WRECKER_TR.DWG

EXISTING REGULATED TREES AND REQUIRED MITIGATION

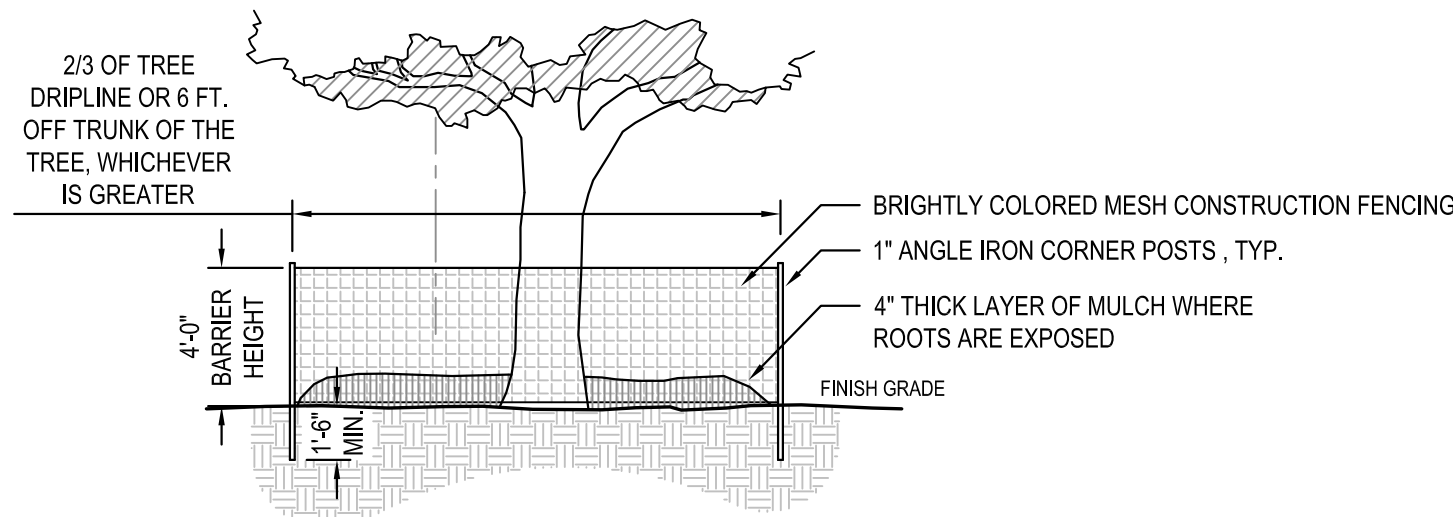
Per City of Alachua ULDR, Article 6., Sec. 6.2.D., Tree planting, relocation, replacement, credit, banking & Sec. 6.2.2.D.4. Landscaping standards, Credits for preservation of existing trees preserved & Table 6.2-3. Credit for existing trees preserved

REQUIREMENTS =

- Tree Mitigation:** New trees shall be installed to replace removed healthy, regulated trees that are 10" DBH and over, excluding those trees on the City's Nuisance Tree List. Removed regulated trees shall be replaced on a 1 tree:1 tree basis. Removed heritage and champion trees shall be replaced on an inchinch basis. Heritage trees are defined as 30" DBH or larger.
- Replacement Trees:** Shall be graded Florida No. 1 or better. Replacement trees shall be of a similar type as that being removed. 50% shall be shade trees and 75% shall be site-specific trees chosen from the recommended tree list.
- Tree Credits:** Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of healthy existing native trees. No credit will be given for the preservation of trees on the nuisance tree list. Double credit will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development. Tree credits can be used to comply with the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers.
- NOTE:** Wild Cherry trees, which exist on this site, are included in the City's Nuisance Tree List, App. 6.2.2.A. and as such do not require mitigation if removed. Wild Cherry trees to remain have not been included as tree credits.
- NOTE:** Up to 25% of trees required for site and parking lot landscaping requirements can be used for mitigation.

NOTE:

- PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
- DO NOT REMOVE EXISTING UNDERSTORY VEGETATION WITHIN TREE BARRICADE AREAS- VEGETATION IS FULFILLING A REQUIREMENT FOR SITE SCREENING. SEE ADDITIONAL NOTES ON LANDSCAPE PLAN.
- DO NOT STORE MATERIALS OR ALLOW ENCRoACHMENT OF VEHICLES OR MACHINERY WITHIN TREE BARRIER AREA. NO BUILDING MATERIALS, DEBRIS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS. ADDITIONALLY, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION AREA UNLESS APPROVED BY THE CITY OF ALACHUA DURING SITE PLAN REVIEW: CLEARING OF VEGETATION OTHER THAN BY HAND, COMPACTION, FILLING, OR REMOVAL OF SOIL, AND CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
- NO GRADE CHANGES MAY OCCUR WITHIN TREE BARRIER AREA WITHOUT APPROVAL. IF GRADE CHANGES ARE PROPOSED, EITHER A PROTECTIVE DRYWELL AND ROOT AERATION SYSTEM SHALL BE PROVIDED WHERE GRADE IS RAISED OR A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED AT THE PERIMETER OF THE PROTECTIVE RADIUS.
- NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
- A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
- ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
- ANY ROOT PRUNING AND/OR CANOPY PRUNING OF RETAINED TREES OR EXISTING VEGETATION DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS. THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH—SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.



1 EXISTING TREE PROTECTION DETAIL
SCALE: N.T.S.

TREE PRESERVATION / REMOVAL LIST

Tree No.	Existing Tree - Scientific / Common Name	Size (DBH)	Remove or Remain?	Mitigation Required	Tree Credit
101	Quercus laurifolia / Laurel Oak	24"	Remain		6
102	Quercus laurifolia / Laurel Oak	27"	Remain		6
103	Quercus laurifolia / Laurel Oak	20"	Remove	1 tree:1 tree	
104	Quercus virginiana / Live Oak	4"	Remove		
105	Quercus laurifolia / Laurel Oak	4"	Remove		
106	Quercus virginiana / Live Oak	5"	Remove		
107	Quercus laurifolia / Laurel Oak	27" 28"	Remain		6 + 6
108	Quercus laurifolia / Laurel Oak	13"	Remain		3
109	Quercus laurifolia / Laurel Oak	20"	Remain		6
110	Not Used				
111	Quercus laurifolia / Laurel Oak	24"	Remain		6
112	Quercus laurifolia / Laurel Oak	28"	Remove	1 tree:1 tree	
Total Mitigation Required by Tree:Tree Replacement:					2
Total Credits Available:					39

SEE LANDSCAPE PLAN FOR LOCATION OF MITIGATION REPLACEMENT TREES AND FOR USE OF TREE CREDITS

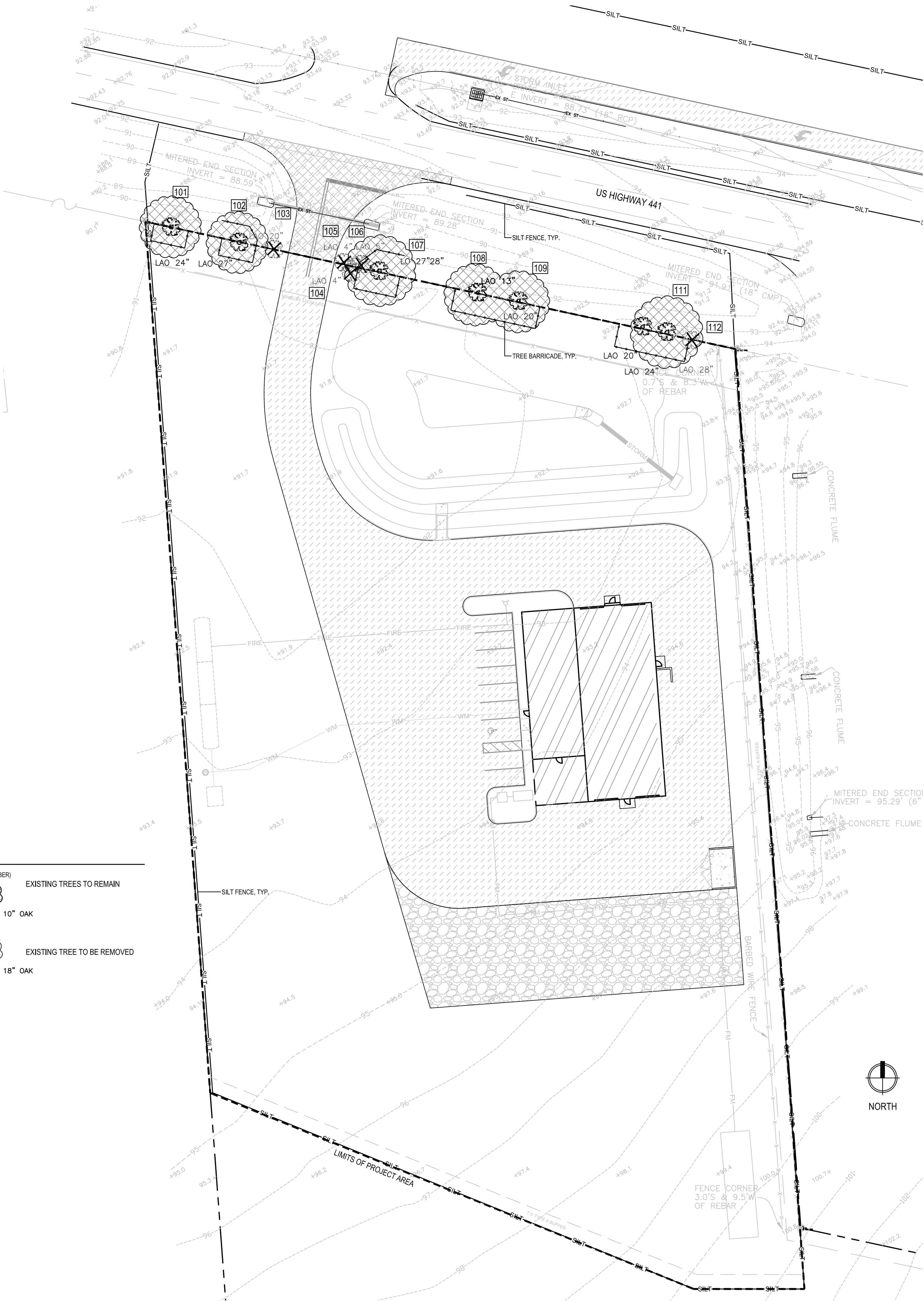
TREE REMOVAL NOTES

- PRE-DESIGN MEETING:** IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
- EXISTING TREE PROTECTION:** PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES LOCATED NEAR ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS. PROTECTED TREES SHALL INCLUDE THOSE TREES THAT HAVE NOT BEEN PERMITTED NOR DESIGNATED FOR REMOVAL BY EITHER THE TERMS OF THE PERMIT OR APPROVED DEVELOPMENT ORDER. PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCRoACHMENT BY MACHINERY, VEHICLES, OR STORED MATERIALS. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL CONSTRUCTION IS COMPLETED. SEE DETAIL BELOW FOR ADDITIONAL REQUIREMENTS.
- EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
- TREE REMOVAL:** TREE REMOVAL SHALL BE CONDUCTED BY A LICENSED GENERAL CONTRACTOR, LICENSED RESIDENTIAL CONTRACTOR, OR TREE REMOVAL COMPANY. THE ENTITY RESPONSIBLE FOR REMOVAL OF THE TREE OR TREES SHALL HAVE A CURRENT OCCUPATIONAL LICENSE GRANTED BY THE JURISDICTION IN WHICH THE COMPANY IS LOCATED. PROOF OF CURRENT OCCUPATIONAL LICENSE SHALL BE SUBMITTED AT THE TIME OF APPLICATION FOR TREE REMOVAL PERMIT OR BUILDING PERMIT. A COPY OF THE TREE REMOVAL PERMIT SHALL BE POSTED ON THE SITE DURING CONSTRUCTION, IF APPLICABLE. SEE 'EXISTING REGULATED TREES AND REQUIRED MITIGATION' CHART FOR ADDITIONAL INFORMATION.



LEGEND

- 101 (TREE NUMBER)
EXISTING TREES TO REMAIN
10" OAK
- 106
EXISTING TREE TO BE REMOVED
18" OAK



MANLEY DESIGN
Landscape Architecture • Site Planning

Manley Design, LLC
224 NW 2nd Avenue, Suite E
Gainesville, Florida 32601
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

SOUTHERN
WRECKER
AND
RECOVERY

Alachua, FL

for
Southern Wrecker &
Recovery LLC

SEAL:
THIS DOCUMENT SET HAS BEEN DIGITALLY
SIGNED AND SEALED BY:



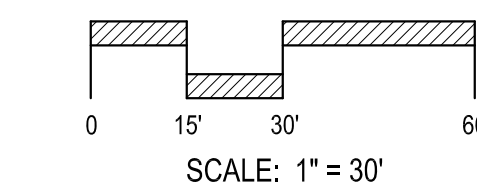
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED. THE
SIGNATURE MUST BE VERIFIED ON THE
ELECTRONIC DOCUMENTS. THE ABOVE NAMED
REGISTERED LANDSCAPE ARCHITECT SHALL BE
RESPONSIBLE FOR THIS SHEET IN ACCORDANCE
WITH RULE 61G10-11.011 F.A.C.

PROJECT NO: 19-054
CLIENT'S NO.: 19-0053 GMUER
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 26 NOV 2019
REVISIONS:

18 FEB 2020
5 MAR 2020

SCALE:



SHEET TITLE:

TREE REMOVAL AND
TREE CREDITS PLAN

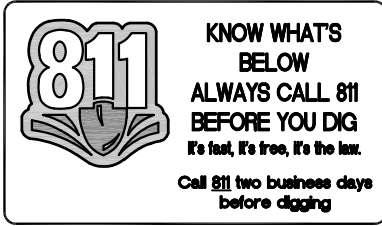
SHEET NUMBER:

L-101

PLOTDATE: 03/05/2020 2:17 PM USER: SARAH MCERNOTT
 FILENAME: C:\USERS\SARAH MCERNOTT\BOX\PROJECT\2019\19-054 SOUTHERN WRECKER - LP.DWG

LANDSCAPE NOTES

- PRE-DESIGN MEETING: IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
- EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
- VISIBILITY: NO TREE SHALL BE PLANTED WITHIN TEN FEET OF A FIRE HYDRANT OR UTILITY POLE, WITHIN 15 FEET OF A DRIVEWAY APRON, WITHIN 20 FEET OF A TRAFFIC SIGN, OR WITHIN 25 FEET OF AN INTERSECTION IN ORDER TO ENSURE ADEQUATE VISIBILITY.
- REMOVAL OF INVASIVE EXOTIC PLANTS: ALL VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS MOST RECENTLY AMENDED, SHALL BE REMOVED AT TIME OF DEVELOPMENT.
- PLANTING PREPARATION: REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTINGS.
- PRUNING: IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH—SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.
- PLANT MATERIAL, GENERAL: ALL PLANT MATERIAL TO COMPLY WITH 'FLORIDA #1' GRADE QUALITY STANDARD OR BETTER AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE 'FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS' AS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, PESTS, AND DEFECTS.
- PROPOSED TREES: PROPOSED CANOPY TREES SHALL BE A MINIMUM OF EIGHT FEET TALL WITH 2" MIN. CALIPER. PROPOSED UNDERSTORY TREES SHALL HAVE A CALIPER OF 1 1/2" INCHES.
- PROPOSED SHRUBS AND GROUNDCOVERS: PROPOSED SHRUBS SHALL BE 3-GALLON CONTAINER SIZE AND PROPOSED GROUNDCOVERS SHALL BE 1-GALLON MIN. CONTAINER SIZE.
- NEW TREE STAKING: IF NECESSARY TO MAINTAIN TREES PLUMB, TREES SHALL BE STAKED WITH BIODEGRADABLE STAKING MATERIALS.
- SOD: ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTINGS SHALL BE SODDED. SEE CIVIL PLANS FOR SODDING INFORMATION FOR STORMWATER FACILITIES. SOD SHALL BE SAND-GROWN, STRONGLY ROOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
- MULCH: THREE INCHES OF MULCH SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUNDCOVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINE STRAW MULCH FOR ALL PLANTING AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.
- IRRIGATION: IRRIGATION WILL BE PROVIDED BY HAND WATERING THROUGH THE PLANT ESTABLISHMENT PERIOD AS AN EFFICIENT, XERISCAPE IRRIGATION SOLUTION. ALL PLANTINGS AREA CONSIDERED FLORIDA FRIENDLY AND LOW WATER USE, AND AS SUCH, WILL NOT REQUIRE SUPPLEMENTAL IRRIGATION POST ESTABLISHMENT. LDR SECTION 6.2.2.D.7.B.vi.c. ALLOWS FOR A WATER SUPPLY WITHIN 50 FT. TO SERVE PROPOSED PLANTINGS TO SUPPLEMENT THROUGH ESTABLISHMENT. HOSE BIBS OR WATER SERVICE WILL BE PROVIDED WITHIN THIS PROXIMITY TO PROPOSED PLANTINGS.
- RESPONSIBILITY: THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES. TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSPECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL PLANT LIFE SHOWN ON A LANDSCAPE PLAN SHALL BE REPLACED IF IT DIES, IS SERIOUSLY DAMAGED, OR REMOVED.



FLORIDA FRIENDLY LANDSCAPING PRACTICES

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.C.8: Proposed design adheres to the nine principles of Florida Friendly Landscaping as follows.

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.d.7.b.ix. The amount of any required site or perimeter buffering landscaping may be reduced by 10% if the development area is completely (100%) landscaped using Florida Friendly practices and plant material as certified by a registered landscape architect. This project uses Florida Friendly plant material and qualifies for the 10% reduction - See calculation notes.

- Right Plant Right Place - Proposed plant materials are Florida-friendly species that are well adapted to the project's location. Plants are located outside of traffic and security view zones. Plants are also located outside of the required offset distances from underground and overhead utilities as per GRU requirements.
- Water Efficiently - See Note 13, Landscape Notes Above.
- Fertilize Appropriately - Reference 'maintenance recommendations' below.
- Mulch - Mulching is proposed for all planting areas. Mulch to be of a type per City of Alachua requirements. Reference planting details, notes, and below recommendations.
- Attract Wildlife - Proposed plants are either Florida native or Florida friendly species that offer habitat for wildlife cover and nesting. Some proposed species offer berries attractive to local bird species, and proposed Oaks and Elms attract birds, butterflies, and other species regarding blooms and seeds.
- Manage Yard Pests Responsibly- Proposed pest management will be per best management practices.
- Recycle Yard Waste - Yard waste will be disposed of as required within Alachua County and the City of Alachua.
- Reduce Stormwater Runoff - Stormwater management meets regulating agency requirements. See Civil plans.
- Protect the Waterfront - Wetland areas are protected as per Water Management Division and City of Alachua requirements. See Civil plans.

As a Registered Landscape Architect and as per the seal on this drawing sheet, I certify that the project meets the above Florida Friendly landscape best practices.

TREE CREDITS & TREE MITIGATION

Per City of Alachua ULDR, Article 6, Sec. 6.2.1.D, Tree Protection/Landscape/Xeriscape Standards

Use of Credits: Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of healthy existing native trees. No credit will be given for the preservation of trees on the nuisance tree list. Double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development. Tree credits can be used to comply with the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers.

TREE CREDITS	
See "Tree Removal and Tree Credits Plan" for Tree Credit Calculations	
Total Tree Credits Available	39
Total Tree Credits Used (only for site landscape, parking lot landscape and buffers, and perimeter buffers)	39
Remaining Credits	0

TREE MITIGATION: 50% mitigation trees to be canopy trees and 75% to be site specific species. Up to 25% of the trees required to meet site landscaping, parking lot landscaping, or perimeter buffer landscaping may be used to meet tree mitigation replacement trees.

MITIGATION		PROVIDED	
	Canopy Trees, count	Understory Trees, count	
Total Trees Required by Land Development Code (LDC)	24	19	
Only 25% of LDC Trees can be used towards Mitigation	6	4.75	
Total Mitigation Trees Provided/Allowed	6	4.75	
Total Mitigation Trees Provided by Canopy and Understory Trees	10.75		
Total Mitigation Trees Required - See Tree Removal and Credits Plan	2		
Difference (Surplus)	8.75		

SITE LANDSCAPE REQUIREMENTS

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.1, Landscape Standards (c.) Business Uses, Non-industrial

REQUIREMENTS, for sites larger than 1-acre =

- Canopy Trees, Primary/Street Facing Site Areas: (3) canopy trees per acre located on primary side.
- Canopy Trees, Side and Rear Site Areas: (2) canopy trees per acre located on sides and rear sides.
- Understory Trees, Entire Site: (6) ornamental/understory trees/acre, 50% planted in front of the bldg, and 25% planted on each side.
- Grassing, Entire Site: A combination of solid sod, seeding and sprigs to cover 100% of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.
- Building Facade: An additional (4) canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon. A row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.

PROVIDED = Total Area 3.3 AC

SITE LANDSCAPE REQUIREMENTS - BUSINESS USE

(c) Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories

	REQUIRED			PROVIDED	CREDITS USED
			10% FL FRIENDLY REDUCTION		
TOTAL PROJECT AREA	142483	3.3 AC			
SITE CANOPY TREE REQUIREMENTS					
FRONT = 3 CANOPY TREES /AC	10	TREES	CANOPY	9	16 0
REAR = 2 CANOPY TREES /AC	7	TREES	CANOPY	7	5 2
E SIDE = 2 CANOPY TREES /AC	7	TREES	CANOPY	7	2 5
W SIDE = 2 CANOPY TREES /AC	7	TREES	CANOPY	7	1 6
SITE UNDERSTORY TREE REQUIREMENTS					
TOTAL SITE UNDERSTORY = 6 UNDERSTORY TREES /AC	20	TREES	UNDERSTORY	18	
50% UNDERSTORY AT FRONT	10	TREES	UNDERSTORY	9	11 0
25% UNDERSTORY AT EAST SIDE	5	TREES	UNDERSTORY	5	3 2
25% UNDERSTORY WEST SIDE	5	TREES	UNDERSTORY	3	2 1
BUILDING FAÇADE TREE REQUIREMENTS					
FRONT = 4 CANOPY / 100 LF = 330 LF TOTAL FAÇADE	14	TREES	CANOPY	13	0 13
				TOTAL TREE CREDITS USED	29

TREE DIVERSITY REQUIREMENTS

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.8: Plantings

REQUIREMENTS =

- When fewer than (20) trees are required on a site, no more than 50% shall be of one type, OR
- When more than (20) but fewer than (40) trees are required , no more than 50% shall be of one single species, OR
- When (40) or more trees are required, no more than 50% of the required trees shall be of one single species.

TREE DIVERSITY	
Total Trees Required	43
50% of one species allowed	21
Most of one species	11

MAINTENANCE PRACTICES

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.7.B.vii. A maintenance schedule must be submitted addressing the following:

- Checking, adjusting, and repairing of the irrigation system
- Resetting of the irrigation schedule according to the season
- Remulching
- Fertilizing
- Weeding
- Pruning
- Mowing

PARKING LOT LANDSCAPE REQUIREMENTS

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.2, Parking Lot Landscaping

REQUIREMENTS =

- Offset: Allow for a 2½-foot bumper overhang from the face of the curb to new plantings.
- Parking Interior Areas: (1) canopy or understory tree/1,800 SF with (10) shrubs per island. Interior planting requirements shall be reduced by 50% when all parking bays within the parking lot area are located in the rear or side of the property.
- Parking Perimeter Buffer: Shall be a minimum of five feet, and an average of seven feet in width along the entire length of the perimeter of the parking lot. The width of the buffer may vary with a minimum width of five feet. Include (4) canopy trees for every 100 lineal feet, (2) understory/ornamental trees per 100 lineal feet, and a continuous, opaque screen of shrub material parallel to the parking lot area. The parking lot screen shall reach 36 inches in height within three years. Other landscaping materials provided to meet any other landscaping requirement may be considered a part of and count toward the requirement parking lot buffer if such materials are located within 30 feet of the parking lot area. For non-retail uses, up to 50 percent of the parking lot buffer on any single lot side may be replaced with a short fence or wall that is a minimum height of three feet.

PROVIDED =

PARKING INTERIOR					
LDC Sec. 6.2.2.D.2.a.					
AREA	REQUIRED			PROVIDED	
1 Tree/1800 SF of total parking lot and islands, every 11 sp	3960 SF	3	TREES	2	CANOPY 1
				TOTAL TREE CREDITS USED	
				1	

PARKING PERIMETER									
LDC Sec. 6.2.2.D.2.b.									
AREA		REQUIRED			PROVIDED				CREDITS USED
WEST	LF								
	4 canopy / 100 LF	90	CANOPY	4	1	TREES	CANOPY	3	
	2 understory/ 100 LF	90	UNDERSTORY	2	2	TREES	UNDERSTORY	0	
	Screening		CONTINUOUS HEDGE			CONTINUOUS HEDGE			
NORTH	LF								
	4 canopy / 100 LF	50	CANOPY	2	1	TREES	CANOPY	1	
	2 understory/ 100 LF	50	UNDERSTORY	1	1	TREES	UNDERSTORY	0	
	Screening		CONTINUOUS HEDGE			CONTINUOUS HEDGE			
TOTAL TREE CREDITS USED								4	

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.3, Perimeter Buffers

REQUIREMENTS =

- Use of existing trees credits: If an existing tree proposed to remain is being used as credit towards perimeter buffer, it must be located within the area designated for that perimeter buffer.
- Distribution of trees in buffer: Trees required for buffering shall be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered.
- Land uses that do not require buffers (Sec. 6.2.2.D.3.a.i.): Development located within the CSV, AG, CBD and PD districts shall not be required to provide a perimeter buffer in accordance with the requirements of this section.
- Vacant Adjacent Parcel (Sec. 6.2.2.D.3.d.i.): Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class Application.
- Existing Buffers (Sec. 6.2.2.D.3.d.ii.): Where a developing parcel is adjacent to an existing use, then the developing parcel shall provide the full buffer required adjacent to the existing use, unless a perimeter buffer meeting the standards of this section already exists on either lot.
- Existing Trees to Remain Credits (Sec. 6.2.2.D.4.): Canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers, of this section. Credits for the preservation of existing canopy or ornamental/understory trees will be based on the standards in Table 6.2-3, Credit for Existing Trees Preserved.

PROVIDED =

SITE PERIMETER BUFFERS							
LDC Sec. 6.2.2.D.3.							
AREA	REQUIRED BUFFER	REQ. WIDTH	REQUIRED TREES		FL FRIENDLY REDUCTION	PROVIDED	CREDITS USED
Front/North Side	No Buffer	0	CANOPY	0	0	0	0
Eastern side	A' Buffer	7.5'	CANOPY	8	8	8	0
			UNDERSTORY	8	8	8	0
Rear/South Side	A' Buffer	7.5'	CANOPY	3*	3	1	2
			UNDERSTORY	3*	3	0	3
West Side	No Buffer	0	CANOPY	0	0	0	0
TOTAL TREE CREDITS USED							5

* Adjacent to Vacant Parcel

ARTERIAL FRONTAGE SCREENING REQUIREMENTS

Per City of Alachua ULDR, Article 6, Sec. 6.2.3.E, Arterial Frontage

REQUIREMENTS = Arterial frontage shall be screened with a series of canopy and understory trees, shrubs and ground cover, as follows. The width of the paved driveways at the property lines shall not be counted towards the arterial frontage requirement.

- 4 canopy trees every 100 lineal feet of arterial frontage; and
- 3 understory/ornamental trees every 100 lineal feet of arterial frontage; and
- A continuous row of shrubs or groups of shrubs that forms an opaque screen for the entire length of arterial frontage
- 287 LF frontage

ARTERIAL BUFFER					
LDC Sec. 6.2.3.E.					
AREA	REQUIRED			PROVIDED	
FRONT/NORTH SIDE	LF				
	4 canopy / 100 LF	287	CANOPY	12	12
	3 understory/ 100 LF	287	UNDERSTORY	9	9
Screening		CONTINUOUS HEDGE		CONTINUOUS HEDGE	

MANLEY DESIGN

Landscape Architecture • Site Planning

Manley Design, LLC
 224 NW 2nd Avenue, Suite E
 Gainesville, Florida 32601
 (352) 363-7412
 Certificate of Authorization No. LC26000575

PROJECT NAME:

SOUTHERN WRECKER & RECOVERY

Alachua, FL

for
Southern Wrecker & Recovery, LLC

SEAL:

THIS DOCUMENT SET HAS BEEN DIGITALLY SIGNED AND SEALED BY:



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS. THE ABOVE NAMED REGISTERED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THIS SHEET IN ACCORDANCE WITH RULE 61G10-11.011 F.A.C.

PROJECT NO: 19-054
CLIENT'S NO.:
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 26 NOV 2019
REVISIONS:

18 FEB 2020
5 MAR 2020

SCALE:

AS SHOWN

SHEET TITLE:

LANDSCAPE NOTES AND CALCULATIONS

SHEET NUMBER:

L-102

PLOTDATE: 03/05/2020 3:09 PM USER: SARAH MCDERMOTT FILENAME: C:\USERS\SARAH MCDERMOTT\BOX\PROJECT\2019\19-054 SOUTHERN WRECKER - OWNER\04_PRODUCTION\02_SPR\2020-03-05_SPR_3\01_SHEETS\19-054 SOUTHERN WRECKER_LP.DWG

TECHNICAL SPECIFICATIONS - PLANTING, SECTION 329000

PART 1 - GENERAL

- 1.1 SUMMARY
 - A. PROVIDE ALL LABOR, EQUIPMENT AND INCIDENTALS REQUIRED TO RENDER ALL SERVICES REQUIRED TO SUCCESSFULLY INSTALL ALL TURF AND LANDSCAPE PROPOSED WITHIN THE PROJECT AREA AS DEFINED ON PLANS.
 - B. WORK WILL INCLUDE BUT IS NOT LIMITED TO PREPARATION, INSTALLATION, AND MAINTENANCE FOR PROPOSED TURF AND LANDSCAPE MATERIAL.
- 1.2 SUBMITTALS
 - A. PROVIDE TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ANY PLANTING ACTIVITIES. SUBMITTALS SHALL INCLUDE:
 1. A COPY OF CURRENT CERTIFICATE AS A CERTIFIED LANDSCAPE CONTRACTOR BY THE FLORIDA NURSERY, GROWERS, AND LANDSCAPE ASSOCIATION (FNGLA).
 2. A COPY OF CURRENT PEST CONTROL LICENSE (ROW, ORNAMENTAL AND/OR AQUATIC, IF APPROPRIATE)
 3. MANUFACTURER'S LABELS OR INFORMATION FOR ANY COMPONENTS INCORPORATED INTO THIS PROJECT, INCLUDING BUT NOT LIMITED TO FERTILIZERS, PESTICIDES, AND STAKING SYSTEMS.
 4. IF REGENERATED PALMS ARE PROPOSED WITHIN THE PROJECT, REPRESENTATIVE COLOR PHOTOGRAPHS OF "REGENERATED PALMS" SHALL BE PROVIDED BY THE CONTRACTOR AND SUBMITTED TO THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY. PHOTOS SHALL CLEARLY DEPICT THE FOLLOWING: CLEAR TRUNK HEIGHT; THE TRUNK DIAMETER MEASURED AT THE BASE; THE ROOT BALL MEASUREMENTS; REGENERATED ROOTS ON ALL SIDES OF THE ROOT BALL; AND THREE FULLY EXPANDED NEW FRONDS.
 5. IF IMPORTED FILL IS REQUIRED TO AUGMENT EXISTING CONDITIONS FOR PLANTING, PROVIDE IMPORTED FILL AS DESCRIBED WITHIN PRODUCTS SECTION. PROVIDE A SOIL ANALYSIS THROUGH THE UNIVERSITY OF FLORIDA EXTENSION SOIL TESTING LABORATORY FOR EACH FILL SOURCE AND INCLUDING INCLUDE A WRITTEN REPORT CONTAINING SOIL-AMENDMENT AND FERTILIZER RECOMMENDATIONS FOR EACH SOURCE.
 6. SCHEDULE OF VALUES: PRIOR TO THE COMMENCEMENT OF THE WORK, SUBMIT INSTALLED UNIT PRICES FOR ALL PLANT MATERIALS (MULCH SHALL BE INCLUDED IN THE INSTALLED UNIT PRICING) AND SODDING. THE SCHEDULE OF VALUES SHOULD EQUAL THE TOTAL CONTRACT PRICE FOR LANDSCAPE INSTALLATION.
 7. TYPEWRITTEN INSTRUCTIONS PROVIDING A MAINTENANCE SCHEDULE AND ALL MAINTENANCE OPERATIONS NECESSARY TO MAINTAIN THE PLANTINGS DURING AND FOLLOWING INSTALLATION, AS SPECIFIED BELOW.
 8. WRITTEN WARRANTIES AS SPECIFIED BELOW.
 9. RECORD DRAWINGS: FURNISH ONE SET OF RECORD DRAWINGS THAT CLEARLY SHOW ALL CHANGES MADE TO THE ORIGINAL CONTRACT DRAWINGS DURING THE COURSE OF THE WORK. DRAWINGS SHALL BE PROVIDED IN PDF FILE FORMAT AND TO BE FULLY LEGIBLE AND TO SCALE.
- 1.3 QUALITY CONTROL
 - B. ALL WORK SHALL BE PERFORMED BY A FNGLA CERTIFIED LANDSCAPE CONTRACTOR (FCLC) WHO HAS COMPLETED LANDSCAPE WORK SIMILAR IN SCOPE, MATERIAL, DESIGN, AND EXTENT TO THAT AS INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL TREE AND SHRUB ESTABLISHMENT. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN FCLC CERTIFICATION UNDER FNGLA.
 - C. PRUNING, IF REQUIRED, SHALL BE PERFORMED BY A CERTIFIED ARBORIST, AS CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).

ALL PLANT MATERIAL TO COMPLY WITH FLORIDA #1 GRADE QUALITY STANDARD AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.

 - D. UNSATISFACTORY OR DEFECTIVE MATERIAL MAY BE REJECTED AT ANY TIME, AND REJECTED MATERIAL SHALL BE REMOVED IMMEDIATELY FROM THE PROJECT SITE.
 - E. CONTRACTOR SHALL MAINTAIN AND EXPERIENCED, FULL-TIME SUPERVISOR ON THE PROJECT SITE DURING ALL PLANTING ACTIVITIES.
 - F. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS PROOF OF NON-AVAILABILITY OR EVIDENCE OF "EQUAL" STATUS IS DEMONSTRATED PRIOR TO ORDERING AND/OR INSTALLATION. CONTRACTOR TO SUBMIT A SUBSTITUTION REQUEST TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ORDERING, DELIVERY, OR INSTALLATION OF MATERIAL. THE SUBSTITUTION REQUEST SHALL IDENTIFY THE ISSUE WITH THE SPECIFIED MATERIAL AND PROPOSE ALTERNATIVE, EQUAL MATERIAL(S). INFORMATION TO BE PROVIDED REGARDING ALTERNATIVE MATERIALS SHALL INCLUDE SCIENTIFIC NAME, COMMON NAME, SIZE, AND SOURCE.
 - G. PACKAGE STANDARD PRODUCTS WITH MANUFACTURER'S CERTIFIED ANALYSIS OR ANALYSIS BY RECOGNIZED LABORATORY.

1.4 CONTRACTOR REQUIREMENTS

- A. PROVIDE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY FOR COMPLETION OF WORK AND MAINTENANCE.
- B. OBTAIN ALL NECESSARY PERMITS, LICENSES, AND NOTIFICATIONS AND PAY FEES NECESSARY FOR COMPLETION OF THE WORK.
- C. COMPLY WITH ALL APPLICABLE CODES.
- D. COORDINATE WITH OTHER TRADES WORKING ON THE PROJECT DURING PLANTING ACTIVITIES.
- E. COORDINATION SHALL OCCUR WITH OTHER CONTRACTORS OR PROJECTS OCCURRING OFF SITE IF NECESSARY.
- F. IDENTIFY AND VERIFY THE LOCATION OF ALL UTILITIES WITHIN PROPOSED PLANTING AREAS; CONTRACTOR TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AS REQUIRED BY CHAPTER 556 OF FLORIDA STATUTES PRIOR TO ANY EXCAVATION OR PLANTING ACTIVITIES.
- G. PROVIDE SAFE STORAGE FOR ALL EQUIPMENT AND MATERIALS. STORAGE OF SUCH ITEMS IS AT THE CONTRACTOR'S RISK.
- H. REPAIR, AT NO COST TO THE OWNER, ANY DAMAGE OCCURRING DUE TO CONTRACTOR NEGLIGENCE TO EXISTING UTILITIES, STRUCTURES, FURNISHINGS, HARDSCAPE, LANDSCAPE, OR OTHER ELEMENTS TO REMAIN. ANY DAMAGED WORK SHALL BE REPAIRED AS PER PLANS, OTHER SPECIFICATIONS SECTIONS, OR AS INSTRUCTED BY THE OWNER'S REPRESENTATIVE.
- I. MAINTENANCE DURING INSTALLATION AND UNTIL FINAL ACCEPTANCE.

1.5 WARRANTY

- A. EXISTING LANDSCAPE AND VEGETATION
 1. ALL EXISTING LANDSCAPE AND TURF TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES.
- B. NEW PLANTS
 1. WARRANTY SHRUBS AND GROUNDCOVER FOR A PERIOD OF TWELVE (12) MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR THAT WHICH IS A RESULT OF NEGLIGENCE BY OWNER, ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.
 2. REMOVE AND REPLACE ANY LANDSCAPE MATERIAL FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD.
- B. NEW SOD:
 1. WARRANTY ALL GRASS FOR A PERIOD OF SIX (6) MONTHS AFTER SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR THE UNUSUAL PHENOMENA OR INCIDENTS, WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.
 2. REMOVE AND REPLACE ALL TURF FOUND TO BE DEAD OR IN AN UNHEALTHY CONDITION DURING WARRANTY PERIOD AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- C. REPAIR GRADES, LAWN AREAS, PAVING, AND ANY OTHER DAMAGE RESULTING FROM REPLACEMENT PLANTING OPERATIONS, AT NO ADDITIONAL COST TO OWNER.
- D. IF ANY PLANTS ARE REPLACED DURING THE WARRANTY PERIOD, THEN THE REPLACEMENT MATERIAL SHALL ALSO BE WARRANTED FOR THE SAME PERIOD AS LISTED FOR NEW MATERIAL, ABOVE. FROM THE DATE OF REPLACEMENT. ONLY ONE REPLACEMENT WILL BE REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.
- E. A FINAL INSPECTION WILL BE MADE AT THE END OF THE WARRANTY PERIOD TO DETERMINE ACCEPTANCE OR REJECTION; THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER, IN WRITING, THIRTY (30) DAYS PRIOR TO THE END OF THE WARRANTY PERIOD, AT WHICH TIME THE OWNER HAS THE OPTION TO PERFORM AN END OF WARRANTY INSPECTION. FAILURE TO NOTIFY THE OWNER OF THE END DATE OF THE WARRANTY PERIOD SHALL CAUSE THE WARRANTY PERIOD TO EXTEND UNTIL SUCH TIME AS THE CONTRACTOR GIVES THE OWNER THE REQUIRED 30 DAYS' NOTICE.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT SITE.
- B. SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING OF ROLLED STRIPS.
- C. PLANTS: DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY; IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET PLANTS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME. HANDLE PLANT MATERIALS BY ROOTBALL.

PART 1 - GENERAL, CONT

- 1.7 PROJECT CONDITIONS
 - A. COORDINATE AND COOPERATE WITH OTHER TRADES TO ENABLE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.
 - B. IF WEATHER CONDITIONS DETRIMENTAL TO PLANTING ARE ENCOUNTERED OR ANTICIPATED, NOTIFY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING. PLANTING SHALL NOT OCCUR DURING PERIODS OF OR WITHIN 48 HOURS OF PREDICTED TEMPERATURES LESS THAN 32 F.
 - C. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED OR ANTICIPATED, INCLUDING BUT NOT LIMITED TO LIMESTONE, ROAD BASE, RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OBSTRUCTIONS, OR TOXIC MATERIALS, NOTIFY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - D. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
 - E. DETERMINE LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL, 811. PERFORM WORK IN A MANNER THAT AVOIDS POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED.

PART 2 - PRODUCTS

- 2.1 FILL
 - A. IF REQUIRED TO AUGMENT EXISTING SOILS FOR LANDSCAPE AND TURF INSTALLATION, PROVIDE NEW, DEEP FILL MATERIAL AS PER USDA STANDARD TEXTURES AND THAT IS TAKEN FROM WELL-DRAINING LOCAL SOURCES WITH SIMILAR SOIL TYPES AS FOUND AT THE PROJECT SITE.
 - B. FILL TO BE SUITABLE FOR PLANT GROWTH, FRIABLE, AND FREE OF CLAY LUMPS, BRUSH, WEEDS, SEEDS, ROOTS, STUMPS, STONES, ORGANIC MUCK, HARD PAN CLAY, LITTER AND CONSTRUCTION DEBRIS INCLUDING LIMEROCK OR PAVING BASE MATERIAL, ASPHALT, AND CONCRETE, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH
 - C. FILL TO BE OF PH 5-6.5.
- 2.2 MULCH
 - A. MULCH SHALL BE PINE STRAW, FREE OF BRANCHES, CONES, AND DEBRIS.
- 2.3 COMMERCIAL FERTILIZER
 - A. SHRUBS AND GROUNDCOVERS: UTILIZE A ROOT STARTER OR EQUIVALENT SLOW RELEASE FERTILIZER TO ENCOURAGE ROOT GROWTH. APPLY AT MANUFACTURER'S RECOMMENDED RATE. ROOT STARTER SHALL BE A COMPLETE, SLOW RELEASE FERTILIZER WITH ORGANIC NITROGEN AND CONTAIN THE FOLLOWING PERCENTAGES OF AVAILABLE PLANT NUTRIENTS:
 1. BETWEEN 5-6% TOTAL NITROGEN (N) CONSISTING OF 3.5-4.5% WATER INSOLUBLE/SLOW RELEASE NITROGEN AND 1.5% WATER SOLUBLE NITROGEN
 2. BETWEEN 1-2% PHOSPHATE (P2O5)
 3. BETWEEN 0.5-3% POTASH/POTASSIUM (K)
 - A. PALMS: FERTILIZE WITH AN 8N - 2P205 - 12K20 + 4MG WITH MICRONUTRIENTS. 100% OF N, K, AND MG SHALL BE IN SLOW RELEASE FORM AND MICRONUTRIENTS SHALL BE IN SULFATE OR CHELATE (FE ONLY) FORM. 5.60 UNITS OF SLOW RELEASE NITROGEN SHALL BE POLYMER COATED. 5.60 - 8.40 UNITS OF SLOW RELEASE POTASH SHALL BE POLYMER COATED. SLOW RELEASE MG SHALL BE PRILLED (GRANULAR) KESERITE. FERTILIZER SHALL CONTAIN APPROXIMATELY 1.5 - 2% MN AND FE (0.1 - 0.2% FOR FE IF CHELATED), PLUS TRACE AMOUNTS OF B (0.15%), ZN (0.15%), AND CU (0.05%).
 - B. TURF: PROVIDE FERTILIZER WITH NOT LESS THAN SIXTEEN (16) PERCENT TOTAL NITROGEN, FOUR (4) PERCENT AVAILABLE PHOSPHORIC ACID AND EIGHT (8) PERCENT SOLUBLE POTASH. APPLY AT MANUFACTURER'S RECOMMENDED RATE.

2.4 PLANT MATERIALS

- A. PROVIDE SHRUBS AND GROUNDCOVERS OF SIZE, GENUS, SPECIES, AND VARIETY AS SHOWN IN THE PLANT SCHEDULE FOR LANDSCAPE WORK THAT CONFORM TO FLORIDA NO. 1 QUALITY STANDARDS.
- B. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- C. LANDSCAPE MATERIAL SHALL BE CONTAINER GROWN MATERIAL UNLESS OTHERWISE SPECIFIED OR UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
- 2.5 SOD
 - A. PROVIDE SAND-GROWN ONLY, STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES, AND MACHINE CUT TO PAD THICKNESS OF 3/4 INCH (PLUS OR MINUS 1/4 INCH), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. SOD SHALL BE VIABLE AND NOT DORMANT.
 - B. PROVIDE SOD OF UNIFORM PAD SIZES WITH A MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON UPPER 10 PERCENT OF PAD WILL BE REJECTED.
 - C. STABILIZING NETTING OR OTHER SYNTHETIC MATERIALS WITHIN SOD SHALL BE PROHIBITED.
 - D. SOD TO BE AS LISTED WITHIN THE PLANT SCHEDULE.
 - E. REFER TO CIVIL PLANS FOR SOD TYPE AND INSTALLATION METHODS WITHIN STORMWATER FACILITIES.

2.6 WEED PRE-EMERGENT HERBICIDE

- A. APPLY IRON STAR G' PRE-EMERGENT HERBICIDE, OR APPROVED EQUAL IN PLANTING AREAS. REVIEW AND GAIN APPROVAL FROM OWNER PRIOR TO APPLICATION.

PART 3 - EXECUTION

- 3.1 PREPARATION
 - A. CONDUCT A PRE-CONSTRUCTION CONFERENCE ON SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. DISCUSS PROPOSED ACTIVITIES, REVIEW PROPOSED PLANTING AREAS, AND CONFIRM PROPOSED SCHEDULE OF WORK. PROVIDE ONE WEEK'S NOTICE OF PROPOSED CONFERENCE.
 - B. ENSURE ALL ASPHALT, LIMEROCK, AND OTHER CONSTRUCTION DEBRIS ARE REMOVED FROM AREAS OF PROPOSED PLANTING OR SODDING TO A MINIMUM DEPTH OF THREE FEET PRIOR TO INSTALLATION.
 - C. CLEAN EXISTING SOIL OF ROOTS, PLANTS, SODS, STONES, CLAY, LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
 - D. PLANTING DEPTH OF SOIL SHALL BE A MINIMUM OF THREE (3) FEET. IF FILL MUST BE ADDED, IT SHALL CONFORM TO THE REQUIREMENTS LISTED ABOVE.
 - E. GAIN APPROVAL FROM OWNER FOR REMOVAL OF EXISTING GRASS, VEGETATION, AND TURF BY METHODS OTHER THAN HAND REMOVAL. IF APPROVED, ADHERE TO THE FOLLOWING REGARDING PREPARATION OF AREAS WITH UNCHANGED GRADE OR AREAS THAT HAVE NOT BEEN ALTERED BY CONSTRUCTION ACTIVITIES: REMOVE EXISTING GRASS, VEGETATION, AND TURF BY SPRAYING WITH "ROUND-UP" OR OTHER APPROPRIATE HERBICIDE AND PERFORM ADDITIONAL SPRAY TREATMENTS AS NEEDED TO ENSURE A COMPLETE KILL. REMOVE AND DISPOSE OF RESULTING DEAD VEGETATION AND TURF. DO NOT TURN RESULTING DEAD VEGETATION OR TURF OVER INTO SOIL. REPEAT IF NECESSARY TO REMOVE EXISTING VEGETATION.
 - F. FOR TURF AREAS INDICATED FOR RENOVATION, MECHANICALLY CUT OUT AREAS OF FAILING TURF AND CREATE A CLEAN EDGE FOR NEW SOD INSTALLATION.
 - G. FINE GRADE PROPOSED PLANTING AND SOD AREAS TO SMOOTH, EVEN SURFACES WITH LOOSE, UNIFORMLY FINE TEXTURE AND FREE OF LUMPS, CLODS, STONES, ROOTS, AND OTHER EXTRANEOUS MATTER. ROLL, RAKE, AND DRAG AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES.
 - H. ALLOW FOR SOD THICKNESS IN AREAS TO BE SODDED SUCH THAT INSTALLED SOD MEETS FINISHED GRADES.
- 3.2 TREE BARRIERS AND EXISTING TREE PROTECTION
 - A. REFER TO NOTES ON DEMOLITION PLANS OR LANDSCAPE PLANS REGARDING TREE PROTECTION AND TREE PROTECTION BARRIERS.
 - B. MINIMIZE IMPACTS ON EXISTING TREE ROOTS AS MUCH AS POSSIBLE. AVOID TREE ROOT PLATE AREAS AS DEFINED BY PERMITTING AGENCIES.
 - C. ALL ROOTS OF TREES TO REMAIN THAT ARE IMMEDIATELY ADJACENT TO EXTENSIVE EXCAVATION AND ARE 1" DIAMETER OR OVER SHALL BE HAND CUT. EXPOSE ROOTS BY HAND DIGGING, HAND CUT OR SAW CLEANLY, AND IMMEDIATELY COVER WITH SOIL. DO NOT ALLOW CUT ROOTS TO DRY OUT.
 - D. SUPPLEMENTAL IRRIGATION IS REQUIRED FOR TREES THAT HAVE UNDERGONE ROOT PRUNING. PROVIDE SUPPLEMENTAL IRRIGATION IMMEDIATELY FOLLOWING PRUNING AND CONTINUE THROUGH CONSTRUCTION.

PART 3 - EXECUTION, CONT

- 3.3 PLANTING TREES, SHRUBS, AND GROUNDCOVERS
 - A. PLANT SHRUBS AND GROUNDCOVER AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS UNLESS OTHERWISE AUTHORIZED BY LANDSCAPE ARCHITECT. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER INSTALLATION OF LAWNS, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE CAUSED BY LANDSCAPE INSTALLATION.
 - B. LAY OUT INDIVIDUAL SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. TRIANGLE SPACING SHALL BE USED FOR SHRUBS AND GROUNDCOVERS UNLESS OTHERWISE SPECIFIED IN PLANS OR BY LANDSCAPE ARCHITECT. OUTLINE AREAS AND SECURE LANDSCAPE ARCHITECT'S OR OWNER REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE REQUIRED.
 - C. EXCAVATE PITS, BEDS, AND TRENCHES SUCH THAT PITS ARE AS DEEP AS THE PLANT'S ROOTBALL AND 1.5 TIMES THE DIAMETER OF THE ROOTBALL. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. SCARIFY SIDES OF PIT.
 - D. FILL EXCAVATIONS FOR SHRUBS WITH WATER AND ALLOW WATER TO PERCOLATE OUT PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING IF PITS DO NOT DRAIN PRIOR TO PLANTING.
 - E. REMOVE PLANT MATERIAL FROM CONTAINER. LIFT TREES BY THE ROOTBALL AND NOT BY THE TRUNK. SET PLANT MATERIAL STOCK IN CENTER OF PIT OR TRENCH WITH TOP OF BALL AT 1'-2" ABOVE ADJACENT FINISH LANDSCAPE GRADES.
 - F. REMOVE ANY SYNTHETIC OR STRAPPING MATERIAL PRIOR TO SETTING PLANT MATERIAL INTO PLANTING PIT OR TRENCH.
 - G. ENSURE PLANT MATERIAL IS PLUMB.
 - H. PLACE BACKFILL AROUND BASE AND SIDES OF BALL AND WORK IN EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. ENSURE ROOTBALL REMAINS 1'-2" ABOVE ADJACENT FINISH GRADE. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
 - I. DISH TOP OF BACKFILL FOR TREES AND PALMS TO ALLOW FOR MULCHING.
 - J. ALL PLANT MATERIAL SHALL BE FERTILIZED AT THE TIME OF PLANTING. MIX OR APPLY FERTILIZER JUST INSIDE OF PLANT FOLIAGE/DRIPLINE. DO NOT APPLY FERTILIZER DIRECTLY ON STEMS OR EXPOSED ROOTS OF MATERIAL. MIX SPECIFIED FERTILIZERS WITH EXISTING SOIL AT RATES SPECIFIED BY THE MANUFACTURER. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN THREE (3) DAYS.
 - K. APPLY PRE-EMERGENT HERBICIDE, IF APPROVED BY OWNER, AND AS PER MANUFACTURER'S SPECIFICATIONS.
 - L. MULCH PITS, TRENCHES, AND PLANTED AREAS. PROVIDE A THREE (3) INCH THICKNESS OF MULCH AND WORK ONTO TOP OF BACKFILL. THE FINISH LEVEL OF MULCH SHOULD MEET ADJACENT FINISH GRADES. MULCH AREAS BETWEEN GROUNDCOVER PLANTS.
 - M. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS.
 - N. GUY AND STAKE TREES IMMEDIATELY AFTER PLANTING AS NEEDED.
- 3.4 SODDING NEW LAWNS
 - A. ENSURE GRADE IS SMOOTH AND EVEN WITH A LOOSE, UNIFORM TEXTURE. ROLL, RAKE AND DRAG PROPOSED LAWN AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES AND PROVIDE AN EVEN SURFACE FOR SOD INSTALLATION.
 - B. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING.
 - C. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
 - D. APPLY SPECIFIED COMMERCIAL FERTILIZER AT RATES SPECIFIED AND THOROUGHLY MIX INTO UPPER TWO INCHES OF SOIL IN AREAS OF PROPOSED SOD. DELAY APPLICATION OF FERTILIZER IF LAWN PLANTING WILL NOT FOLLOW WITHIN A FEW DAYS.
 - E. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. TAP SOD FIRMLY IN PLACE ONCE LAID.
 - F. ANCHOR SOD ON SLOPES GREATER THAN 3:1 WITH WOOD PEGS TO PREVENT SLIPPAGE, IF NEEDED.
 - G. AVOID DAMAGE TO SUBGRADE OR SOD DUE TO INSTALLATION ACTIVITIES.
 - H. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

3.5 CLEANUP

- A. MAINTAIN WORK AREAS IN AN ORDERLY CONDITION. KEEP PAVEMENTS AND ADJACENT SITE AREAS CLEAN. REMOVE ALL POTS, LITTER, TOOLS, EQUIPMENT, AND EXTRANEOUS SOIL, SOD, OR MATERIALS AT THE END OF EACH WORK DAY. STORE MATERIALS AND EQUIPMENT WHERE DIRECTED. DISPOSE OF MATERIALS AS DIRECTED.
- 3.6 NEW PLANT PROTECTION
 - A. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DURING CONSTRUCTION. MAINTAIN PROTECTION DURING INSTALLATION AND THROUGHOUT THE MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.
 - B. TREES WHICH ARE TO REMAIN IN THE CONSTRUCTION AREA SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
 - C. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN THE DRIP LINE OF EXISTING OR NEWLY PLANTED TREES. REMOVE INTERFERING BRANCHES WITHOUT INJURY TO TRUNKS.
- 3.7 MAINTENANCE
 - A. MAINTENANCE ACTIVITIES SHALL INCLUDE THE FOLLOWING ACTIVITIES DURING CONSTRUCTION AND UNTIL FINAL ACCEPTANCE:
 1. WEEDING: MAINTAIN PLANTINGS AND TURF AS WEED FREE.
 2. MULCHING: MAINTAIN MULCH AT TREES, PALMS, AND WITHIN PLANTING BEDS AT A 3" DEPTH.
 3. PEST CONTROL: SPRAY AS REQUIRED TO KEEP PLANTINGS AND TURF FREE OF INSECTS AND DISEASE.
 4. MOWING: MOW TURF AREAS AS NEEDED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 5. REPLACEMENT: REPLACE PLANTS OR SOD AREAS THAT ARE IN POOR CONDITION.
 6. LITTER REMOVAL: REMOVE LITTER AND DEBRIS FROM LANDSCAPE AND TURF AREAS.
 7. RESTORE PLANTING SAUCERS OF TREES AND SHRUBS.
 8. TIGHTEN AND REPAIR STAKE AND GUY WIRE SUPPORTS, IF PRESENT, AND RESET TREES AND SHRUBS TO PROPER GRADES OF VERTICAL POSITION AS REQUIRED.
 9. REMOVE ALL TREE STAKING, IF PRESENT, WITHIN ONE YEAR AFTER PLANTING.

3.8 REPLACEMENT OF EXISTING LANDSCAPE DAMAGED DURING PROJECT

- A. ANY EXISTING VEGETATION, INCLUDING TREES AND SHRUBS, DAMAGED OR DESTROYED SHALL BE REPLACED OR MITIGATED BY THE CONTRACTOR WITH LIKE SPECIES OR ANOTHER SPECIES APPROVED BY THE OWNER'S REPRESENTATIVE. ANY AREA OF VEGETATION THAT IS DAMAGED DURING CONSTRUCTION WILL BE RESTORED TO ITS ORIGINAL STATE WITHIN 72 HOURS OF THE COMPLETION OF THE ASSOCIATED CONSTRUCTION WORK.
- B. IF REMOVAL OF AN EXISTING TREE REQUIRES MITIGATION, THE CONTRACTOR SHALL BE HELD LIABLE FOR THE COMPLETE COST, INCLUDING BUT NOT LIMITED TO TREE REPLACEMENT COSTS AND PAYMENTS REQUIRED TO PERMITTING AGENCIES.
- C. TREE REPLACEMENT SPECIES AND PROCEDURES SHALL BE DISCUSSED WITH AND APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF ACTIVITIES.
- 3.9 INSPECTION AND ACCEPTANCE
 - A. WHEN ALL LANDSCAPE WORK IS SUBSTANTIALLY COMPLETE, THE LANDSCAPE ARCHITECT WILL, UPON REQUEST, MAKE A SUBSTANTIAL COMPLETION INSPECTION TO DETERMINE ACCEPTABILITY AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE LANDSCAPE ARCHITECT WILL PRODUCE A WRITTEN PUNCH LIST FOR THE CONTRACTOR AND OWNER'S REPRESENTATIVE TO IDENTIFY ITEMS THAT SHALL BE ADDRESSED PRIOR TO FINAL ACCEPTANCE.
 - B. ONCE ITEMS OF THE PUNCH LIST ARE ADDRESSED, THE LANDSCAPE ARCHITECT WILL CONDUCT A FINAL COMPLETION INSPECTION. IF NECESSARY, THE LANDSCAPE ARCHITECT WILL PRODUCE A FINAL PUNCH LIST FOR THE CONTRACTOR AND OWNER'S REPRESENTATIVE TO IDENTIFY ITEMS TO BE ADDRESSED PRIOR TO FINAL ACCEPTANCE.
 - C. FINAL ACCEPTANCE WILL NOT BE ISSUED UNTIL ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND ACCEPTED BY THE OWNER AND ALL SUBMITTALS HAVE BEEN MADE.
 - D. WORK MAY BE INSPECTED FOR ACCEPTANCE IN PORTIONS AS PHASES OF INSTALLATION ARE COMPLETED AND AS AGREEABLE TO THE LANDSCAPE ARCHITECT, PROVIDED EACH PORTION OF WORK OFFERED FOR INSPECTION IS SUBSTANTIALLY COMPLETE.

END OF SECTION

Manley Design, LLC
 224 NW 2nd Avenue, Suite E
 Gainesville, Florida 32601
 (352) 363-7412
 Certificate of Authorization No. LC26000575

PROJECT NAME:

SOUTHERN
 WRECKER &
 RECOVERY

Alachua, FL

for
 Southern Wrecker &
 Recovery, LLC

SEAL:

THIS DOCUMENT SET HAS BEEN DIGITALLY
 SIGNED AND SEALED BY:



PRINTED COPIES OF THIS DOCUMENT ARE NOT
 CONSIDERED SIGNED AND SEALED. THE
 SIGNATURE MUST BE VERIFIED ON THE
 ELECTRONIC DOCUMENTS. THE ABOVE NAMED
 REGISTERED LANDSCAPE ARCHITECT SHALL BE
 RESPONSIBLE FOR THIS SHEET IN ACCORDANCE
 WITH RULE 61G10-11.011 F.A.C.

PROJECT NO: 19-054
 CLIENT'S NO:
 ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 26 NOV 2019
 REVISIONS:

18 FEB 2020
 5 MAR 2020

SCALE:

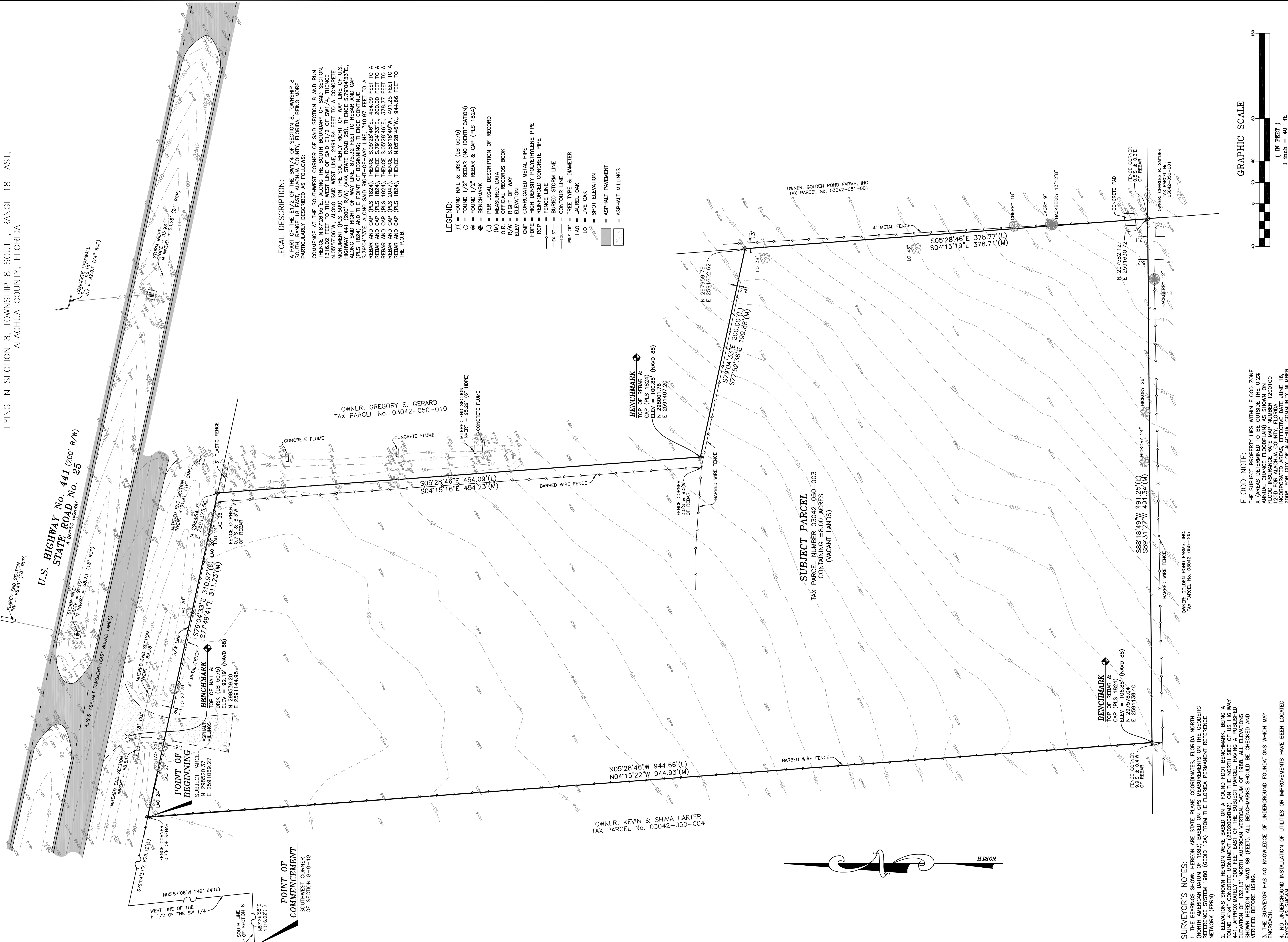
SHEET TITLE:

LANDSCAPE
 TECHNICAL
 SPECIFICATIONS

SHEET NUMBER:

BOUNDARY and TOPOGRAPHIC SURVEY

LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA



LEGAL DESCRIPTION:

A PART OF THE E1/2 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8 AND RUN THENCE S79°04'33"E 241.84' (L) TO A CONCRETE MONUMENT (PLS 509) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (200' R/W) (AIA STATE ROAD 25), THENCE S79°04'33"E 110.00' (L) TO A CONCRETE MONUMENT (PLS 1824) AND THE POINT OF BEGINNING; THENCE CONTINUE S79°04'33"E ALONG SAID RIGHT-OF-WAY LINE, 310.97 FEET TO A REBAR AND CAP (PLS 1824), THENCE S05°28'46"E 454.09 FEET TO A REBAR AND CAP (PLS 1824), THENCE S05°28'46"E 454.23' (M) TO A REBAR AND CAP (PLS 1824), THENCE S88°18'49"W 491.25 FEET TO A REBAR AND CAP (PLS 1824), THENCE N05°28'46"W 944.66 FEET TO THE P.O.B.

LEGEND:

- X = FOUND NAIL & DISK (LB 5075)
- O = FOUND REBAR (NO IDENTIFICATION)
- = FOUND 1/2" REBAR & CAP (PLS 1824)
- ◆ = BENCHMARK
- (L) = PER LEGAL DESCRIPTION OF RECORD
- (M) = MEASURED DATA
- O.R. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- ELEV = ELEVATION
- OMP = CORRUGATED METAL PIPE
- HDPE = HIGH DENSITY POLYETHYLENE PIPE
- RCP = REINFORCED CONCRETE PIPE
- 18" — = FENCE USED FOR IDENTIFICATION
- 30" — = BURIED STORM LINE
- 36" — = CONTOUR LINE
- 36" — = TREE TYPE & DIAMETER
- LAO = LAUREL OAK
- LO = LIVE OAK
- 100' — = SPOT ELEVATION
- 100' — = ASPHALT PAVEMENT
- 100' — = ASPHALT MILLINGS

- SURVEYOR'S NOTES:
1. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
 2. ELEVATIONS SHOWN HEREIN WERE BASED ON A FOUND FDOT BENCHMARK, BEING A FOUND 4"x4" CONCRETE MONUMENT (2602009BM2) ON THE NORTH SIDE OF US HIGHWAY 441, APPROXIMATELY 1900 FEET EAST OF THE SUBJECT PARCEL, HAVING A PUBLISHED ELEVATION OF 100.85' (NAVD 83). ALL BENCHMARKS SHOULD BE CHECKED AND VERIFIED BEFORE USING.
 3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
 4. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 5. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.
 6. ALL TREES 8" AND LARGER, AS MEASURED AT CHEST HEIGHT, ON THE SUBJECT PARCEL ARE SHOWN HEREIN.

FLOOD NOTE:
THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD FLOODPLAIN. THE FLOOD INSURANCE RATE MAP NUMBER 1200100 1200 FOR ALACHUA COUNTY, FLORIDA, SHOWS THE SUBJECT PROPERTY AS BEING IN FLOOD ZONE 1A. THE FLOOD INSURANCE RATE MAP NUMBER 1200100 1200 FOR ALACHUA COUNTY, FLORIDA, SHOWS THE SUBJECT PROPERTY AS BEING IN FLOOD ZONE 1A. THE FLOOD INSURANCE RATE MAP NUMBER 1200100 1200 FOR ALACHUA COUNTY, FLORIDA, SHOWS THE SUBJECT PROPERTY AS BEING IN FLOOD ZONE 1A.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF THE SURVEYOR. THIS MAP IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA SURVEYING BOARD, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA, AND CHAPTER 461, F.S., FLORIDA ADMINISTRATIVE CODE.	LEIGH ANN FLOWERS PROFESSIONAL SURVEYOR & MAPPER FLA LICENSE NO. 6602	CERTIFIED TO: SOUTHERN WRECKER GUMIER ENGINEERING	FIELD BOOK - SEE FOLDER DRAFTED: LAF CHECKED: LAF SURVEY DATE: 7/30/19	JOB NUMBER: 19-185 SHEET 1 OF 1

REVISED 12/4/19 - ADDED TOPO OF MEDIAN

CODE COMPLIANCE DATA

OCCUPANCY CLASSIFICATION: Business Group "B" / Storage Group "S-1"
FBC CONSTRUCTION TYPE: Type II-B (non-combustible, unprotected)
FIRE RESISTANCE RATINGS:
STRUCTURAL FRAME: 0 Hour Rated
BEARING WALLS: 0 Hour Rated
NON-BEARING WALLS & PARTITIONS:
EXTERIOR - 0 Hour Rated (min 10 ft separation)
INTERIOR - 0 Hour Rated
CORRIDORS - 0 Hour Rated
FLOOR: 0 Hour Rated
ROOF: 0 Hour Rated
STAIR & SHAFT WALLS: Not Applicable
Fire Area Separation: the Maintenance Bays and Offices are separated with a 3-hour fire rated wall to define a fire area of less than 5,000 sf

FIRE SUPPRESSION: SPRINKLERS: Building is NOT Sprinklered
HAZARD CLASSIFICATION: Moderate Hazard
FIRE EXTINGUISHERS: 75' Max Travel Distance and adjacent to combustible liquid storage
10 lb, Type ABC Extinguishers

- SPECIAL OCCUPANCY REQUIREMENTS: Repair Garages
- Mechanical ventilation required with controls at entrance (FBC 406.8.2)
 - Noncombustible & nonabsorbent floor material required (FBC 406.8.3)
 - Heating equipment is required (FBC 406.8.4)
 - Non-odorized gas is not used in this garage (406.8.5 is not applicable)
 - Automatic sprinkler system is not required (406.8.6 is not applicable since building is single story with no basement and fire area is less than 5,000 sf – per 903.2.9.1), 3-hour fire rated wall provided between maintenance bays and offices to define the fire area as 4,000 sf (707.3.10)
 - No bulk storage of tires occurs (less than max allowed per 903.2.9.2)
 - Stored amount of Motor oil (Class III-B combustible liquid) is 255 gallons, less that the max allowed per Table 307.1 (1)

BUILDING HEIGHT & AREA:		ALLOWABLE	ACTUAL PROVIDED
Stories		3 Stories	1 Story
Height		75 ft	24 ft
Area		52,500 SF	5,980 sf (Not Sprinklered)

OCCUPANT LOAD:	FUNCTION	OCC GROUP	BLDG AREA	OCC FACTOR	OCC LOAD
	Offices	B	1,980sf	100/sf	20
	Maintenance	S-1	4,000sf	200/sf	20
	Total Building		5,980sf		40

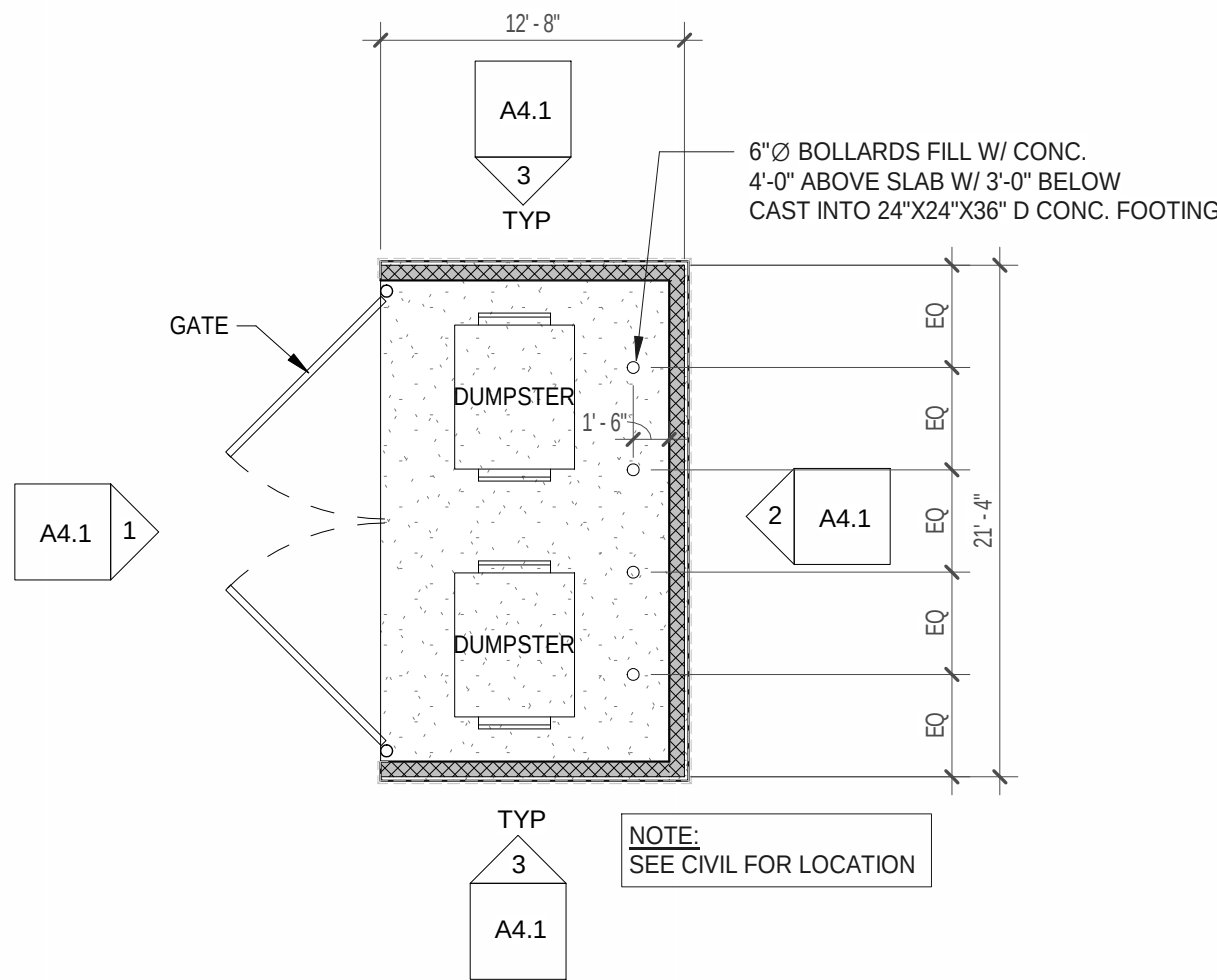
EGRESS DISTANCES:	ALLOWABLE	ACTUAL PROVIDED
Travel Distance =	200 ft	68 ft
Common Path =	100 ft	68 ft
Dead End Corridor =	20 ft	20 ft

EXITS:
Exit Width = 40 Occupants x 0.2 in = 8 in Required
4 Exits Provided x 33 in each = 132 in Provided
Corridor Width = Min 44 in Required, 60 in Provided
FBC Table 1006.3.2: Only 1 Exit Required where Occupant Load is less than 49 for Group B, and less than 29 for Group S

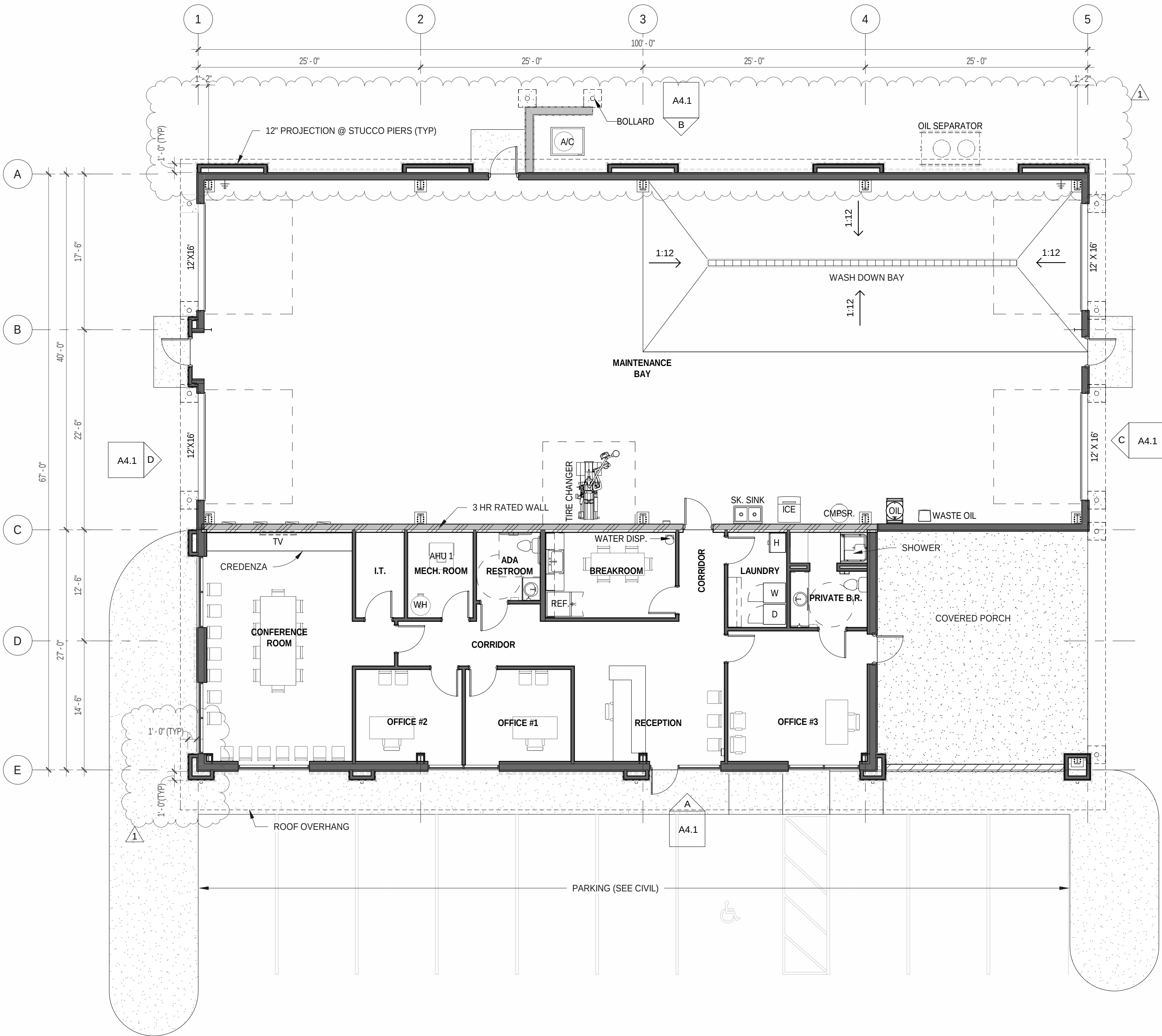
PLUMBING FIXTURES:	OCC	WC	LAV	DF	SERV SK
B		1 per 25	1 per 40	1 per 100	1
S-1		1 per 100	1 per 100	1 per 1,000	1
		2 Provided	2 Provided	1 Provided	1 Provided

Top loading water dispenser is provided to meet requirement for a drinking fountain

APPLICABLE CODES:
Florida Building Code (FBC) – 2017 (6th Edition)
Florida Accessibility Code for Building Construction – 2017 (6th Edition)
Florida Fire Prevention Code – 2017 (6th Edition)
Florida Plumbing Code – 2017
Florida Mechanical Code – 2017
Florida Fuel-Gas Code – 2017
National Electric Code, NFPA 70 – 2017
Life Safety Code (LSC), NFPA 101 – 2018



B
A0.1
DUMPSTER ENCLOSURE FLOOR PLAN
1/8" = 1'-0"



A
A0.1
FLOOR PLAN
1/8" = 1'-0"



2504 NW 71st Place
Gainesville FL 32653
Tel: (352) 371-1417

2926 Edison Avenue
Jacksonville, FL 32254
Tel: (904) 288-6060



SOUTHERN WRECKER
SOUTHERN WRECKER & RECOVERY
ALACHUA, FL

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NO.	DATE	REVISION
1	02-06-2020	SITE REVIEW

ARCHITECT'S SEAL:

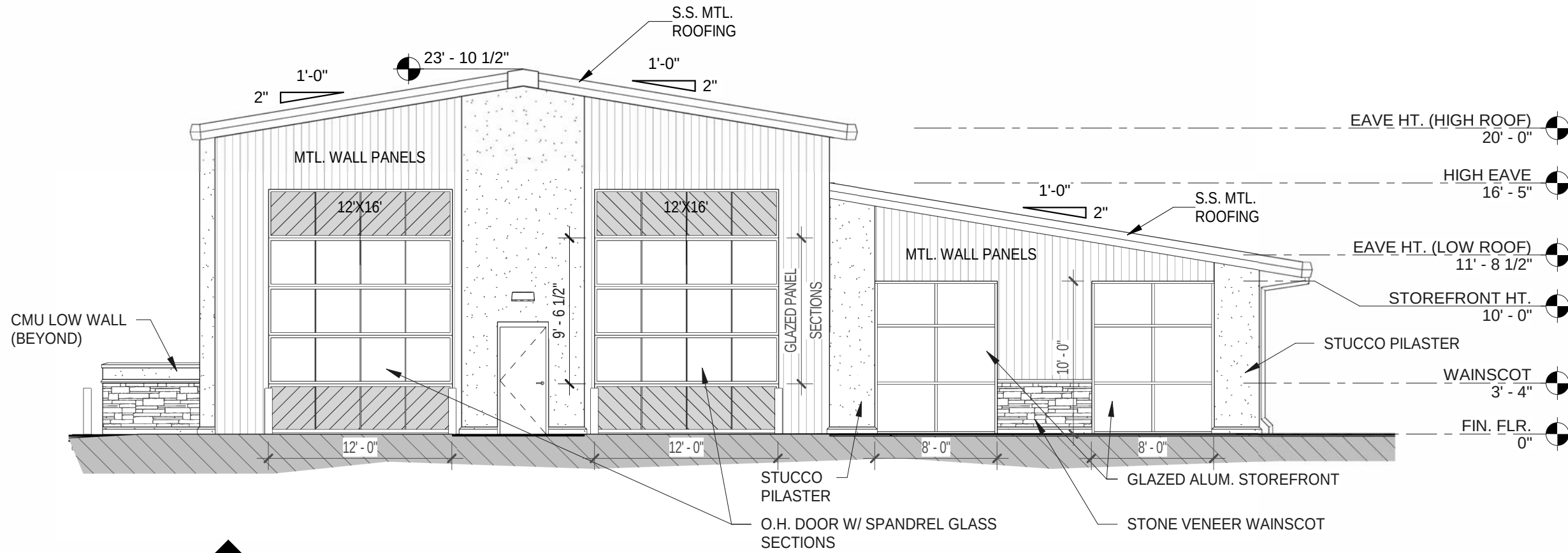
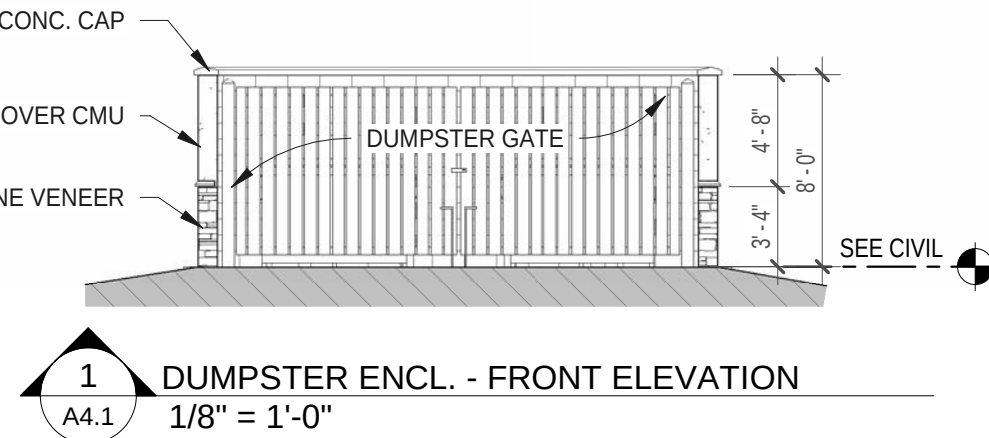
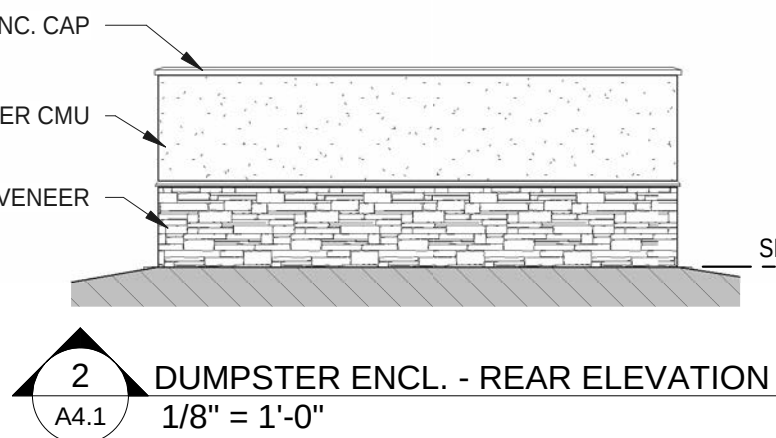
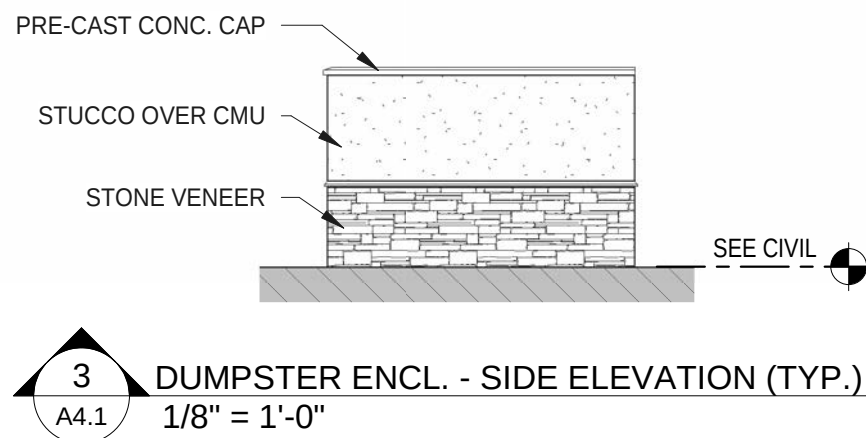
ROBERT S. TAYLOR, SR., ARCHITECT
FLORIDA REGISTRATION AR-0007526

DESCRIPTION:
FLOOR PLAN

JOB NO. 19-675A
DRAWN BY: JMR
DATE: 01/16/2020

A0.1

DESIGN PHASE: SITE SUBMITTAL

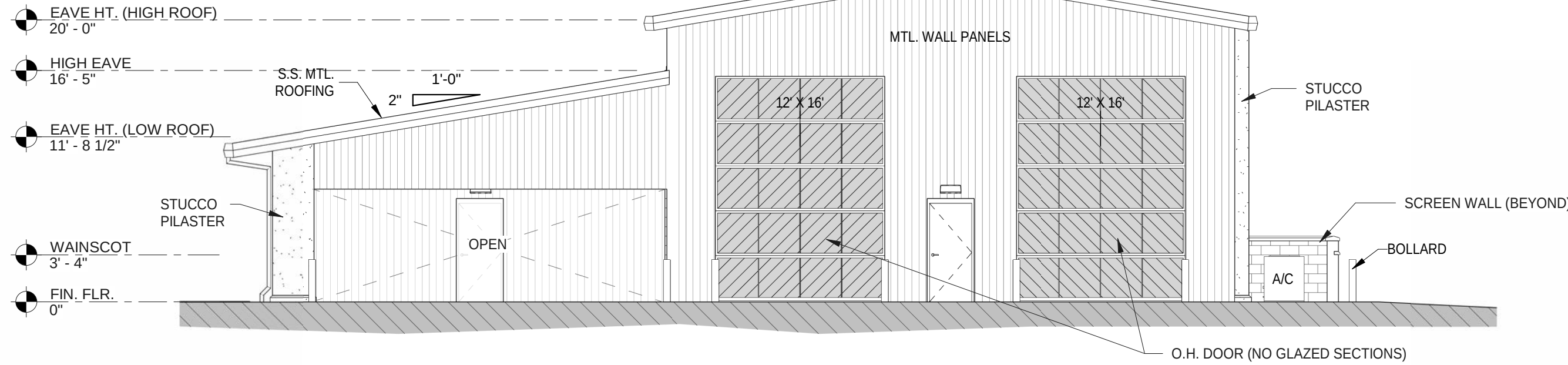


FACADE CALCULATIONS:

TOTAL NORTH FACADE AREA = 1,234 sf

MATERIAL	AREA	ACTUAL%	REQ'D%
GLAZING	389 sf	31%	20% MIN.
METAL PANELS	391 sf	32%	50% MAX.
STONE WAINSCOT	22 sf	2%	N/A
STUCCO PILASTER	253 sf	20%	N/A

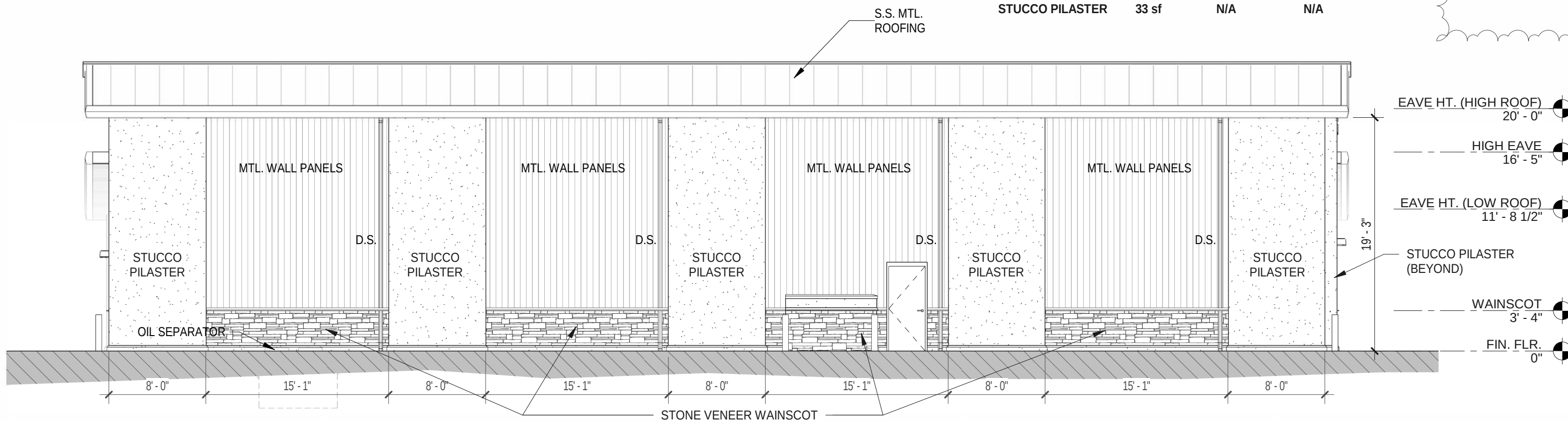
NOTE: Garage Door Glazed Sections:
(2) 9.54' x 12' = 229 sf + Storefront: (2) 8' x 10' = 160 sf = **389 sf**



FACADE CALCULATIONS:

TOTAL SOUTH FACADE AREA = 1,017 sf

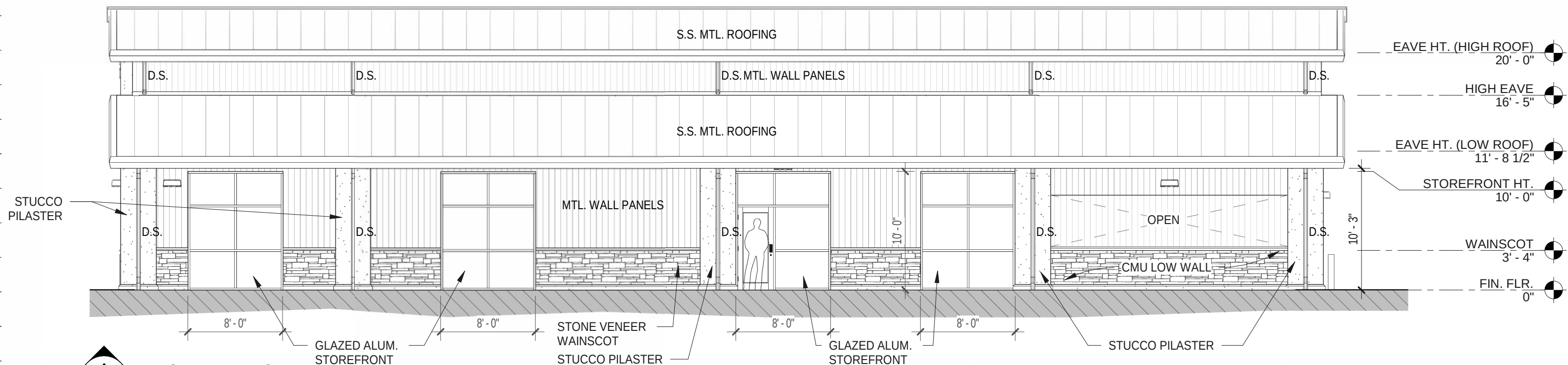
MATERIAL	AREA	ACTUAL%	REQ'D%
GLAZING	0 sf	N/A	N/A
METAL PANELS	575 sf	N/A	N/A
STONE WAINSCOT	0 sf	N/A	N/A
STUCCO PILASTER	33 sf	N/A	N/A



FACADE CALCULATIONS:

TOTAL EAST FACADE AREA = 1,932 sf

MATERIAL	AREA	ACTUAL%	REQ'D%
GLAZING	0 sf	N/A	N/A
METAL PANELS	935 sf	48%	50% MAX.
STONE WAINSCOT	215 sf	11%	N/A
STUCCO PILASTER	770 sf	40%	N/A



FACADE CALCULATIONS:

TOTAL WEST FACADE AREA = 952 sf

MATERIAL	AREA	ACTUAL	REQ'D
GLAZING	320 sf	34%	20% MIN.
METAL PANELS	284 sf	30%	50% MAX.
STONE WAINSCOT	193 sf	20%	N/A
STUCCO PILASTER	154 sf	16%	N/A

NOTE: (Storefront: (4) 8' x 10' = 320 sf)

FOR PLANNING USE ONLY

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

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Southern Wrecker
2. Address of Subject Property: US 441, approximately 400 ft. to the west of Jack's Small Engine Repair in Alachua, FL
3. Parcel ID Number(s): 03042-050-003
4. Existing Use of Property: Grazing land soil capability Class VI
5. Future Land Use Map Designation : Commercial
6. Zoning Designation: Commercial, Intensive (CI)
7. Acreage: 7.99

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Christopher A. Gmuer, PE Title: President
 Company (if applicable): Gmuer Engineering, LLC
 Mailing address: 2601 NW 13th Street, Box 314
 City: Gainesville State: FL ZIP: 32609
 Telephone: (352) 593-3134 FAX: _____ e-mail: chrisg@gmuereng.com
3. If the applicant is agent for the property owner*:
 Name of Owner (title holder): Southern Wrecker & Recovery, LLC
 Mailing Address: 6831 W. Beaver Street
 City: Jacksonville State: FL ZIP: 32254

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Site Plan including but not limited to:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Zoning of the subject property.
 - c. Vicinity map - indicating general location of the site and all abutting streets and properties.
 - d. Complete legal description.
 - e. Statement of Proposed Uses.
 - f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
 - g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
 - h. Area and dimensions of site.
 - i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
 - k. Location and dimensions of all existing and proposed parking areas and loading areas.
 - l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

- m. Location and size of any lakes, ponds, canals, or other waters and waterways.
- n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
- o. Location of waste receptacles and detail of waste receptacle screening.
- p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
 - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
 - (a) Calculation of glazing of the front façade.
 - (b) Calculation of the area of ground floor façades subject to glazing.
 - (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
 - (d) Sufficient plan detail and calculations of each material utilized in each façade.
- q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
 - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
 - (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
 - (b) Calculation of the area of ground floor façades subject to glazing.
 - (c) If glazing alternatives are used, calculation of area of alternative materials used.
 - (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
 - (e) Color architectural plans depicting the color of all materials used in the façade.
- r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Floor area of dwelling units.
 - vi. Number of proposed parking spaces.
 - vii. Street layout.
 - viii. Layout of mobile home stands (for mobile home parks only).
 - ix. City of Alachua Public School Student Generation Form.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

- 2. Stormwater management plan - including the following:
 - a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
 - b. Proposed finished floor elevation of each building site.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water Management District surfacewater management Statement of proposed uses on the site plan
- 3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.
- 4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

For commercial project Applications:

- a. In addition to submitting specific written information regarding your **commercial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your commercial development will comply with these standards.

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

For industrial project Applications:

- b. In addition to submitting specific written information regarding your **industrial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your industrial development will comply with these standards.

Policy 1.5.d

The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

6. For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.
9. Proof of ownership (i.e., copy of deed.)
10. Proof of payment of taxes.
11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.
12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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


 Signature of Applicant
 Christopher A Gmuer, PE, President

 Signature of Co-applicant

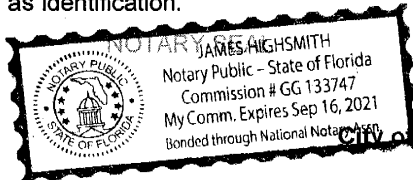
 Typed or printed name and title of applicant

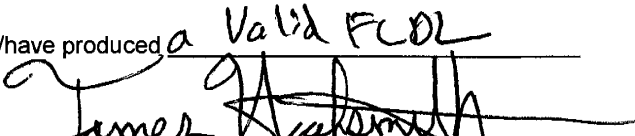
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 16 day of Jan, 2020, by Christopher Gmuer

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




 Signature of Notary Public, State of Florida

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



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: US 441, approximately 400 ft. to the west of Jack's Small Engine Repair in Alachua, FL

Parcel ID Number(s): 03042-050-003

Acreage: 7.99

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Greg Gaylord

Title: President

Company (if applicable): Southern Wrecker & Recovery, LLC

Mailing Address: 6831 W. Beaver Street

City: Jacksonville

State: FL

ZIP: 32254

Telephone: (904) 626-3611

FAX: _____

e-mail: greg@southernwrecker.com

C. AUTHORIZED AGENT

Name: Christopher A. Gmuer, PE

Title: President

Company (if applicable): Gmuer Engineering, LLC

Mailing address: 2601 NW 13th Street, Box 314

City: Gainesville

State: FL

ZIP: 32609

Telephone: (352) 593-3134

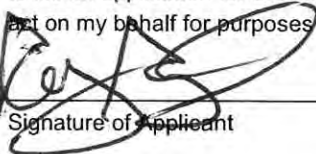
FAX: _____

e-mail: chrisg@gmuereng.com

D. REQUESTED ACTION:

Site Plan approval to develop the property by constructing a ±6,500 sf commercial building with associated parking lot, driveway connection to US 441, stormwater management facility, and utility service connections.

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



Signature of Applicant

Signature of Co-applicant

Greg Gaylord, President

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Duval

The foregoing application is acknowledged before me this 18th day of November, 2019 by Greg

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

NOTARY SEAL



Signature of Notary Public, State of Florida

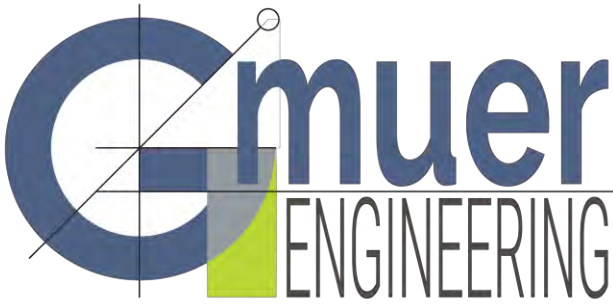
City of Alachua ♦ Planning and Community Development Department

PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014



LINDA ASTON COLEMAN
Notary Public - State of Florida
Commission # GG 122995
My Comm. Expires Jul 11, 2021
Bonded through National Notary Assn.



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

Re: Southern Wrecker and Recovery

Fire Flow Requirements for Buildings per NFPA 1 Section 18.4

Calculated: January 27, 2020

The project proposes the construction of a 6,500SF Building.

Type of Construction: Type II (000)

Fire Flow Area: 6,700 SF

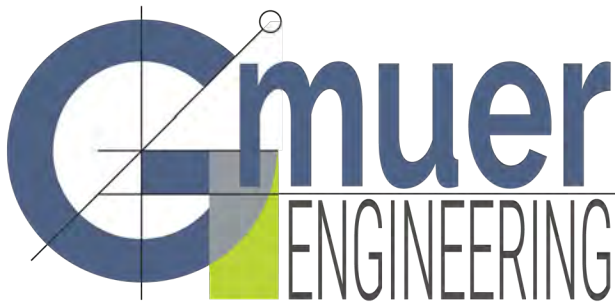
Minimum Fire Flow and Duration: 1,750 GPM for 2 Hours (per 18.4.5.2)

Qualifies for Approved Automatic Sprinkler System Reduction: No

Final Minimum Fire Flow and Duration: 1,750 GPM for 2 Hours produced by a proposed Fire Tank.

Christopher Gmuer, PE

FL PE 71599



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

November 26, 2019

City of Alachua Planning & Zoning
15100 NW 142nd Terr
Alachua, FL 32615

Re: Southern Wrecker & Recovery
Concurrency Impact Analysis

The proposed development for the Southern Wrecker & Recovery project is located on US 441, approximately 400 ft. to the west of Jack's Small Engine Repair in Alachua, FL on TP#03042-050-003. The project proposes to construct a new commercial building with associated parking lot, driveway connection to US 441, stormwater management facility, and utility service connections. The following is a Concurrency Impact Analysis for this development and is submitted in accordance with the City of Alachua Site Plan requirements and includes roads, potable water facilities, sanitary sewer facilities, and solid waste facilities. Public facility capacities are based on the November 2019 Development Monitoring Report.

Transportation

The proposed US 441 Road Ranger facility will provide a parking and staging area for 6 road ranger patrol trucks that will provide emergency assistance to vehicles travelling along Interstate 75. A traffic study was completed for the development and it contains an estimated vehicular activity of the site summarized below:

Weekday AADT: 30 – Weekday AM Peak Hour: 13 – Weekday PM Peak Hour: 13

rip distribution is based on the traffic study completed by Buckholz Traffic dated November 19, 2019.

Affected Roadway Segments: Less than 1,000 ADT requires analysis of segments within one-half mile

Roadway Segment	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
U.S. Hwy 441 (107/4107, 5)	From SR 235 to NCL of Alachua	AADT	39,000	25,926	3,637	9,437	75.80%
		Peak Hour	3,510	2,463	383	664	81.08%

Conclusion: The traffic generation of the development does not exceed the available capacities in the identified road segments and will not exceed the adopted LOS standards.

Potable Water

The development is not within the service area for potable water and will utilize an on-site well system.

Conclusion: The demand of the development will not exceed the adopted LOS standards.

Sanitary Sewer

The development is not within the service area for sanitary sewer and will utilize an on-site septic system.

Conclusion: The demand of the development will not exceed the adopted LOS standards.

Solid Waste

Existing Demand	40,620.00 lbs/day	7,413.15 tons/yr
Reserved Capacity	8,380.67 lbs/day	1,529.47 tons/yr
Proposed Demand	6.5 lbs/day	1.18 tons/yr

(1 lbs per day per 1,000 SF) * 6,500 SF Bldg * 365 days per year / 2,000 lbs per ton

Revised Reserved Capacity after Proposed	8,374.17 lbs/day	1,528.29 tons/yr
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Conclusion: The demand of the development will not exceed the adopted LOS standards.

Stormwater

A Grading and Drainage Plan and Stormwater Management Report is included as part of the development plan application. Runoff from the undisturbed area will continue to discharge to FDOT ROW via overland flow and shallow swale. The proposed drainage plan collects runoff from the building, parking lot, and pervious areas within Drainage Area 1 (DA1) and conveys it by overland flow, pipe system to Stormwater Management Facility 1 (SMF1). The system is designed to provide full retention for all designed storm events. The pond recovers the design storm events within 30 days and the WQTV within 72 hours. The design is consistent with LOS standards provided in the City's Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a, and the Suwannee River Water Management District. A separate stormwater report has been provided along with the site grading plan.

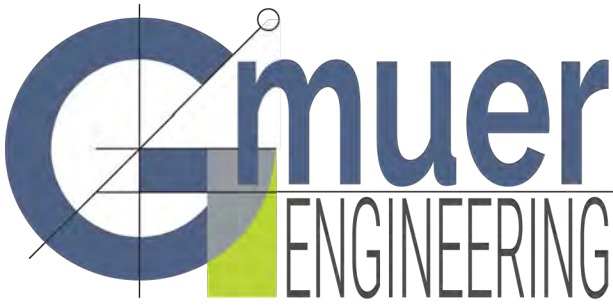
Please let us know if you need any additional information for your review.

Sincerely,

Gmuer Engineering, LLC



Christopher A Gmuer, PE
President



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

November 26, 2019

City of Alachua Planning & Zoning
15100 NW 142nd Terr
Alachua, FL 32615

Re: Southern Wrecker & Recovery
Consistency with the City of Alachua Comprehensive Plan

The proposed development for the Southern Wrecker & Recovery project is located on US 441, approximately 400 ft. to the west of Jack's Small Engine Repair in Alachua, FL on TP#03042-050-003. The project proposes to construct a new commercial building with associated parking lot, driveway connection to US 441, stormwater management facility, and utility service connections. The following is a Comprehensive Plan Consistency Analysis for this development in accordance with the City of Alachua Site Plan requirements.

The Comprehensive Plan language is provided and followed with the consistency statement in bold.

Goal One: Economic Development

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

The proposed development will provide emergency assistance along Interstate-75 to serve the commuting workers of the City of Alachua.

Policy 1.3.b: Commercial:

The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.

The proposed use is allowed and is especially applicable to the proximity of the property to the highway.

Policy 1.3.d:

The City shall develop performance standards for commercial development in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

The driveway and lane configuration have been provided per the land development regulations.

2. Buffering from adjacent existing/potential uses;

All required buffers are provided and are specifically called out and shown on the landscaping plan.

3. Open space provisions and balance of proportion between gross floor area and site size;

Approximately 30% of the site will be pervious area/ open space. This far exceeds the 10% open space requirement in FLUE Policy 2.5.1 of the City's Comprehensive Plan. The proposed building has a FAR of 0.019, below the 0.50 FAR allowed for Commercial sites less than 10 acres yet greater than 5 acres.

4. Adequacy of pervious surface area in terms of drainage requirements;

Storm water management will be provided on site and is designed to SRWMD criteria.

5. Placement of signage;

Minimal signage will be placed along US 441 to identify the facility and will be consistent with LDR Sec. 6.5.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

Site lighting will follow the requirements of LDR Sec. 6.4 and not exceed twenty (20) foot-candles under canopies.

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;

We have coordinated the proposed driveway connection at the northwest corner of the site on US 441 with FDOT and have provided a median turn lane within US 441 as well in coordination with FDOT.

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;

All required landscaping requirements are provided and are specifically called out and shown on the landscaping plan.

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance;

The site is generally clear of significant trees and vegetation with no environmentally sensitive areas. Site soils consist of Arredondo fine sand, Fort Meade fine sand, and Gainesville sand, none of which will provide any significant limitation on development.

10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

The proposed development will be used as a regional staging area for towing and wrecker services in support of a state highway contract and the Use Specific Standards of 4.3.4(J)(8) have been met.

11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

The proposed building has a FAR of 0.019, below the 0.50 FAR allowed for Commercial sites less than 10 acres yet greater than 5 acres.

Objective 2.4: Landscaping and Tree Protection Standards:

Policy 2.4.a: Landscaping: General - The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a plant pallet to assist in the landscape design. Landscape plans shall include a mixture of perimeter and internal landscaping.

All required landscaping requirements are provided and are specifically called out and shown on the landscaping plan.

Policy 2.4.2: Landscaping: Buffering - A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses that may not be fully compatible. The City shall establish buffer yard requirements that are based on the nature of the adjacent uses and the desired result of the buffer.

All required buffers are provided and are specifically called out and shown on the landscaping plan.

Objective 2.5: Open Space Standards:

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

Approximately 30% of the site will be pervious area / open space. This far exceeds the 10% open space requirement.

Goal 4: Infill and Redevelopment: Objective 4.3: Redevelopment:

The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

The proposed development is not located in these areas but does propose development of a vacant property.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

No significant natural features exist on the site.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be

placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

The topography at the project site is gently to moderately sloping down toward the north from the southeast.

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

The site plans show the erosion control measures per state requirements.

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

The proposed project site does not include any FEMA 100 year floodplain.

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

The proposed project site does not include any delineated wetlands.

Objective 5.2: Availability of facilities and services:

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

The proposed development will be served by well and septic services, as the project site is located outside of the corporate limits.

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

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

GOAL 9: Water and Wastewater Service:

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

The proposed building will be served by well and septic services, as the project site is located outside of the corporate limits.

Policy 9.1: Any new development within Commercial and Industrial Land Uses within the corporate limits, where potable water and wastewater service are available, as Defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

The proposed development will not connect to the City centralized potable water and wastewater systems as it is located outside of the corporate limits.

Transportation Element

Objective 1.1: Level of Service

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

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive parking areas.

The proposed development proposes the minimum number of parking spaces.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

The proposed development currently proposes one handicap space as required per ADA.

Community Facilities and Natural Groundwater Aquifer Recharge Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service:

A. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

The proposed development will comply with all applicable sanitary sewer quality standards of the EPA and FDEP.

B. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

C. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

Objective 1.2:

Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl. For purposes of this objective, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

Wastewater service is not proposed for this project as it is outside of the corporate limits.

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

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

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

Policy 3.1.a: The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open Lake Watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of predevelopment runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or -thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

A Grading and Drainage Plan and Stormwater Management Report is included as part of the development plan application. Runoff from the undisturbed area will continue to discharge to FDOT ROW via overland flow and shallow swale. The proposed drainage plan collects runoff from the building, parking lot, and pervious areas within Drainage Area 1 (DA1) and conveys it by overland flow, pipe system to Stormwater Management Facility 1 (SMF1). The system is

designed to provide full retention for all designed storm events. The pond recovers the design storm events within 30 days and the WQTV within 72 hours. The design is consistent with LOS standards provided in the City's Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a, and the Suwannee River Water Management District.

Objective 4.1:

Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.2.a: New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

The proposed building will not be served by City of Alachua potable water and wastewater services as the project site is located outside of the corporate limits.

Conservation and Open Space Element

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

There are no identified wetlands on the proposed project site.

Economic Element

GOAL 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

The proposed development will provide economic growth consistent with the City of Alachua's goal.

Please let us know if you need any additional information for your review.

Sincerely,

Gmuer Engineering, LLC



Christopher A Gmuer, PE

President



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

Neighborhood Meeting

A Neighborhood Meeting will be held to discuss a site plan proposal to construct a new commercial building with associated parking lot, driveway connection to US 441, stormwater management facility, and utility service connections. The site is located on US 441, approximately 400 ft. to the west of Jack's Small Engine Repair in Alachua, FL on TP#03042-050-003.

Date: Thursday, September 5, 2019

Time: 5:00 pm

Place: Project Site, Tax Parcel 03042-050-003

Contact: Forrest Eddleton, (352) 593-3159, Gmuer Engineering, LLC

Gmuer Engineering, LLC will be holding a workshop to discuss the proposed site plan described above.

Per the City of Alachua Land Development Regulations, the property is zoned CI, Commercial Intensive District. The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location.

The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you there.

03042-006-001
GONZALES P S & ROSA LEE
16806 NW 175TH TER
ALACHUA, FL 32615

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-050-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03042-006-000
PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03042-050-010
GERARD GREGORY S
440 JEFF CLEMENTS RD
MARION, KY 42064-7512

03042-051-001
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-005
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-003
ALACHUA FARM & LUMBER INC
PO BOX 2290
ALACHUA, FL 32616

03042-009-000
HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

03046-004-000
NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

03042-005-000
WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-005-000
JEFFORDS LILLIE BELLE LIFE ES
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

**ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE FL 32653**

**BONNIE FLYNN
16801 NW 166TH DRIVE
ALACHUA, FL 32615**

**DAN RHINE
288 TURKEY CREEK
ALACHUA FL 32615**

**PRESIDENT, TCMOA
1000 TURKEY CREEK
ALACHUA FL 32615**

**TOM GORMAN
9210 NW 59TH STREET
ALACHUA FL 32653**

**MICHELE L. LIEBERMAN
ALACHUA COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE FL 32601**

**RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA FL 32653**

**CITY MANAGER, CITY OF ALACHUA
P.O. BOX 9
ALACHUA FL 32616**

**PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA FL 32615**

**CRAIG PARENTEAU
FL DEPT OF ENV PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE FL 32641**

**DAVID FOREST
23 TURKEY CREEK
ALACHUA FL 32615**

**LINDA DIXON, AICP
ASSISTANT DIRECTOR PLANNING
PO BOX 115050
GAINESVILLE FL 32611**

**LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA FL 32615**

**JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA FL 32616**

**LYNDA COON
7216 NW 126 AVENUE
ALACHUA FL 32615**

**TAMARA ROBBINS
PO BOX 2317
ALACHUA FL 32616**

CALENDAR

WHAT'S AHEAD

TODAY

Startup mentoring: 9-10 a.m., Santa Fe College CIED, 530 W. University Ave. Free. All entrepreneurs welcome from elementary school to retirees, including Santa Fe College and UF students. Give a practice presentation for free feedback and mentoring.

Sweetnotes: Harmonizing group of women who perform for senior citizens at nursing homes and assisted living facilities. New members welcome. Rehearsals are 1 p.m., Covenant Church, 3115 NW 16th Ave. (682-1610)

Art In Motion — Loving The Hands That Shake: Arts and crafts workshops for individuals with Parkinson's and other movement disorders, 2-4 p.m., Criser Cancer Resource Center, Shands Cancer Hospital, 1515 Archer Road. Free. (733-0880)

Striking Down High Utility Bills bowling fundraiser: 5:30-8:30 p.m., Alley Gatorz Bowling Center, 2606 NE Waldo Road. Hosted by the Community Weatherization

Coalition. Sliding scale donation of \$15-\$30 includes bowling shoe rental, unlimited bowling, light snacks and two raffle tickets for a chance to win awesome prizes. Bowler or not, come by to get to know this non-profit organization and shop a silent auction with great items donated by generous local businesses including Gainesville Dojo, Fehrenbacher's Artisan Sausage, Bikes & More, Third House Books and more. (450-4965, communityweatherization.org)

Bingo: 5:30 p.m., VFW Post 2811, 1150 NE Waldo Road. Call 256-3066. 18 games, benefits war veterans and their families; food available for purchase.

Word Weavers Writing Group: 6 p.m. the first and third Wednesday of each month, Crone's Cradle Conserve, 6411 NE 217th Place, Citra. Writing group for women. Each meeting begins with a potluck dinner followed by writing, reading, discussion and sharing.

Eckankar Public Community events: The Sound of Soul, 6 p.m., SFCT Blount

Center, Board Room, 401 NW Sixth St. (TheSoundofSoul.org, 352-378-3504)

Non-violent communication: Skills workshop 6-8 p.m., Civic Media Center, 433 S. Main St. Free; donations accepted. Call 373-0010 or email coordinators@civicmediacenter.org.

Humanist Society Of Gainesville: Regular meetings, 7 p.m. the third Wednesday of each month, fellowship hall of the Gainesville Unitarian Universalist Church, 4225 NW 34th St. (sylvester0077@yahoo.com)

Survivors of Suicide (S.O.S.): 7-8:30 p.m., Alachua County Crisis Center, 218 SE 24th St. Call 264-6761. Group open to all adult survivors of suicide and those who have lost a loved one due to suicide whose loss is at least 6 months old.

Adventures in Spirit book study: 7 p.m., Unity of Gainesville, 8801 NW 39th Ave. Call 373-1030 or visit unitygainesville.org. Studying "Autobiography of a Yogi" by Paramhansa Yogananda. The reading

will be a revision of the original writing, which has a blue cover.

Native American Spirituality: 7 p.m., The Seraphim Center, 1409 NW Sixth St. Offerings accepted. Call 792-8075. Taught by a Native American, this class explores the cultural beliefs and traditions of various Native American tribes.

Mindful Meditation: 7-8 p.m., Unity of Gainesville, 8801 NW 39th Ave. Call 373-1030 or visit unitygainesville.org. Time of silent reflection.

THURSDAY

Slow-Pitch For Seniors: Trinity United Methodist Church offers slow-pitch senior softball for ages 55 and over. Games start at 9 a.m. every Tuesday and Thursday. 4000 NW 53rd Ave. (Ben Haines, 416-3072)

Soul Food book discussion group: 10 a.m.-noon, Unity of Gainesville, 8801 NW 39th Ave.. Call 373-1030 or visit unitygainesville.org. Book selected for discussion: "In the Flow of Life" by Eric Butterworth.

Gainesville Youth Choir auditions: 4-6 p.m. Thursday and Aug. 29, Glen Springs Elementary School, 2826 NW 31st Ave. Open for singers ages 8-18. Audition appointment Call 256-7283 or email deborahdesforges@cox.net.

Tai Chi with Yogi James: 5:30-6:30 p.m., Wilhelmina Johnson Resource Center, 321 NW 10th St. \$5-\$10 donations welcomed. (792-6166).

Free acupuncture clinic for veterans: Clinic for veterans and their immediate family, 6-7:15 p.m. Veterans, please bring DD214 or VA ID, Acupuncture and Chinese Herbs Clinic, 305 SE Second Ave. Free. (548-2332, Acupuncturist.edu)

Third Thursdays at Thornebrook: 6-9 p.m., The Square at Thornebrook Village, 2441 NW 43rd St., Gainesville. Free. Call 514-4996 or email annemaria.bello@gmail.com. Free, family-friendly concerts.

Gainesville Harmony Show Chorus: Part of Sweet Adelines International, group meets and welcomes women singers in all voice ranges, rehearsals are 7-9:30 p.m., Grace Presbyterian Church, 3146 NW 13th St.

(870-5555, www.GainesvilleChorus.com)

Gainesville Shambhala Meditation Group: Newcomers can receive meditation instruction 30 minutes before the start time on both days. 7-9 p.m. Tuesdays and 10:30 a.m.-12:30 p.m. Sundays. Anyone who has already received Shambhala meditation instruction can also attend 6:15-7:15 p.m. Thursdays, 1899 NE 23rd Ave. (214-1334, gainesville.shambhala.org)

Gainesville International Folk Dancers: Practice from 7-10 p.m., Rosa B. Williams Recreation Center, 524 NW First St. \$6. Email jbramb@gmail.com.

Duplicate bridge: 7:30 p.m., Oak Hammock, 5100 SW 25th Blvd. Prices vary. Visit gainesvillebridge.com.

Meditation for self healing: 7:30 p.m., Seraphim Center, 1409 NW Sixth St. Offerings accepted. Call 792-8075.

Poetry Jam: 8 p.m., Civic Media Center, 433 S. Main St. Free. Call 373-0010 or email coordinators@civicmediacenter.org. Gainesville's longest-running open mic poetry reading. All styles invited.

Country star Chase Rice to headline Gator Growl

By Danielle Ivanov
Correspondent

Cowboy hats and boots were the first clue. Students clad in the straw-and-leather ensembles stood in Turlington Plaza Tuesday for an announcement about the headlining singer for Gator Growl.

About 200 other students and faculty crowded around a white and blue spray-painted box in the plaza that read “Who is it?” is bright orange capital letters. They counted down from five, and on one, a man popped out from under the box with a sign that revealed Chase Rice’s face and name.

Cheers erupted through the plaza as Rice’s hit single “Lonely If You Are” played. His past hits include “Eyes On You” and “Three Chords & The Truth.”

The country singer and North Carolina native

is now traveling internationally for his “Eyes On You Tour.” He will perform at Flavet Field on Oct. 4, one day before the University of Florida football Homecoming game against Auburn University. Rice attended the University of North Carolina at Chapel Hill before starting his music career and was a linebacker on its football team. After graduating, he won runner-up on “Survivor: Nicaragua” in 2010, the show’s 21st season. Corben Champoux, 21, a first-year graduate student at UF, was the producer for Gator Growl this year as part of Florida Blue Key. She said picking Rice was easy.

“Our theme this year is ‘This is Gator Country,’ ” Champoux said, “so we wanted a country artist ... it was a very quick decision.”

Both she and roughly half of the audience

members appeared to be big fans of the singer.

“I think The Swamp is gonna have a great reaction to Chase Rice,” she added. “He’s just such a great artist and has so many top hits.”

Kailyn Scully, 21, is a senior applied physiology and kinesiology major at UF. She waited after the announcement to take video of Rice’s sign and chat with her friends.

“I had no idea who it was going to be,” she said. “I’m ecstatic about it. I love him.”

The amount UF will pay Rice to perform was not disclosed.

Tickets for the event are on sale online from Ticketmaster. General admission costs \$25 and pit access costs \$50. UF students can buy cheaper tickets for \$15 once a special discount code is emailed out, Champoux said.

Hawthorne mayor named ‘Municipal Official of the Year’

Hawthorne Mayor Matt Surrency has been named “Municipal Official of the Year” by the Florida League of Cities, the organization’s most prestigious award.



Surrency

Surrency, 39, was presented the with E. Harris Drew Municipal Official Lifetime Achievement Award, named after the late Florida Supreme Court justice, at the league’s annual conference in Orlando on Friday. He was selected among all elected officials in the state.

“It’s pretty humbling, especially knowing the people that had won it before myself,” he said.

The Florida League of Cities, formed in 1922, is a municipal resource organization that helps more than 400 cities around the state and promotes self-governance.

Surrency, who served

as league president from 2015 to 2016, said he was unaware he was receiving the award and was surprised on stage by his wife and three sons, who he thought were at home.

“It made it extra special,” he said. “I don’t even know what I said when I was up there, I just kind of got lost in the moment.”

League President and Bartow Mayor Leo E. Longworth presented Surrency with the award.

“Mayor Surrency is a true supporter of home rule,” Longworth said during the presentation. “He has a passion for our local communities and the families who call them home, and he’s committed to protecting their right to self govern.”

Surrency was first elected to the Hawthorne City Commission in 2009 before being appointed mayor in 2011, a position his mother had previously held.

He serves on the board of directors for

the national and Florida League of Cities. During his term, he created the Florida Regional Impact Initiative, allowing hundreds of other government officials around the state to network and tackle transportation and environmental issues.

While in office, Surrency has been on several committees for local and state groups, including the Florida Transportation Transportation Planning Committee. He is the one of the founders of Hope for Hawthorne, a community organization that works with local leaders to improve the city in many facets. He was a leader in fighting to keep Hawthorne Middle/High School open when it was faced closure by the state for poor test scores and has helped with economic development in the city.

Aside from his work in office, Surrency is an avid volunteer for several local organizations and has spent nearly 20 years coaching youth sports.

Jury awards up to \$13M in fatal 2016 crash

By Emily Mavrakis
Staff writer

A Gainesville jury on Friday unanimously agreed to award up to \$13 million to the family of a Williston woman who died in a car accident nearly three years ago.

On Nov. 14, 2016, Michelle Anderson, 36, was driving south on Southwest Williston Road near Southwest Wacahoota Road in Gainesville, heading from her job in the fiscal department at the University of Florida to drop off a permit for the house her family was building, said Jupiter attorney Rich Slinkman, who represents the Anderson family.

Another driver, 29-year-old Calvin Lee Adams III of Crystal River, was heading north on the same road when he tried to pass another

car in a no-passing zone, according to a crash report from the Florida Highway Patrol. Adams’ vehicle hit Anderson’s head-on while both traveled at about 60 mph in a 60 mph zone, according to the report.

Both drivers died in the crash.

Michelle Anderson’s widower, Emanuel Anderson, sued Adams’ estate on behalf of himself and her three children, Elijah Decoursey, Aaliyah Decoursey and Natalia Anderson.

Michelle Anderson was a dedicated mother and wife, Slinkman said. The family still resides in Williston.

Adams’ car was insured through Progressive, but he did not have enough coverage for the accident, Slinkman said. The Andersons will now file a bad faith insurance lawsuit against Progressive,

he said.

The insurance company will ultimately pay any money awarded, rather than the Adams family, Slinkman said.

Peter Molk, an associate professor at the University of Florida Levin College of Law, said insurers generally pay only up to the amount of liability insurance that was bought, which would be far less than the \$13 million jury award.

In rare circumstances, he said, insurers may be liable beyond that amount if they committed a wrongdoing during the claims handling process.

“It’s a wonderful family that experienced a terrible tragedy,” Slinkman said. “And they can finally have some closure.”

Glen Abbott, who represented Adams’ estate, could not be reached by phone Tuesday afternoon.

Human trafficking case tied to local massage parlor

By Cindy Swirko
Staff writer

A downtown Gainesville massage parlor was the site of an undercover investigation into human trafficking for sex that led to the arrest last week of a Pensacola man on allegations of trafficking in Florida and other states.

On July 1, an undercover Gainesville Police Department officer went to Tokyo Massage, 211 SW Fourth Ave., and bought a \$40 massage, according to the arrest affidavit for David Clayton Williams, 41.

“During the massage, the massage therapist offered to perform a sexual act on the undercover officer. The undercover officer declined,” the affidavit states. “During the prostitution detail, the undercover officer noticed the front door to the massage parlor was kept locked. The front door was unlocked and opened by an Asian female each time a customer arrived and/or left the massage parlor.”

A website on which

massage parlor customers can post reviews lists various types of sexual activity available at Tokyo Massage for “tips” of \$40 to \$100.

It was one of 22 parlors that Williams owned or was associated with in Florida, Pennsylvania, Massachusetts and Virginia.

Records show Williams placed about 6,827 advertisements about various locations on Backpage.com at a cost of \$63,952, officials reported. The website was commonly used for prostitution before it was shut down last year when leaders were charged with various crimes, including money laundering and conspiracy to facilitate prostitution.

Meanwhile, statements from Williams’ American Express credit card show Williams bought 24 airline tickets for more than a dozen Asian women over a few months in 2017. Authorities suspect the tickets were used to move women to different massage parlors.

An FBI investigation of Williams began with

anonymous tips through the National Human Trafficking Hotline about massage parlors in Pensacola and Panama City.

It branched out as investigators learned how many other parlors with which Williams is associated.

The investigation included checking trash cans behind a Gulf Breeze parlor, which turned up ledgers that noted payments and Delta Airlines boarding passes.

It also included surveillance outside several parlors — but not Tokyo Massage in Gainesville — in which Williams was seen. A warrant was obtained for authorities to track Williams’ cellphone.

Details about 12 of the women who worked at the parlors were provided in the affidavit. All came to the U.S. from China and had traveled extensively throughout the country. Six had been arrested on prostitution charges in other states.

Some women had valid visas while others had expired visas.

PUBLIC NOTICE

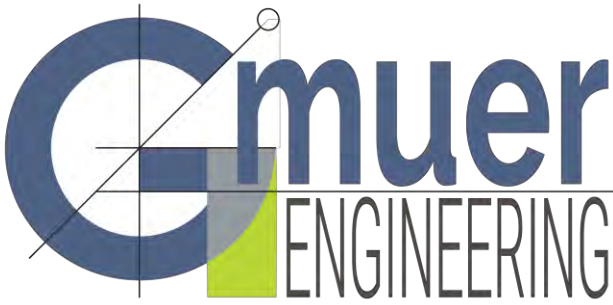
A Neighborhood Meeting will be held to discuss a site plan proposal to construct a new commercial building with associated parking lot, driveway connection to US 441, stormwater management facility, and utility service connections. The site is located on US 441, approximately 400 ft. to the west of Jack's Small Engine Repair in Alachua, FL on TP#03042-050-003. The meeting will be held Thursday, September 5, 2019 at 5:00pm at parcel number 03042-050-003. Contact Person: Forrest Eddleton, (352) 593-3159, Gmuer Engineering, LLC.

GF-GH049433

Call, 1-800-281-6980 to apply for a PERSONAL LOAN up to \$2500 right over the phone!!!

Bad credit ok!!! 98% approval rate!!!

Must have checking account to qualify. Join NOW and setup your account right over the phone for ONLY \$4.95. Visa/MC accepted !!!



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

Meeting Agenda and Notes

Re: Southern Wrecker – Neighborhood Workshop

Date Time: September 5, 2019 at 5:00pm

Explanation of the development proposal and application

Explanation of the character and nature of the process for review

Comments and questions and discussion of potential conflicts

No attendees. Meeting adjourned at 6:30pm.

gmuereng.com

Date Time: September 5, 2019 at 5:00pm

[illegible]

SOUTHERN WRECKER

TAX PARCEL 03042-050-003

LEGAL DESCRIPTION

A PART OF THE E1/2 OF THE SW1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8 AND RUN THENCE N.87°26'55"E., ALONG THE SOUTH BOUNDARY OF SAID SECTION, 1316.02 FEET TO THE WEST LINE OF SAID E1/2 OF SW1/4, THENCE N.05°57'06"W., ALONG SAID WEST LINE, 2491.84 FEET TO A CONCRETE MONUMENT (PLS 509) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (200' R/W) (AKA STATE ROAD 25), THENCE S.79°04'33"E., ALONG SAID RIGHT-OF-WAY LINE, 875.32 FEET TO REBAR AND CAP (PLS 1824) AND THE POINT OF BEGINNING; THENCE CONTINUE S.79°04'33"E. ALONG SAID RIGHT-OF-WAY LINE, 310.97 FEET TO A REBAR AND CAP (PLS 1824), THENCE S.05°28'46"E., 454.09 FEET TO A REBAR AND CAP (PLS 1824), THENCE S.79°04'33"E., 200.00 FEET TO A REBAR AND CAP (PLS 1824), THENCE S.05°28'46"E., 378.77 FEET TO A REBAR AND CAP (PLS 2047), THENCE S.88°18'49"W., 491.25 FEET TO A REBAR AND CAP (PLS 1824), THENCE N.05°28'46"W., 944.66 FEET TO THE P.O.B.



2019 Roll Details — Real Estate Account At UNASSIGNED LOCATION RE

Real Estate Account #03042 050 003

[Parcel details](#)[Latest bill](#)[View/Print full bill history](#)[Print this page](#)

2019	2018	2017	2016	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2019-11-20 \$63.68
Receipt #19-0026351

Owner: ALACHUA FARM & LUMBER INC
 PO BOX 2290
 ALACHUA, FL 32616
Situs: UNASSIGNED LOCATION RE

Account number: 03042 050 003
Alternate Key: 12469
Millage code: 1700
Millage rate: 22.8734

Assessed value: 2,900
School assessed value: 2,900
Unimproved land value: 172,498



Location is not guaranteed to be accurate.

Property Appraiser

2019 Annual bill

[View](#)

Ad valorem: \$66.33
Non-ad valorem: \$0.00
Total Discountable: 66.33
No Discount NAVA: 0.00
Total tax: \$66.33

Legal description

COM SW COR SEC E 50.03 FT TO E R/W LINE E TO THE W LINE OF E1/2 OF SW1/4 N 5 DEG W 2491.84 FT TO S R/W LINE US-441 S 79 DEG E 875.32 FT POB S 79 DEG E 510.97 FT S 5 DEG E 832.86 FT W 491.25 FT N 5 DEG W 944.66 FT POB AKA PARCEL ERIC 441-D (LESS THE N 454.09 FT OF THE E 200 FT PER OR 2363/1949) (LESS MINERAL RIGHTS) OR 2363/1983

Location

Book, page, item: 2363-1983-
Geo number: 08-08-18-03042050003
Range: 18
Township: 08
Section: 08
Neighborhood: 233200.00
Use code: 065
Total acres: 7.920



Prepared by and return to:
Marvin W. Bingham, Jr.
Attorney at Law
Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930
386-462-5120
File #19-177

Sale Price: 450,000.-
Recording: 18.50
Doc. Stamp: 3150.-

Doc Stamp-Deed: \$3,150.00


Tax Parcel #: 03042-050-003

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 7th day of October, 2019 between and between **Alachua Farm & Lumber, Inc., a Florida corporation** (the "Grantor"), whose post office address is P. O. Box 2290, Alachua, FL 32616, and **Southern Wrecker & Recovery, L.L.C., a Florida limited liability company**, (the "Grantee") whose address is 6831 W. Beaver Street, Jacksonville, FL 32254.

WITNESSETH:

THAT THE GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and does hereby grant, bargain and sell to the Grantee, its successors and assigns forever, the following described lands, situate, lying and being in the County of Alachua, State of Florida (the "Land") to-wit:

The land referred to herein below is situated in the County of Alachua, State of Florida and described as follows:

(Official Records Book 2363, Page 1983)

A part of the E 1/2 of the SW 1/4 of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and run thence North 87 deg. 26 min. 55 sec. East, along the South line of said Section, 1316.02 feet to the West line of said E 1/2 of SW 1/4, thence North 05 deg. 57 min. 06 sec. West, along said West line, 2491.84 feet to a concrete monument (PSL 509) on the Southerly right-of-way line of U.S. Highway 441 (200' R/W) (aka State Road 25), thence South 79 deg. 04 min. 33 sec. East, along said right-of-way line, 875.32 feet to rebar and cap (PLS 1824) and the Point of Beginning; thence continue South 79 deg. 04 min. 33 sec. East, along said right-of-way line, 310.97 feet to a rebar and cap (PLS 1824), thence South 05 deg. 28 min. 46 sec. East, 454.09 feet to a rebar and cap (PLS 1824), thence South 79 deg. 04 min. 33 sec. East, 200.00 feet to a rebar and cap (PLS 1824), thence South 05 deg. 28 min. 46 sec. East, 378.77 feet to a rebar and cap (PLS 2047), thence South 88 deg. 18 min. 49 sec. West, 491.25 feet to a rebar and cap (PLS 1824), thence North 05 deg. 28 min. 46 sec. West, 944.66 feet to the Point of Beginning.

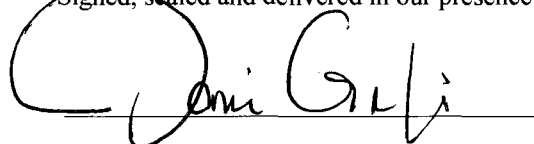
TOGETHER WITH all of the improvements now or hereafter erected on the Land, and all easements, appurtenances, and fixtures now or hereafter a part of the Land (collectively, the "Property"), subject to the Mineral Right and Royalty Transfer recorded in Miscellaneous Book 33, Page 106, conveyed and reconveyed to diverse parties - right of entry barred. (NOTE: Subsequent conveyances not shown herein.), (the "Permitted Exceptions").

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

Subject To the Permitted Exceptions, Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

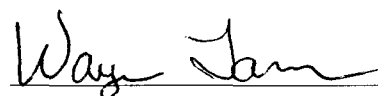
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

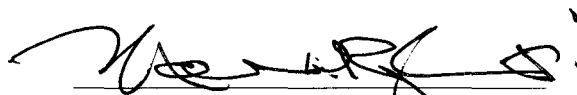


Witness Name: JANE P. GRIFFIN

Alachua Farm & Lumber, Inc., a Florida corporation

By: 

Wayne Tanner, President



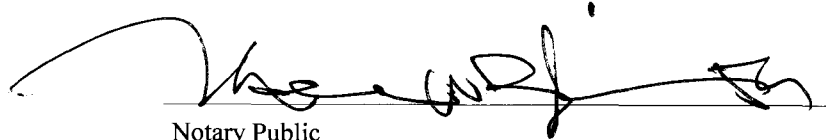
Witness Name: Marvin W. Bingham, Jr.

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me this 7th day of October, 2019 by Wayne Tanner, as President of Alachua Farm & Lumber, Inc., a Florida corporation, who ☐ is personally known or ☒ has produced a Florida driver's license as identification.

[Notary Seal]


Notary Public



Printed Name: Marvin W. Bingham, Jr.

My Commission Expires: _____



FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

**SELF-CERTIFICATION FOR
A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING
LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND
LESS THAN 2 ACRES OF IMPERVIOUS SURFACES**

Owner(s)/Permittee(s):	Southern Wrecker and Recovery, LLC
File No:	0383981001EG
File Name:	SOUTHERN WRECKER AND RECOVERY
Site Address:	16600 NW US Highway 441 Alachua FL - 32615 5271
County:	Alachua
Latitude:	29° 48' 18.7491"
Longitude:	-82° 32' 10.496"
Total Project Area:	7.99
Total Impervious Surface Area:	1.1
Approximate Date of Commencement of Construction:	06/01/2020
Registered Florida Professional:	Christopher Gmuer
License No.:	71599
Company:	Gmuer Engineering, LLC

Date: January 23, 2020

Christopher Gmuer certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

- (a) The total project area involves less than 10 acres and less than 2 acres of impervious surface;
- (b) Activities will not impact wetlands or other surface waters;
- (c) Activities are not conducted in, on, or over wetlands or other surface waters;
- (d) Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
- (e) The project is not part of a larger common plan, development, or sale; and
- (f) The project does not:
 - 1. Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

- 2.Cause adverse impacts to existing surface water storage and conveyance capabilities;
- 3.Cause a violation of state water quality standards; or
- 4.Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards. Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer. This notice can be submitted to:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL 32256

This certification was submitted along with the following electronic documents:

File Description
GradingDrainage

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, Christopher Gmuer, License No. 71599, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at Erp.selfcerts@dep.state.fl.us, or as a hardcopy, at the postal address below:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL 32256

Access: 2020-A-291-00002

Status: Completeness Check

Project Name: Southern Wrecker - US 441 - Access

Substatus: Completeness Check

Application [Manage Permit](#) Payment:

Important Notices

[Request Application Revision](#)

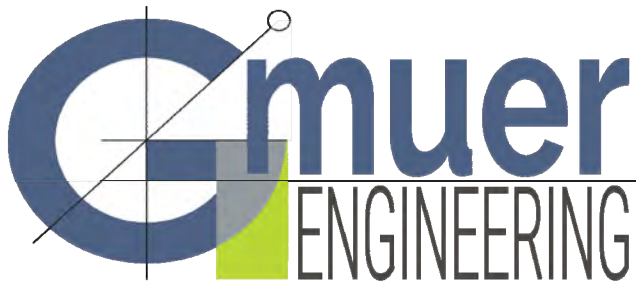
FDOT Permit Coordinator

User	Email	Phone	Assignment
Robert Emmons (MT291RE)	robert.emmons@dot.state.fl.us	(352) 381-4314	Permit Coordinator

Permit Status History

[Hide Comments and Attachments](#)

Status	Substatus	User	Actual Date/Time	Effective Date
Saved	Saved	CHRISTOPHER GMUER	9/24/19 10:44 AM	09/24/2019
Saved	Pending Payment	CHRISTOPHER GMUER	1/16/20 11:45 AM	01/16/2020
Submitted to FDOT	Submitted to FDOT	Adam Doyle (MT291AD)	1/30/20 2:43 PM	01/30/2020
Completeness Check	Completeness Check	Adam Doyle (MT291AD)	1/30/20 3:12 PM	01/30/2020



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

Stormwater Management Report

for

Southern Wrecker

US441 (West of NW 173rd St)
Alachua, FL

Prepared for
Southern Wrecker & Recovery, LLC

Date: February 18, 2020

Christopher A. Gmuer, PE
FL PE # 71599
cagmuer@gmuereng.com
Gmuer Engineering, LLC
FL CA # 31533
2603 NW 13th ST Box 314
Gainesville, FL 32609
www.gmuereng.com
(352) 281-4928

Project Description

The project is located in the City of Alachua, FL off US 441, just west of NW 173rd St / TP # 03042-050-003. The project proposes the developemnt of an commercial site with associated roadway, parking lot, stormwater management facility, and water & sewer infrastructure.

Alachua County encourages the integration of LID techniques to further minimize, convey, pretreat, treat, and reduce the volume of stromwater runoff.

Pre-Development Drainage Narrative

The existing site consists of vacant grassed parcel. Site runoff flows south to to northwest and discharges to the US 441 / FDOT ROW.

Post-Development Drainage Narrative

The proposed development is expected to disturb ± 1.57 acres. Runoff from the undisturbed area will continue to discharge to FDOT ROW via overland flow and shallow swale. The proposed drainage plan collects runoff from the building, parking lot, and pervious areas within Drainage Area 1 (DA1) and conveys it by overland flow, pipe system to Stormwater Management Facility 1 (SMF1). The system is designed to provide full retention for all designed storm events. The pond recovers the design storm events wtihin 30 days and the WQTV within 72 hours.

Projects in sensitive karst Areas require an additonal treatment area outside of the retention area and reduce the Nitrogen and Phosphorous loads by 70% and 80% respectively.

Drainage Area Runoff Calculations

Post-Development DA-A	Hyd Soil	CN	C	Sq Ft	Acres	
Buildings		98.0	0.95	6,700	0.1538	9.8%
Asphalt / Sidewalk / Hardscape		98.0	0.95	41,052	0.9424	60.0%
Landscape / Grass	A	39.0	0.30	5,979	0.1372	8.7%
Pre-Treatment LID		100.0	1.00	4,164	0.0956	6.1%
Stormwater Pond		100.0	1.00	10,548	0.2421	15.4%
TOTAL (weighted ave)		93.3	0.90	68,443	1.5712	100.0%

WQTV (Water Quality Treatment Volume)

	C	Sq Ft	Acres
Impervious (Parking, etc)	0.95	47,752	1.0962
Open / Landscape	0.30	20,691	0.4750
TOTAL (weighted ave)	0.75	68,443	1.5712

On-Line Dry Retention	C	Inch	Sq Ft	Acres	Cu Ft	Ac-Ft
SRWMD TOTAL	0.75	1.00	68,443	1.5712	4,298	0.0987

BMP Design Criteria

	C	Sq Ft	Acres
Impervious (Parking, etc)	0.95	47,752	1.0962
Open / Landscape	0.30	1,357	0.0311
TOTAL (weighted ave)	0.93	49,109	1.1274

Pre-treatment Volume	C	Inch	Sq Ft	Acres	Cu Ft	Ac-Ft
SRWMD TOTAL	0.93	1.00	49,109	1.1274	3,814	0.0876

Soils Data

	SMF-A		
	Rel Depth	NAVD88	
Ave Ex Ground Elevation	0	92	
Ave SHWT	-15	77	
Ave Confining Layer	-15	77	
Layer Thickness	10.00	N/A	
	Ft / Day	Safety	Ft / Day
Unsat Vert Conductivity	5.00	2	2.50
Horz Hyd Conductivity	7.00	2	3.50
Fillable Porosity	20 %		

Stage-Storage

Dry Retention BMP

90.50	1,213	0.0278	0	0.0000	
91.50	3,150	0.0723	2,181	0.0501	
92.00	4,164	0.0956	4,010	0.0921	Pre-Treatment Volume
92.50	5,203	0.1194	6,351	0.1458	Recovers <72 hours

Discharge Structure	Invert	Length	
Type H structure	92.00	23.2'	(Horizontal)

SMF-A	Stage Feet	Area		Cumulative Volume	
		Sq Ft	Acre	Cu Ft	Ac-Ft
Dry Retention					
	86.00	1,562	0.0359	0	0.0000
	87.00	2,631	0.0604	3,000	0.0689
	87.40	6,720	0.1543	4,298	0.0987
	88.00	3,815	0.0876	6,223	0.1429
	89.00	5,115	0.1174	10,688	0.2454
	90.00	6,535	0.1500	16,513	0.3791
	91.00	8,061	0.1851	23,811	0.5466
	92.00	9,695	0.2226	32,689	0.7504
	92.50	10,548	0.2421	37,750	0.8666

Storm Event Stage Elevations, Discharge Rates, & Recovery

SMF-A Storm Event	Post-Development			
	SMF1	Recovery	7 Days	30 Days
WQTV	87.40	6 hrs	-	-
SRWMD100Y001H	89.75	-	87.00	87.00
SRWMD100Y002H	90.20	-	87.00	87.00
SRWMD100Y004H	90.70	-	87.00	87.00
SRWMD100Y008H	91.09	-	87.00	87.00
SRWMD100Y024H	91.19	-	87.00	87.00
SRWMD100Y072H	89.55	-	88.20	87.00
SRWMD100Y168H	88.94	-	88.60	87.00
SRWMD100Y240H	89.81	-	89.19	87.00

Freeboard

Pond Top Elevation	92.50	12" SRWMD
Design High Water Elev	91.19	
Provided Freeboard	15.72 "	

BMP Load Reduction

Retention BMPs were used to achieve the level of load reduction. The volume below the discharge structure was considered to evaluate the load reduction. One inch of treatment is provided in the retention BMP, and one inch of treatment is provided in SMF-A.

Effective Load Removal	Post-Development		Post-Treatment		Removal %
	N (kg/yr)	P (kg/yr)	N (kg/yr)	P (kg/yr)	
Dry Retention BMP	2.55	0.55	0.28	0.06	89%

Project: Southern Wrecker

Date: 2/16/2020

Retention Design

Retention Depth (in) 2.000

Retention Volume (ac-ft) 0.187

Watershed Characteristics

Catchment Area (acres) 1.12

Contributing Area (acres) 1.120

Non-DCIA Curve Number 93.30

DCIA Percent 0.00

Rainfall Zone Florida Zone 2

Rainfall (in) 53.00

Surface Water Analysis

Required TN Treatment Efficiency (%) 70

Provided TN Treatment Efficiency (%) 89

Required TP Treatment Efficiency (%) 80

Provided TP Treatment Efficiency (%) 89

Media Mix Information

Type of Media Mix Not Specified

Media N Reduction (%)

Media P Reduction (%)

Ground Water Analysis

Recharge Rate (MG/yr) 0.000

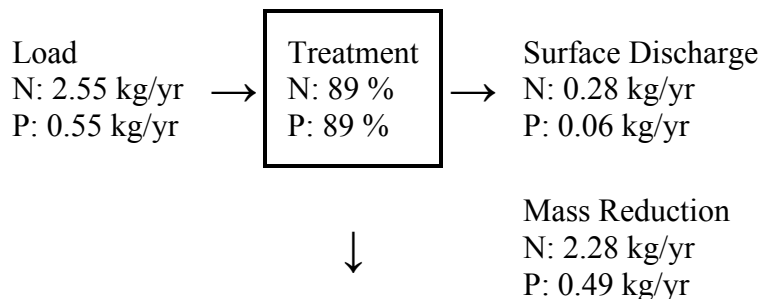
TN Mass Load (kg/yr) 2.277

TN Concentration (mg/L) 0.000

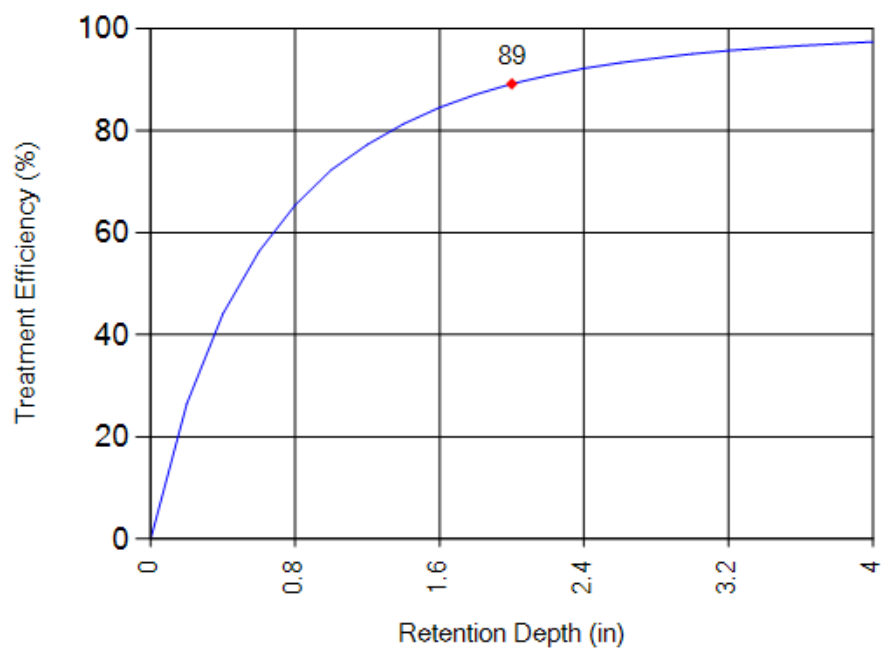
TP Mass Load (kg/yr) 0.493

TP Concentration (mg/L) 0.000

Load Diagram for Retention (stand-alone)



Plot of Retention Storage Curve



Retention System - NDCIA
CN: 93 DCIA %: 0.00 Rainfall
Zone: Florida Zone 2
System Efficiency at Treatment
Depth (in over watershed):
2.00

Hydrologic Soil Group—Alachua County, Florida



MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features
 Streams and Canals
Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 20, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 26, 2014—Dec 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3	Arredondo fine sand, 0 to 5 percent slopes	A	1.0	13.2%
5	Fort Meade fine sand, 0 to 5 percent slopes	A	5.2	65.9%
79	Gainesville sand, 5 to 8 percent slopes	A	1.6	20.9%
Totals for Area of Interest			7.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

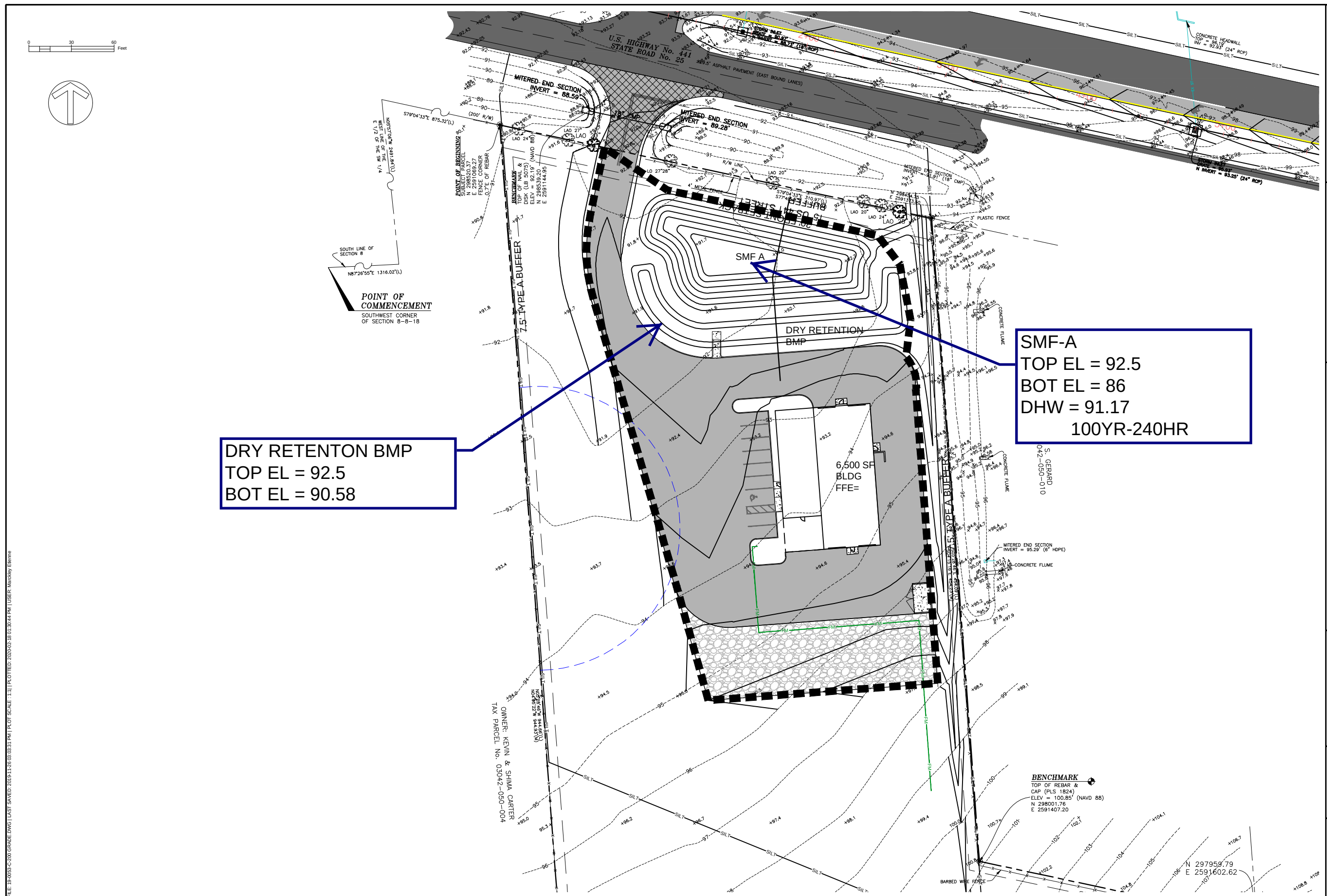
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



**POINT OF
COMMENCEMENT**
SOUTHWEST CORNER
OF SECTION 8-8-18

DRY RETENTON BMP
TOP EL = 92.5
BOT EL = 90.58

SMF-A
TOP EL = 92.5
BOT EL = 86
DHW = 91.17
100YR-2

BUDGETING

2020-01-16 INITIAL SUBMITTAL - CITY OF ALACHUA, FDOT, FDEP 10-2
2020-01-27 RESUBMITTAL - CITY OF ALACHUA

ENGINEER OF RECORD :
CHRISTOPHER A. G穆ER
FL PE # 71599
2020-02-18



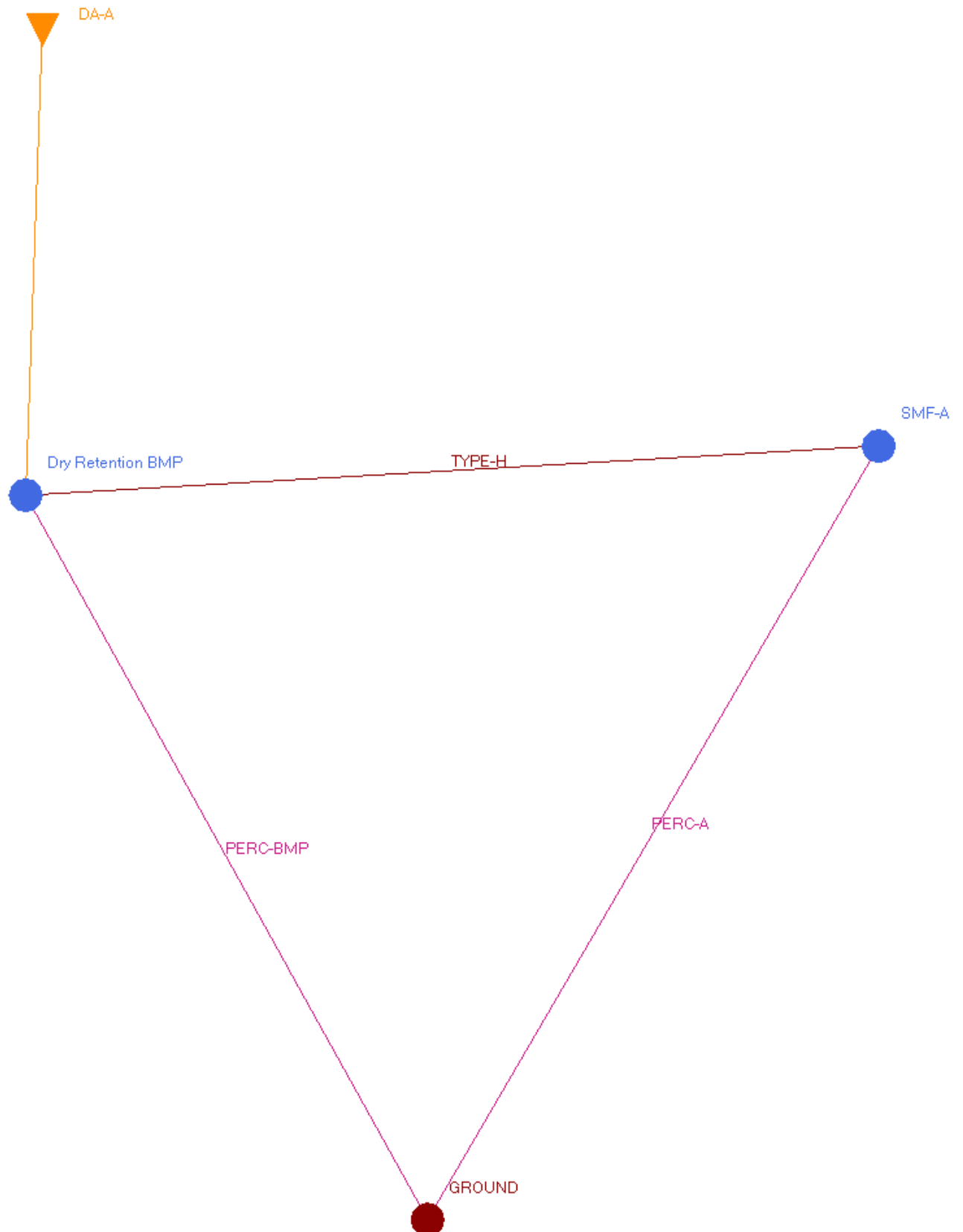
SOUTHERN WRECKER AND RECOVERY, LLC	DESIGN :	C.A. GNIER, PE	TBD
	QUALITY CONTROL :	C.A. GNIER, PE	TBD
	SITE PLAN APP #		TBD
	WMID APP #		TBD
	FDOT DRIVEWAY #		TBD
	FDOT DRAINAGE #		TBD
	GEING PROJECT #		19-0053

SOUTHERN
WRECKER
AND
RECOVERY
ALACHUA

POST DA-MA

C-200

Nodal Diagram



Simple Basin: DA-A

Scenario: Southern Wrecker
Node: Dry Retention BMP
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH484
Peaking Factor: 484.0
Area: 1.5712 ac
Curve Number: 93.3
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Node: Dry Retention BMP

Scenario: Southern Wrecker
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 90.50 ft
Warning Stage: 92.00 ft

Stage [ft]	Area [ac]	Area [ft2]
90.50	0.0278	1211
91.50	0.0723	3149
92.00	0.0956	4164
92.50	0.1194	5201

Comment:

Node: GROUND

Scenario: Southern Wrecker
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 68.00 ft
Warning Stage: 68.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	68.00
0	0	0	9999.0000	68.00

Comment:

Node: SMF-A

Scenario: Southern Wrecker
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 86.00 ft
Warning Stage: 91.50 ft

Stage [ft]	Area [ac]	Area [ft2]
86.00	0.0359	1564
87.00	0.0604	2631
88.00	0.0876	3816
89.00	0.1174	5114
90.00	0.1500	6534
91.00	0.1851	8063
92.00	0.2226	9696
92.50	0.2421	10546

Comment:

Percolation Link: PERC-A

Scenario:	Southern Wrecker	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	SMF-A	Vertical Flow Termination:	Horizontal Flow Algorithm
To Node:	GROUND	Perimeter 1:	476.94 ft
Link Count:	1	Perimeter 2:	665.43 ft
Flow Direction:	Both	Perimeter 3:	2550.40 ft
Aquifer Base Elevation:	76.99 ft	Distance P1 to P2:	30.00 ft
Water Table Elevation:	77.00 ft	Distance P2 to P3:	300.00 ft
Annual Recharge Rate:	0 ipy	# of Cells P1 to P2:	10
Horizontal Conductivity:	3.500 fpd	# of Cells P2 to P3:	30
Vertical Conductivity:	2.500 fpd		
Fillable Porosity:	0.200		
Layer Thickness:	9.00 ft		

Comment:

Percolation Link: PERC-BMP

Scenario:	Southern Wrecker	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Dry Retention BMP	Vertical Flow Termination:	Horizontal Flow Algorithm
To Node:	GROUND	Perimeter 1:	525.90 ft
Link Count:	1		

Input Report

Flow Direction: Both
 Aquifer Base Elevation: 76.99 ft
 Water Table Elevation: 77.00 ft
 Annual Recharge Rate: 0 ipy
 Horizontal Conductivity: 3.500 fpd
 Vertical Conductivity: 2.500 fpd
 Fillable Porosity: 0.200
 Layer Thickness: 14.00 ft

Perimeter 2: 556.30 ft

Perimeter 3: 580.05 ft

Distance P1 to P2: 5.00 ft

Distance P2 to P3: 4.00 ft

of Cells P1 to P2: 1

of Cells P2 to P3: 4

Comment:

Drop Structure Link: TYPE-H

Upstream Pipe

Downstream Pipe

Scenario: Southern Wrecker

Invert: 87.00 ft

Invert: 86.00 ft

From Node: Dry Retention BMP

Manning's N: 0.0110

Manning's N: 0.0110

To Node: SMF-A

Geometry: Circular

Geometry: Circular

Link Count: 1

Max Depth: 2.00 ft

Max Depth: 2.00 ft

Flow Direction: Both

Bottom Clip

Solution: Combine

Default: 0.00 ft

Default: 0.00 ft

Increments: 0

Op Table:

Op Table:

Pipe Count: 1

Ref Node:

Ref Node:

Damping: 0.0000 ft

Manning's N: 0.0000

Manning's N: 0.0000

Length: 32.00 ft

Top Clip

FHWA Code: 0

Default: 0.00 ft

Default: 0.00 ft

Entr Loss Coef: 0.00

Op Table:

Op Table:

Exit Loss Coef: 0.00

Ref Node:

Ref Node:

Bend Loss Coef: 0.00

Manning's N: 0.0000

Manning's N: 0.0000

Bend Location: 0.00 ft

Energy Switch: Energy

Pipe Comment:

Weir Component

Weir: 1

Bottom Clip

Weir Count: 1

Default: 0.00 ft

Weir Flow Direction: Both

Op Table:

Damping: 0.0000 ft

Ref Node:

Weir Type: Horizontal

Top Clip

Geometry Type: Rectangular

Default: 0.00 ft

Invert: 92.00 ft

Op Table:

Control Elevation: 92.00 ft

Ref Node:

Max Depth: 99999.00 ft

Discharge Coefficients

Max Width: 10.16 ft

Weir Default: 3.200

Fillet: 0.00 ft

Weir Table:

Orifice Default: 0.600

Orifice Table:

Weir Comment:

Drop Structure Comment:

Input Report

Simulation: SRWMD 100Y001H

Scenario: Southern Wrecker
 Run Date/Time: 2/16/2020 3:39:05 PM
 Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	100.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	2.0000	30.0000
0	0	0	720.0000	1400.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	2.0000	30.0000
0	0	0	720.0000	1400.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:

Tolerances & Options

Time Marching: SAOR

IA Recovery Time: 24.0000 hr

Input Report

Max Iterations: 6
 Over-Relax Weight 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft
 Smp/Man Basin Rain Global
 Opt:
 Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft
 Rainfall Name: ~FDOT-1
 Rainfall Amount: 4.40 in
 Storm Duration: 1.0000 hr
 Edge Length Option: Automatic
 Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: SRWMD 100Y002H

Scenario: Southern Wrecker
 Run Date/Time: 2/16/2020 3:39:11 PM
 Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	100.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	5.0000	30.0000
0	0	0	746.0000	1440.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	5.0000	30.0000
0	0	0	746.0000	1440.0000

Restart File
Save Restart: False

Resources & Lookup Tables

Resources	Lookup Tables
Rainfall Folder:	Boundary Stage Set:
Unit Hydrograph Folder:	Extern Hydrograph Set:
	Curve Number Set:
	Green-Ampt Set:
	Vertical Layers Set:
	Impervious Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight: 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: ~FDOT-2
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 5.40 in
Edge Length Option: Automatic	Storm Duration: 2.0000 hr
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area 100 ft2
	(1D):
	Energy Switch (1D): Energy

Comment:

Simulation: SRWMD 100Y004H

Scenario: Southern Wrecker
Run Date/Time: 2/16/2020 3:39:18 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

Year	Month	Day	Hour [hr]
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Input Report

Start Time: 0 0 0 0.0000
 End Time: 0 0 0 100.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	6.0000	30.0000
0	0	0	746.0000	1440.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	6.0000	30.0000
0	0	0	746.0000	1440.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft
 Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft
 Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
 Smp/Man Basin Rain Global
 Opt:
 Rainfall Name: ~FDOT-4
 Rainfall Amount: 6.72 in
 Storm Duration: 4.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simulation: SRWMD 100Y008H

Scenario: Southern Wrecker
Run Date/Time: 2/16/2020 3:39:26 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	150.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	10.0000	30.0000
0	0	0	750.0000	1440.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	10.0000	30.0000
0	0	0	750.0000	1440.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Lookup Tables

Southern Wrecker
Input Report

9

Rainfall Folder:

Unit Hydrograph
Folder:

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~FDOT-8
Rainfall Amount: 8.00 in
Storm Duration: 8.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simulation: SRWMD 100Y024H

Scenario: Southern Wrecker
Run Date/Time: 2/16/2020 3:39:37 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	250.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	30.0000	30.0000
0	0	0	750.0000	1440.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	30.0000	30.0000
0	0	0	750.0000	1440.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~FDOT-24
Rainfall Amount: 11.04 in
Storm Duration: 24.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Input Report

Simulation: SRWMD 100Y072H

Scenario: Southern Wrecker
 Run Date/Time: 2/16/2020 3:39:54 PM
 Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	450.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	75.0000	30.0000
0	0	0	792.0000	1440.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	75.0000	30.0000
0	0	0	792.0000	1440.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:

Tolerances & Options

Time Marching: SAOR

IA Recovery Time: 24.0000 hr

Input Report

Max Iterations: 6
 Over-Relax Weight 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft
 Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft
 Edge Length Option: Automatic

Smp/Man Basin Rain Global
 Opt:
 Rainfall Name: ~FDOT-72
 Rainfall Amount: 13.80 in
 Storm Duration: 72.0000 hr
 Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: SRWMD 100Y168H

Scenario: Southern Wrecker
 Run Date/Time: 2/16/2020 3:41:04 PM
 Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	650.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	170.0000	30.0000
0	0	0	888.0000	1440.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	170.0000	30.0000
0	0	0	888.0000	1440.0000

Restart File
Save Restart: False

Resources & Lookup Tables

Resources	Lookup Tables
Rainfall Folder:	Boundary Stage Set:
Unit Hydrograph Folder:	Extern Hydrograph Set:
	Curve Number Set:
	Green-Ampt Set:
	Vertical Layers Set:
	Impervious Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight: 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: ~FDOT-168
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 16.00 in
Edge Length Option: Automatic	Storm Duration: 168.0000 hr
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area 100 ft2
	(1D):
	Energy Switch (1D): Energy

Comment:

Simulation: SRWMD 100Y240H

Scenario: Southern Wrecker
Run Date/Time: 2/16/2020 3:43:05 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

Year	Month	Day	Hour [hr]
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Input Report

Start Time: 0 0 0 0.0000
 End Time: 0 0 0 850.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	240.0000	60.0000
0	0	0	250.0000	600.0000
0	0	0	960.0000	1440.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	240.0000	60.0000
0	0	0	250.0000	600.0000
0	0	0	960.0000	1440.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft
 Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
 Opt:

Rainfall Name: ~FDOT-240

Southern Wrecker
Input Report

15

Edge Length Option: Automatic

Rainfall Amount: 18.00 in
Storm Duration: 240.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simulation: WQTV

Scenario: Southern Wrecker
Run Date/Time: 2/16/2020 3:59:54 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	72.0000	30.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	72.0000	30.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Lookup Tables

Southern Wrecker
Input Report

16

Rainfall Folder:

Unit Hydrograph
Folder:

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain No Rainfall
Opt:

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Southern Wrecker
Min-Max Report

1

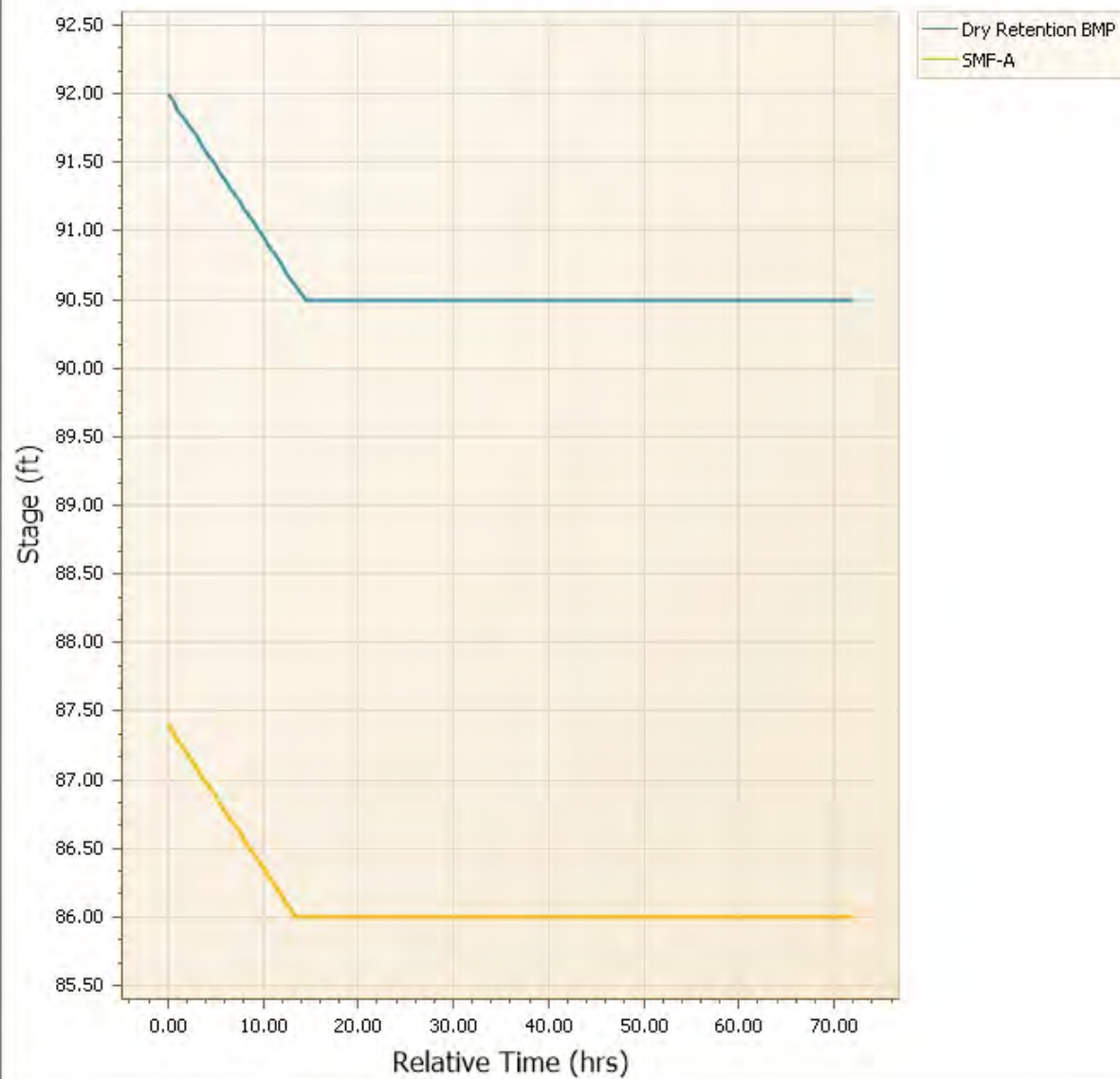
Sim	Warning Stage [ft]	Maximum Stage [ft]
SRWMD 100Y001H	91.50	89.75
SRWMD 100Y002H	91.50	90.20
SRWMD 100Y004H	91.50	90.70
SRWMD 100Y008H	91.50	91.09
SRWMD 100Y024H	91.50	91.19
SRWMD 100Y072H	91.50	89.55
SRWMD 100Y168H	91.50	88.94
SRWMD 100Y240H	91.50	89.81
WQTV	91.50	87.40

Southern Wrecker
Min-Max Report BMP

1

Sim	Warning Stage [ft]	Maximum Stage [ft]
SRWMD 100Y001H	92.00	92.00
SRWMD 100Y002H	92.00	92.00
SRWMD 100Y004H	92.00	92.00
SRWMD 100Y008H	92.00	92.00
SRWMD 100Y024H	92.00	92.00
SRWMD 100Y072H	92.00	92.00
SRWMD 100Y168H	92.00	92.00
SRWMD 100Y240H	92.00	92.00

Sim: WQTV



Node: SMF-A



US 441 ROAD RANGER FACILITY TRAFFIC ACCESS STUDY

ALACHUA COUNTY, FLORIDA

November 2019



BUCKHOLZ TRAFFIC



**BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com**

November 19, 2019

Mr. Greg Gaylord, President
Southern Wrecker & Recovery
5169-A West 12th Street
Jacksonville, Florida 32254

Re: US 441 Road Ranger Facility, Traffic Access Study

Dear Mr. Gaylord:

Attached is the requested traffic study. If there are any questions or comments regarding this study, please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 11/19/19. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

The proposed US 441 Road Ranger facility will provide a parking and staging area for 6 road ranger patrol trucks that will provide emergency assistance to vehicles travelling along Interstate 75. It will be located on the south side of US 441 approximately 1.3 miles west of I-75 in Alachua County, Florida. Access to the facility will be provided via a single driveway on US 441 located at an existing median break situated just west of Jack's Small Engine Repair. An exclusive westbound left turn lane into the site will be provided at this median opening.

US 441 in the vicinity of the site is a four lane divided rural principal arterial with a wide grass median. US 441 has an FDOT access management class of 3 and a posted speed limit of 65 mph in the vicinity of the site. Figure 1 shows the site location and surrounding road network while Appendix A contains the proposed site plan. The development is expected to be completed and fully operational by the end of 2020. Consequently, 2020 was chosen as the design year for this study.

EXISTING TRAFFIC VOLUMES

Manual turning movement counts (see Appendix B) were previously conducted by Buckholz Traffic personnel during mid-January of 2018 at the nearby US 441/CR 235A intersection as part of the Ellianos Coffee Traffic Study. The counts were conducted during weekday peak periods (6:45-9:00 AM and 4:00-6:00 PM) with school in session. The data was recorded at 15-minute intervals and includes a separate tabulation for trucks and pedestrians. Figures 7 and 8 from that study are provided in Appendix B. The left side of the last panel of those figures shows the 2019 weekday AM and PM peak hour traffic volumes along US 441 approximately 2/3 of a mile east of the Road Ranger site. These volumes can reasonably serve as conservatively high base volumes for subsequent analysis.

Appendix C provides traffic volume data from the FDOT annual traffic counting program for two stations near the site. The current Average Daily Traffic (ADT) on the portion of US 441 in the vicinity of the site is about 22,000 vehicles per day.

TRIP GENERATION

Appendix D contains an email which describes anticipated vehicular activity at the site. Making the conservative assumption that all employee commute trips will occur within the peak hour and that all service truck trips will also occur within the peak hour, the following peak hour trip generation is estimated:

Weekday AM Peak Hour:

- 5 employees arrive from the east
- 2 employees arrive from the west
- 6 service trucks depart to the east

Weekday PM Peak Hour:

- 6 service trucks return from the east
- 5 employees depart to the east
- 2 employees depart to the west

FUTURE TRAFFIC VOLUMES

The expected weekday AM and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes at the US 441/Site Drive intersection are graphically depicted in Figures 2 and 3. The 2020 background traffic volumes were obtained by multiplying the base traffic volumes provided in Appendix B by a corresponding growth factor of 1.049 (4.9% average annual growth for 1 year). The supporting data and calculations for this 4.9% average annual growth rate are included in Appendix C. The 2020 total traffic volumes were then obtained by adding the traffic generated by the new facility to the 2020 background traffic volumes.

TURN LANE ANALYSIS

Since right turn volumes into the facility are expected to be extremely low, an exclusive right turn lane is clearly not warranted and no formal analysis was conducted.

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

The unsignalized US 441/Site Drive intersection was analyzed using the two-way stop control methodology contained in Chapter 20 of the Sixth Edition of the Highway Capacity Manual. Table 1 summarizes the capacity analysis results for 2020 Build conditions. The supporting calculations are provided in Appendix E.

Under 2020 Build conditions, all minor movements at the intersection will operate at level of service D or better with minimal queueing and with a volume-to-capacity ratio that is much less than one.



(S) = TRAFFIC SIGNAL

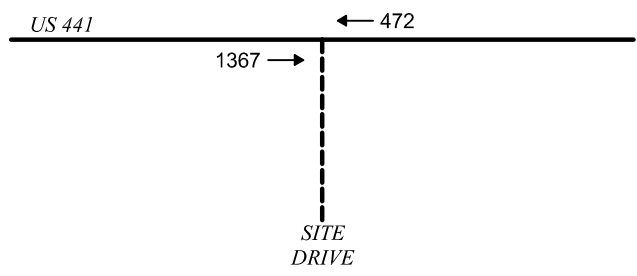
Buckholz Traffic

FIGURE 1

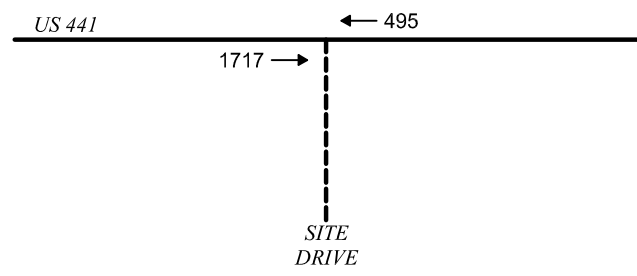
SITE LOCATION



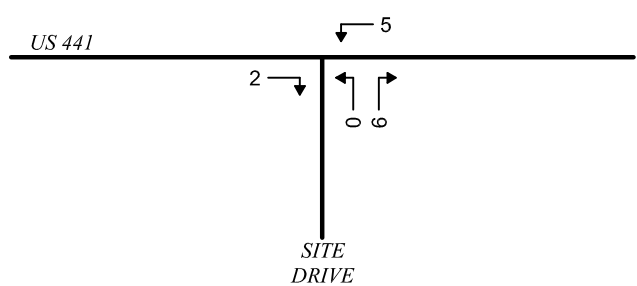
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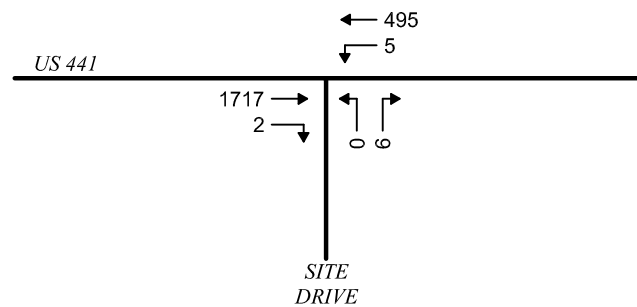
2019 TRAFFIC



NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 4.9%



SITE TRAFFIC



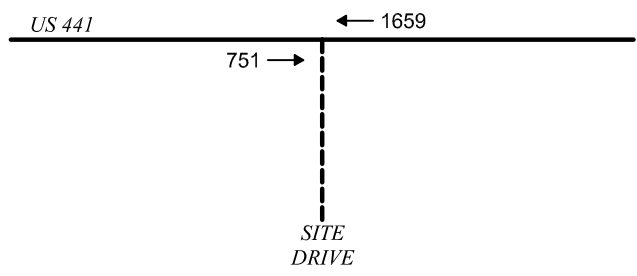
BUILD TRAFFIC

Buckholz Traffic

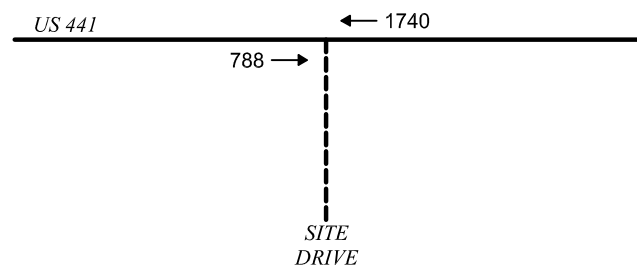
FIGURE 2
BUILD TRAFFIC
US 441 AT SITE DRIVE
WEEKDAY AM PEAK HOUR



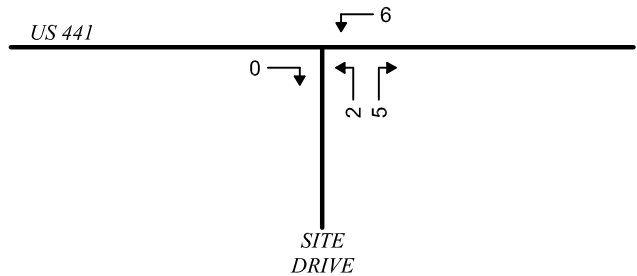
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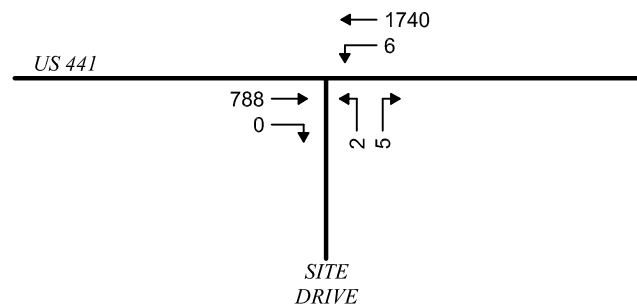
2019 TRAFFIC



NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 4.9%



SITE TRAFFIC



BUILD TRAFFIC

Buckholz Traffic

FIGURE 3
BUILD TRAFFIC
US 441 AT SITE DRIVE
WEEKDAY PM PEAK HOUR



TABLE 1**UNSIGNALIZED INTERSECTION CAPACITY RESULTS****US 441 / SITE DRIVE**

2020 BUILD CONDITIONS	WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Westbound Left Turn	C	16.2 sec/veh	0.02	1
Northbound Approach	D	32.4 sec/veh	0.05	1

2020 BUILD CONDITIONS	WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Westbound Left Turn	B	14.9 sec/veh	0.02	1
Northbound Approach	D	25.5 sec/veh	0.04	1

BUCKHOLZ TRAFFIC

APPENDIX A

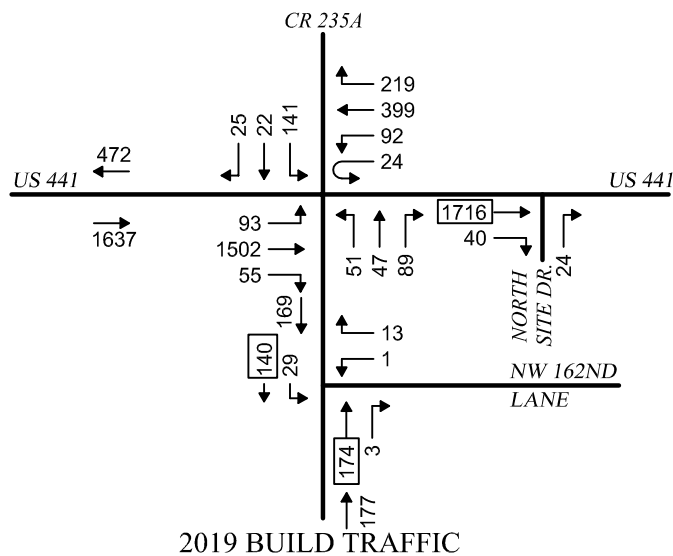
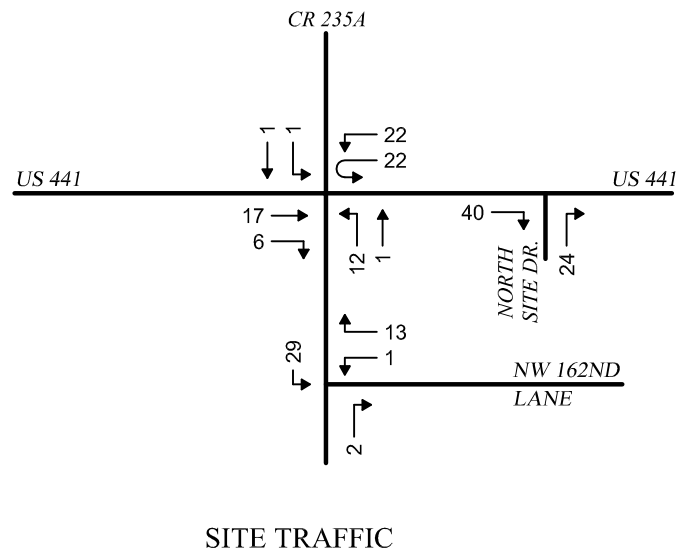
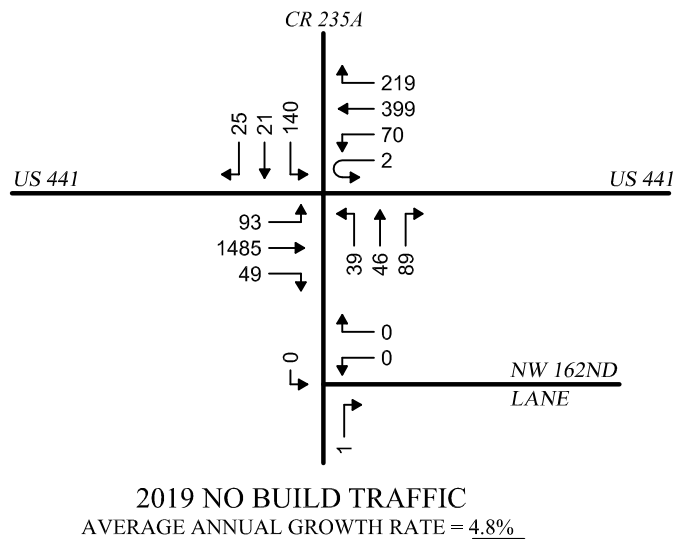
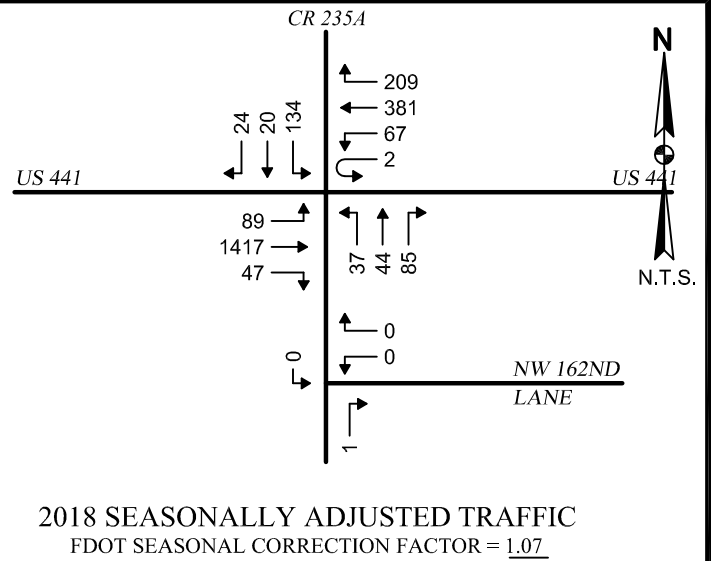
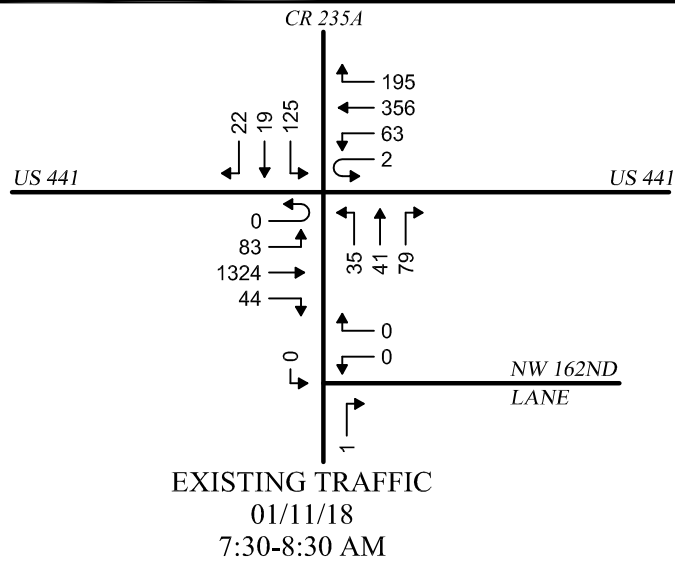
SITE PLAN



APPENDIX B

FIGURES FROM ELLIANOS COFFEE TRAFFIC STUDY





[XXX] = CALCULATED VALUE

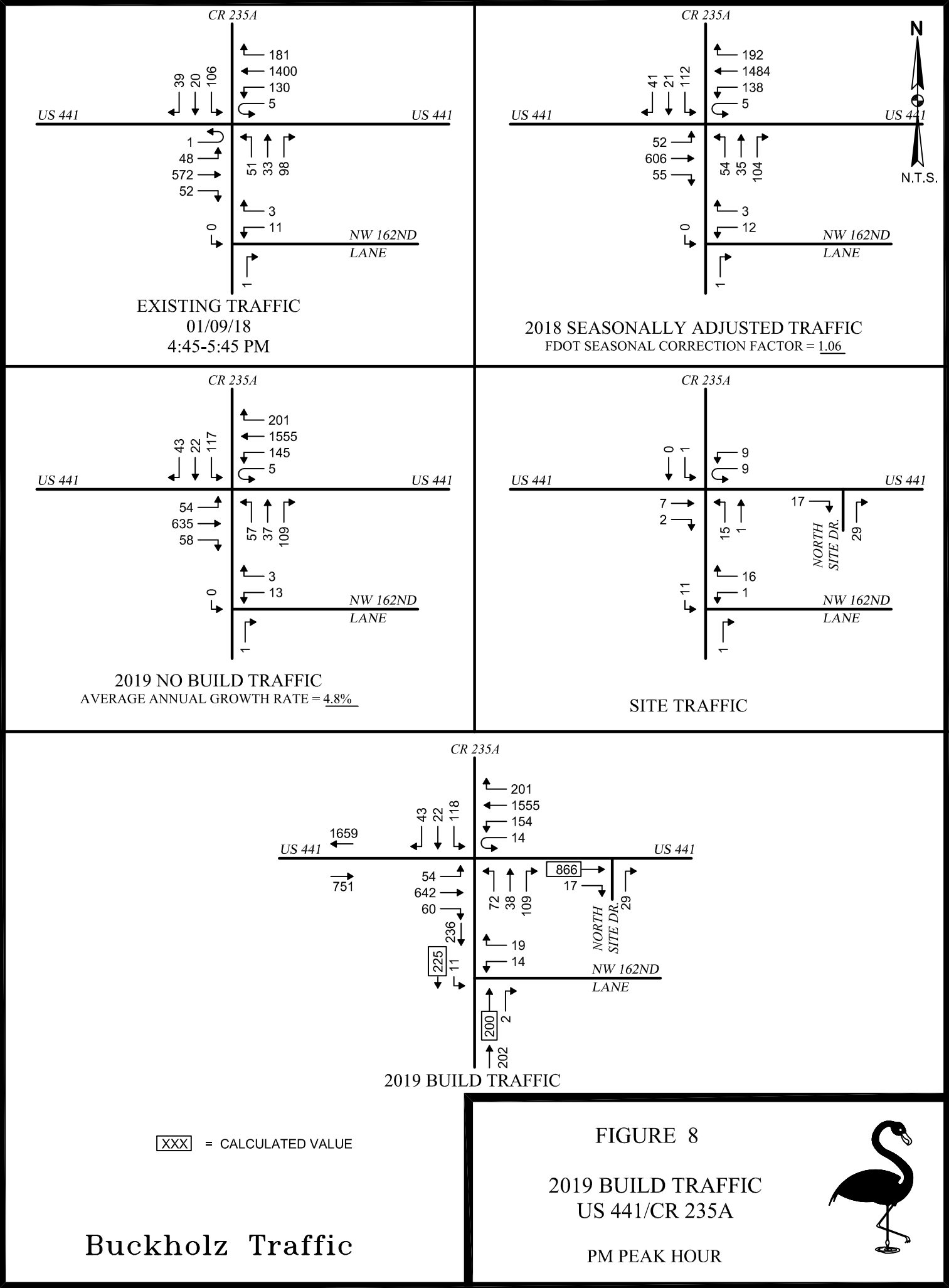
Buckholz Traffic

FIGURE 7

2019 BUILD TRAFFIC
US 441/CR 235A

AM PEAK HOUR





APPENDIX C

FDOT TRAFFIC DATA

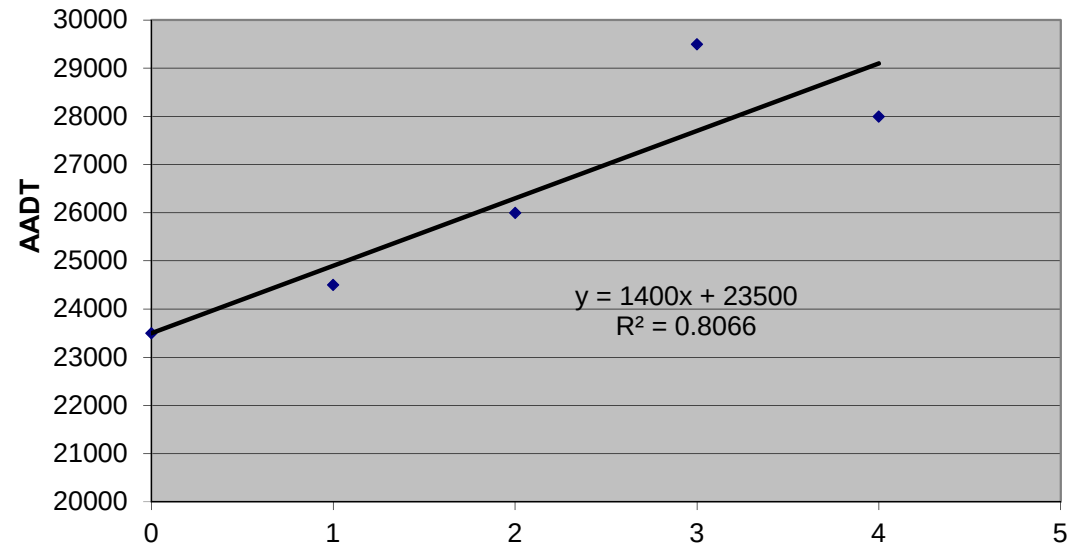


**TABLE C-1
LINEAR REGRESSION ANALYSIS**

US 441 (SR 20), West of I-75

<u>Year</u>	<u>X</u>	Actual <u>AADT (Y)</u>	Predicted <u>AADT</u>
2014	0	23500	23500
2015	1	24500	24900
2016	2	26000	26300
2017	3	29500	27700
2018	4	28000	29100
2019	5		30500
2020	6		31900

i = 5.2%



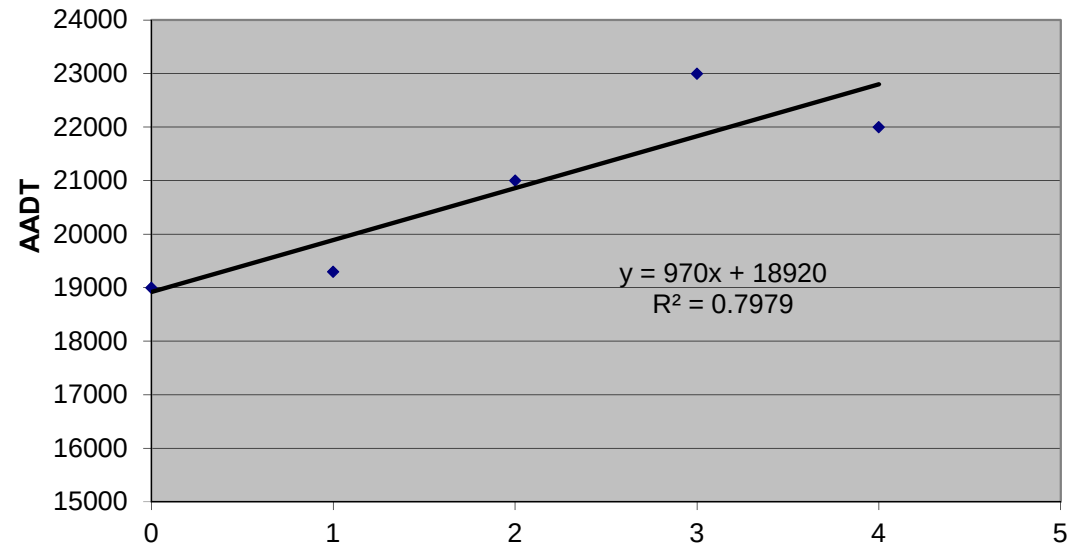
BUCKHOLZ TRAFFIC

TABLE C-2
LINEAR REGRESSION ANALYSIS

US 441 (SR 20), Southeast of 222nd Street

<u>Year</u>	<u>X</u>	Actual <u>AADT (Y)</u>	Predicted <u>AADT</u>
2014	0	19000	18920
2015	1	19300	19890
2016	2	21000	20860
2017	3	23000	21830
2018	4	22000	22800
2019	5		23770
2020	6		24740

i = 4.6%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0245 - SR 20 300' S. OF 222ND ST.(HIGH SPRINGS)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2018	22000	C	N 11000		S 11000	9.50	57.90	4.90
2017	23000	C	N 11500		S 11500	9.50	53.80	4.60
2016	21000	C	N 10500		S 10500	9.50	53.60	4.90
2015	19300	C	N 9500		S 9800	9.50	57.00	5.20
2014	19000	C	N 9500		S 9500	9.50	57.40	5.40
2013	16900	C	N 8100		S 8800	9.50	57.80	5.00
2012	17300	C	N 8600		S 8700	9.50	58.40	4.90
2011	16900	C	N 8500		S 8400	9.50	58.80	5.50
2010	16900	C	N 8400		S 8500	10.13	59.87	5.10
2009	19200	C	N 9600		S 9600	10.04	57.81	6.20
2008	17500	C	N 8800		S 8700	10.17	57.73	7.30
2007	19500	C	N 9800		S 9700	10.22	58.44	5.70
2006	19300	C	N 9600		S 9700	9.98	59.05	6.70
2005	19200	C	N 9500		S 9700	10.10	58.20	19.60
2004	18800	C	N 9400		S 9400	10.20	62.30	9.10
2003	16900	C	N 8500		S 8400	10.20	59.50	12.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 26
STATION: 0245
DESCRIPTION: SR 20 300' S. OF 222ND ST.(HIGH SPRINGS)
START DATE: 04/25/2018
START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	25	28	9	22	84	12	5	10	4	31	115	
0100	16	18	20	14	68	11	13	8	7	39	107	
0200	16	25	20	14	75	3	5	12	12	32	107	
0300	9	7	22	13	51	13	16	18	27	74	125	
0400	16	4	10	10	40	25	28	58	40	151	191	
0500	14	14	21	24	73	55	90	112	139	396	469	
0600	24	54	59	82	219	152	262	273	275	962	1181	
0700	77	132	131	133	473	348	352	404	330	1434	1907	
0800	102	99	96	94	391	250	309	237	176	972	1363	
0900	106	89	119	96	410	188	175	182	172	717	1127	
1000	124	118	130	134	506	157	132	153	131	573	1079	
1100	135	126	123	181	565	167	172	188	182	709	1274	
1200	188	165	203	182	738	153	144	173	185	655	1393	
1300	182	166	183	179	710	198	154	156	152	660	1370	
1400	163	194	198	231	786	157	163	155	163	638	1424	
1500	195	230	274	249	948	142	147	152	139	580	1528	
1600	310	288	285	302	1185	172	177	164	146	659	1844	
1700	347	351	352	322	1372	190	175	182	156	703	2075	
1800	271	241	225	180	917	176	148	138	114	576	1493	
1900	186	149	127	142	604	113	100	78	74	365	969	
2000	135	129	143	136	543	69	75	67	72	283	826	
2100	118	111	99	66	394	70	57	61	35	223	617	
2200	67	51	44	34	196	39	29	40	26	134	330	
2300	39	41	24	22	126	24	9	15	20	68	194	
24-HOUR TOTALS:					11474						11634	23108

		PEAK VOLUME INFORMATION					
		DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
A.M.	HOUR	VOLUME		HOUR	VOLUME	HOUR	VOLUME
	715	498		700	1434	700	1907
P.M.	1700	1372		1230	710	1700	2075
DAILY	1700	1372		700	1434	1700	2075

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0461 - SR 20 .2 MI. NW OF SR 93

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2018	28000	C	N 14000		S 14000	9.50	57.90	4.90
2017	29500	C	N 14500		S 15000	9.50	53.80	4.60
2016	26000	C	N 13000		S 13000	9.50	53.60	4.90
2015	24500	C	N 12500		S 12000	9.50	57.00	5.20
2014	23500	C	N 11500		S 12000	9.50	57.40	5.40
2013	23000	C	N 11500		S 11500	9.50	57.80	5.00
2012	21000	C	N 10500		S 10500	9.50	58.40	4.90
2011	21500	C	N 10500		S 11000	9.50	58.80	5.50
2010	21000	C	N 10500		S 10500	10.13	59.87	5.10
2009	24000	C	N 12000		S 12000	10.04	57.81	6.20
2008	22500	C	N 11000		S 11500	10.17	57.73	7.30
2007	26000	C	N 13000		S 13000	10.22	58.44	5.70
2006	24500	C	N 12000		S 12500	9.98	59.05	6.70
2005	21000	C	N 10500		S 10500	10.10	58.20	19.60
2004	22500	C	N 11500		S 11000	10.20	62.30	9.10
2003	21000	C	N 10500		S 10500	10.20	59.50	12.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 26
STATION: 0461
DESCRIPTION: SR 20 .2 MI. NW OF SR 93
START DATE: 04/24/2018
START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	12	9	11	15	47	27	27	22	16	92	139	
0100	20	32	30	16	98	24	14	15	24	77	175	
0200	9	13	15	27	64	15	21	14	22	72	136	
0300	44	17	30	25	116	22	10	16	21	69	185	
0400	29	29	46	42	146	15	31	53	49	148	294	
0500	80	86	120	150	436	38	56	60	44	198	634	
0600	172	297	298	360	1127	33	82	72	114	301	1428	
0700	376	406	494	411	1687	122	140	144	186	592	2279	
0800	335	304	346	251	1236	187	204	189	152	732	1968	
0900	231	257	254	194	936	149	175	169	177	670	1606	
1000	192	222	170	195	779	164	198	186	204	752	1531	
1100	210	201	230	196	837	198	195	191	208	792	1629	
1200	205	243	212	226	886	213	227	229	219	888	1774	
1300	217	233	219	242	911	216	223	241	221	901	1812	
1400	215	216	225	202	858	236	236	277	261	1010	1868	
1500	229	285	300	232	1046	287	293	294	320	1194	2240	
1600	194	203	183	243	823	349	366	363	373	1451	2274	
1700	200	226	201	207	834	417	401	451	420	1689	2523	
1800	191	171	165	155	682	344	367	260	248	1219	1901	
1900	149	135	109	120	513	226	196	192	190	804	1317	
2000	114	140	153	108	515	156	131	153	140	580	1095	
2100	82	64	67	50	263	112	114	106	89	421	684	
2200	59	26	36	37	158	74	55	45	35	209	367	
2300	25	25	22	18	90	48	41	42	41	172	262	
24-HOUR TOTALS:					15088						15033	30121

PEAK VOLUME INFORMATION					
DIRECTION: N			DIRECTION: S		COMBINED DIRECTIONS
A.M.	HOUR	VOLUME	HOUR	VOLUME	HOUR VOLUME
	700	1687	745	766	715 2303
P.M.	1500	1046	1700	1689	1700 2523
DAILY	700	1687	1700	1689	1700 2523

COUNTY: 26
STATION: 0461
DESCRIPTION: SR 20 .2 MI. NW OF SR 93
START DATE: 04/25/2018
START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	13	20	25	24	82	26	34	17	29	106	188	
0100	29	36	31	14	110	14	21	9	21	65	175	
0200	14	22	22	27	85	23	31	20	13	87	172	
0300	28	24	26	36	114	16	13	20	22	71	185	
0400	29	31	41	41	142	18	22	57	38	135	277	
0500	59	89	103	156	407	41	39	61	52	193	600	
0600	198	291	311	341	1141	44	71	82	113	310	1451	
0700	418	435	445	424	1722	99	130	152	182	563	2285	
0800	309	291	345	252	1197	175	192	191	143	701	1898	
0900	220	237	226	192	875	122	132	165	154	573	1448	
1000	189	180	199	169	737	181	149	173	183	686	1423	
1100	196	213	224	220	853	178	174	225	226	803	1656	
1200	238	223	210	207	878	243	228	248	224	943	1821	
1300	288	239	202	218	947	208	245	231	226	910	1857	
1400	219	202	204	218	843	229	226	288	245	988	1831	
1500	185	262	265	209	921	270	310	288	343	1211	2132	
1600	211	221	202	191	825	355	364	376	384	1479	2304	
1700	211	218	205	212	846	410	426	423	392	1651	2497	
1800	191	236	183	153	763	317	322	264	256	1159	1922	
1900	153	142	126	107	528	196	193	189	189	767	1295	
2000	104	113	69	102	388	176	178	172	163	689	1077	
2100	119	72	81	50	322	136	137	102	87	462	784	
2200	52	30	50	40	172	79	61	59	49	248	420	
2300	36	21	31	25	113	46	46	44	33	169	282	
24-HOUR TOTALS:					15011						14969	29980

PEAK VOLUME INFORMATION						
DIRECTION: N			DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	700	1722	745	740	700	2285
P.M.	1300	947	1700	1651	1700	2497
DAILY	700	1722	1700	1651	1700	2497

COUNTY: 26
STATION: 0245
DESCRIPTION: SR 20 300' S. OF 222ND ST.(HIGH SPRINGS)
START DATE: 04/26/2018
START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	25	21	19	19	84	11	8	9	7	35	119	
0100	18	30	16	15	79	3	13	4	15	35	114	
0200	18	14	13	22	67	5	12	9	10	36	103	
0300	15	9	22	15	61	18	16	13	27	74	135	
0400	15	14	13	6	48	28	36	48	47	159	207	
0500	17	15	24	32	88	59	98	120	128	405	493	
0600	34	37	47	89	207	172	212	288	268	940	1147	
0700	111	142	136	128	517	336	397	438	306	1477	1994	
0800	80	105	115	113	413	287	300	241	208	1036	1449	
0900	107	113	117	149	486	166	186	183	164	699	1185	
1000	126	144	132	138	540	189	182	182	165	718	1258	
1100	156	141	185	188	670	153	173	186	156	668	1338	
1200	181	190	168	216	755	165	195	200	173	733	1488	
1300	166	200	180	191	737	165	164	162	161	652	1389	
1400	201	227	203	203	834	193	174	200	154	721	1555	
1500	211	269	301	259	1040	163	175	160	140	638	1678	
1600	276	264	283	257	1080	172	189	166	146	673	1753	
1700	322	343	328	338	1331	182	188	204	167	741	2072	
1800	275	254	210	191	930	167	154	140	111	572	1502	
1900	157	175	184	145	661	110	88	98	84	380	1041	
2000	147	138	113	134	532	82	65	57	73	277	809	
2100	106	111	87	86	390	64	62	50	39	215	605	
2200	54	56	50	49	209	36	26	29	29	120	329	
2300	30	54	41	26	151	13	22	18	11	64	215	
24-HOUR TOTALS:					11910						12068	23978

				PEAK VOLUME INFORMATION							
		DIRECTION: N				DIRECTION: S				COMBINED DIRECTIONS	
	HOUR	VOLUME			HOUR	VOLUME			HOUR	VOLUME	
A.M.	700	517			700	1477			700	1994	
P.M.	1700	1331			1700	741			1700	2072	
DAILY	1700	1331			700	1477			1700	2072	

APPENDIX D

TRIP GENERATION MEMO



Subject: **Traffic Study**
Date: 11/9/2019 7:15:53 AM Eastern Standard Time
From: greg@southernwrecker.com
To: jwbuckholz@aol.com
Cc: chrisg@gmuereng.com

This is the daily operation for the Alachua/ I 75 corridor and I 10.

Monday thru Friday:

Road Ranger patrols (6) trucks begin at 6:30 and stay on routes until they return at shift change 12:30.

The second shift begins at 1:00 and stays on route till 7:00 p.m.

Weekends they deploy only (2) trucks with the same schedule.

One supervisor remains at facility Monday thru Friday.

There is one Medium duty wrecker that is staged for quick incident clearance.

 1494878431645_PastedImage

Greg Gaylord

President

Wreckmaster Certified #051018

greg@southernwrecker.com

Jacksonville

5169-A W. 12th Street

Jacksonville, Florida 32254

Phone: 904.378.8000 Fax: 904.378.8121

St. Augustine-North

-

2130 State Road 16

St. Augustine, Florida 32084

Phone: 904.824.8641 Fax: 904.826.0947

St. Augustine-South

-

1350 State Road 207

St. Augustine, Florida 32086

Phone: 904.797-5183 Fax: 904.584.1895

APPENDIX E

UNSIGNALIZED INTERSECTION CAPACITY CALCULATIONS



HCS7 Two-Way Stop-Control Report

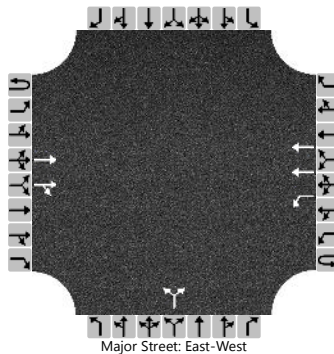
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	11/12/2019
Analysis Year	2020
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	East-West
Project Description	#19-1585

Site Information

Intersection	US 441/Site Drive
Jurisdiction	Alachua County
East/West Street	US 441
North/South Street	Site Drive
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1717	2	0	5	495			0		6				
Percent Heavy Vehicles (%)					0	0				0		100				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.10				6.80		8.90				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		4.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						5					7					
Capacity, c (veh/h)						327					138					
v/c Ratio						0.02					0.05					
95% Queue Length, Q ₉₅ (veh)						0.1					0.1					
Control Delay (s/veh)						16.2					32.4					
Level of Service (LOS)						C					D					
Approach Delay (s/veh)					0.2				32.4							
Approach LOS									D							

HCS7 Two-Way Stop-Control Report

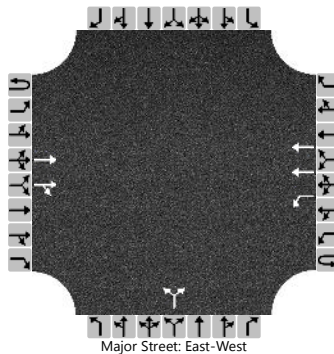
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	11/12/2019
Analysis Year	2020
Time Analyzed	PM Peak Hour - BUILD
Intersection Orientation	East-West
Project Description	#19-1585

Site Information

Intersection	US 441/Site Drive
Jurisdiction	Alachua County
East/West Street	US 441
North/South Street	Site Drive
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			788	0	0	6	1740			2		5				
Percent Heavy Vehicles (%)					0	100				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						6.10				6.80		6.90				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						3.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						7					8					
Capacity, c (veh/h)						372					183					
v/c Ratio						0.02					0.04					
95% Queue Length, Q ₉₅ (veh)						0.1					0.1					
Control Delay (s/veh)						14.9					25.5					
Level of Service (LOS)						B					D					
Approach Delay (s/veh)					0.1				25.5							
Approach LOS									D							



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project: **Southern Wrecker**

Location:

Cat.No:

Type:

Lamps:

Qty:

Notes:

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options					Finish
							Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	
ECF-S	32L	700	NW	AR	4	UNV						
ECF-S EcoForm site and area, small	32L 32 LEDs (2 modules)	530 530 mA 700 700 mA 1A 1050 mA 1.2A 1200 mA	WW-G2 Warm White 3000K, 70 CRI Generation 2 NW-G2 Neutral White 4000K, 70 CRI Generation 2	AR Arm Mount (standard) ² <i>The following mounting kits must be ordered separately (See accessories)</i> SF Slip Fitter Mount ³ (fits to 2 3/8" O.D. tenon) WS Wall mount with surface conduit rear entry permitted RAM Retrofit arm mount kit ²	Type 2 2 Type 2 2-90 Rotated left 90° 2-270 Rotated right 270° Type 3 3 Type 3 3-90 Rotated left 90° 3-270 Rotated right 270° Type 4 4 Type 4 4-90 Rotated left 90° 4-270 Rotated right 270° Type 5 5 Type 5 5W Type 5W AFR Auto Front Row AFR-90 Auto Front Row, Rotated left 90° AFR-270 Auto Front Row, Rotated right 270°	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)	DD 0-10V External dimming (by others) ⁴ DCC Dual Circuit Control ^{4,5,6} FAWS Field Adjustable Wattage Selector ^{4,5} SW Interface module for SiteWise ^{4,6,7} LLC Integral wireless module ^{4,6,8} BL Bi-level functionality ^{4,4} DynaDimmer: Automatic Profile Dimming CS50 Safety 50% Dimming, 7 hours ^{4,8} CM50 Median 50% Dimming, 8 hours ^{4,8} CE50 Economy 50% Dimming, 9 hours ^{4,8} DA50 All Night 50% Dimming ^{4,8} CS30 Safety 30% Dimming, 7 hours ^{4,8} CM30 Median 30% Dimming, 8 hours ^{4,8} CE30 Economy 30% Dimming, 9 hours ^{4,8} DA30 All Night 30% Dimming ^{4,8}	IMRI3 Integral with #3 lens ¹⁵ IMRI7 Integral with #7 lens ¹⁶ IMRO Pole mounted motion sensor ¹⁵ (see accessories)	PCB Photocontrol Button ^{8,9} TLRD5 Twist Lock Receptacle 5 Pin ¹⁰ TLRD7 Twist Lock Receptacle 7 Pin ¹⁰ TLRPC Twist Lock Receptacle w/ Photocell ^{9,11}	Fusing F1 Single (120, 277, 347VAC) ⁹ F2 Double (208, 240, 480VAC) ⁹ Pole Mount Fusing FP1 Single (120, 277, 347VAC) ⁹ FP2 Double (208, 240, 480VAC) ⁹ FP3 Canadian Double Pull (208, 240, 480VAC) ⁹ Surge Protection (10kA standard) SP2 Increased 20kA	Square Pole Adapter included in standard product TB Terminal Block ¹² RPA Round Pole Adapter (fits to 3"-3.9" O.D. pole) ¹³ HIS Internal Housing Side Shield ¹⁴	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)
	48L 48 LEDs (3 modules)	900 900 mA 1A 1050 mA 1.2A 1200 mA	CW-G2 Cool White 5000K, 70 CRI Generation 2									
	64L 64 LEDs (4 modules)	900 900 mA 1A 1050 mA										

- BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
- Mounts to a 4" round pole with adapter included for square poles.
- Limited to a maximum of 45 degrees aiming above horizontal.
- Not available with other dimming control options.
- Not available with motion sensor.
- Not available with photocontrol.

- Available only in 120 or 277V.
- Not available in 347 or 480V
- Must specify input voltage.
- Dimming will not be connected to NEMA receptacle if ordering with other control options.
- Not available in 480V.
- Not available with DCC.
- Not available with SF and WS. RPAs provided with black finish standard.

- HIS not available with Type 5 and 5W optics.
- Available only with SW, LLC, and BL control options.
- Available only with SW and BL control options.

ECF-S EcoForm small

Area luminaire

EcoForm Accessories (ordered separately, field installed)

Controls Accessories

Pole Mount Motion Sensor

MS-A-120V 120V Input
MS-A-277V 277V Input

Wireless system

Remote mount module

LLCR3-(F) #3 lens

Central Remote Motion Response

(used connected to SiteWise main panel)

MS2-A-FVR-3

MS2-A-FVR-7

Shielding Accessories

House Side shield

Standard optic orientation:

HIS-80-H¹⁴ Internal House Side Shield for 80 LEDs (5 modules)
HIS-96-H¹⁴ Internal House Side Shield for 96 LEDs (6 modules)

Optic at 90 or 270 orientation:

HIS-80-V¹⁴ Internal House Side Shield for 80 LEDs (5 modules)
HIS-96-V¹⁴ Internal House Side Shield for 96 LEDs (6 modules)

14. Not available with Type 5 or 5W optics

Luminaire Accessories

ECF-BD-G2
ECF-RAM-G2-(F)
ECF-SF-G2-(F)
ECF-WS-G2-(F)

Bird deterrent
Retrofit Arm mount kit
Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
Wall mount with surface conduit rear entry permitted

EcoForm PTF2

(pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF2-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF2-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF2-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF2-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF2-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF3

(pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF3-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF3-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF3-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF3-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF3-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF4

(pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF4-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF4-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF4-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF4-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF4-ECF-S/L-3-120-(F) 3 luminaires at 120°

(F) = Specify finish

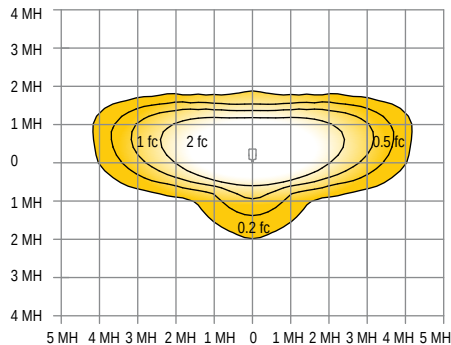
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours

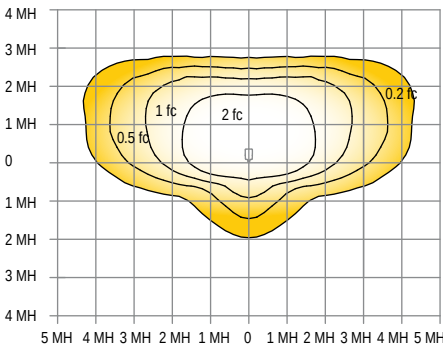
Ambient Temperature °C	Driver mA	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>60,000 hours	>88%

Optical distribution

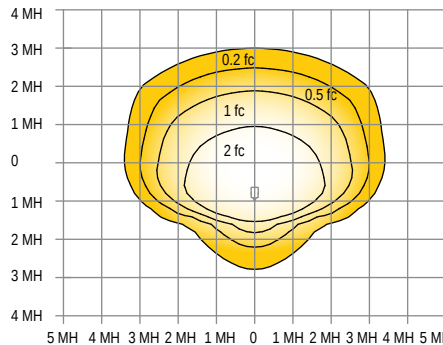
Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



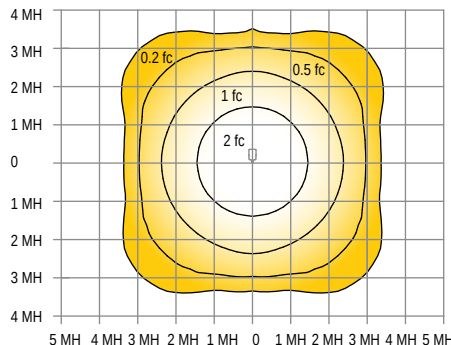
Type 2



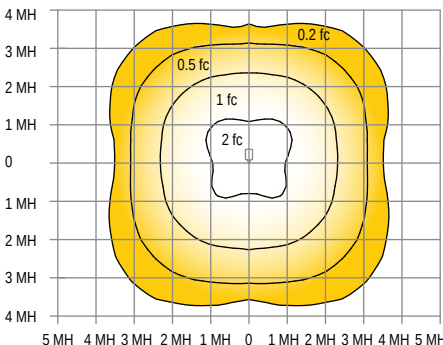
Type 3



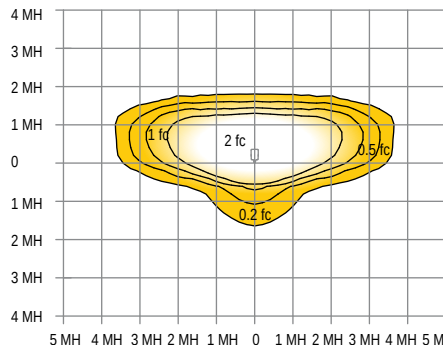
Type 4



Type 5



Type 5W



AFR

ECF-S EcoForm small

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-WW-G2-x	32	530	3000	56	6,178	B2-U0-G1	111	6,044	B1-U0-G2	109	6,323	B1-U0-G2	114
ECF-S-32L-700-WW-G2-x	32	700	3000	73	7,968	B2-U0-G2	109	7,795	B1-U0-G2	107	8,156	B1-U0-G2	112
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	11,218	B2-U0-G2	106	10,974	B2-U0-G2	104	11,482	B2-U0-G2	109
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	12,443	B3-U0-G2	102	12,173	B2-U0-G2	100	12,736	B2-U0-G3	105
ECF-S-48L-900-WW-G2-x	48	900	3000	135	14,768	B3-U0-G3	109	14,448	B2-U0-G3	107	15,116	B2-U0-G3	112
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	16,723	B3-U0-G3	105	16,360	B3-U0-G3	103	17,116	B2-U0-G3	108
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	18,564	B3-U0-G3	102	18,162	B3-U0-G3	99	19,001	B3-U0-G4	104
ECF-S-64L-900-WW-G2-x	64	900	3000	178	19,545	B3-U0-G3	110	19,121	B3-U0-G3	108	20,005	B3-U0-G4	113
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	22,020	B3-U0-G3	107	21,543	B3-U0-G4	105	22,538	B3-U0-G4	109

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-WW-G2-x	32	530	3000	56	6,400	B2-U0-G1	115	6,672	B3-U0-G2	120	6,458	B3-U0-G2	116
ECF-S-32L-700-WW-G2-x	32	700	3000	73	8,254	B2-U0-G1	113	8,606	B3-U0-G2	118	8,330	B4-U0-G2	114
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	11,621	B3-U0-G2	110	12,116	B4-U0-G2	115	11,727	B4-U0-G2	111
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	12,890	B3-U0-G2	106	13,440	B4-U0-G2	111	13,008	B4-U0-G2	107
ECF-S-48L-900-WW-G2-x	48	900	3000	135	15,299	B3-U0-G2	113	15,951	B4-U0-G2	118	15,438	B4-U0-G2	114
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	17,324	B3-U0-G2	109	18,062	B4-U0-G2	114	17,482	B5-U0-G3	110
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	19,231	B3-U0-G2	105	20,051	B5-U0-G3	110	19,407	B5-U0-G3	106
ECF-S-64L-900-WW-G2-x	64	900	3000	178	20,247	B3-U0-G2	114	21,111	B5-U0-G3	119	20,432	B5-U0-G3	115
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	22,811	B3-U0-G2	111	23,784	B5-U0-G3	116	23,020	B5-U0-G3	112

4000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2-x	32	530	4000	56	6,864	B2-U0-G2	123	6,715	B1-U0-G2	121	7,025	B1-U0-G2	126
ECF-S-32L-700-NW-G2-x	32	700	4000	73	8,853	B2-U0-G2	121	8,661	B2-U0-G2	119	9,062	B1-U0-G2	124
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	12,464	B3-U0-G2	118	12,194	B2-U0-G2	115	12,757	B2-U0-G3	121
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	13,826	B3-U0-G3	114	13,526	B2-U0-G3	111	14,151	B2-U0-G3	116
ECF-S-48L-900-NW-G2-x	48	900	4000	135	16,409	B3-U0-G3	121	16,053	B2-U0-G3	119	16,795	B2-U0-G3	124
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	18,581	B3-U0-G3	117	18,178	B3-U0-G3	115	19,018	B2-U0-G4	120
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	20,627	B3-U0-G3	113	20,180	B3-U0-G4	110	21,112	B3-U0-G4	116
ECF-S-64L-900-NW-G2-x	64	900	4000	178	21,717	B3-U0-G3	122	21,246	B3-U0-G4	119	22,228	B3-U0-G4	125
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	24,467	B3-U0-G3	119	23,936	B3-U0-G4	116	25,043	B3-U0-G4	122

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,414	B3-U0-G2	133	7,175	B3-U0-G2	129	7,111	B2-U0-G1	128
ECF-S-32L-700-NW-G2-x	32	700	4000	73	9,563	B3-U0-G2	131	9,255	B4-U0-G2	127	9,172	B2-U0-G1	126
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	13,462	B4-U0-G2	127	13,030	B4-U0-G2	123	12,912	B3-U0-G2	122
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	14,933	B4-U0-G2	123	14,453	B4-U0-G2	119	14,322	B3-U0-G2	118
ECF-S-48L-900-NW-G2-x	48	900	4000	135	17,723	B4-U0-G2	131	17,154	B5-U0-G3	127	16,999	B3-U0-G2	126
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	20,069	B5-U0-G3	126	19,424	B5-U0-G3	122	19,248	B3-U0-G2	121
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	22,279	B5-U0-G3	122	21,563	B5-U0-G3	118	21,368	B3-U0-G2	117
ECF-S-64L-900-NW-G2-x	64	900	4000	178	23,456	B5-U0-G3	132	22,702	B5-U0-G3	128	22,497	B3-U0-G2	127
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	26,427	B5-U0-G3	128	25,577	B5-U0-G4	124	25,346	B3-U0-G2	123

ECF-S EcoForm small

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-CW-G2-x	32	530	5000	56	6,658	B2-U0-G2	120	6,514	B1-U0-G2	117	6,815	B1-U0-G2	122
ECF-S-32L-700-CW-G2-x	32	700	5000	73	8,588	B2-U0-G2	118	8,402	B2-U0-G2	115	8,790	B1-U0-G2	121
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	12,090	B3-U0-G2	114	11,828	B2-U0-G2	112	12,375	B2-U0-G3	117
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	13,411	B3-U0-G3	110	13,120	B2-U0-G3	108	13,726	B2-U0-G3	113
ECF-S-48L-900-CW-G2-x	48	900	5000	135	15,917	B3-U0-G3	118	15,572	B2-U0-G3	115	16,291	B2-U0-G3	121
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	18,023	B3-U0-G3	114	17,633	B3-U0-G3	111	18,447	B2-U0-G4	116
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	20,008	B3-U0-G3	110	19,574	B3-U0-G4	107	20,479	B3-U0-G4	112
ECF-S-64L-900-CW-G2-x	64	900	5000	178	21,065	B3-U0-G3	118	20,609	B3-U0-G4	116	21,561	B3-U0-G4	121
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	23,733	B3-U0-G3	115	23,218	B3-U0-G4	113	24,291	B3-U0-G4	118

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-CW-G2-x	32	530	5000	56	6,897	B2-U0-G1	124	7,191	B3-U0-G2	129	6,960	B3-U0-G2	125
ECF-S-32L-700-CW-G2-x	32	700	5000	73	8,896	B2-U0-G1	122	9,276	B3-U0-G2	127	8,978	B4-U0-G2	123
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	12,524	B3-U0-G2	119	13,058	B4-U0-G2	124	12,639	B4-U0-G2	120
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	13,893	B3-U0-G2	114	14,485	B4-U0-G2	119	14,020	B4-U0-G2	115
ECF-S-48L-900-CW-G2-x	48	900	5000	135	16,489	B3-U0-G2	122	17,192	B4-U0-G2	127	16,639	B5-U0-G3	123
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	18,671	B3-U0-G2	118	19,467	B5-U0-G3	123	18,841	B5-U0-G3	119
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	20,727	B3-U0-G2	113	21,611	B5-U0-G3	118	20,916	B5-U0-G3	114
ECF-S-64L-900-CW-G2-x	64	900	5000	178	21,822	B3-U0-G2	123	22,753	B5-U0-G3	128	22,021	B5-U0-G3	124
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	24,586	B3-U0-G2	119	25,634	B5-U0-G3	124	24,810	B5-U0-G4	120

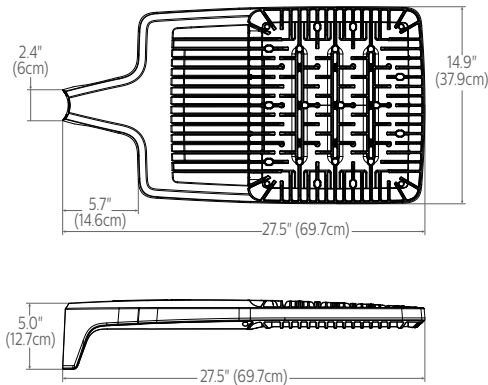
ECF-S EcoForm small

Area lumineuse

Dimensions

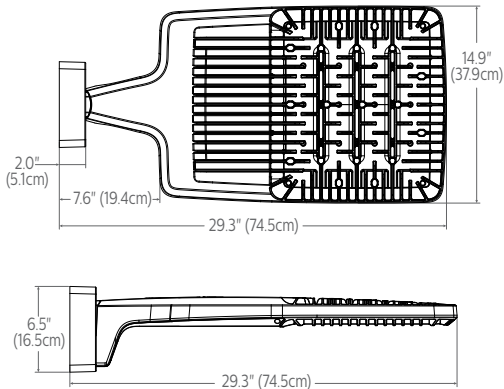
Standard Arm (AR)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



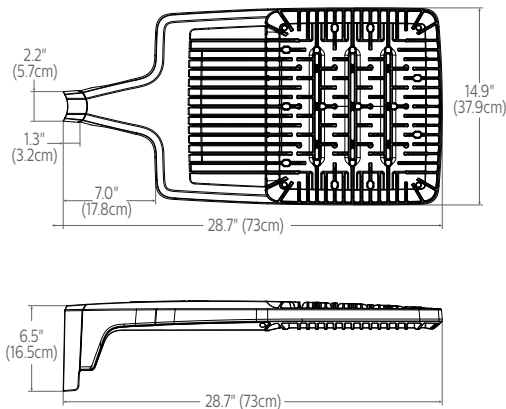
Wall (WS)

Weight: 27 Lbs. (12. 2Kg) EPA: 0.27ft² (.025m²)



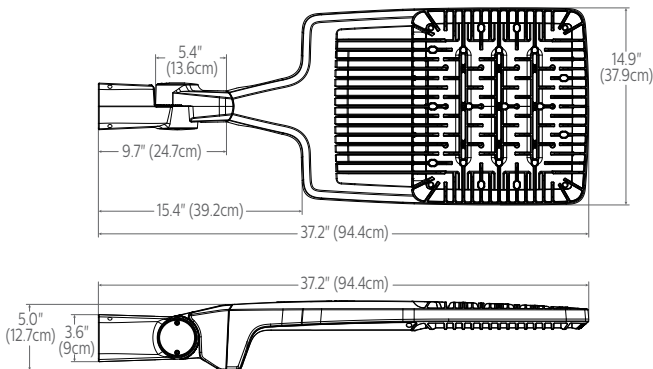
Retrofit Arm (RAM)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

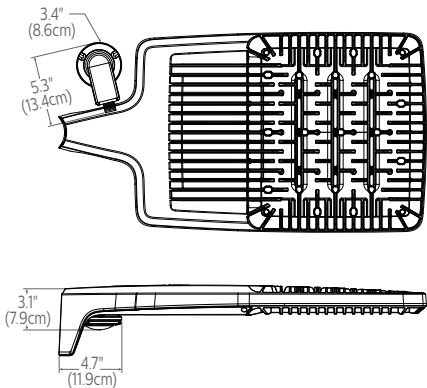


Slip fitter (SF)

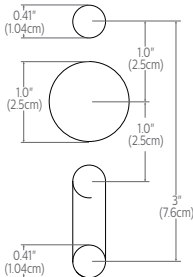
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



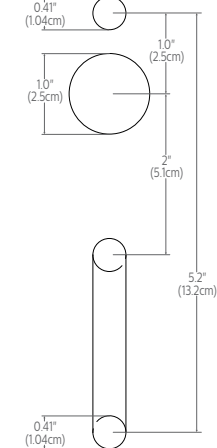
Outboard IMR-HVU sensor



Standard Arm (AR) drill pattern



Retrofit Arm (RAM) drill pattern



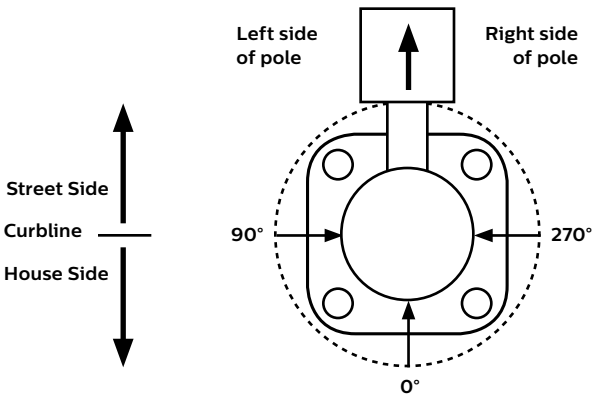
ECF-S EcoForm small

Area luminaire

Optical Orientation Information

Standard Optic Position

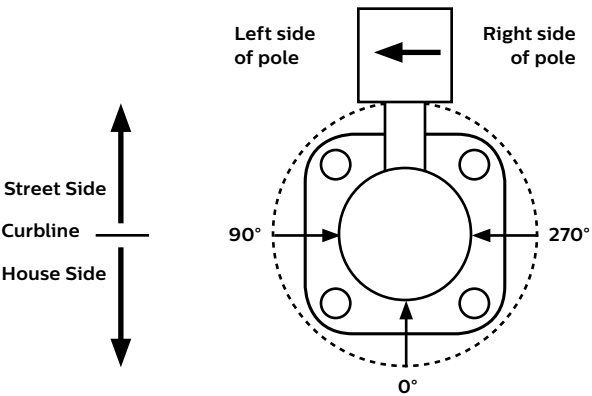
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

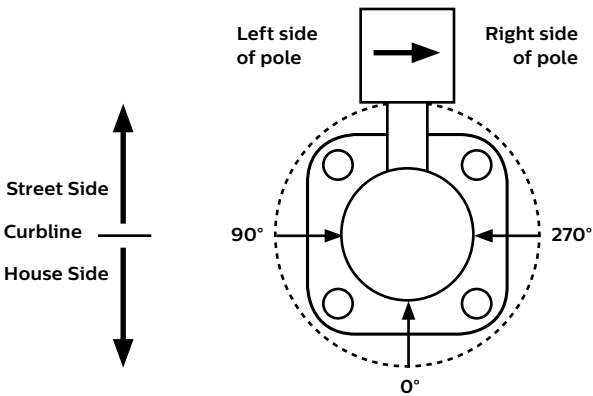
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

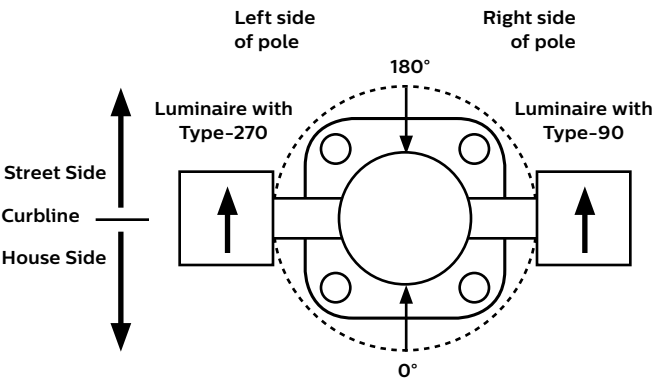
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

ECF-S EcoForm small

Area luminaire

Specifications

Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP66, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2010. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 2, 3, and 4 modules or 32, 48, and 64 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 133 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions. Types 2, 3, 4, and AFR when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

SiteWise (SW): SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Cannot be used with other control options or photocell options. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profile of 30% or 50% provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM – 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM – 6 AM)
- **CE50/CE30:** Economy for 9 hours night duration (Ex., 9 PM – 6 AM)
- **CA50/CA30:** for all night (during all dark hours)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1, 2, or 3 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

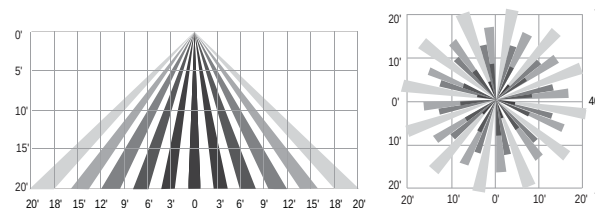
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC wireless controller with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile and SiteWise), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

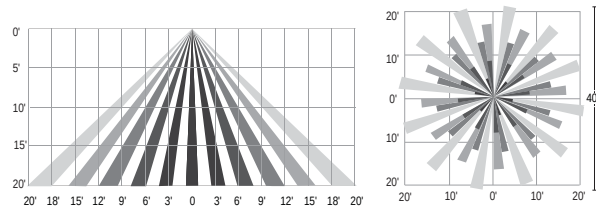
ECF-S EcoForm small

Area luminaire

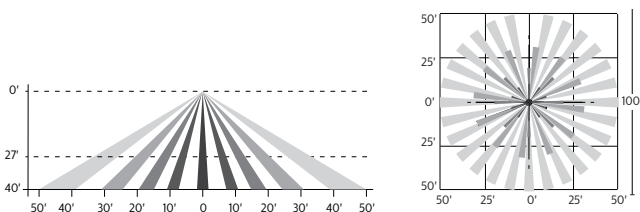
Specifications

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

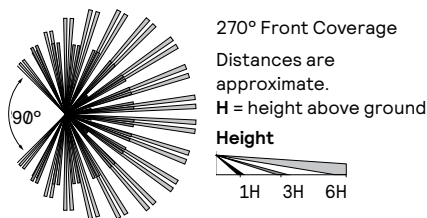
IMRI3 Luminaire or remote mount controller with #3 lens



IMRI7 Luminaire or remote mount controller with #7 lens



Infrared Motion Response Outboard (IMRO): Infrared Motion Response Outboard can be used in combination with automatic profile dimming and stand alone motion response. The pole mounted motion sensor is a PIR (passive infrared) device that can be mounted to a pole. One motion sensor per pole is required. Sensor finish is white Wattstopper EW-200-120-W or the EW-200-277-W. Order MS-A-120 or MS-A-277 separately. IMRO sensors require single voltage 120V or 277V input. If motion is detected during the time that the luminaire is operating at profile dimming mode specified, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns back to automatic profile dimming. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes. The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor (see chart for approximate detection patterns).



Pole Details: IMRO requires that the pole include additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option

which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole (see Gardco Poles specification sheets for more information).

Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering Twist-lock receptacle (TLRD5 or TLRD7), photocell or shorting cap is not included.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

EcoForm luminaires feature a 5-year limited warranty. See signify.com/warranties for complete details and exclusions.

The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.



Wall Mount

LED Wall Sconce

101L



Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

Gardco 101 LED wall sconces feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 101L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 9500 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

Ordering guide

example: 101L-32L-700-NW-G1-3-120-IMRI2-BZ

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Emergency	Voltage	Options		
							Controls	Electrical	Finish
101L	32L	700	NW-G1	4		UNV			
101L 101L LED Wall Sconce	16L 16 LEDs (1 module)	530 530mA 650 650mA ¹ 700 700mA 1000 1000mA 1200 1200mA	CW-G1 Cool White 5700K, 70 CRI Generation 1 NW-G1 Neutral White 4000K, 70 CRI Generation 1 WW-G1 Warm White 3000K, 70 CRI Generation 1	2 Type 2 3 Type 3 4 Type 4	EBPC Emergency Battery Pack Cold Weather ^{3,4,6,12} Leave blank to omit an emergency option	UNV 120-277V HVU 347-480V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	DD 0-10V Dimming Driver ^{5,6} DCC Dual Circuit Control ^{6,7,8} DynaDimmer: Automatic Profile Dimming CS50 Safety 50% Dimming (7 hours) ^{7,9,10} CM50 Median 50% Dimming (8 hours) ^{7,9,10} CE50 Economy 50% Dimming (9 hours) ^{7,9,10} DA50 All Night 50% Dimming ^{7,9,10} Photoelectric/Receptacle systems (Twist Lock Receptacle) PCB Photocontrol Button ^{5,10,11,12} TLRD5 Twist Lock Receptacle 5-Pin ¹³ TLRD7 Twist Lock Receptacle 7-Pin ¹³ TLRPC Twist Lock Receptacle w/ Photocell ^{11,12,16} Infrared Motion Response systems IMRI2 Integral with #2 lens ^{9,12,14} IMRI3 Integral with #4 lens ^{9,12,14} Network system (SiteWise) SW SW Integral module ^{4,17} Wireless system LLC2 Integral module with #2 lens ^{5,7,9,15} LLC3 Integral module with #3 lens ^{5,7,9,15}	Fusing F1 Single (120, 277, 347VAC) ¹² F2 Double (208, 240, 480VAC) ¹² F3 Canadian Double Pull (208, 240, 480VAC) ¹²	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) CC Custom color (Must supply color chip for required factory quote)

- 650mA only available with Emergency Battery Pack Cold Rated (EBPC) option
- 32L rated for 30°C at 1000mA
- Available for use with 16L and 32L in 530mA or 650mA only. Rated for -20°C to 35°C.
- Available in 120 or 277V only.
- Not available with Dual Circuit Control (DCC) option.
- EBPC is not available with DCC.
- Not available with Dimming Driver (DD) option.

- Available in 32L with 530mA. Consult technical support center for use with photocell and CS/CM/CE/DA.
- Available in 120-277V (UNV) only.
- Not available with LLC, TLR and DCC.
- Not available with 480V.
- Must specify input voltage.
- TLRD5/7 option not available with LLC, PCB, DCC. Works with 3 or 5 pin NEMA photocell dimming. Dimming will not be connected to TLR if ordering with DD, CS/CM/CE/DA and IMRI.
- Not available with DD, DCC or LLC.

- LLC2/3 Not available with TLR, PCB, IMRI, CS/CM/CE/DA. Ships with WS accessory attached to wireless module. Not for use with LLCR accessory.
- Not available with PCB, TLRD5/7, DCC, LLC.
- SW option is not available with any other control options with the exception of IMRI2, IMRI3 motion response options.

101L Sconce LED

Wall Mount

Luminaire Accessories (order separately)

Mounting accessories

Wall Mount

WS Wall Mounted Box for Surface Conduit

System accessories

Wireless system remote mount module

LLCR2-(F) #2 lens - specify finish in place of (F)
LLCR3-(F) #3 lens - specify finish in place of (F)

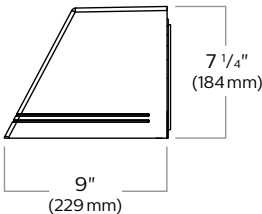
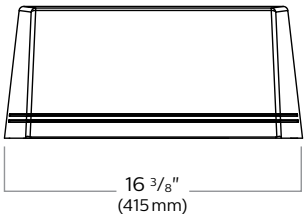
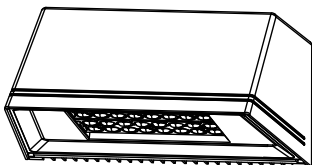
Central Remote Motion Response
(used connected to SiteWise main panel)

MS2-A-FVR-3
MS2-A-FVR-7

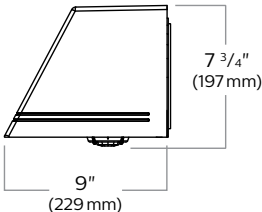
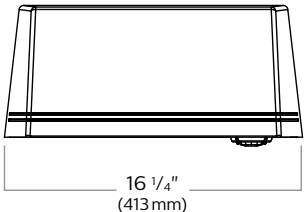
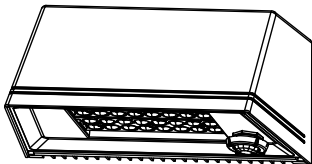
Wireless system remote controller accessory

Wireless system offers a remote radio/sensor module that allows to connected to a Limelight system (sold by other). Remote module can be mounted to wall or pole with j-box supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers. See page 4 for Wireless system details.

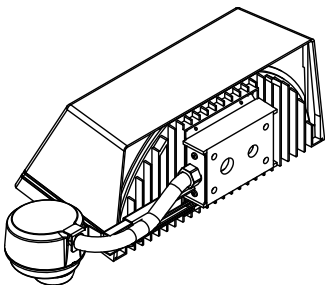
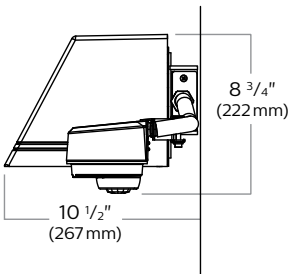
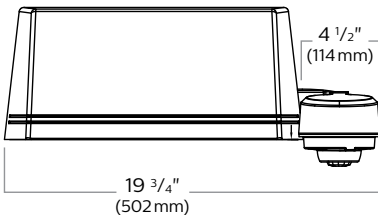
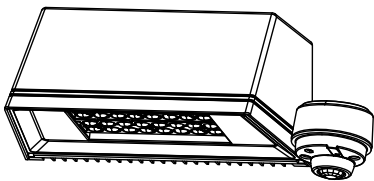
Dimensions



Motion Response



Wireless Controls



Luminaire Weights

LED Wall Sconce 101L	Weight
Luminaire	13.5 lbs
Luminaire - EBPC (EM battery pack)	17.0 lbs
Luminaire - Integrated system controls	16.3 lbs

101L Sconce LED

Wall Mount

LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts ¹	Type 2			Type 3			Type 4		
					Lumen Output ^{1,2}	BUG Rating	Efficacy (LPW)	Lumen Output ^{1,2}	BUG Rating	Efficacy (LPW)	Lumen Output ^{1,2}	BUG Rating	Efficacy (LPW)
101L-16L-530-NW-G1	16	530	4000K	28	2944	B1-U0-G0	106	2687	B1-U0-G1	97	2747	B1-U0-G1	99
101L-16L-700-NW-G1	16	700	4000K	37	3789	B1-U0-G1	103	3458	B1-U0-G1	94	3535	B1-U0-G1	96
101L-16L-1000-NW-G1	16	1000	4000K	55	5050	B1-U0-G1	92	4609	B1-U0-G1	84	4712	B1-U0-G1	86
101L-16L-1200-NW-G1	16	1200	4000K	65	5744	B2-U0-G1	89	5242	B1-U0-G2	81	5359	B1-U0-G2	83
101L-32L-530-NW-G1	32	530	4000K	52	5698	B2-U0-G1	110	5200	B1-U0-G2	100	5316	B1-U0-G2	102
101L-32L-700-NW-G1	32	700	4000K	70	7242	B2-U0-G1	103	6609	B1-U0-G2	94	6757	B1-U0-G2	96
101L-32L-1000-NW-G1	32	1000	4000K	107	9797	B2-U0-G1	92	8941	B2-U0-G2	84	9140	B2-U0-G2	86

LED Wattage and Lumen Values (Emergency Mode)³

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Ave. System Watts (charging mode)	Type 2	Type 3	Type 4
101L-16L-NW-EBPC	16	N/A	4000K	14	1345	1228	1255
101L-32L-NW-EBPC	32	N/A	4000K	14	1754	1600	1636

1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
3. For emergency EBPC option, publish values are based on initial lumens.

Luminaire options

DD: 0-10V dimming driver with leads supplied through back of luminaire (for secondary dimming controls by others).

Dynadimmer Automatic Profile Dimming: Automatic dimming profiles (CS50/CM50/CE50) offer safety, median, or economy settings, for shorter or longer duration. Dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. 50% dimming is standard. DA50 offers 50% instantaneous dimming all night (during all dark hours). Other dimming settings are also available if different light levels are required (contact Technical Support for details).

Profile	Dimming		
	Schedule	Duration	Level
Economy	9 PM - 6 AM	9 hours	50%
Median	10 PM - 6 AM	8 hours	50%
Safety	11 PM - 6 AM	7 hours	50%
Reactive 50	all night	dynamic	50%

TLRD5: Twist Lock Receptacle with 5 pins enabling dimming, can be used with a twistlock photoelectric cell or a shorting cap. Can also be used with third party control system.

TLRD7: Twist Lock Receptacle with 7 pins enabling dimming and additional functionality, can be used with twistlock photoelectric cell or a shorting cap. Can also be used with third party control system.

TLRDPC: Receptacle with twistlock photoelectric cell (must specify voltage). Receptacle located on top of luminaire housing.

IMRI2, IMRI3: Infrared Motion Response Integral (IMRI). IMRI module is mounted integral to the luminaire door and is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges (see charts for approximate detection patterns). Motion response used in combination of Dynadimmer and SiteWise are not programmable and used to override controllers schedule when motion is detected. When used not combined with any controller, IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to 100% light output. Dimming on low is factory set to 50% with 5 minute default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50% of the normal constant wattage reducing the light level. IMRI can also be specified with automatic profile dimming for the added benefit of a combined dimming profile with sensor detection, where the PIR sensor will override the dimming profile when occupancy is detected. Passive infrared (PIR) motion sensor, WattStopper FSP-211, equipped with lens choice specified. Available from 120V to 277V input only. Motion sensor off state power is 0.0 watts. The FSP-211 can also be reprogrammed with WattStopper's FSIR-100 remote programming tool accessory.

DCC: Dual Circuit Control permits separate switching of 32L models only, where a quantity of (2) 16 LED modules are controlled independently by use of two sets of leads, one for each module.

SW

SiteWise option is a fully integrated controller that connects to SiteWise system in order to offer a complete area lighting management system. The communication signal is based on patented central dimming technology. SiteWise delivers it deliver optimal energy savings using your site's existing cabling. No additional wiring required, installation and commissioning are simple. An intuitive, mobile app makes it easy for authorized users to set schedules to meet site specific lighting needs, local regulations, and energy codes.

Wireless system: 101L luminaires are available with optional wireless controllers ready to be connected to a Limelight system (sold by other). The system allows you to Wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless System can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor.

101L Sconce LED

Wall Mount

Luminaire options (continued)

F1: Fusing Single (for 120, 277 or 347VAC)

F2: Fusing Double (for 208, 240 or 480VAC)

F3: Fusing Canadian Double Pull
(for 208, 240 or 480VAC)

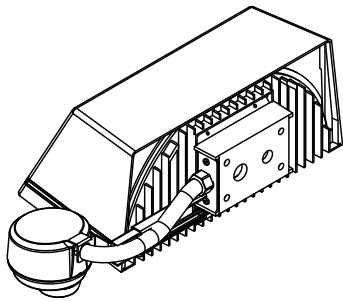
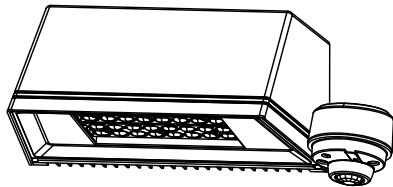
EBPC: Emergency battery pack is cold weather rated down to -20C (-4F) and integral to the luminaire, allowing for a consistent look between emergency and non-emergency sconces. A separate surface mount accessory box is not required. Dual light engines (32L) are wired in parallel, both operating in emergency mode to meet various redundancy lamp

requirements. Also available with single light engine (16L). Secondary driver with relay immediately detects AC power loss and powers luminaire for a minimum of 90 minutes from the time power is lost.

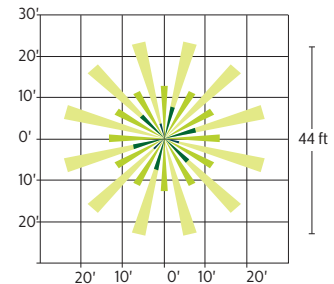
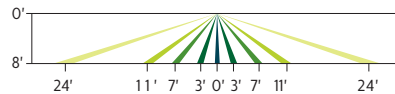
Infrared Motion Response and Wireless system sensor coverage patterns

LLC2/3 Luminaire mounted controller

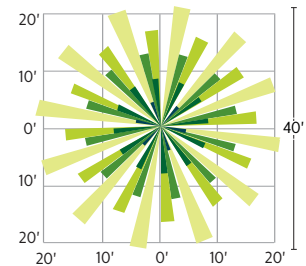
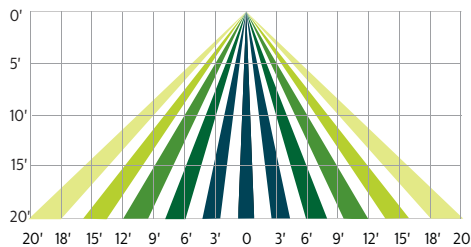
Controller attached to luminaire and Includes radio, photocell and motion sensor with #2 or #3 lens for 8-20' mounting heights.



IMRI2/LLC2/LLCR2

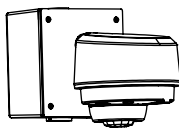


IMRI3/LLC3/LLCR3

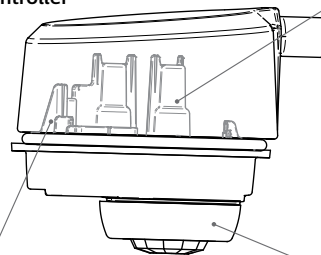


Remote Mount Wireless Controller

Used to extend the communication on site, to extend motion response and add other luminaires that are not pole mounted. Consult factory for more information.



Controller



Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 120-277 VAC RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from Gateway
- Reports ambient light readings to 1500 Ft-Cd
- Transmission Systems Operating within the band 2400-2483.5Mhz
- ROHS Compliant

Motion Response

- Detects motion through passive infrared sensing technology with three different lens configurations
- Motion sensor coverage can be adjusted from a narrow to a wide detection range, which helps reduce false triggers to further increase energy savings.
- Sensing profiles can be updated to adapt to activity levels in the environment, such as occupancy level, wind, and mounting height

101L Sconce LED

Wall Mount

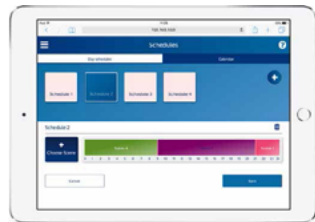
SiteWise system

SiteWise is a complete area lighting management system including a luminaire integrated controller, dimming signal transmitter cabinet, and locally accessible user interface. Installation and commissioning are simple. The cabinet communicates with the luminaires using a patented central dimming technology. The control signal is embedded on the existing electrical line – no new cabling is required. An intuitive, locally accessible interface makes it easy for authorized users to set schedules in order to meet site specific lighting needs, local regulations, and energy codes.

SiteWise system diagram



SiteWise system interface



SiteWise has an intuitive user interface that makes it easy to plan, edit, and implement lighting schedules for your site. Authorized users can access the interface via a local app.

To ensure that only authorized users can access your lighting, SiteWise offers two user types, each with different permissions. An advanced user, or administrator, can set and edit schedules using the ten pre-set scenes, assign those schedules to calendar days, and check system status.

For everyday use, a basic user can manually override a schedule that is currently running but cannot create or edit schedules.

SiteWise system specifications

The SiteWise system includes both luminaires and controls. The controls used for SiteWise are circuit load dependent. Required for a complete installation are the following SiteWise components: user interface, control kit, dimming signal transmitter cabinet, and dimming signal receiver located in the luminaire (**SW** option). Optional luminaire-integrated or external motion sensors may also be specified as required. Within the electrical closet, the control kit and dimming signal transmitter cabinet are installed into the electrical system between the existing breaker panel and the site luminaires. New LED luminaires containing the dimming signal receiver are installed on the site. Once completed, use of the interface allows for scheduling and override capabilities. Wireless access point and tablet should be supplied by others. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise

101L Sconce LED

Wall Mount

Specifications

Housing

Main body cast housing and back plate made of a low copper die cast Aluminum alloy for a high resistance to corrosion, 0.100" (2.5mm) minimum thickness. Hinged door allows access to driver and LED compartment.

Mounting

Mounting is completed through integral back plate that features a separate recessed feature for hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire width and 3.5" above the luminaire bottom (lens down position). Luminaire ships fully assembled, ready to install.

Light Engine

Composed of 4 main components: Heat Sink / LED Module / Optical System / Driver. Electrical components are RoHS compliant. IP66 sealed light engines. LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

Heat Sink

Integral door/heat sink design made of low copper die cast Aluminum alloy for a high resistance to corrosion.

LED Module

Composed of high performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000K nominal (+/- 275K), CRI 70 Min. Available in other color temperatures including Cool White, 5700K and Warm White, 3000K.

SiteWise Network System

SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems.

Hardware

All exposed screws shall be stainless and/or corrosion resistant and captive.

Optical System

The advanced LED optical systems provide IES Types 2, 3, 4. Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Dark sky compliant with 0% uplight and U0 per IESNA TM-15.

Driver

High power factor of 90% min. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC or 347 to 480 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Surge Protection

Each luminaire is provided as standard with surge protector (designed SP1) tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA.

Wiring (supplied by others)

Splices must be made in the junction box.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint 2.5 mils minimum. The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. RAL and custom color matching available.

LED Products Manufacturing Standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with EC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

LED Useful Life

Luminaire Useful Life accounts for LED lumen maintenance. Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, LED LM-80/TM-21, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C.

Certifications and Compliance

cULus Listed for Canada and USA suitable for wet locations when mounted downward facing. cULus Listed for Canada and USA suitable for damp locations when inverted upward facing when mounted in covered ceiling application. Emergency Battery Pack option is tested and listed to UL924 and CSA C22.2 No. 141-10 DesignLights Consortium qualified on models as listed on DLC QPL. Luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F).

Limited Warranty

5-year limited warranty. See [philips.com/warranties](https://www.philips.com/warranties) for details and restrictions. Visit our eCatalog or contact your local sales representative for more information.

101L Sconce LED

Wall Mount

LED Performance

Predicted lumen depreciation data ¹				
Ambient Temperature (°C)	Driver mA	Calculated L ₇₀ hours ^{1,2}	L ₇₀ per TM-21 ^{2,3}	Lumen Maintenance % @ 60,000 hours
25°C	up to 1200 mA	>100,000	>60,000	88%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours.





Tree no. 107

Tree no.101

Tree no.102

Tree no.103

Trees no.
104,105,106



Tree no. 108

Tree no. 109



Tree outside of property line

Tree no. 111

Tree no. 112



Engineering & Consulting, Inc.

**SUMMARY REPORT OF A
GEOTECHNICAL SITE EXPLORATION
PROPOSED SOUTHERN WRECKER AND RECOVERY
ALACHUA, ALACHUA COUNTY, FLORIDA**

GSE PROJECT No. 14197

Prepared For:
SOUTHERN WRECKER AND RECOVERY, LLC
SEPTEMBER 2019

Certificate of Authorization No. 27430



September 18, 2019

Greg Gaylord
Southern Wrecker and Recovery, LLC
6831 W Beaver St,
Jacksonville. FL 32254

Subject: Summary Report of a Geotechnical Site Exploration
Proposed Southern Wrecker and Recovery
Alachua, Alachua County, Florida
GSE Project No. 14197

Dear Mr. Gaylord:

GSE Engineering & Consulting, Inc. (GSE) is pleased to submit this geotechnical site exploration report for the above referenced project.

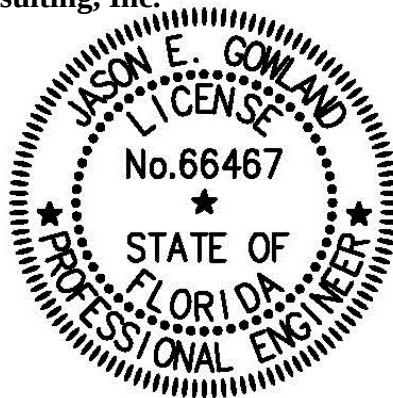
Presented herein are the findings and conclusions of our exploration, including the geotechnical parameters and recommendations to assist with building foundation, pavement, and stormwater management designs.

GSE appreciates this opportunity to have assisted you on this project. If you have any questions or comments concerning this report, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.

Kelly M. Carmona, EI
Staff Engineer



This item has been digitally signed and sealed by

Jason E Gowland
2019.09.18 11:03:12 -04'00'

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jason E. Gowland, P.E.
Senior Geotechnical Engineer
Florida Registration No. 66467

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Distribution: Addressee (1 - Electronic)
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Figure

1. Project Site Location Map
2. Aerial Photograph Showing Approximate Locations of Field Tests

1.0 INTRODUCTION

1.1 General

GSE Engineering & Consulting, Inc. (GSE) has completed this geotechnical exploration for the proposed Southern Wrecker and Recovery located in Alachua, Alachua County, Florida. This exploration was performed in accordance with GSE Proposal No. 2019-460 dated August 5, 2019. Mr. Greg Gaylord, President, of Southern Wrecker, LLC authorized our services on August 6, 2019.

1.2 Project Description

This project will consist of a wrecker and vehicle storage facility. The site is located on the south side of US Highway 441 approximately half a mile west of the NW 173rd Street intersection. The project will consist of a building, a parking lot and driveway, a vehicle storage lot with temporary limerock base surface, and two stormwater management facilities.

You provided information about the project. The 6,500 square feet building will be located on the eastern end of the site with stormwater facilities to the north and west of the proposed building. The vehicle storage lot will be located to the south.

The structure is expected to be single-story, concrete masonry construction. Structural loads have not been provided, but are expected to be on the order of 1 to 2 kips per foot for bearing walls, and less than 50 kips for columns. The finished floor grade of the building is anticipated to be constructed near the existing site grades.

You provided a Conceptual Plan showing the location of the proposed building, stormwater facilities, parking and driveway, and vehicle storage lot. A recent aerial photograph was also obtained and reviewed. The Conceptual Plan and aerial photograph were used in the preparation of this exploration and report.

1.3 Purpose

The purpose of this geotechnical exploration was to determine the general subsurface conditions, evaluate these conditions with respect to the proposed construction, and prepare geotechnical parameters and recommendations to assist with building foundation, stormwater management, and pavement designs.

2.0 FIELD AND LABORATORY TESTS

2.1 General Description

The procedures used for field sampling and testing are in general accordance with industry standards of care and established geotechnical engineering practices for this geographic region. This exploration consisted of performing four (4) Standard Penetration Test (SPT) borings to depths of 20 feet below land surface (bls) in the area of the proposed building, four (4) auger borings to depths of 5 feet bls in the area of the proposed pavement area and vehicle storage area, and four (4) auger borings to depths of 15 feet bls in the area of the proposed stormwater management facilities.

The soil borings were performed at the approximate locations as shown on Figure 2. The borings were located at the site using the provided site plan, Global Positioning System (GPS) coordinates, and obvious site features as reference. The boring locations should be considered approximate. The soil borings were performed on September 4, 2019.

2.2 Auger Borings

The auger borings were performed in accordance with ASTM D1452. The borings were performed with flight auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted and the soils collected on the auger flights were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger boring. Results from the auger borings are provided in Section 5.1.

2.3 Standard Penetration Test Borings

The soil borings were performed with a drill rig employing flight auger drilling techniques and Standard Penetration Testing (SPT) in accordance with ASTM D1586. The SPTs were performed continuously to 10 feet and at 5-foot intervals thereafter. Soil samples were obtained at the depths where the SPTs were performed. The soil samples were classified in the field, placed in sealed containers, and returned to our laboratory for further evaluation.

After drilling to the sampling depth, the standard two-inch O.D. split-barrel sampler was seated by driving it 6 inches into the undisturbed soil. Then the sampler was driven an additional 12 inches by blows of a 140-pound hammer falling 30 inches. The number of blows required to produce the next 12 inches of penetration were recorded as the penetration resistance (N-value). These values and the complete SPT boring logs are provided in Section 5.2.

Upon completion of the sampling, the boreholes were abandoned in accordance with Water Management District guidelines.

2.4 Soil Laboratory Tests

The soil samples recovered from the soil borings were returned to our laboratory, and examined to confirm the field descriptions. Representative samples were then selected for laboratory testing. The laboratory tests consisted of six (6) percent soil fines passing the No. 200 sieve determinations, six (6) natural moisture content determinations, and four (4) constant head hydraulic conductivity tests. These tests were performed in order to aid in classifying the soils and to further evaluate their engineering properties. The laboratory tests are provided in Section 5.3.

3.0 FINDINGS

3.1 Surface Conditions

Mr. Jason Gowland, P.E. with GSE visited the site on August 28, 2019 to observe the site conditions and mark the boring locations.

The site is mostly open and undeveloped. The site is bordered by US Highway 441 to the north approximately half a mile west of the intersection of US Highway 441 and NW 173 St/CR 235A. A commercial building is located just east of the site.

The topography at the site is gently to moderately sloping down toward the north from the southeast. The southeast portion of the site contains steep slopes with elevation changes of up to 26 feet. This appears to be material stockpiles at the time of the topographic date was obtained. Regional topography is gently sloping towards the northwest from the southeast. The Alachua County Growth Management Topographic Map indicates the ground surface elevations at the site are near elevations 92 to 100 feet¹ with stockpile height of 138 and 140 feet.

3.2 Subsurface Conditions

The locations of the auger and SPT borings are provided on Figure 2. Complete logs for the borings are provided in Sections 5.1 and 5.2. Descriptions for the soils encountered are accompanied by the Unified Soil Classification System symbol (SM, SP-SM, etc.) and are based on visual examination of the recovered soil samples and the laboratory tests performed. Stratification boundaries between the soil types should be considered approximate, as the actual transition between soil types may be gradual.

The auger borings located in the proposed stormwater management facilities indicate the soils across these areas are relatively consistent. The auger borings initially penetrated 5 to 10 feet of a near-surface sandy stratum consisting of sand with silt (SP-SM). This was underlain by silty sand and clayey sand (SM, SC) with some interbedded strata of sand with clay (SP-SC) to the explored depths of 15 feet bls.

The auger borings located in the proposed parking and driveway area and vehicle storage lot encountered a near-surface sandy stratum consisting of poorly graded sand and sand with silt (SP, SP-SM) to the boring termination depths of 5 feet bls.

The SPT borings within the area of the proposed building initially penetrated a 2 to 6 feet thick stratum of sand with silt (SP-SM) followed by 6 to 8 feet thick stratum of silty sand and sand with clay (SM, SP-SC). This was underlain by clayey sand (SC) to depths of 8 to 20 feet bls. SPT borings B-2 encountered clay-rich soil consisting of sandy clay (CL/CH) beginning at depths of 17 feet bls.

The surficial layer of sand with silt, silty sand, and sand with clay (SP-SM, SM, SP-SC) is generally in a very loose to loose condition with N-values ranging from 2 to 10 blows per foot. The underlying clayey sand (SC) is generally in a loose to medium dense condition with N-values ranging from 8 to 29 blows per foot. The clay-rich soil (CL/CH) encountered in SPT boring B-2 is in a firm condition with an N-value of 8 blows per foot.

¹ Alachua County Growth Management website, <http://mapgenius.alachuacounty.us/>.

The groundwater table was not encountered in the auger and SPT borings at the time of our investigation.

3.3 Review of Published Data

The majority of the site is mapped as three soil series by the Soil Conservation Service (SCS) Soil Survey for Alachua County². The north tip and northeastern portion of the site is mapped as Arredondo fine sand, while the remainder of the site is mapped as Fort Meade fine sand. The southwestern portion of the site outside the construction area is mapped as Gainesville sand, 5 to 8 percent slopes. The following soil descriptions are from the Soil Survey.

Arredondo fine sand, 0 to 5 percent slopes – This nearly level to gently sloping, well-drained soil is in both small and large areas of uplands. Slopes are smooth to convex. The areas are irregular in shape and range from about 10 to 160 acres in size.

Typically, the surface layer is dark grayish brown fine sand about 8 inches thick. The subsurface layer is fine sand to a depth of 49 inches. The upper 23 inches is yellowish brown, and the lower 18 inches is brownish yellow. The subsoil extends to a depth of 86 inches or more. The upper 5 inches is yellowish brown loamy sand; the next 10 inches is yellowish brown sandy clay loam, and the lower 22 inches is dark yellowish brown sandy clay and sandy clay loam.

Included with this soil in mapping are small depressional areas of soils that have a very dark gray or black surface layer 8 to 24 inches thick. This layer overlies gray sandy material. These areas are shown by wet spot symbols. Also included are small areas of Fort Meade, Gainesville, Kendrick, and Millhopper soils. A few areas of this soil include Arredondo soils that have 5 to 8 percent slopes. Some areas of this soil in the western part of the county have small spots of strongly acid to medium acid soil material 40 to 70 inches deep to calcareous limestone. Limestone boulders, fragments of limestone, and sinkholes are in some areas of this soil, mainly in the limestone plain sections of the western part of the county. Most of these boulders are siliceous. The sinkholes and the boulders are shown by appropriate map symbols. Total included areas are about 15 percent.

In this Arredondo soil, the available water capacity is low in the sandy surface and subsurface layers and low to medium in the loamy subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow to moderate in the loamy subsoil. Natural fertility is low in the sandy surface and subsurface layers and medium in the finer textured subsoil. Organic matter content is low. The water table in this soil is at a depth of more than 72 inches. Surface runoff is slow.

Fort Meade fine sand, 0 to 5 percent slopes. This nearly level to gently sloping, well drained soil is in both small and large areas on the gently rolling uplands. The areas are mostly irregular in shape and range from about 10 to 400 acres.

² Soil Survey of Alachua County, Florida. Soil Conservation Service, U.S. Department of Agriculture.

Typically, the surface layer is fine sand about 14 inches thick. The upper 10 inches is very dark brown, and the lower 4 inches is very dark grayish brown. The underlying layer is fine sand to a depth of 80 inches or more. In sequence from the top, the upper 20 inches is dark brown; the next 9 inches is dark yellowish brown; the next 28 inches is yellowish brown; and the lower 14 inches is dark brown.

Included with this soil in mapping are small areas of Arredondo, Gainesville, Kendrick, and Millhopper soils. Also included are small areas of soils which are similar to the Fort Meade soil but which have only 6 to 10 inches of a very dark gray or very dark grayish brown surface layer over a fine sand or loamy sand underlying layer. Total included areas are less than 15 percent.

In this Fort Meade soil, the available water capacity is low to medium. The permeability is rapid. The natural fertility is low. Organic matter content of the surface layer is moderately low to high. Surface runoff is slow. The water table is more than 72 inches below the surface.

Gainesville sand, 5 to 8 percent slopes. This sloping, well drained soil has sandy texture to a depth of 80 inches or more. It is an irregularly shaped areas on small, sharp breaking slopes and in relatively small elongated areas along long slopes of uplands. The size of the areas vary from about 8 to 40 acres.

Typically, the surface layer is dark grayish brown sand about 5 inches thick. The underlying layer is sand to a depth of 80 inches or more. The upper 37 inches is yellowish brown, the lower 38 inches is strong brown.

Included with this soil in mapping are a few small areas of Arredondo, Kendrick, and Lake soils. A few areas of this soil include small spots of Gainesville soils that have 0 to 5 percent slopes. Total included areas are about 15 percent.

This Gainesville soil has low available water capacity and rapid permeability. Organic matter content is low to moderately low, and natural fertility is low. Surface runoff is slow. The water table is at a depth of more than 72 inches.

Natural vegetation consists of slash and longleaf pines; live and water oaks; and magnolia, hickory, and dogwood trees. The understory is briers, bluestem, pineland threeawn, panicum, and sedges. Most areas are cleared and are in improved pasture.

This soil has very severe limitations for cultivated crops. Droughtiness, rapid leaching of plant nutrients, and a moderate hazard of erosion are the principal limitations. The surface of this soil is also susceptible to wind erosion. Corn, peanuts, tomatoes, cucumbers, and watermelons are some of the better adapted crops and produce moderately good yields with high level management. Special soil improving and erosion control measures are needed. Management practices are a crop rotation system that includes close growing, soil improving cover crops; returning all crop residue to the soil, and proper fertilization and liming. Irrigation is needed during dry periods and can be practical for high value crops.

This soil is moderately well suited to improved pasture of deep-rooted grasses and legumes. Good pasture management is necessary for good quality pasture. This Includes proper establishment of plants, fertilization, and controlled grazing. This soil is not suited to improved pasture of shallow-rooted legumes and grasses.

The potential productivity of this soil for longleaf and slash pine is moderately high. The soil has only slight limitations for normal woodland equipment use. Mortality of young seedlings is slight. Competition of other plants with young pine seedlings is moderate.

This soil has slight limitations as sites for dwellings, local roads and streets, and septic tank absorption fields. Where homes or other facilities that use septic tanks are concentrated, ground water contamination is a hazard. The soil has moderate limitations as sites for small commercial buildings because of the slope. It has severe limitations as sites for sewage lagoons because of the possibility of contamination of ground water by seepage. To prevent this, the sidewalls and floor of the pits need to be lined and sealed. The sandy surface presents some problems in trafficability in areas where the soil is used for trench landfills. Areas cleared of vegetation are subject to wind erosion.

This soil has fair potential for use as openland and woodland wildlife habitat. It has very poor potential for use as wetland wildlife habitat.

This soil has severe limitations for recreational uses because the sandy surface is a problem for trafficability. During dry periods, wind erosion is a hazard. The maintenance of a good vegetative cover, windbreaks, or some other form of protection is needed.

This Gainesville soil is in capability subclass IVs and has a woodland ordination symbol of 3s.

3.4 Laboratory Soil Analysis

Selected soil samples recovered from the soil borings were analyzed for the percent soil fines passing the No. 200 sieve, natural moisture content, and hydraulic conductivity. Samples selected for laboratory testing were collected at depths ranging from 2 to 10 feet bls. These tests were performed to confirm visual soil classification and evaluate their engineering properties. The complete laboratory report is provided in Section 5.3.

The laboratory tests indicate the tested soils consist of sand with silt, silty sand and clayey sand. The tested sands with silt (SP-SM) contain between 8.7 to 10 percent soil fines passing the No. 200 sieve with natural moisture contents of 4.4 to 5.1 percent. The tested silty sand (SM) contains approximately 13 percent soil fines passing the No. 200 sieve with a natural moisture content of about 8.7 percent. The tested very clayey sand (SC) contains approximately 37 percent soil fines passing the No. 200 sieve with a natural moisture content of about 23 percent.

Although not tested, the sandy clay is expected to have a high potential for expansive behavior. It is our experience that clay-rich soils in this area of Alachua County having more than about 40 percent soil fines passing the No. 200 sieve have a high potential for expansive behavior.

The constant head hydraulic conductivity test results indicate the near-surface sand with silt has hydraulic conductivity values of 4.7 to 7.8 feet per day. Tests were not conducted on the deeper clayey sand due to the limitations of the test method on soils having moderate to high fines content, but these soils are expected to have permeability values at least one order of magnitude lower than the sandy soils.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General

The following recommendations are made based upon our understanding of the proposed construction, a review of the attached soil borings and laboratory test data, and experience with similar projects and subsurface conditions. If plans or the location of proposed construction changes from those discussed previously, GSE requests the opportunity to review and possibly amend our recommendations with respect to those changes.

The final design of a foundation system is dependent upon adequate integration of geotechnical and structural engineering considerations. Consequently, GSE must review the final foundation design in order to evaluate the effectiveness and applicability of our initial analyses, and to determine if additional recommendations may be warranted. Without such a review, the recommendations presented herein could be misinterpreted or misapplied resulting in potentially unacceptable performance of the foundation system.

The performance of site improvements may be sensitive to their post-construction relationship to site groundwater levels, seepage zones, or soil/rock characteristics exposed at final site grades. GSE recommends that use of boring information for final design of all site improvements be predicated on proper horizontal and vertical control of borings.

In this section of the report, we present our geotechnical parameters and recommendations to assist with building foundation, stormwater management, and pavement designs as well as our general site preparation guidelines.

4.2 Groundwater

The groundwater table was not encountered in the borings at the time of our exploration. However, you should expect water to perch on top of the very clayey sand and sandy clays after periods of heavy and seasonal rainfall.

4.3 Building Foundations

The soil borings within the area of the proposed building indicate the soils are relatively consistent. The borings initially penetrated a 2 to 6 feet thick stratum of sand with silt (SP-SM) followed by 6 to 8 feet thick stratum of silty sand and sand with clay (SM, SP-SC). This was underlain by clayey sand (SC) to depths of 8 to 20 feet bls. SPT borings B-2 encountered clay-rich soil consisting of sandy clay (CL/CH) beginning at a depth of 17 feet bls.

Based upon the soil conditions encountered and our limited understanding of the structural loads and site grading, we recommend the building be supported by conventional, shallow strip and/or spread foundations. We recommend the shallow foundations be designed for a maximum allowable gross bearing pressure of 2,000 psf. The gross bearing pressure is defined as the soil contact pressure that can be imposed from the maximum structural loads, weight of the concrete foundations, and weight of the soil above the foundations. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions.

The foundations should be embedded a minimum of 18 inches below the lowest adjacent grade. Interior foundations or thickened sections should be embedded a minimum of 12 inches. The foundations should have minimum widths of 18 inches for strip footings, and 24 inches for columns, even though the maximum soil bearing pressure may not be fully developed.

Due to the sandy nature of the majority of the near-surface soils, we expect settlement to be mostly elastic in nature. The majority of the settlement will occur on application of the loads, during and immediately following construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field and laboratory test data which we have correlated into the strength and compressibility characteristics of the subsurface soils, we estimate the total settlements of the structure to be 1 inch or less, with approximately half of it occurring upon load application (during construction).

Differential settlement results from differences in applied bearing pressures and the variations in the compressibility characteristics of the subsurface soils. We anticipate differential settlement of less than 1/2 inch.

Post-construction settlement of the structures will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics of the bearing soils; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundation; (3) site preparation and earthwork construction techniques used by the contractor, and (4) external factors, including but not limited to vibration from off-site sources and groundwater fluctuations beyond those normally anticipated for the naturally-occurring site and soil conditions which are present.

Our settlement estimates for the structure are based upon our limited understanding of the structural loads and site grading and the use of successful adherence to the site preparation recommendations presented later in this report. Any deviation from our project understanding and/or our site preparation recommendations could result in an increase in the estimated post-construction settlement of the structure.

4.4 Flexible Pavement

Overall soil conditions encountered by our borings at this site are suitable for supporting conventional limerock base and asphalt wearing surface pavements. We have not been provided the anticipated traffic loading conditions; therefore, the following pavement component recommendations should be used only as guidelines. The below recommendations are intended to be minimums. Increasing base course and asphalt thicknesses would increase the design life of the pavement.

We recommend a minimum separation of 24 inches be present between the bottom of the base course and the top of the clay-rich soils containing greater than about 25 percent soil fines. Review of the boring logs suggests this separation will be present along the majority of the alignment. A roadway grading plan is not available at this time and the presence of shallow clay-rich soils is not expected.

In areas where the minimum 24 inch separation is not able to be achieved through grading design, we recommend these soils be undercut. The undercut should extend a minimum of 24 inches beneath the bottom of the base course. The undercut should extend laterally until the clay-rich soils are no longer encountered and free-draining sandy soils have been penetrated. The undercut should be backfilled with either on-site or imported sandy free-draining soils containing less than 10 percent soil fines. The backfill should be placed in maximum 24-inch loose lifts that are compacted to a minimum 95 percent of the Modified Proctor maximum dry density (ASTM D1557).

4.4.1 Stabilized Subgrade

The stabilized subgrade should have a minimum Limerock Bearing Ratio (LBR) of 40, with a minimum thickness of 12 inches. The stabilized subgrade can be imported material or a mixture of imported and on-site material. If a mix is proposed, a mix design should be performed to determine the optimum mix proportions. The stabilized subgrade should be compacted to a minimum of 98 percent of the Modified Proctor maximum dry density (ASTM D1557) for soils with less than 15 percent fines content. Soils with 15 percent or greater fines content should be compacted to 100 percent of the Standard Proctor maximum dry density (ASTM D698).

4.4.2 Base Course

The base course should consist of crushed limerock having a LBR of at least 100. Limerock should be obtained from a FDOT approved source, and should meet FDOT gradation requirements. The base course thickness should be a minimum of 6 inches in automobile parking areas and 8 inches in driveways. The base course should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D1557).

The constructability of differing base course thicknesses may be difficult, and having a uniform 8-inch thick base course may be more practical.

4.4.3 Wearing Surface

The asphalt-wearing surface should consist of an FDOT Type SP Hot Mix Asphalt mixture. For automobile parking areas, the thickness should be a minimum of 1.5 inches. For driveway areas, the thickness should be a minimum of 2 inches. The asphalt-wearing surface should consist of an SP-12.5 mix. The asphalt should be compacted to at least 95 percent of the mix design density.

The constructability of differing asphalt thicknesses may be difficult, and having a uniform 2-inch thick asphalt wearing surface may be more practical.

4.5 Rigid Pavement

Concrete pavement is a rigid pavement that results in smaller load transfers to the subgrade soils than flexible pavement. For concrete pavement subgrade, we recommend using the existing surficial sands or recommended clean sand (SP) fill, compacted to at least 98 percent of the Modified Proctor maximum dry density without additional stabilization with the following stipulations:

1. Subgrade soils must be compacted to at least 98 percent of Modified Proctor maximum dry density to a depth of at least 2 feet prior to placement of concrete.
2. The surface of the subgrade soils must be smooth and any disturbances or wheel rutting corrected prior to placement of the concrete.

3. The subgrade soils must be moistened prior to placement of concrete.
4. Concrete pavement thickness should be uniform throughout, with the exception of thickened edges (curb or footing).
5. The bottom of the pavement should be separated from the estimated seasonal high groundwater level by at least 18 inches.
6. Limerock or any other impermeable base is not suitable unless it meets the minimum recommended permeability of 10 ft./day.
7. The upper 12 inches of subgrade underlying the base course must also be “free-draining” and water that enters the base and subgrade must be allowed to seep out by gravity or if this is not possible, underdrains must be incorporated into the subgrade. A “bathtub” condition within the base/subgrade must be avoided.

Our recommendations for slab thickness for heavy-duty concrete pavements is based on a.) subgrade soils are compacted to 98 percent of the Modified Proctor maximum dry density, b.) modulus of subgrade reaction (k) of 200 pounds per cubic inch, c.) a 20-year design life, and d.) previously stated design parameters. For an anticipated heavy-duty traffic group, a minimum pavement thickness of 8 inches is recommended, using Table 3.4 from the *FDOT Rigid Pavement Design Manual*, January 2019.

We recommend using concrete with a minimum 28-day compressive strength of 4,000 pounds per square inch and a minimum 28-day flexural strength (modulus of rupture) of at least 600 pounds per square inch based on the third point loading of concrete beam test samples. Minimum control joint spacing of 15 by 15 feet is suggested. Layout of sawcut control joints should form square panels, and the depth of sawcut joint should be at least 1/4 of the concrete slab thickness (a minimum 2-inch sawcut control joint depth for the recommended 8-inch slab thickness). The joints should be sawed within six hours of concrete placement or as soon as the concrete has developed sufficient strength to support workers and equipment.

For further details on concrete pavement construction, refer to “Guide to Jointing Non-reinforced Concrete Pavements” published by the Florida Concrete and Products Associates, Inc. and “Building Quality Concrete Parking Areas”, published by the Portland Cement Association.

4.6 Temporary Limerock Base Design Recommendations

We understand you are considering a temporary limerock base area for the back portion of the site. Limerock roads and parking areas have been utilized for many years in this area with great success. We anticipate either a 6-inch or 8-inch thick limerock base will be utilized for the area. The material should be placed in accordance with Section 4.4.2 of this report. We recommend proper drainage be provided to prevent deterioration of the surface. A maintenance program should be prepared and implemented to extend the useful life of the area. GSE recommends you consider incorporating the recommendations of *Gravel Roads-A construction and Maintenance Guide* (August 2015) prepared by the FHWA and a *Guideline for Maintenance and Service of Unpaved Roads* (February 2000) as appropriate for the limerock base area.

4.7 Site Preparation

The soils at this site should be suitable for supporting the proposed construction using normal, good practice site preparation procedures. The following recommendations are our general guidelines for site preparation.

4.7.1 Stripping

Strip the construction limits and 10 feet beyond the perimeter of all grass, roots, topsoil, pavement, and other deleterious materials. You should expect to strip to depths of 12 or more inches. Deeper stripping will likely be necessary due to major root systems present at the site.

4.7.2 Dewatering

Temporary dewatering is not expected to be necessary for this project. However, if needed, we anticipate dewatering can be accomplished with sumps placed near the construction area, or with underdrains connected to a vacuum pump.

In any case, the site should always be graded to promote runoff and limit the amount of ponding. Localized ponding of stormwater is expected without proper grading during construction, and could render previously acceptable surfaces unacceptable.

4.7.3 Proof-Rolling

Proof-roll the subgrade with heavy rubber-tired equipment, such as a loaded front-end loader or dump truck, to identify any loose or soft zones not found by the soil borings. The proof-rolling should be monitored by a geotechnical engineer or qualified technician. Undercut or otherwise treat these zones as recommended by the geotechnical engineer in this report.

4.7.4 Proof Compaction

Compact the subgrade to a density of at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). The specified compaction should be obtained to a depth of 1 foot below the foundation bottoms and the existing grade prior to placing fill. Vibratory roller equipment should not be used within approximately 100 feet of existing structures. Lighter “walk-behind” compaction equipment may be used to achieve the degree of compaction.

Should clayey sand be encountered at the bearing surface, this material should be probed and visually confirmed to be unyielding in the upper 12 inches in lieu of density testing. If the foundation excavations penetrate the clayey sand, the excavation should be performed in a manner that reduces soil disturbance. Clayey sand soils (with fines content in excess of 15 percent) that are removed and replaced or appreciably disturbed need to be re-compacted to 98 percent of the Standard Proctor maximum dry density (ASTM D698).

4.7.5 Fill Placement

Imported fill placed to raise the site grades should consist of clean sand having less than 10 percent passing the No. 200 sieve. On-site soils meeting the requirements of Section 4.10 may also be used as structural fill. The fill should be placed in maximum 12-inch loose lifts that are compacted to at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). If lighter “walk-behind” compaction equipment is used, this may require lifts of 4 inches or less to achieve the required degree of compaction.

4.8 Quality Control and Construction Materials Testing

It should be noted that the geotechnical engineering design does not end with the advertisement of the construction documents. As the geotechnical engineer of record, GSE is the most qualified to perform the construction materials testing that will be required for this project. The benefits of having the geotechnical engineer of record also perform the construction materials testing are numerous. If GSE continues to be involved with the project through construction, we will be able to constantly re-evaluate and possibly alter our geotechnical recommendations in a timely and cost effective manner once final design and construction techniques are developed. This often results in cost savings for the project.

We recommend performing compaction testing beneath the concrete floor slab and the building foundations. We recommend one test be performed every 50 linear feet of continuous footing and every other column footing, per foot depth of fill or native material. We recommend a compaction test be performed for each 2,500 square feet of floor area or 10,000 square feet of pavement area per foot of fill or native material, or a minimum of three tests each, whichever is greater. Test all footing excavations to a depth of 12 inches at the frequencies stated above.

4.9 Stormwater Management

The soil conditions at the stormwater management facility are relatively consistent initially penetrating sand with silt overlaying silty sand and clayey sand with some interbedded strata of sand with clay.

The water table was not encountered in the auger borings at the time of our exploration. We anticipate the seasonal high groundwater table to be perched on the very clayey sands and sandy clays where encountered.

The laboratory permeability tests indicate the surficial layer of sand with silt has hydraulic conductivity values of 4.7 to 7.8 feet per day. The deeper clayey sand encountered below the surficial sandy material is friable and will have permeability values at least one order of magnitude lower than the sandy soils.

Based upon our findings and test results, our recommended soil parameters for the stormwater management design in the explored areas are presented below. The recommended parameters consider the results of the permeability tests, wash 200 determinations, and our experience with these types of soils. The parameters below do not consider a factor of safety.

Proposed Northern Stormwater Management Facility (P-3 and P-4)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 15 feet bls.
2. Unsaturated vertical infiltration rate of 5 feet per day.
3. Horizontal hydraulic conductivity equal to 7 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to greater than 15 feet bls.

Proposed Western Stormwater Management Facility (P-1 and P-2)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 15 feet bls.
2. Unsaturated vertical infiltration rate of 3 feet per day.
3. Horizontal hydraulic conductivity equal to 4 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to greater than 15 feet bls.

In areas where clay-rich soils are present at the basin bottom, we recommend these soils be undercut a minimum of 2 feet and backfilled with the on-site sands and sands with silt (SP, SP-SM) having a maximum of 12 percent soil fines passing the No. 200 sieve. The intent of this undercutting and replacement is to provide a more uniform sand “blanket” at the basin bottom that allows the migration of water to the deeper deposits of sand. This sand blanket will also reduce the potential for clay-fines leaching out of the soils when water is present in the basin that can result in a thin layer of confining type material on the basin bottom that can reduce the effectiveness of the basin.

4.10 Fill Suitability

The soils encountered at this site within the explored depths range from poorly graded sands to clays (CL/CH). A discussion of the suitability for reuse as structural fill for each soil classification according to the Unified Soil Classification System (USCS) designation is provided below.

SP, SP/SM – Sands (SP) and sand with silt (SP/SM) have less than 5 percent and 12 percent soil fines passing the No. 200 sieve, respectively, and are typically well draining soils that are suitable for reuse as structural fill. The sands with silt may require moisture conditioning (drying) to make the material more workable. These soils will require stockpiling and drying before they are reused if they are excavated from below the water table.

SM – Silty sands (SM) can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Silty sands are typically non-plastic or have low plasticity, and can be reused as structural fill with precautions. Silty sands can be moisture sensitive and difficult to work and compact and can rut if the moisture content is near or above the optimum moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable silty sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Silty sands with more than 30 percent soil fines are especially moisture sensitive, and are not recommended for reuse as structural fill. These soils will behave more as sandy silt, and for this reason, very silty sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SM/ML. Silty sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

SC – Clayey sand (SC) soils can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Clayey sands can have a high range of plasticity, varying from a PI of 7 or greater and plotting above the A-line to highly plastic. Friable clayey sands are typically suitable for use as structural fill with precautions. Clayey sands will be moisture sensitive and difficult to work and compact and can rut during placement if the moisture content is near or above the natural moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable clayey sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Clayey sands with more than 30 percent soil fines passing the No. 200 sieve are especially moisture sensitive and are typically highly plastic, and are not recommended for reuse as structural fill. These soils will behave more as sandy clay, and for this reason, very clayey sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SC/CH or SC/CL. Clayey sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

ML, MH, CL, CH – Silts and clays are not suitable materials for reuse as structural fill.

When using on-site soils as fill materials, we recommend the silty and clayey sand soils (SM, SC) be used in the lower depths of the fill. Sand and sand with silt (SP, SP-SM) should be used in the upper portions of the fill. We recommend a minimum of 2 feet of sand (SP, SP-SM) cover the silty and clayey sand fill materials to reduce the potential for soggy surface conditions due to the low permeability characteristics of the silty and clayey sand materials.

4.11 Surface Water Control and Landscaping

Roof gutters should be considered to divert runoff away from the building. The gutter downspouts should discharge a minimum of 10 feet from the structure to reduce the amount of water collecting around the foundations. Where possible, the gutter downspouts should discharge directly into the storm sewer system or onto the asphalt paved areas in order to reduce the amount of water collecting around the foundations. Grading of the site should be such that water is diverted away from the building on all sides to reduce the potential for erosion and water infiltration along the foundation.

With respect to landscaping, it is recommended that existing and planted trees and large “tree-like” shrubbery with potential for developing large root systems be planted a minimum distance of half their mature height, and preferably their expected final height, away from the structure. The purpose of this is to reduce the potential for foundation or slab movements from the growth of root systems as the landscaping matures. Consideration should also be given to using landscaping that has a low water demand, so that excessive irrigation is not conducted around the structures.

5.0 FIELD DATA

5.1 Auger Boring Logs



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 Fax: (352)377-0335

CLIENT Southern Wrecker and Recovery, LLC

PROJECT NAME Proposed Southern Wrecker and Recovery

PROJECT NUMBER 14197

PROJECT LOCATION Alachua, Alachua County, FL

DATE PERFORMED 9/4/2019 **BORING NUMBER L-1**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY KMC

▼ AT TIME OF DRILLING N.E. CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH N/A

NOTES

DATE PERFORMED 9/4/2019 **BORING NUMBER L-2**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY KMC

▼ AT TIME OF DRILLING N.E. CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH N/A

NOTES

AB 2 PORTRAIT - GINT STD US.GDT - 9/17/19 12:03 - Q:\PROJECTS\14197 SOUTHERN WRECKER AND RECOVERY\14197 BORINGS.GPJ

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0				0			
		AU 1	(SP) Brown SAND			AU 1	(SP) Brown SAND
1				1			
2				2			
		AU 2	(SM) Orange silty SAND			AU 2	(SP) Orange SAND
3				3			
4				4			
5				5			
			Bottom of borehole at 5.0 feet.				Bottom of borehole at 5.0 feet.

(Continued Next Page)



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CLIENT Southern Wrecker and Recovery, LLC

PROJECT NAME Proposed Southern Wrecker and Recovery

PROJECT NUMBER 14197

PROJECT LOCATION Alachua, Alachua County, FL

DATE PERFORMED 9/4/2019 **BORING NUMBER R-1**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY KMC

▼ AT TIME OF DRILLING N.E. CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH N/A

NOTES

DATE PERFORMED 9/4/2019 **BORING NUMBER R-2**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY KMC

▼ AT TIME OF DRILLING N.E. CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH N/A

NOTES

AB 2 PORTRAIT - GINT STD US.GDT - 9/17/19 12:03 - Q:\PROJECTS\14197 SOUTHERN WRECKER AND RECOVERY\14197 BORINGS.GPJ

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0				0			
0		AU 1	(SP) Brown SAND	0		AU 1	(SP-SM) Brown SAND with silt
1				1			
2				2			
2		AU 2	(SP) Pale brown SAND	2.0		AU 2	(SP) Pale brown SAND
3				3			
4				4			
5				5			
			Bottom of borehole at 5.0 feet.				Bottom of borehole at 5.0 feet.



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CLIENT Southern Wrecker and Recovery, LLC

PROJECT NAME Proposed Southern Wrecker and Recovery

PROJECT NUMBER 14197

PROJECT LOCATION Alachua, Alachua County, FL

DATE PERFORMED 9/4/2019 **BORING NUMBER P-1**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY KMC

▼ AT TIME OF DRILLING N.E. CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH >15 Feet

NOTES

DATE PERFORMED 9/4/2019 **BORING NUMBER P-2**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY KMC

▼ AT TIME OF DRILLING N.E. CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH >15 Feet

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0		AU 1	(SP) Brown SAND	0.0		AU 1	(SP) Brown to pale brown SAND
2.5		AU 2	%PASS-200 = 9.2 MC = 4.4 k _h = 4.7 ft/day	2.5		AU 2	%PASS-200 = 10 MC = 5.1 k _h = 5.6 ft/day
5.0				5.0			
6.0		AU 3	(SP-SM) Orange SAND with silt	6.0		AU 3	(SM) Orange silty SAND
7.5			(SC) Pale gray clayey SAND	7.5		AU 4	(SC) Orange clayey SAND
10.0		AU 4		9.0			(SP-SC) Orange and pale gray SAND with clay
12.5			Bottom of borehole at 15.0 feet.	12.5		AU 6	(SP-SC) Pale gray SAND with clay
15.0				15.0			Bottom of borehole at 15.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 9/18/19 09:56 - Q:\PROJECTS\14197 SOUTHERN WRECKER AND RECOVERY\14197 BORINGS.GPJ

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CLIENT Southern Wrecker and Recovery, LLC

PROJECT NAME Proposed Southern Wrecker and Recovery

PROJECT NUMBER 14197

PROJECT LOCATION Alachua, Alachua County, FL

DATE PERFORMED 9/4/2019 **BORING NUMBER P-3**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY KMC

▼ AT TIME OF DRILLING N.E. CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH >15 Feet

NOTES

DATE PERFORMED 9/4/2019 **BORING NUMBER P-4**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY KMC

▼ AT TIME OF DRILLING N.E. CHECKED BY JEG

▽ ESTIMATED SEASONAL HIGH >15 Feet

NOTES

AB 2 PORTRAIT - GINT STD US.GDT - 9/18/19 09:56 - Q:\PROJECTS\14197 SOUTHERN WRECKER AND RECOVERY\14197 BORINGS.GPJ

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0				0.0			
		AU 1	(SP-SM) Dark brown SAND with silt			AU 1	(SP-SM) Dark brown SAND with silt
		AU 2	(SP-SM) Brown SAND with silt			AU 2	(SP-SM) Brown SAND with silt
2.5				2.5			
						AU 3	
			%PASS-200 = 9.9 MC = 5.0 k _h = 7.8 ft/day				%PASS-200 = 8.7 MC = 4.8 k _h = 7.0 ft/day
5.0		AU 3	(SP-SM) Orange SAND with silt	5.0		AU 4	(SM) Orange silty SAND
7.5				7.5			
10.0		AU 4	(SP-SC) Orange and pale gray SAND with clay	10.0		AU 5	(SM) Pale orange silty SAND
12.5		AU 5		12.5			
15.0				15.0			
			Bottom of borehole at 15.0 feet.				Bottom of borehole at 15.0 feet.

5.2 Standard Penetration Test Soil Boring Logs



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BORING NUMBER B-1

CLIENT Southern Wrecker and Recovery, LLC

PROJECT NAME Proposed Southern Wrecker and Recovery

PROJECT NUMBER 14197

PROJECT LOCATION Alachua, Alachua County, FL

DATE STARTED 9/4/19 **COMPLETED** 9/4/19

GROUND ELEVATION **HOLE SIZE**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS:

DRILLING METHOD Flight Auger

▼ **AT TIME OF DRILLING** N.E.

LOGGED BY KMC **CHECKED BY** JEG

▽ **ESTIMATED SEASONAL HIGH** >20 Feet

NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0											20 40 60 80
		(SP-SM) Very loose to loose brown SAND with silt		SPT 1	3-4-4-6 (8)						
				SPT 2	2-3-2-2 (5)						
5				SPT 3	2-2-2-2 (4)						
		(SM) Loose brown silty SAND	6								
				SPT 4	2-2-3-4 (5)						
		(SP-SC) Loose pale brown SAND with clay	8								
				SPT 5	3-2-5-5 (7)						
10											
		(SC) Medium dense tan clayey SAND	12								
				SPT 6	5-9-10 (19)						
15											
		(SC) Medium dense pale gray clayey SAND	17								
				SPT 7	3-4-7 (11)						
20		Bottom of borehole at 20.0 feet.	20								

SPT BORINGS - GINT STD US.GDT - 9/18/19 09:52 - Q:\PROJECTS\14197 SOUTHERN WRECKER AND RECOVERY\14197 BORINGS.GPJ



GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER B-2

CLIENT Southern Wrecker and Recovery, LLC

PROJECT NAME Proposed Southern Wrecker and Recovery

PROJECT NUMBER 14197

PROJECT LOCATION Alachua, Alachua County, FL

DATE STARTED 9/4/19 **COMPLETED** 9/4/19

GROUND ELEVATION **HOLE SIZE**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS:

DRILLING METHOD Flight Auger

▼ **AT TIME OF DRILLING** N.E.

LOGGED BY KMC **CHECKED BY** JEG

▽ **ESTIMATED SEASONAL HIGH** 16.0 Feet

NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0											20 40 60 80
		(SP-SM) Very loose to loose dark brown to orange SAND with silt		SPT 1	3-5-5-3 (10)						
				SPT 2	2-2-2-2 (4)						
5				SPT 3	1-1-1-2 (2)						
		(SM) Very loose to loose orange silty SAND	6	SPT 4	2-2-2-2 (4)						
				SPT 5	2-2-3-5 (5)						
10											
		(SC) Medium dense pale gray clayey SAND	12	SPT 6	4-13-16 (29)						
15											
		(CL/CH) Firm orange and green sandy CLAY	17	SPT 7	3-3-5 (8)						
20		Bottom of borehole at 20.0 feet.	20								

SPT BORINGS - GINT STD US.GDT - 9/18/19 09:52 - Q:\PROJECTS\14197 SOUTHERN WRECKER AND RECOVERY\14197 BORINGS.GPJ



GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER B-3

CLIENT Southern Wrecker and Recovery, LLC

PROJECT NAME Proposed Southern Wrecker and Recovery

PROJECT NUMBER 14197

PROJECT LOCATION Alachua, Alachua County, FL

DATE STARTED 9/4/19 **COMPLETED** 9/4/19

GROUND ELEVATION **HOLE SIZE**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS:

DRILLING METHOD Flight Auger

▼ **AT TIME OF DRILLING** N.E.

LOGGED BY KMC

CHECKED BY JEG

▽ **ESTIMATED SEASONAL HIGH** 8.0 Feet

NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0											20 40 60 80
		(SP-SM) Loose brown SAND with silt		SPT 1	3-4-6-4 (10)						
		(SM) Very loose dark brown silty SAND	2	SPT 2	2-2-2-2 (4)						
		(SP-SM) Loose orange SAND with silt	4	SPT 3	2-2-3-3 (5)						
5				SPT 4	1-3-3-4 (6)						
	▽	(SC) Loose pale gray very clayey SAND	8	SPT 5	4-5-5-8 (10)				37	23	
10				SPT 6	3-4-5 (9)						
15				SPT 7	2-3-5 (8)						
20		Bottom of borehole at 20.0 feet.	20								

SPT BORINGS - GINT STD US.GDT - 9/18/19 09:52 - Q:\PROJECTS\14197 SOUTHERN WRECKER AND RECOVERY\14197 BORINGS\14197 BORINGS.GPJ



GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER B-4

CLIENT Southern Wrecker and Recovery, LLC

PROJECT NAME Proposed Southern Wrecker and Recovery

PROJECT NUMBER 14197

PROJECT LOCATION Alachua, Alachua County, FL

DATE STARTED 9/4/19 **COMPLETED** 9/4/19

GROUND ELEVATION **HOLE SIZE**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS:

DRILLING METHOD Flight Auger

▼ **AT TIME OF DRILLING** N.E.

LOGGED BY KMC **CHECKED BY** JEG

▽ **ESTIMATED SEASONAL HIGH** >20 Feet

NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0											20 40 60 80
		(SP-SM) Loose dark brown to orange SAND with silt		SPT 1	3-5-5-4 (10)						
				SPT 2	2-3-2-2 (5)						
			4								
		(SM) Very loose to loose orange silty SAND		SPT 3	2-2-2-3 (4)						
5				SPT 4	2-2-3-5 (5)				13	8.7	
				SPT 5	3-3-4-5 (7)						
10											
			12								
		(SC) Loose to medium dense pale gray and orange clayey SAND		SPT 6	3-6-8 (14)						
15											
				SPT 7	3-3-5 (8)						
20		Bottom of borehole at 20.0 feet.	20								

SPT BORINGS - GINT STD US.GDT - 9/18/19 09:52 - Q:\PROJECTS\14197 SOUTHERN WRECKER AND RECOVERY\14197 BORINGS\14197 BORINGS.GPJ

5.3 Laboratory Results



Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 14197

Project Name: Proposed Southern Wrecker and Recovery

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
B-3	8-10	Loose very clayey pale gray SAND	23				37			SC
B-4	6-8	Very loose to loose orange silty SAND	8.7				13			SM
P-1	2-5	Brown SAND with silt	4.4				9.2		4.7	SP-SM
P-2	2-5	Brown to pale brown SAND with silt	5.1				10		5.6	SP-SM
P-3	2-5	Brown SAND with silt	5.0				9.9		7.8	SP-SM
P-4	2-5	Brown SAND with silt	4.8				8.7		7.0	SP-SM

5.4 Key to Soil Classification

KEY TO SOIL CLASSIFICATION CHART

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests				SYMBOLS		GROUP NAME
				GRAPHIC	LETTER	
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve	Gravels More than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels	$Cu \geq 4$ and $1 \leq Cc \leq 3$		GW	Well graded GRAVEL
		Less than 5% fines	$Cu < 4$ and/or $1 > Cc > 3$		GP	Poorly graded GRAVEL
		Gravels with fines	Fines classify as ML or MH		GM	Silty GRAVEL
		More than 12% fines	Fines classify as CL or CH		GC	Clayey GRAVEL
	Sands 50% or more of coarse fraction passes No. 4 sieve	Clean Sands	$Cu \geq 6$ and $1 \leq Cc \leq 3$		SW	Well graded SAND
		Less than 5% fines	$Cu < 6$ and/or $1 > Cc > 3$		SP	Poorly graded SAND
		Sand with fines	Fines classify as ML or MH		SP-SM	SAND with silt
		$5\% \leq \text{fines} < 12\%$	Fines classify as CL or CH		SP-SC	SAND with clay
		Sand with fines	Fines classify as ML or MH		SM	Silty SAND
		$12\% \leq \text{fines} < 30\%$	Fines classify as CL or CH		SC	Clayey SAND
		Sand with fines	Fines classify as ML or MH		SM	Very silty SAND
		30% fines or more	Fines classify as CL or CH		SC	Very clayey SAND
FINE-GRAINED SOILS 50% or more passes the No. 200 sieve	Clays	inorganic	$50\% \leq \text{fines} < 70\%$		CL/CH	Sandy CLAY
			$70\% \leq \text{fines} < 85\%$		CL/CH	CLAY with sand
			$\text{fines} \geq 85\%$		CL/CH	CLAY
	Silts and Clays Liquid Limit less than 50	inorganic	PI > 7 and plots on/above "A" line		CL	Lean CLAY
			PI < 4 or plots below "A" line		ML	SILT
		organic	Liquid Limit - oven dried < 0.75		OL	Organic clay
			Liquid Limit - not dried		OL	Organic silt
	Silts and Clays Liquid Limit 50 or more	inorganic	PI plots on or above "A" line		CH	Fat CLAY
			PI plots below "A" line		MH	Elastic SILT
		organic	Liquid Limit - oven dried < 0.75		OH	Organic clay
			Liquid Limit - not dried		OH	Organic silt
HIGHLY ORGANIC SOILS		Primarily organic matter, dark in color, and organic odor			PT	PEAT

CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

No. OF BLOWS, N	RELATIVE DENSITY		No. OF BLOWS, N	CONSISTENCY
0 - 4	Very Loose		0 - 2	Very Soft
5 - 10	Loose		3 - 4	Soft
SANDS: 11 - 30	Medium dense	SILTS &	5 - 8	Firm
31 - 50	Dense	CLAYS:	9 - 15	Stiff
OVER 50	Very Dense		16 - 30	Very Stiff
			31 - 50	Hard
			OVER 50	Very Hard

No. OF BLOWS, N	RELATIVE DENSITY
0 - 8	Very Soft
9 - 18	Soft
LIMESTONE: 19 - 32	Moderately Hard
33 - 50	Hard
OVER 50	Very Hard

SAMPLE GRAPHIC TYPE LEGEND



Location
of SPT
Sample



Location
of Auger
Sample

PARTICLE SIZE IDENTIFICATION

BOULDERS:	Greater than 300 mm
COBBLES:	75 mm to 300 mm
GRAVEL:	Coarse - 19.0 mm to 75 mm
	Fine - 4.75 mm to 19.0 mm
SANDS:	Coarse - 2.00 mm to 4.75 mm
	Medium - 0.425 mm to 2.00 mm
	Fine - 0.075 mm to 0.425 mm
SILTS & CLAYS:	Less than 0.075 mm

LABORATORY TEST LEGEND

LL	=	Liquid Limit, %
PL	=	Plastic Limit, %
PI	=	Plasticity Index, %
% PASS - 200	=	Percent Passing the No. 200 Sieve
MC	=	Moisture Content, %
ORG	=	Organic Content, %
k_h	=	Horizontal Hydraulic Conductivity, ft/day

6.0 LIMITATIONS

6.1 Warranty

This report has been prepared for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

6.2 Auger and SPT Borings

The determination of soil type and conditions was performed from the ground surface to the maximum depth of the borings, only. Any changes in subsurface conditions that occur between or below the borings would not have been detected or reflected in this report.

Soil classifications that were made in the field are based upon identifiable textural changes, color changes, changes in composition or changes in resistance to penetration in the intervals from which the samples were collected. Abrupt changes in soil type, as reflected in boring logs and/or cross sections may not actually occur, but instead, be transitional.

Depth to the water table is based upon observations made during the performance of the auger and SPT borings. This depth is an estimate and does not reflect the annual variations that would be expected in this area due to fluctuations in rainfall and rates of evapotranspiration.

6.3 Site Figures

The measurements used for the preparation of the figures in this report were made using the provided site plan and by estimating distances from existing structures and site features. Figures in this report were not prepared by a licensed land surveyor and should not be interpreted as such.

6.4 Unanticipated Soil Conditions

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on Figure 2. This report does not reflect any variations that may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

6.5 Misinterpretation of Soil Engineering Report

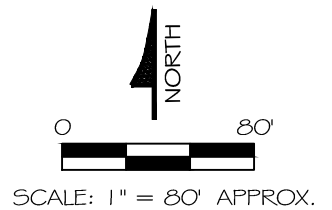
GSE Engineering & Consulting, Inc. is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If others make the conclusions or recommendations based upon the data presented, those conclusions or recommendations are not the responsibility of GSE.

FIGURES



LEGEND:

-  SPT BORING
-  AUGER BORING



PROPOSED SOUTHERN WRECKER
AND RECOVERY
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14197

**AERIAL PHOTOGRAPH SHOWING APPROXIMATE
LOCATIONS OF FIELD TESTS**

DESIGNED BY: JEG
CHECKED BY : KLH
DRAWN BY : EFM



FIGURE
2

committees that were lined up offering congratulations and more.

As cars drove through the parking lot, stopping at designated areas, school

by the city. City of Alachua staff and commissioners were all there to offer their support and congratulations to the students clapping and cheering as each car

programs and events to celebrate graduates, but is also asking local citizens to display messages of support for the Class of 2020 sometime during the period from May 26 through June 10, which is the final day the district will be holding graduation ceremonies. This could include messages on marquees/signs at businesses, churches, schools and other organizations, yard signs, even signs in windows or along fence lines at homes and businesses. The district is currently working with local media outlets to honor the Class of 2020 in other

graduation ceremonies in auditoriums are canceled due to social distancing restrictions, the school district has arranged with the Gainesville Raceway to hold open air graduation ceremonies at the facility June 8-10 for the district's high schools. To maintain social distancing, students and their families will drive into the Raceway and up to a decorated stage. As the graduates' names are called out over the loudspeaker, they will get out of their cars, walk across the stage to accept their diplomas and have their photos taken. They will then get back in their cars and drive down a strip that runs next to the racetrack before exiting the facility. The Gainesville Raceway is providing their facility to the district free of charge. "We're happy we can help the Class of 2020 have a graduation ceremony," said track manager Mike Yurick. "We hope it will be a memorable experience for them."

Between June 8 and 10, the senior class of 2020 will have their final ceremony before moving on in life beyond high school. "When COVID-19 closed schools, I made it a priority to have some sort of in-person graduation ceremony for our seniors," said Superintendent Karen Clarke. "This 'hybrid' approach at the Raceway will give graduates the opportunity to walk across the stage in their caps

keeping everyone as safe as possible." Each high school will be sending specific instructions for

students and families. # # # Email rcarson@alachuatoday.com



Class of 2020, one thing is for certain...



Your senior year wasn't what you expected, but you made it through. What happens next? Stay in touch with your friends, stay close to home, and stay on track with your goals.

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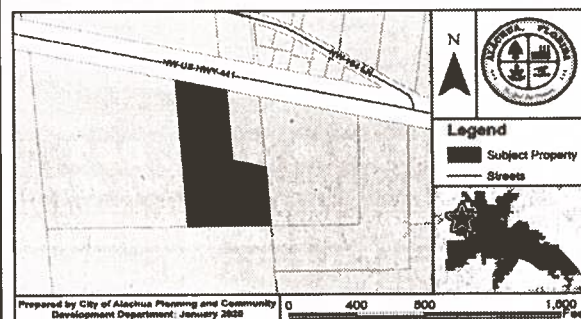
SANTA FE COLLEGE



City of ALACHUA

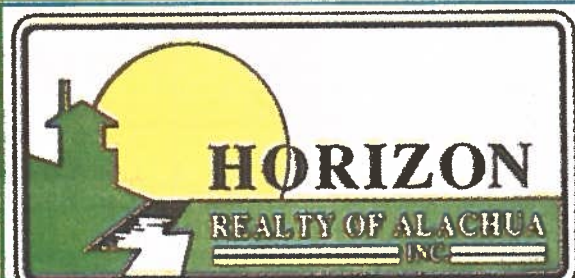
NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 9, 2020, 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 Christopher Gmuier, P.E., of Gmuier Engineering, LLC, applicant and agent for Southern Wrecker and Recovery, LLC, property owner, for consideration of a Site Plan to construct a ±5,980 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±7.99 acre subject property. Consisting of Tax Parcel Number 03042-050-003; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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

(Published: Alachua County Today - May 28, 2020)



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RESIDENTIAL

Old Town-Whether you're searching for a full-time residence or a weekend retreat, this 2002 manufactured home could be just what you're looking for! Situated on over half an acre, this 3BR/2BA Nobility DWMH has everything you could need. Floor plan features lovely living room w/wood burning fireplace, upgraded island kitchen w/adjacent dining area plus spacious master suite. Minutes to Suwannee River & short drive to the Gulf! \$55,000. MLS 428891

Brantford-River front adventures & sunsets are in store at this 3BR/2BA home on the Suwannee River! Floating dock w/public boat ramp a short distance, covered parking for two vehicles, secure storage space plus a power chair lift. Wonderful views! Seller is offering a \$5000 credit towards your closing costs. \$185,900 MLS 422989

Fort White- Close to Santa Fe River & Ichetucknee Rivers is this 3BR/2BA Manufactured home featuring 2280 square feet of living area w/ large family room, living room, island kitchen adjoining dining area. The master suite has 2 large closets, double sinks in vanity, corner garden tub & separate shower. There are two other bedrooms and one can be put back with partition wall to make a total of four bedrooms. Attached front screen porch & carport. \$89,900 MLS 430235

High Springs- Investors alert! This property has great rental potential! 4BR/2BA concrete block home in desirable High Springs community. Gas stove & frig approximately less than 4 years old. Dish washer, Newer hot water heater, updated

Metrose- Welcome to Santa Fe Lake! 3BR/2BA custom-built Cody West home w/ vaulted ceilings, fireplace, luxury vinyl plank & tile floors. An oasis for rest & relaxation on 7+ beautiful park-like acres (3 1/2 are cleared & landscaped w/ irrigation system) w/ porches on all sides of home to sit & enjoy the view! 2 miles to public boat! Storage for boat, canoe, camper, outdoor gear & more in a 30X45 metal storage workshop/barn w/ electricity & water, 4 bay doors & 2 single entry doors, 2 carports for vehicles, 18X30 carpet for RV/campers, plus 2 additional sheds. All bedrooms have French doors that open to porches! The master bedroom has a large bathroom w/ jetted tub, separate shower & walk-in closet plus more! \$349,900 MLS 431236



Bathrooms, & tiled walk in master shower. Add your preferred flooring & paint & it will be ready to go. Fenced in back yard. Priced for a quick sale! Easy to show. \$124,500 MLS 430987

High Springs- Country life yet close to it all! Open floor plan with spacious living room & kitchen, dining area that overlooks enormous wood fenced back yard. Living room w/French doors that open to covered porch - perfect for entertaining or hanging out in our beautiful weather. Split floor plan w/trey ceilings in master bedroom, luxury master bath & huge walk in closet. Two car garage. \$244,900 MLS 4293622

Alachua- This 13.37-acre property has so much to offer. Quality built 2 story BK Cypress log home with soaring ceiling in the main living area and lots of natural light throughout. 50 Year Standing seam metal roof. Floor to ceiling stone fireplace with cypress mantel. The kitchen features Hickory wood cabinets and granite counter tops. Gas cook top with electric oven, side by side fridge and dishwasher. Handy utility room includes Maytag washer & dryer. Central Vac system. Porches wrap around 3 sides of the home to include 50 ft long front porch, open porch on side and the back porch is screened with bar and beverage fridge and view of natural Florida

Woodlands. There is a 2 car attached garage and additional detached 3 car carport. Separate 3 bay metal building with electric and water with roll up doors. Pole barn to park RV, boats and ATVs. There is a saltwater pool with screen enclosure and guest quarters with full bath. Bonus of custom ordered 2 BR/2BA 2009 Nobility home with tape & textured walls. Full length front screened porch and back porch with carport. Both homes have their own well

and septic systems. \$399,000 MLS 428335
Gainesville- Turkey Creek Forest Highly desirable 2BR/2BA home in a vibrant 55+ Gainesville community. Great open floor plan offers access onto a serene tree shaded enclosed screened porch directly from the family room. Additional features include nicely updated blinds, ceiling fans, new doors, covered carport & an outside utility room. This home also has a new roof installed July of 2019, as well as new interior paint completed the same month. Turkey Creek Community amenities include large spacious pool, two tennis courts, shuffleboard courts and wonderful clubhouse with weekly/monthly activities. \$124,900 MLS 429829

COMMERCIAL

Alachua- Prime location on corner of US Hwy 441 & CR 235A across from Santa Fe High School. Lots of growth between Alachua & High Springs along Hwy 441! High traffic area w/traffic light plus High School brings large crowds for many events throughout the year -now is the time to explore the possibilities for this great location! MLS 420194 \$700,000.

High Springs- Excellent income producing property with stable business tenants - 100% occupied and the majority of them have been in place for over 15 to 20 years. Building is brick and the seller recently had a quality metal roof installed. Located in the growing downtown High Springs on Hwy 441 with great parking and visibility - that probably explains why no vacancies or turnover! \$1,200,000. MLS 431267



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386-462-4020 OR 1-866-455-2092

AFFIDAVIT FOR POSTED LAND USE SIGN

I Michael Gmuer, POSTED THE LAND USE
SIGN ON 5/19/2020 FOR THE Southern Wrecker & Recovery Site Plan
LAND USE ACTION. (name)
(date) (state type of action and project name)

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Michael D. Gmuer
(signature)

2
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

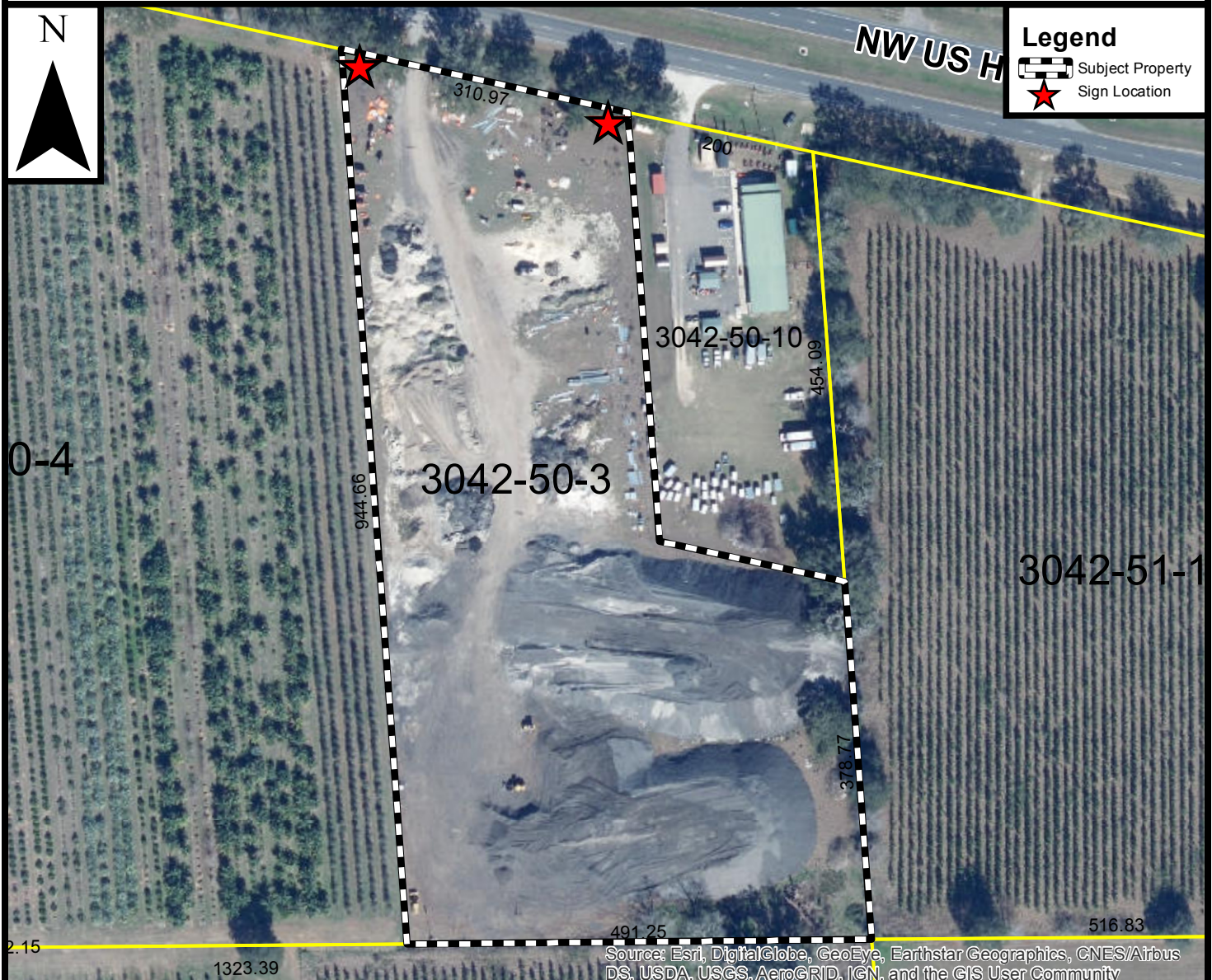
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.



Southern Wrecker Site Plan





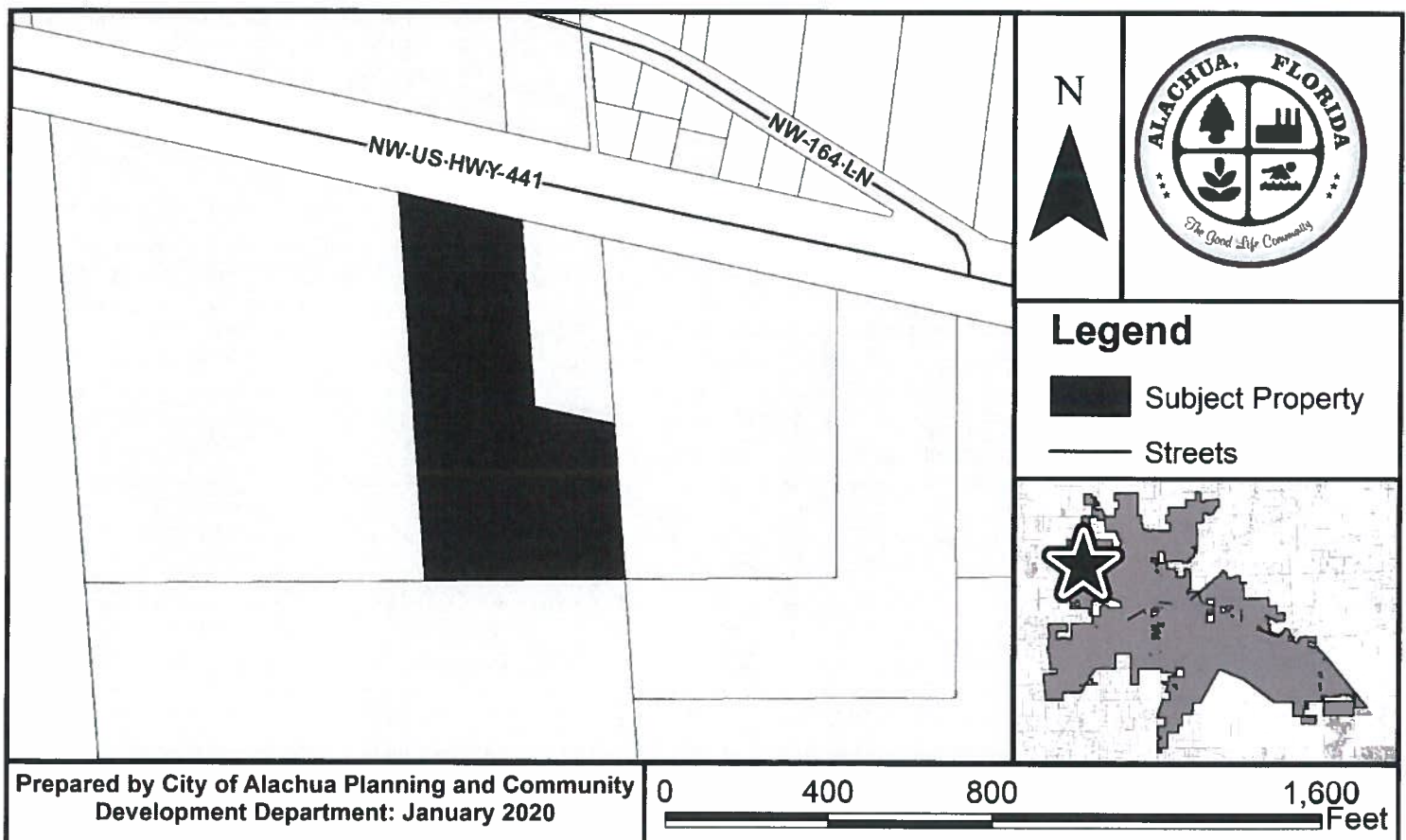
City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed
5/21/2020

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 9, 2020, 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 Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Southern Wrecker and Recovery, LLC, property owner, for consideration of a Site Plan to construct a $\pm 5,980$ square foot building with associated parking, stormwater, landscaping, and site improvements on a ± 7.99 acre subject property. Consisting of Tax Parcel Number 03042-050-003; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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5562 NW 93RD AVENUE
GAINESVILLE FL 32653**

**BONNIE FLYNN
16801 NW 166TH DRIVE
ALACHUA, FL 32615**

**DAN RHINE
288 TURKEY CREEK
ALACHUA FL 32615**

**PRESIDENT, TCMOA
1000 TURKEY CREEK
ALACHUA FL 32615**

**TOM GORMAN
9210 NW 59TH STREET
ALACHUA FL 32653**

**MICHELE L. LIEBERMAN
ALACHUA COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE FL 32601**

**RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA FL 32653**

**CITY MANAGER, CITY OF ALACHUA
P.O. BOX 9
ALACHUA FL 32616**

**PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA FL 32615**

**CRAIG PARENTEAU
FL DEPT OF ENV PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE FL 32641**

**DAVID FOREST
23 TURKEY CREEK
ALACHUA FL 32615**

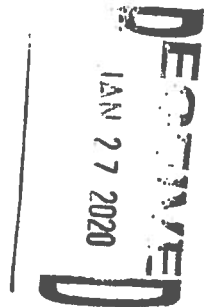
**LINDA DIXON, AICP
ASSISTANT DIRECTOR PLANNING
PO BOX 115050
GAINESVILLE FL 32611**

**LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA FL 32615**

**JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA FL 32616**

**LYNDA COON
7216 NW 126 AVENUE
ALACHUA FL 32615**

**TAMARA ROBBINS
PO BOX 2317
ALACHUA FL 32616**



03042-006-001
GONZALES P S & ROSA LEE
16806 NW 175TH TER
ALACHUA, FL 32615

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-050-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03042-006-000
PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03042-050-010
GERARD GREGORY S
440 JEFF CLEMENTS RD
MARION, KY 42064-7512

03042-051-001
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-005
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-003
ALACHUA FARM & LUMBER INC
PO BOX 2290
ALACHUA, FL 32616

03042-009-000
HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

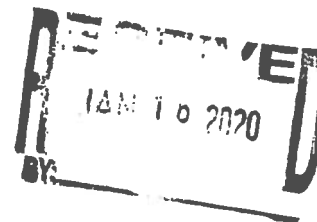
03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

03046-004-000
NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

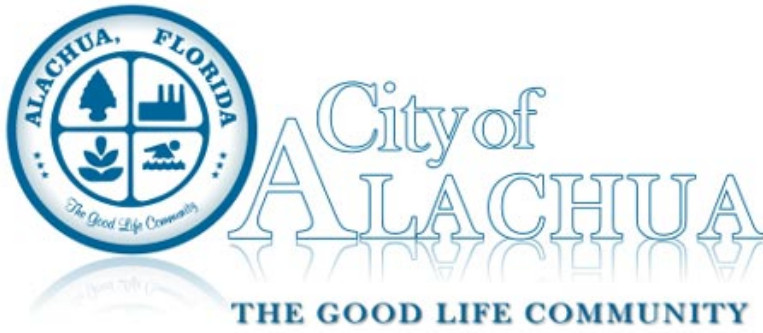
03042-005-000
WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-005-000
JEFFORDS LILLIE BELLE LIFE ES
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061



ORIGINALS



Board/Committee Agenda Item

MEETING DATE: 6/9/2020

SUBJECT: Tolosa PD-R Preliminary Plat & Final PD Plan, Phase 1: A request by Anthony J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, agent for Bentley Timber, LLC, applicant & property owner, for consideration of the Preliminary Plat & Final PD Plan for Phase 1 of the Tolosa PD-R, which proposes the subdivision of a ±18.74 acre subject property into a total of 43 lots, with associated common areas and right-of-way. Tax Parcel Number 03135-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the preliminary plat and final PD Plan of Tolosa PD-R Phase 1 to the City Commission with a recommendation to approve subject to the three (3) conditions provided in Exhibit "A" and located on page 21 of the Staff Report, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat and Final PD Plan of Tolosa PD-R Phase 1 to the City Commission, with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" and located on page 21 of the Staff Report.

Summary

This application is a request by Anthony J. "Jay" Brown, Jr., P.E. of JBrown Professional Group, Inc. applicant and agent for Bentley Timber, LLC, property owner, for consideration of the preliminary plat of Tolosa PD-R Phase 1, which proposes the subdivision of the ±18.74 acre subject property into a total of 43 lots, with associated right-of-way and common areas. The preliminary plat indicates the development will be constructed in 1 (one) phase.

The subject property consists of a portion of Parcel 03135-000-000, and is located north of NW 158th Ave and west of Hipp Way. Access would be provided by one ingress/egress point located on Hipp Way. A stabilized emergency access point onto NW 158th Ave is also provided.

The Tolosa PD-R Zoning was approved on June 10, 2019 (Ordinance No. 19-28) and authorizes the development of 160 residential dwelling units (120 single family detached and 40 multifamily) and the development of 22,000 square feet of non-residential development.

The proposed Tolosa PD-R Phase 1 subdivision would consist of lots ranging size from ±5,660 square feet to ±9,580 square feet, with the majority of lots being ±8,200 square feet. The preliminary plat proposes a series of common areas along the southern, eastern and western boundaries.

Development within the proposed subdivision would connect to potable water and wastewater facilities. Stormwater for the proposed development would be conveyed to and treated by four (4) retention basins to be located along the project's perimeter to the east, south, and west. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

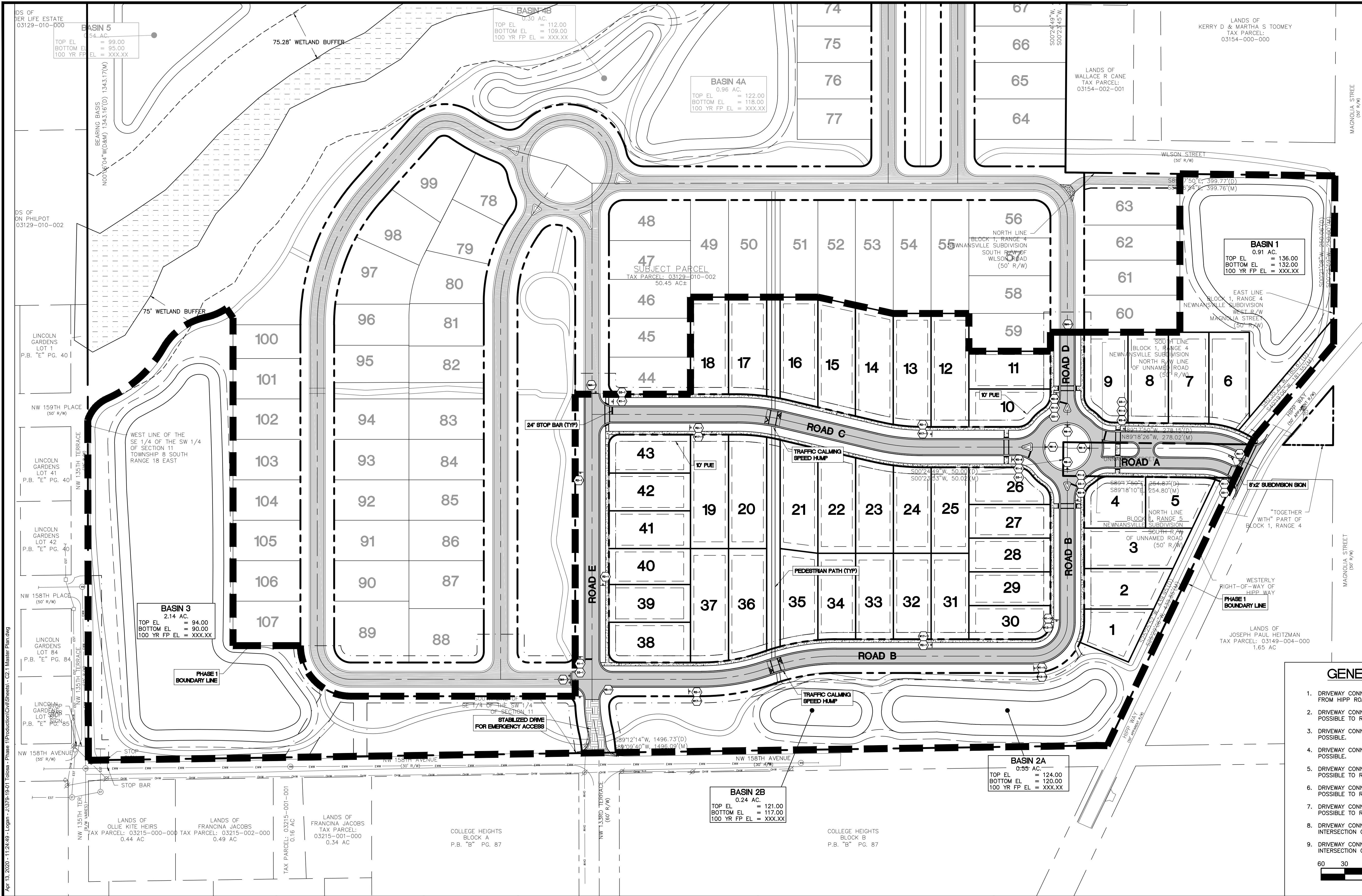
transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within the Staff Report.

ATTACHMENTS:

Description

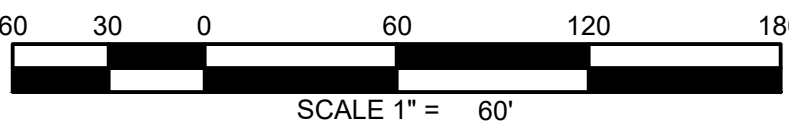
- ☐ Tolosa PD-R Phase 1 Overall Plan
- ☐ Tolosa PD-R Phase 1 Preliminary Plat
- ☐ Staff Report
- ☐ Exhibit B- Staff Supporting Materials
- ☐ Application and Supporting Materials
- ☐ Public Notice Materials for the 06/09/2020 PZB Hearing



PROPOSED SIGNS				
ID	DESCRIPTION	MUTCD	SIZE	
R1-1	STOP SIGN	R1-1	30"x30"	
W2-6	TRAFFIC CIRCLE	W2-6	30"x30"	
R2-1	SPEED LIMIT	R2-1	24"x30"	
OM4-1	END OF ROADWAY	OM4-1	18"x18" RED DIAMOND	
W1-1L	SLOW CURVE AHEAD	W1-1L	30"x30"	
W1-R1	SLOW CURVE AHEAD	W1-R1	30"x30"	
W13-1P	SLOW SPEED	W13-1P	18"x18"	
R1-2	YIELD SIGN	R1-2	36"x36"x36"	
R6-4	ROUNDABOUT DIRECTIONAL ARROW	R6-4	30"x24"	
R5-11	AUTHORIZED VEHICLES ONLY	R5-11	30"x24"	
W17-1	SPEED HUMP AHEAD	W17-1	36"x36"	
R4-7	KEEP RIGHT	R4-7	24"x30"	
D3-1	STREET NAME	D3-1	VARIES"x12"	

GENERAL NOTES:

- DRIVEWAY CONNECTION FOR LOT 6 SHALL BE PLACED AS FAR WEST FROM HIPP ROAD AS POSSIBLE.
- DRIVEWAY CONNECTION FOR LOT 4 SHALL BE AS FAR SOUTH AS POSSIBLE TO ROAD B.
- DRIVEWAY CONNECTION FOR LOT 5 SHALL BE AS FAR WEST AS POSSIBLE.
- DRIVEWAY CONNECTION FOR LOT 9 SHALL BE AS FAR NORTH AS POSSIBLE.
- DRIVEWAY CONNECTION FOR LOT 10 SHALL BE AS FAR WEST AS POSSIBLE TO ROAD C.
- DRIVEWAY CONNECTION FOR LOT 26 SHALL BE AS FAR WEST AS POSSIBLE TO ROAD C.
- DRIVEWAY CONNECTION FOR LOT 30 SHALL BE AS FAR WEST AS POSSIBLE TO ROAD B.
- DRIVEWAY CONNECTION FOR LOT 38 SHALL BE AS FAR FROM THE INTERSECTION OF ROAD B AND ROAD E.
- DRIVEWAY CONNECTION FOR LOT 43 SHALL BE AS FAR FROM THE INTERSECTION OF ROAD C AND ROAD E.



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:	CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842
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**PRELIMINARY
NOT FOR
CONSTRUCTION**

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

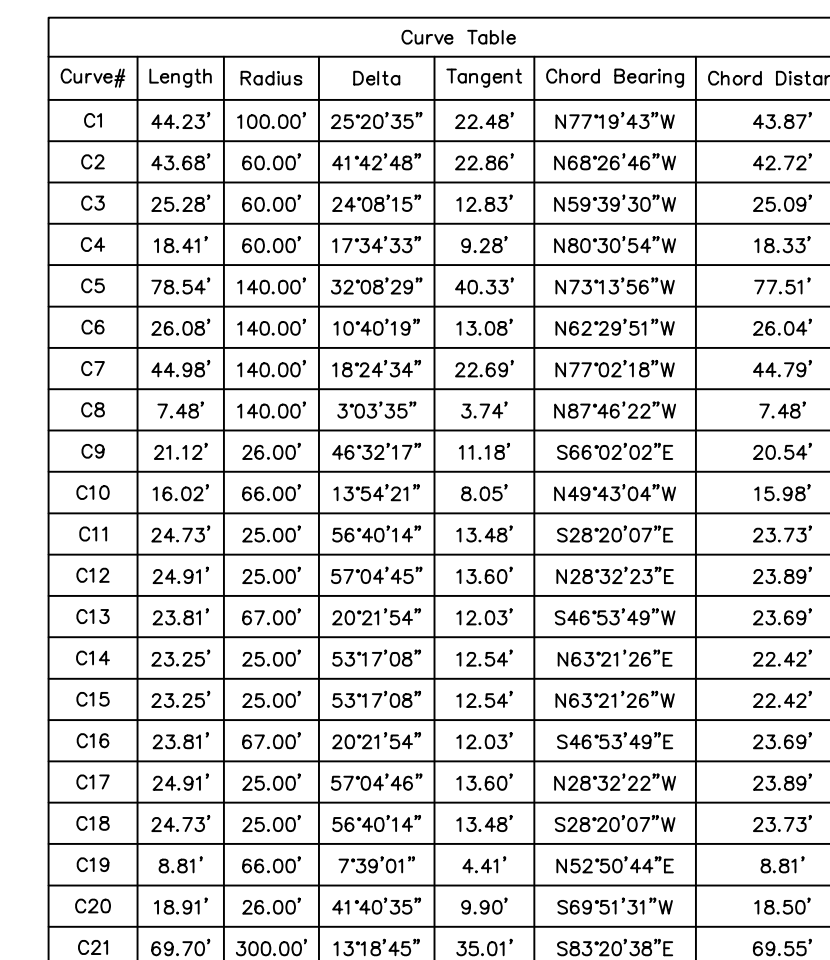
JBrown
Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
Fla. Board of Professional Engineers CA No. 30495

3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbprogroup.com

SHEET TITLE: PHASE 1 MASTER PLAN		DATE: APRIL 2020
CLIENT: ALDEVCO, LLC GAINESVILLE, FLORIDA		PROJECT NO: 379-17-01
PROJECT: TOLOSA PHASE 1		SHEET NO: C2.1

NOTICE:

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



Curve#	Length	Radius	Curve Table			
			Delta	Tangent	Chord Bearing	Chord Dist.
C22	76.67	330.00'	1°31'45"	38.51'	S83°20'38"E	76.50'
C23	43.12'	330.00'	7°29'14"	21.59'	S86°15'23"E	43.09'
C24	33.55'	330.00'	5°48'31"	16.79'	S89°36'01"E	33.54'
C25	62.73'	270.00'	1°31'45"	31.51'	S85°20'38"E	62.59'
C26	43.93'	270.00'	9°12'25"	21.74'	S83°23'48"E	43.34'
C27	19.25'	270.00'	4°06'20"	9.68'	S78°44'25"E	19.34'
C28	12.33'	330.00'	2°07'47"	6.13'	N77°45'09"W	12.26'
C29	44.13'	330.00'	7°39'44"	22.10'	N80°10'08"W	44.10'
C30	76.67	330.00'	1°31'45"	38.51'	N83°20'38"W	76.50'
C31	69.70'	300.00'	1°31'45"	35.01'	N83°20'38"W	69.55'
C32	62.73'	270.00'	1°31'45"	31.51'	N85°20'38"E	62.59'
C33	18.54'	270.00'	3°56'00"	9.27'	N78°39'16"E	18.53'
C34	44.20'	270.00'	9°22'44"	22.15'	N85°16'38"E	44.15'
C35	23.56'	15.00'	90°00'00"	15.00'	S45°00'00"E	21.21'
C36	23.56'	15.00'	90°00'00"	15.00'	S45°00'00"E	21.21'
C37	40.65'	275.00'	8°28'08"	20.36'	N85°45'56"E	40.61'
C38	53.06'	275.00'	11°03'17"	26.61'	N76°00'13"E	52.98'
C39	93.71'	275.00'	19°31'25"	47.31'	N80°14'17"E	93.25'
C40	102.23'	300.00'	19°31'25"	51.61'	N80°14'17"E	101.73'
C41	110.74'	325.00'	19°31'25"	55.91'	N80°14'17"E	110.21'
C42	93.71'	275.00'	19°31'25"	47.31'	N80°14'17"E	93.95'

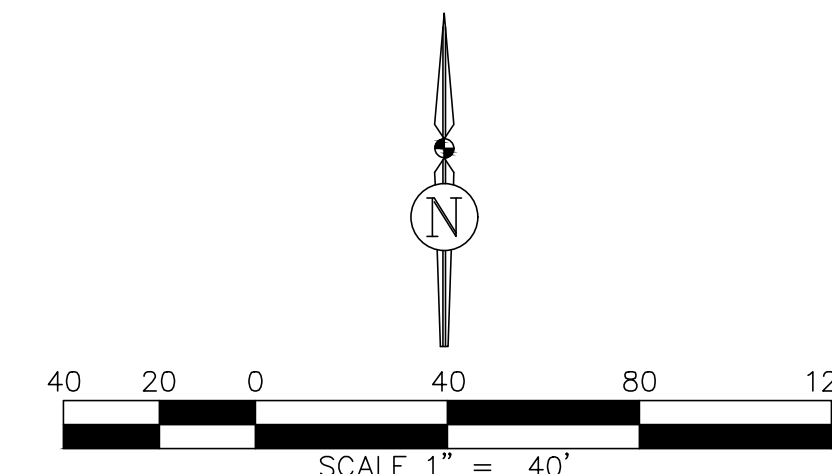
Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C43	102.23'	300.00'	193°1'25"	51.61'	S80°14'17"W	101.73'
C44	110.74'	325.00'	193°1'25"	55.91'	S80°14'17"W	110.21'
C45	5.39'	325.00'	05°07'02"	2.70'	S705°06'56"W	5.39'
C46	208.91'	325.00'	34°05'17"	10.45'	S73°16'05"W	208.88'
C47	56.99'	325.00'	102°00'02"	28.53'	S80°07°34"W	56.84'
C48	27.55'	325.00'	45°1'25"	13.78'	S87°34'17"W	27.54'
C49	29.27'	25.00'	90°00'01"	25.00'	N44°59'59"E	35.36'
C50	78.54'	50.00'	90°00'00"	50.00'	N45°00'00"E	70.71'
C51	117.81'	75.00'	90°00'00"	75.00'	N45°00'00"E	106.67'
C52	87.38'	75.00'	66°45'12"	49.41'	N56°37'24"E	82.62'
C53	30.43'	75.00'	23°14'48"	15.43'	N11°37'24"E	30.22'
C54	117.81'	75.00'	90°00'00"	75.00'	S45°00'00"E	106.07'
C55	35.23'	87.22'	23°08'22"	17.86'	N6°22'44"E	34.99'
C56	79.06'	92.44'	47°23'51"	41.96'	N53°28'45"E	76.82'
C57	113.22'	57.83'	36°28'45"	58.60'	N47°59'22"E	111.32'
C58	44.82'	122.67'	84°45'59"	23.87'	N41°50'45"E	43.48'
C59	20.28'	330.00'	33°1'14"	10.04'	N80°34°39"W	20.21'
C60	33.66'	15.00'	89°58'58"	15.00'	N45°00'01"E	21.97'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Dist.
C11	41.83	225.00	103°06'	20.98	S07°42'50"E	41.77
C12	50.82	203.64	141°25'	25.39	S05°52'28"E	50.39
C13	28.58	175.00	92°27'3"	14.47	S08°18'42"E	28.85
C14	28.87	175.00	92°7'05"	14.47	N08°18'51"W	28.83
C15	34.19	200.00	94°34'	17.14	N08°09'32"W	34.15
C16	39.52	225.00	103°06'	18.81	N08°00'30"W	39.47
C19	24.50	15.00	83°35'00"	15.97	S43°11'30"W	21.87
C20	22.94	15.00	87°36'45"	14.99	N41°1'38"W	20.77

FRONT = 10 FEET
SIDE (INTERIOR) = 5 FEET
SIDE (STREET) = 10 FEET
REAR = 10 FEET
REAR FOR LOT WITH REAR ALLEY = 17 FEET

ABBREVIATIONS
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
P.U.E. = PUBLIC UTILITY EASEMENT
R/W = RIGHT-OF-WAY

/ _____ BOUNDARY LINE (PLAT)
 / _____ BOUNDARY LINE (LOT)
 / - - - - - RIGHT-OF-WAY LINE
 / - - - - - EASEMENT LINE
 / - - - - - RIGHT-OF-WAY CENTER LINE
 / - - - - - BUILDING SETBACK LINE
 / _____ PARCEL/SECTION LINE
 ■ 4"x 4" CONCRETE MONUMENT FOUND
 △ "PRM LB 8031"
 ● NAIL AND DISK "JBPRO PCP LB
 8031"
 ○ TO BE SET
 ⊙ 5/8" CAPPED IRON ROD
 "JBPRO PRM LB 8031" TO BE SET
 BENCHMARK





JBrown

Professional Group Inc

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, Florida 32606

PHONE: (352) 375-8999 • FAX: (352) 375-0833

E-MAIL: contact@jbboragroup.com

Scale: 1"=40'

Proj. No. 379-19-01

Drawn: R.BOOKER

Checked: T.WRIGHT

Dwg. Name: 379-19-01-SP1

Dwg. Date: 12/23/2019

Field Book: N/A

Pages: N/A

Sheet: 2 of 3

TOLOSA PHASE 1
A PLANNED DEVELOPMENT SITUATED IN
SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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Plat Book ____, Page ____
Sheet Three of Three

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
PRIMARY BUILDING:
FRONT = 10 FEET
SIDE (INTERIOR) = 5 FEET
SIDE (STREET) = 10 FEET
REAR = 10 FEET
REAR FOR LOT WITH REAR ALLEY = 17 FEET

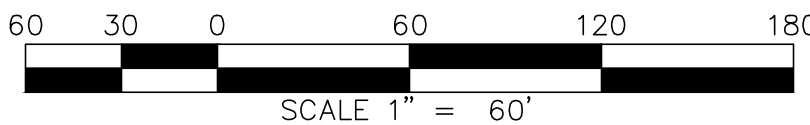
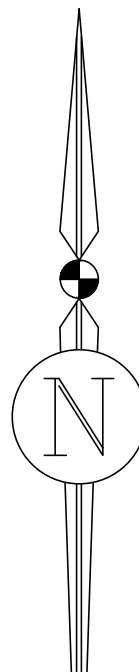
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P.U.E. = PUBLIC UTILITY EASEMENT
R/W = RIGHT-OF-WAY

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- RIGHT-OF-WAY CENTER LINE
- BUILDING SETBACK LINE
- PARCEL/SECTION LINES
- 4"x 4" CONCRETE MONUMENT FOUND "PRM LB 8031"
- NAIL AND DISK "JBPRO PCP LB 8031" TO BE SET
- 5/8" CAPPED IRON ROD "JBPRO PRM LB 8031" TO BE SET
- BENCHMARK

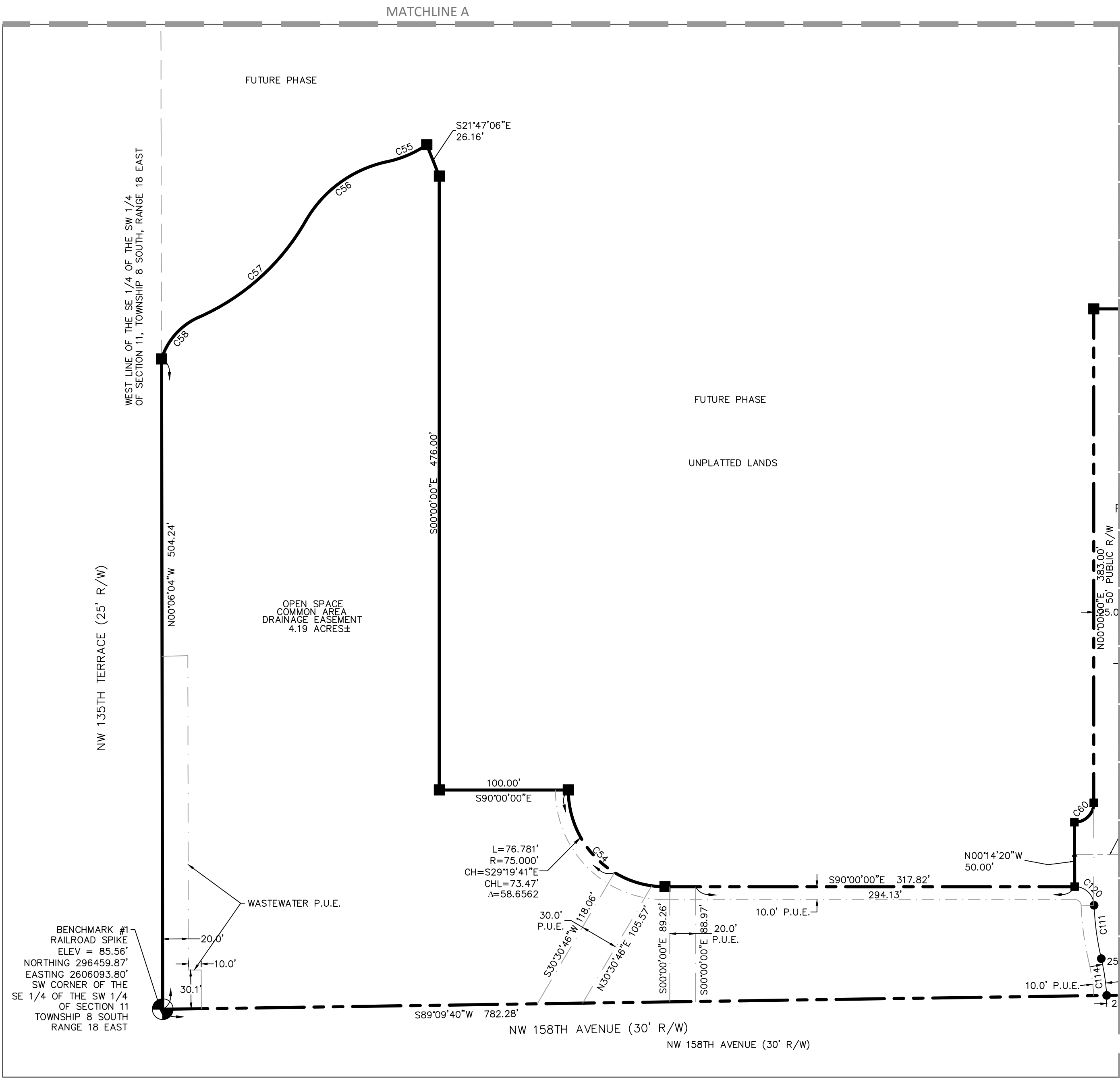
Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	44.23'	100.00'	25°20'35"	22.48'	N77°19'43"W	43.87'
C2	43.68'	60.00'	41°42'48"	22.86'	N68°26'46"W	42.72'
C3	25.28'	60.00'	24°08'15"	12.83'	N59°39'30"W	25.09'
C4	18.41'	60.00'	17°34'33"	9.28'	N80°30'54"W	18.33'
C5	78.54'	140.00'	32°08'29"	40.33'	N73°13'56"W	77.51'
C6	26.08'	140.00'	10°40'19"	13.08'	N62°29'51"W	26.04'
C7	44.98'	140.00'	18°24'34"	22.69'	N77°02'18"W	44.79'
C8	7.48'	140.00'	3°03'35"	3.74'	N87°48'22"W	7.48'
C9	21.12'	26.00'	46°32'17"	11.18'	S66°02'02"E	20.54'
C10	16.02'	66.00'	13°54'21"	8.05'	N49°43'04"W	15.98'
C11	24.73'	25.00'	56°40'14"	13.48'	S28°20'07"E	23.73'
C18	24.73'	25.00'	56°40'14"	13.48'	S28°20'07"W	23.73'
C19	8.81'	66.00'	7°39'01"	4.41'	N52°50'44"E	8.81'
C20	18.91'	26.00'	41°40'35"	9.90'	S69°51'31"W	18.50'
C54	117.81'	75.00'	90°00'00"	75.00'	S45°00'00"E	106.07'
C55	35.23'	87.22'	23°08'22"	17.86'	N67°22'47"E	34.99'
C56	79.06'	95.44'	47°27'53"	41.96'	N53°28'45"E	76.82'
C57	113.22'	177.83'	36°28'45"	58.60'	N47°59'22"E	111.32'
C58	44.82'	52.67'	48°45'57"	23.87'	N41°50'45"E	43.48'
C60	23.56'	15.00'	89°59'58"	15.00'	N45°00'01"E	21.21'
C111	41.83'	225.00'	10°39'06"	20.98'	S07°42'50"E	41.77'
C120	22.94'	15.00'	87°36'43"	14.39'	N46°11'38"W	20.77'



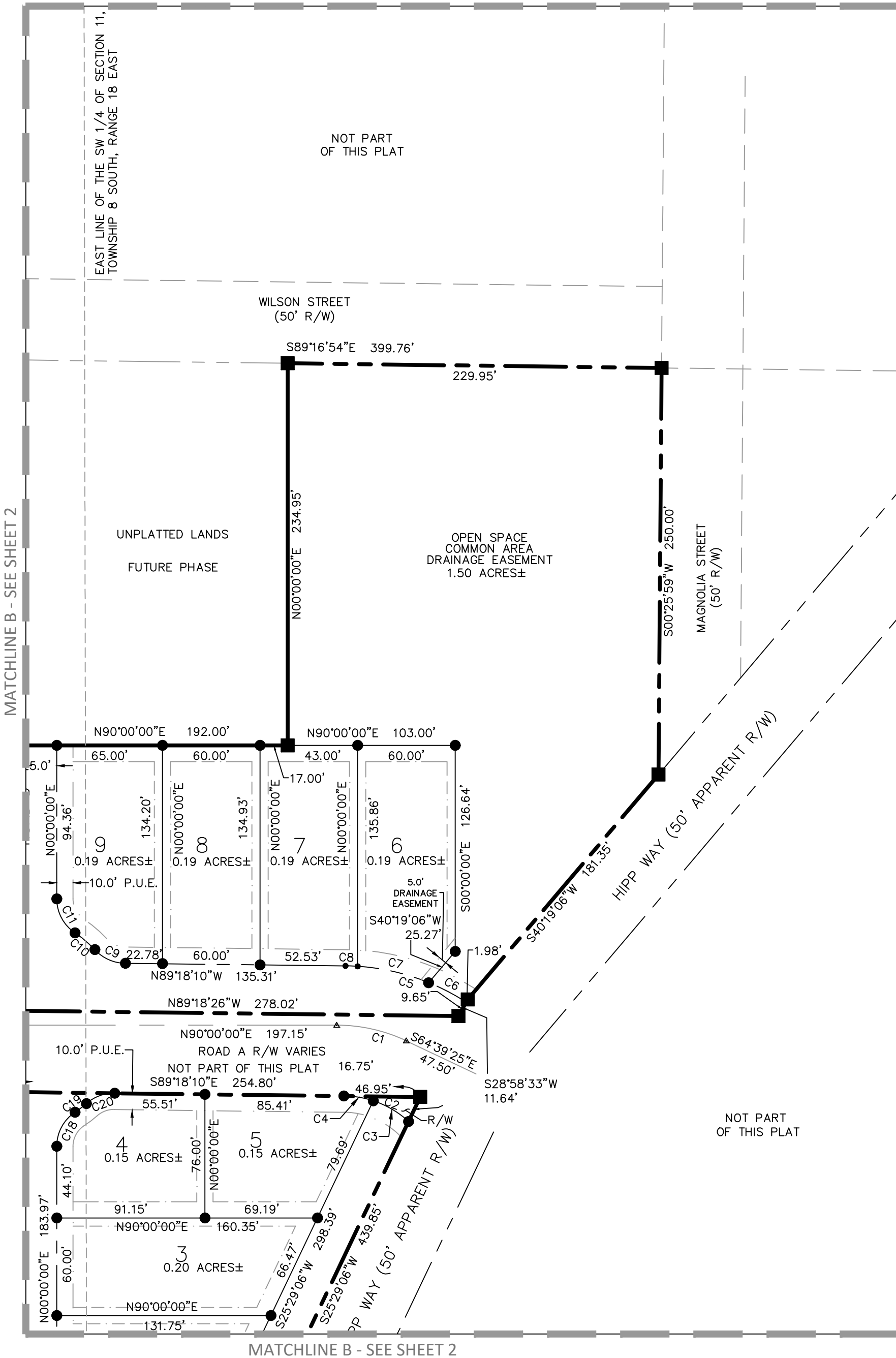
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3630 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbgroup.com

Scale:	1"=60'
Proj. No.	379-19-01
Drawn:	R.BOOKER
Checked:	T.WRIGHT
Dwg. Name:	379-19-01-SP1
Dwg. Date:	12/23/2019
Field Book:	N/A
Pages:	3 of 3



COMMON AREA DETAIL A



COMMON AREA DETAIL B



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

June 9, 2020

SUBJECT:	A request for consideration of the preliminary plat and final PD plan of Tolosa PD-R Phase 1, which proposes the subdivision of a±18.74 acre subject property into a total of 43 lots, with associated rights-of-way and common areas
APPLICANT/AGENT:	Anthony J. "Jay" Brown, Jr., P.E. of JBrown Professional Group
PROPERTY OWNER:	Bentley Timber, LLC
PARCEL ID NUMBER:	03135-000-000
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Planned Development Residential (PD-R)
OVERLAY:	N/A
ACREAGE:	±18.74
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat and final PD Plan of Tolosa PD-R Phase 1 to the City Commission with a recommendation to approve subject to the three (3) conditions provided in Exhibit "A" and located on page 21 of the Staff Report.

RECOMMENDED MOTION:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Tolosa PD-R Phase 1 to the City Commission, with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" and located on page 21 of the Staff Report.

SUMMARY & BACKGROUND

This application is a request by Anthony J. “Jay” Brown, Jr., P.E. of JBrown Professional Group, Inc. applicant and agent for Bentley Timber, LLC, property owner, for consideration of the preliminary plat of Tolosa PD-R Phase 1, which proposes the subdivision of the ±18.74 acre subject property into a total of 43 lots, with associated right-of-way and common areas. The preliminary plat indicates the development will be constructed in 1 (one) phase.

The subject property consists of a portion of Parcel 03135-000-000, and is located north of NW 158th Ave and west of Hipp Way.

The Tolosa PD-R Zoning was approved on June 10, 2019 (Ordinance No. 19-28) and authorizes the development of 160 residential dwelling units (120 single family detached and 40 multifamily) and the development of 22,000 square feet of non-residential development.

The proposed Tolosa PD-R Phase 1 subdivision would consist of lots ranging size from ±5,660 square feet to ±9,580 square feet, with the majority of lots being ±8,200 square feet. The preliminary plat proposes a series of common areas along the southern, eastern and western boundaries.

Development within the proposed subdivision would connect to potable water and wastewater facilities. Stormwater for the proposed development would be conveyed to and treated by four (4) retention basins to be located along the project’s perimeter to the east, south, and west. An analysis of the development’s impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(2) of the City’s Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application’s compliance with the applicable standards of this section has been provided within this report.

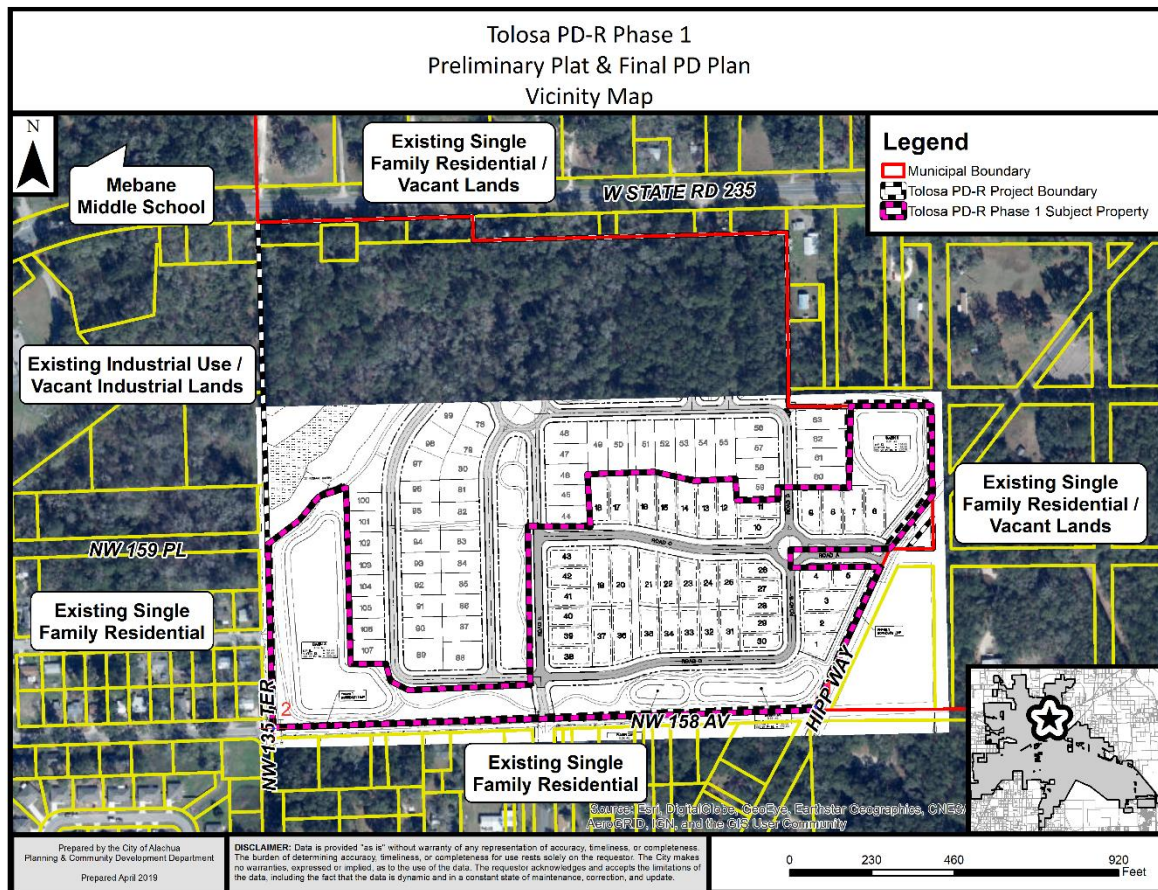
SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	SR235/ Single Family Residential	Rural/Agriculture (County)	Agricultural (A) (County)
South	Single Family Residential	Medium Density Residential	Residential Single Family – 3 (“RSF-3”)
West	Single Family Residential/ Vacant Residential	Medium Density Residential	Residential Single Family – 3 (“RSF-3”)
East	Vacant	Rural/Agriculture (County)	Agricultural (A) (County)

Map 1. Vicinity Map



A single access point will be provided to Hipp Way. As a condition of the PD-R Ordinance, an additional connection will be required to connect to either NW 158th Avenue or SR 235 after the approval of 60 lots within the PD-R project area.

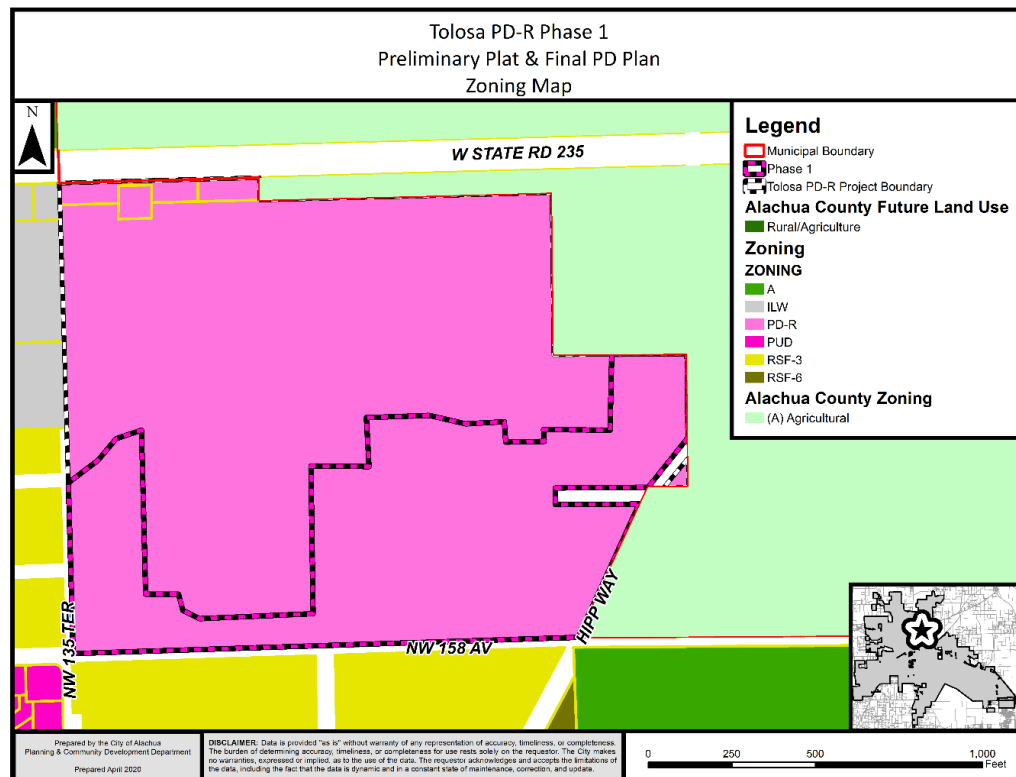
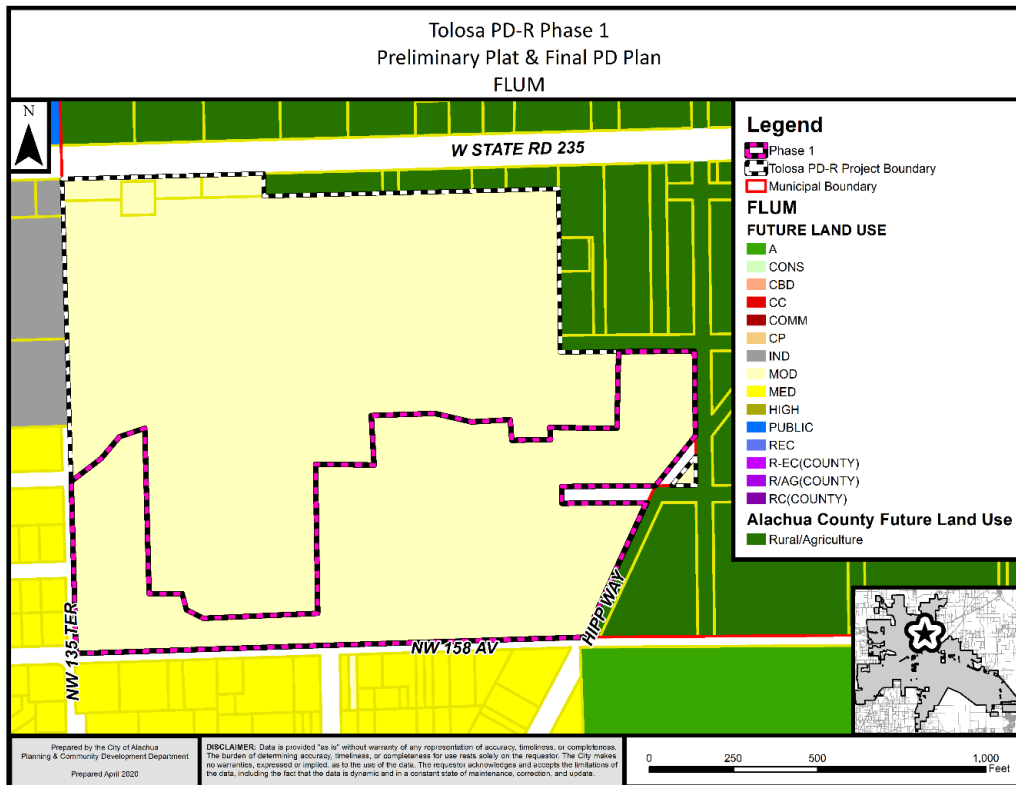
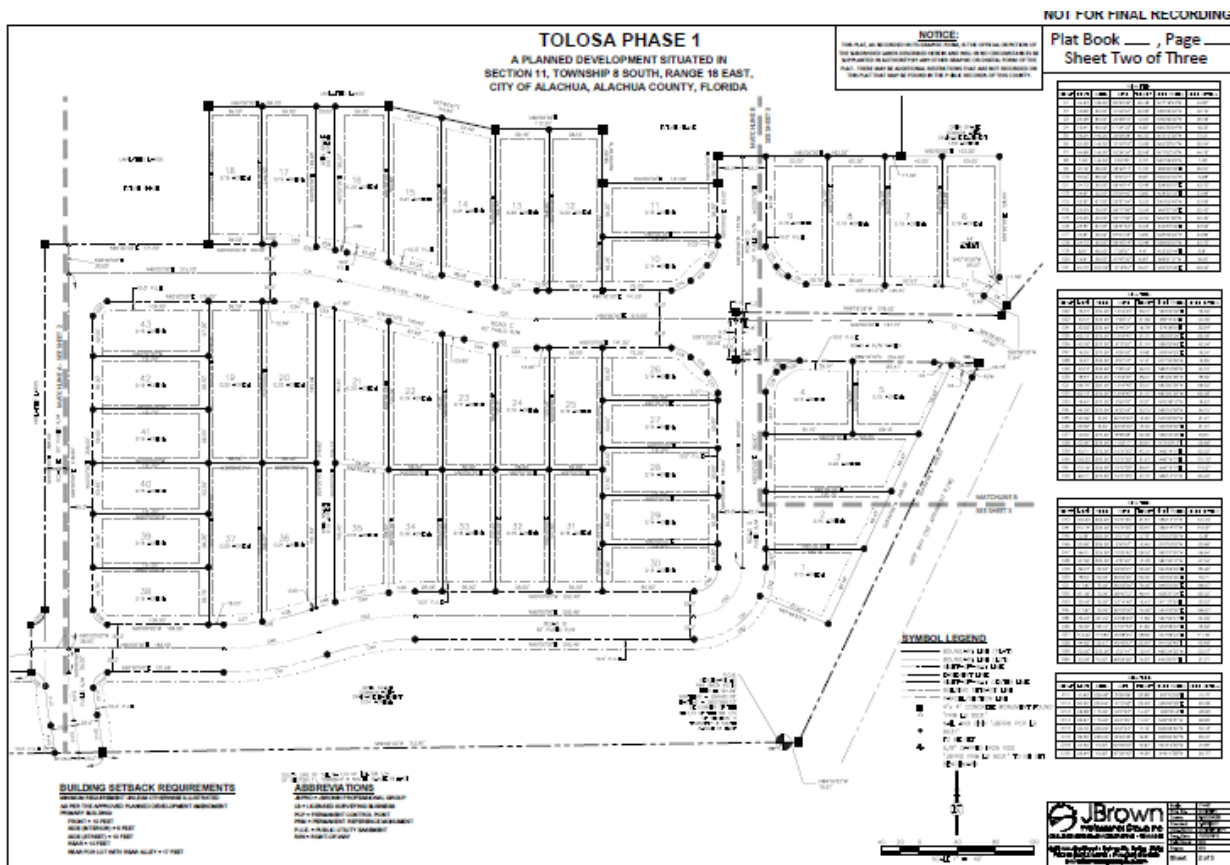


Illustration 1. Overall Site Plan for Tolosa PD-R Phase 1 Subdivision



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on Wednesday, October 23, 2019, at the Alachua Branch Public Library, to educate the owners of nearby land and any other interested members of the public about the application. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development were notified of the meeting. In addition, a notice of the meeting was published in a newspaper of general circulation. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by eight (8) members of the public. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.2: Residential

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

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

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

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

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

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

- Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: There are no significant environmental resources that would limit or impact development, other than an ephemeral creek and associated wetland, which is proposed to be protected in accordance with the applicable standards of the City's Land Development Regulations and Comprehensive Plan. The applicant has provided an environmental assessment and listed species survey from Verde Environmental that states that the "land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife".

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

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

GOAL 9: Water and Wastewater Service:

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

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

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

Housing Element

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

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

Recreation Element

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

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

Transportation Element

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

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

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

FACILITY TYPE

Solid Waste Landfill

LEVEL OF SERVICE STANDARD

.73 tons per capita per year

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

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

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, and location and

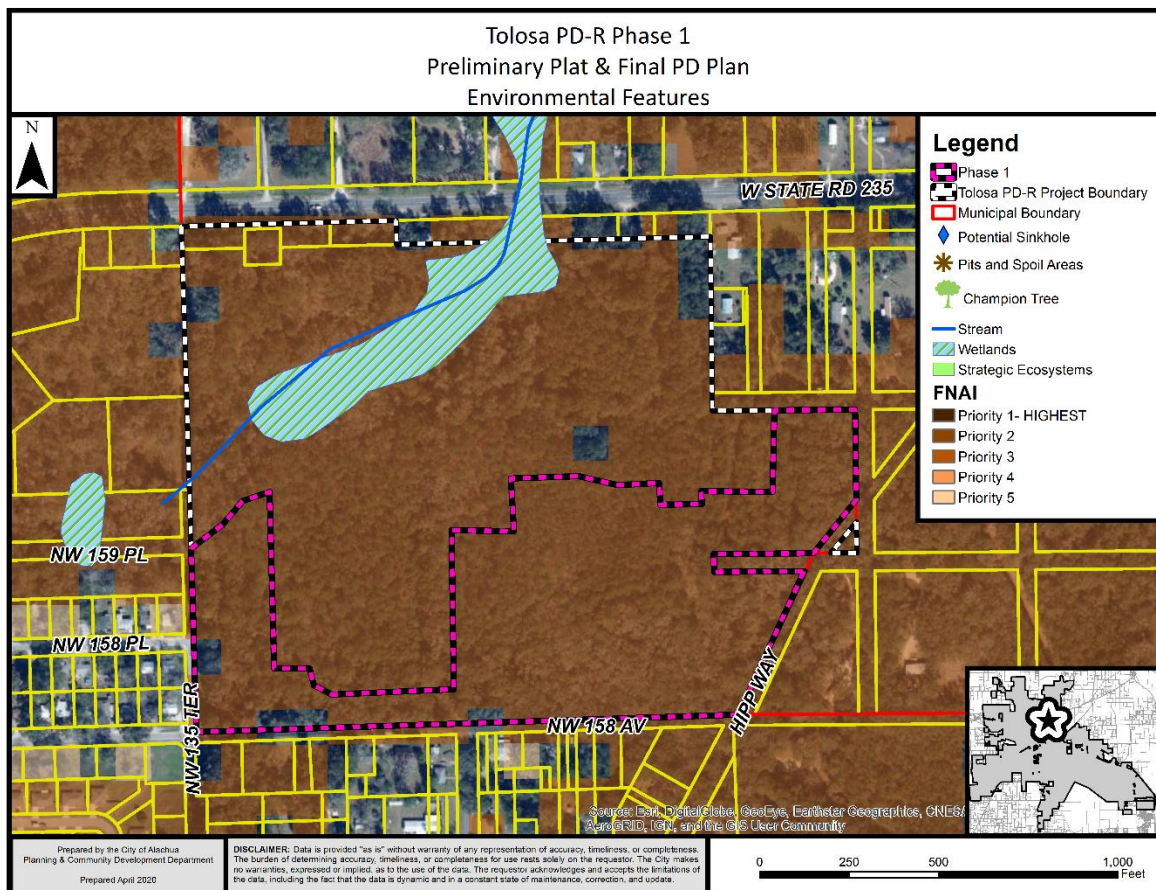
habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e: There are no significant environmental resources that would limit or impact development, other than an ephemeral creek and associated wetland, which is proposed to be protected in accordance with the applicable standards of the City's Land Development Regulations and Comprehensive Plan. The applicant has provided an environmental assessment and listed species survey from Verde Environmental that the "land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife".

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Map 2. Environmental Features



Wetlands

According to National Wetlands Inventory, no potential wetlands are located within Phase 1 of the Tolosa PD-R project. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards. According to the PD Master Plan approved by the PD Ordinance, wetlands exist on the Tolosa project. Appropriate buffering and conditions address the wetlands on the Tolosa property.

Evaluation: Wetlands associated with an ephemeral creek are located on the subject property. Appropriate buffers have been proposed in accordance with the City's Land Development Regulations and Comprehensive Plan, therefore, there are no issues related to wetlands.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development other than the wetland and seasonal creek that runs through the Tolosa PD-R property. This wetland and water body has provided adequate buffering.

Evaluation: There are no significant environmental resources that would limit or impact development, other than an ephemeral creek and associated wetland, which is proposed to be protected in accordance with the applicable standards of the City's Land Development Regulations and Comprehensive Plan. The applicant has provided an environmental assessment and listed species survey from Verde Environmental that the "land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife".

Soil Survey

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

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5% slopes	A	Well drained	Not limited	11.8%
Arredondo-Urban land complex, 0 to 5% slopes	A	Well drained	Not limited	0.4%
Fort Meade fine sand, 0 to 5 % slopes	A	Well drained	Not limited	11.3%
Kendrick Sand, 2 to 5 % slopes	B	Well drained	Not Limited	9.0%
Arredondo fine sand, 5 to 8% slopes	A	Well drained	Not limited	24.0%
Lochloosa fine sand, 5 to 8 % slopes	B	Somewhat poorly drained	Not limited	24.9%
Gainesville sand, 0 to 5 % slopes	A	Well drained	Not limited	0.9%
Bivans sand, 8 to 12 % slopes	C/D	Poorly drained	Very limited	17.8%

Evaluation: A majority of the soils found on site (82.2%) do not pose any issues for dwellings without basements. A portion of the site does contain areas that are very limited (17.8%). Appropriate geotechnical investigations will identify any necessary mitigation to address these limitations at time of construction plans. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

Flood Potential

Panel 140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

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

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

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SECTION 2.4.10(G) (2) (e), PRELIMINARY PLAT STANDARDS

Section 2.4.10(G) (2) (e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G) (2) (e.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

2.4.10(G) (2) (e) Subdivision preliminary plat standards. A subdivision preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

SECTION 2.4.3(E)(1), FINAL PD PLAN

The subject property is zoned Planned Development – Residential (PD-R.) Section 2.4.3(E)(1) states that the Final PD Plan for a Planned Development shall be either a site plan or major subdivision preliminary plat, whichever is appropriate.

For the Tolosa PD-R, the proposed development requires major subdivision preliminary plat review/approval, therefore, the applicable type of review for the Final PD Plan of the Savannah Station Phase II PD-R is a preliminary plat.

This application has been reviewed for compliance with the standards of Section 2.4.3(E)(1). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.3(E)(1) is provided below.

Final PD plan.

(1) *Submittal of PD final plan.* Within one year of the approval of a PD zone district classification, PD Master Plan, and PD agreement, the applicant shall submit a PD final plan for any part or section of the plan for development shown in the PD Master Plan. If the PD final plan is not submitted within one year, the PD zone district classification, PD Master Plan, and PD agreement shall expire and be void, and the land shall revert back to its original zone district classification. The PD final plan shall implement the PD Master Plan. For the purposes of these LDRs, the PD final plan shall mean either site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section) approval, whichever is appropriate.

Evaluation & Findings: The subject property's PD-R zone district classification, PD Master Plan, and PD Agreement were approved in June 2019 by the adoption of Ordinance 19-28. The applicant has submitted the appropriate application type to implement the type of development proposed.

- (2) *Standards.* In addition to complying with the relevant standards for site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section), whichever is appropriate, the PD final plan shall also conform to the PD Master Plan and the PD agreement.

Evaluation & Findings: The preliminary plat has been reviewed for conformance with the PD Master Plan and the PD Agreement, and is found to conform to all applicable provisions of the PD Master Plan and PD Agreement.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development, which consists of 43 single-family residential units.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. Facility capacity will be re-evaluated at the time of the review of the final plat, which serves as the final development order. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
9 (109/4109)	SR 235 (US 441 to NCL)	2U	Major Collector	Comm	D
3/4 (106)	US Hwy 441 (from NW 126 th to SR 235)	4D	Principle Arterial	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single Family Detached Dwelling units (43)	Single- Family, Detached ² (ITE Code 230)	406 (203/203)	32 (8/24)	43 (27/16)

¹ Source: ITE Trip Generation, 10th Edition.
² Formulas: AADT – 9.44 trips per dwelling unit x 43 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.74 trips per dwelling unit x 43 dwelling units (25% entering/75% exiting); PM Peak Hour – .99 trips per dwelling unit x 43 dwelling units (63% entering/37% exiting).

Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	SR 235 (US 441 to NCL) ¹	US Hwy 441 (from NW 126 th to SR 235) ¹
Maximum Service Volume ²	14,400	45,700
Existing Traffic ³	7,537	18,579
Reserved Trips ⁴	150	5,728
Available Capacity ⁴	6,713	21,393
Potential Impact Generated by Proposed Preliminary Plat	284	227
Residual Capacity after Proposed Preliminary Plat⁵	6,429	21,166
PM Peak Hour Traffic Analysis	SR 235 (US 441 to NCL) ¹	US Hwy 441 (from NW 126 th to SR 235) ¹
Maximum Service Volume ²	1,290	4,110
Existing Traffic ³	716	1,765
Reserved Trips ⁴	20	668
Available Capacity ⁴	554	1,677
Potential Impact Generated by Proposed Preliminary Plat	64	24
Residual Capacity after Proposed Preliminary Plat⁵	490	1,653
¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua December 2019 Development Monitoring Report. ⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.		

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segments, and the potential impact of 43 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 43 single-family residential dwellings. Concurrency and impacts to the City’s transportation network will be reevaluated at construction plan and Final Plat stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,295,603
Reserved Capacity*	135,738
Potential Potable Water Demand from Proposed Application **	11,825
Residual Capacity	856,834
Percentage of Permitted Design Capacity Utilized	62.74%
Sources: * City of Alachua December 2019 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 11,825 gallons per day. This analysis is based on the maximum development potential of 43 single-family residential dwellings that would be permitted by the proposed preliminary plat. Concurrency and impacts to the City’s utility systems will be reevaluated at construction plan and Final Plat stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	729,000
Reserved Capacity*	127,855
Projected Potential Wastewater Demand from Proposed Application **	10,750
Residual Capacity	632,395
Percentage of Permitted Design Capacity Utilized	57.84 %
Sources: * City of Alachua December 2019 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 10,750 gallons per day. This analysis is based on the maximum development potential of 43 single-family residential dwellings that would be permitted by the proposed preliminary plat. Concurrency and impacts to the City’s utility systems will be reevaluated at the construction plan and final plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	50.78
Reserved Capacity ¹	2.22
Potential Demand Generated by Development ³	0.55
Residual Recreational Capacity After Impacts	81.93
Sources: ¹ City of Alachua July 2019 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,936 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.7 persons per dwelling x 43 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.60 acres
Acreage Required to Serve Demand Generated by Development ²	0.11 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.71 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	30.76%
Sources: ¹ Source: City of Alachua December 2019 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (0.55 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development)	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property acres by 0.55 acres, and for passive park space by 0.11 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the construction plan and final plat stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	40,620.00	7,413.15
Reserved Capacity ²	9,253.03	1,688.68
Projected Solid Waste Demand from Application ³	444.00	81.00
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per year) ² City of Alachua July 2019 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.7 persons per dwelling x 43 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, April 2019		

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by approximately 81 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the construction plan and final plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on April 27, 2020 the students generated by the proposed development can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of a final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"
TO
TOLOSA PD-R PHASE 1
PRELIMINARY PLAT
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall obtain all other local, state, and federal permits.
2. Prior to submission of a final plat, the applicant shall provide evidence of vacation, or other acceptable transfer, of the Alachua County right-of-way at the entrance to the property at Hipp Way, in a form acceptable to the City.
3. The applicant agrees that Conditions 1-2 as stated above do not inordinately burden the land and shall run with the land and be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1-2 as stated herein.

EXHIBIT “B”

TO

**TOLOSA PD-R PHASE 1
PRELIMINARY PLAT
STAFF REPORT**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 13, 2020

Also sent by electronic mail to jay.brown@jbprogroupp.com

Mr. A.J. "Jay" Brown, Jr., P.E.
President
JBrown Professional Group, Inc.
3530 NW 43rd Street
Gainesville, FL 32606

**RE: Public Hearing Scheduled for:
Tolosa Phase 1 (Preliminary Plat)**

Dear Mr Brown:

On April 13, 2020, the City of Alachua received your revised application and materials for the Tolosa Phase 1 PD-R Preliminary Plat submitted on behalf of Bentley Timber, LLC. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) double-sided, three-hole punched, color sets of the **complete** application package, seven (7) sets of full size plans and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application is **tentatively** scheduled for the **June 9, 2020** PZB Meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday May 26, 2020**. Materials may be submitted earlier than this date. **Please note due to the COVID-19 pandemic, the June 9, 2020 PZB Meeting may be cancelled based upon guidance from the Centers for Disease Control (CDC) and other federal and state agencies. Staff will notify you of any changes to the public hearing schedule.**

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Thursday, May 22, 2020**. Staff will contact notify you when the signs are available for pick up at City Hall. If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public 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 8, 2020**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adam Hall'.

Adam Hall, AICP
Planner

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

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

December 24, 2020

NAME & DESCRIPTION OF PROJECT

Tolosa PD-R Phase 1

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

15850 Hipp Way, Alachua, FL 32628

Tax Parcel Numbers

03135-000-000

Acreage

18.74

DEVELOPMENT DATA (check all that apply)

☒ Single Family

☐ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units

43

Number of Units

Level of Review

☐ Pre-Application Conference

☒ Preliminary

☐ Final

☐ Revised

☐ Staff Administrative Review

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua

Middle Mebane

High Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	43	units X 0.14 Elementary School Multiplier	6	Student Stations
MIDDLE	43	units X 0.06 Middle School Multiplier	3	Student Stations
HIGH	43	units X 0.08 High School Multiplier	3	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		units X 0.09 Elementary School Multiplier		Student Stations
MIDDLE		units X 0.03 Middle School Multiplier		Student Stations
HIGH		units X 0.03 High School Multiplier		Student Stations

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

EXEMPT DEVELOPMENTS (click all that apply)

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

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME : Tolosa PD R Phase 1

PROJECT #:

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

☒ **Approved** based upon the following findings (see 2019-2020 Capacity Tables)

Elementary SCSA

Northwest Alachua

Capacity Required

6

- ☒ Capacity Available
☐ Capacity Available in 3 yrs
☐ Capacity Available in Adjacent SCSA

Available Capacity 308

Available Capacity

Available Capacity

Middle SCSA

Mebane

Capacity Required

3

- ☒ Capacity Available
☐ Capacity Available in 3 yrs
☐ Capacity Available in Adjacent SCSA

Available Capacity 405

Available Capacity

Available Capacity

High SCSA

Santa Fe

3

- ☒ Capacity Available
☐ Capacity Available in 3 yrs
☐ Capacity Available in Adjacent SCSA

Available Capacity 357

Available Capacity

Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification


Suzanne M. Wynn

Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date:

4.24.2020

City of Alachua

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: March 24th, 2020

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 3/24/2020

RE: Tolosa PD-R- Preliminary Plat – Phase 1 - Public Service Comments

Public Services has reviewed the Tolosa PD-R Preliminary Plat Phase 1 (March 19th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	Jan 6th Submittal Comment, Sheets C1.0 and C4.0. Although this comment does not apply to Phase 1, it does apply to future phasing. CoA recommends that this issue be resolved ASAP. Note 2 on Sheet C1.0 says Utility Crossing through Use Area 1D (which includes wetlands) shall be installed by Underground Boring and provided with casings. Due to maintenance and other issues, CoA does not want water and wastewater piping to be installed in the wetlands. Please develop alternative approaches. CoA is willing to discuss this issue with the design Engineer. Feb 5th Submittal Comment Engineer's response is acceptable. Approved.
2.	Jan 6th Submittal Comment, Sheets C1.0. General Note 5: Please review and clarify – there appears to be a run-on sentence. Also, water, wastewater and stormwater infrastructure is not mentioned. Should it be? Feb 5th Submittal Comment

NO.	COMMENTS
	Engineer's response is acceptable. Approved.
3.	Jan 6th Submittal Comment, Sheet C1.0. Future submittals should include text to the effect that portions of the stormwater system NOT in the right-of-way shall be privately/HOA maintained. Feb 5th Submittal Comment Engineer's response is acceptable. Approved.
4.	Jan 6th Submittal Comment, Sheets C3.0 & C4.0. The Phase 1 limits are not clear on this sheet. Phase 1 limits are more clearly shown on sheet C4.0, but certain limits on C4.0 require further clarification. If not possible to clearly show the Phase 1 limits on sheet C3.0, suggest that a note to be added to sheet C3.0 that cross-references C4.0. Then clarify sheet C4.0. Feb 5th Submittal Comment Engineer's response is acceptable. Approved.
5.	Jan 6th Submittal Comment, Sheet C3.1. Near Basins 2A & 2B, provide a means to stabilize the right-of-way to prevent washout to the CoA roadway. Feb 5th Submittal Comment Engineer will address this issue during subsequent design. Approved.
6.	Jan 6th Submittal Comment, Sheet C4.0. General Note 4: Please add "DR-18" to the C900 pipe. General Note 5: The CoA Design and Construction requires both SDR 35 and SDR 26 pipe, applications dependent. Please modify note. Feb 5th Submittal Comment Engineer's response is acceptable. Approved.

NO.	COMMENTS
7.	Jan 6th Submittal Comment, Sheet C4.0. • Please minimize water main runs under roadways. Fittings such as tees are shown under roundabouts and roadways. For this project, CoA reluctantly will allow fittings under roundabouts and roadways, as there does not appear to be a “better” installation. Please try to minimize fittings under roundabouts and roadways. If possible, do not locate fittings under curbs. • Please note that the updated CoA Design and Construction Manual requires isolation valves on each tee connection (3 valves per tee). It is suggested that these valves be installed in accessible locations not under roads or roundabouts. • Roundabout near lots 48 & 78: There are several lines in the roundabouts. What do they represent? Please clarify. • Roundabout near lots 48 & 78: Two sanitary manholes are in the roundabout. Is it customary to install sanitary manholes in a roundabout? Please evaluate. • Please confirm that all fittings; for example, tees, as well as isolation valves will be restrained. Feb 5th Submittal Comment Engineer’s response is acceptable - Engineer will attempt to address as many comments as reasonably possible during subsequent design. Approved.
8.	Jan 6th Submittal Comment, Sheet C4.0 • 2-inch water main near lots 6-9. Please increase line size to at least 6-inches (CoA minimum standard for water mains) and possibly 8-inches. The latter would be suitable for connecting to a future 8-inch water main. Feb 5th Submittal Comment Engineer’s response is acceptable. Approved.
9.	Jan 6th Submittal Comment, Sheet C4.0 • Call out all proposed easements. • Also, please call out an easement near NW 135th Terrace for an existing wastewater gravity main that appears to be within the Phase 1 property limits. Feb 5th Submittal Comment Engineer’s response is acceptable. Approved.

NO.	COMMENTS
10.	Jan 6th Submittal Comment, Sheet C3.1 Stormwater influent pipes are shown going to basins 1, 2A, 2B and 3. But only Basin 1 shows an effluent pipe. Please confirm that this is the design intent, and explain the reasoning of the design intent. Feb 5th Submittal Comment Engineer's response is acceptable. Approved.
11.	Feb 5th Submittal Comment (New), Sheet C4.1 This responds to a comment made by CHW, who pointed out that the proposed new gravity main from the Tolosa site connects to an undersized existing 6-inch clay gravity main. CoA has reviewed the old "record" drawings that show the installation of this existing gravity main. These drawings reveal that the line size is 8-inches, not 6-inches. CoA also went to the site and popped a manhole. From visual inspection, the line size appears to be 8-inch. To resolve this issue, CoA suggests that the Engineer visit the site to confirm that the line size of the existing clay gravity main is indeed 8-inches. Assuming the line size is 8-inches, please modify this sheet. Please submit a response. March 19th Submittal Comment Engineer's response is acceptable. Approved
12.	
13	
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician

Zimbra

ad_hall@cityofalachua.org

Re: Request for Review by Development Review Team (DRT) - Tolosa PD-R Preliminary Plat, Phase 1 (Submittal 3)

From : Adam Hall <ad_hall@cityofalachua.org>

Tue, Apr 21, 2020 01:49 PM

Subject : Re: Request for Review by Development Review Team (DRT) - Tolosa PD-R Preliminary Plat, Phase 1 (Submittal 3)**To :** daniely <Daniely@chw-inc.com>

Daniel,

Thank you!

AH

From: "daniely" <Daniely@chw-inc.com>**To:** "Adam Hall" <ad_hall@cityofalachua.org>**Cc:** "Justin Tabor" <jtabor@cityofalachua.org>, "Kathy Winburn" <kwinburn@cityofalachua.org>, "jessicaj" <JessicaJ@chw-inc.com>, "Kelly Bishop" <KellyB@chw-inc.com>**Sent:** Friday, April 17, 2020 3:00:27 PM**Subject:** RE: Request for Review by Development Review Team (DRT) - Tolosa PD-R Preliminary Plat, Phase 1 (Submittal 3)

Good afternoon Adam,

All my comments have been addressed. Please let me know if you need anything else.

Thank you,

DANIEL YOUNG, P.E., LEED A.P.

Director of Engineering, Land Development

t: (386) 518-5169 | c: (352) 538-6196

e: daniely@chw-inc.comw: www.chw-inc.com

From: Adam Hall <ad_hall@cityofalachua.org>**Sent:** Tuesday, April 14, 2020 11:08 AM**To:** Daniel Young <Daniely@chw-inc.com>**Cc:** Justin Tabor <jtabor@cityofalachua.org>; Kathy Winburn <kwinburn@cityofalachua.org>; Jessica Junkin <JessicaJ@chw-inc.com>; Kelly Bishop <KellyB@chw-inc.com>**Subject:** Re: Request for Review by Development Review Team (DRT) - Tolosa PD-R Preliminary Plat, Phase 1 (Submittal 3)

Daniel:



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 4, 2020

Also sent by electronic mail to jay.brown@jbprogroup.com

Mr. A.J. "Jay" Brown, Jr., P.E.
President
JBrown Professional Group, Inc.
3530 NW 43rd Street
Gainesville, FL 32606

RE: Development Review Team (DRT) Summary for:
Tolosa Phase 1 (Preliminary Plat)

Dear Mr Brown:

On February 5, 2020 the City of Alachua received your revised application for the approval of a preliminary plat which proposes to subdivide an 18.74 subject property into 43 single family residential lots (Tax Parcel 03135-000-000).

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). A meeting was held on January 23, 2020 to discuss the needed revisions to the submitted application. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Thursday, March 19, 2020. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

5. Concurrency Impact Analysis

- a. Traffic concurrency must reflect actual units being proposed with this phase.

New Comment: Revised concurrency impact analysis appears to consider Phase 1 as all residential single family lots as proposed with the PD Master Plan and not the current Phase 1 (43 single family lots). Please revise.

7. Public Services/ Fire Marshall/ Outside Review

- a. Applicant must address any comments provided by the Public Services Department in a memo dated ~~January 22, 2020~~ March 4, 2020(attached).
- b. Applicant must address any comments provided by ~~Sergio Reyes, P.E. of eda engineers-surveyors-planners, inc.~~ Daniel Young, P.E., of CHW, Inc. in a letter ~~dated January 16, 2020~~ February 28, 2020(attached).

New Comment: Please see revised review comments attached to this letter.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: March 4th, 2020

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 3/4/2020

RE: Tolosa PD-R- Preliminary Plat – Phase 1 - Public Service Comments

Public Services has reviewed the Tolosa PD-R Preliminary Plat Phase 1 (Feb 5th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	Jan 6th Submittal Comment, Sheets C1.0 and C4.0. Although this comment does not apply to Phase 1, it does apply to future phasing. CoA recommends that this issue be resolved ASAP. Note 2 on Sheet C1.0 says Utility Crossing through Use Area D (which includes wetlands) shall be installed by Underground Boring and provided with casings. Due to maintenance and other issues, CoA does not want water and wastewater piping to be installed in the wetlands. Please develop alternative approaches. CoA is willing to discuss this issue with the design Engineer. Feb 5th Submittal Comment Engineer's response is acceptable. Approved.
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12.	
13	
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician

To: Mr. Adam Hall
From: Daniel Young, PE
Date: February 28, 2020
RE: Tolosa – PD-R Phase 1 Preliminary Plat Review

EDA Comments

1. Sheet C0.0
 - a. Resolved.
 - b. Resolved.
 - c. Resolved.
2. Sheet C1.0
 - a. Resolved.
3. Sheet C2.0
 - a. Missing adjoining land with acreage or development name, west of Basin 3 and north of Basin 1
 - b. Resolved.
 - c. Please show sidewalk/path connections to the multiple use path along Road B (i.e. Lot 35-36 and Lot 1). Add crosswalks to the roundabout and at the intersection of Road A and Hipp Way. Also ensure sidewalk crossing will be placed on Road B and Road C across Road E for future connections.
 - d. Resolved.
 - e. Resolved.
4. Sheet C3.0
 - a. Resolved.
 - b. Resolved. Note it is the Engineer's responsibility to ensure the preliminary stormwater designed and sized is appropriately designed. Should major revisions occur to the project due to lack of design, the project will be required to revise the preliminary plat. No response needed.
 - c. Resolved.
5. Sheet C3.1
 - a. Resolved.
 - b. Resolved.
 - c. Resolved.
 - d. Resolved.
Stormwater system compliance with Rules and regulations comment. Resolved. Refer to Comment 4. b.
6. Sheet 4.0
 - a. Resolved.
 - b. Resolved.
 - c. Resolved. Note it is the Engineer's responsibility to ensure that project will meet required fire flow and peak potable demand. This may require offsite utility improvements at the expense of the applicant and not the City. No response needed.
 - d. Temporary Utility Easements have been not been depicted, which will be required since the utilities are outside platting limits. This applies along Road E (west and north for stub out), north Road D (stub outs), along future Road B (north of platting limits) and along lot 44.
 - e. Resolved. Note it is the Engineer's responsibility to ensure that project will provide the required sanitary sewer design (ensuring sewer depth and downstream upgrades). No response needed.
 - f. Resolved.
7. Sheet C4.1

- a. Resolved.
 - b. Refer to comment 6.d. Easements must be provided in order for the City to have access and maintenance rights.
 - c. Resolved. Refer to comment 6.c.
8. Surveying Comments.
These comments appear related to Chapter 177 for a Plat. This submittal is for a preliminary plat and these comments do not apply at this time.

CHW Comments

Sheet C0.0

- 1) Provide a note on the cover sheet identifying the type of roadway, storm sewer and street lighting proposed, i.e. urban curb & gutter, storm sewer piping, rental lightings from City of Alachua or private street lighting.
- 2) Identify all utility providers via note on Cover Sheet.
- 3) Provide FEMA Floodplain information either on this sheet or on the Boundary and Topographic Survey.

Sheet C1.0

- 1) Provide Phase 1 temporary road names (i.e. Road A, B, C, D and E) to plan.

Sheet C2.0

- 1) See EDA comment 3.c.
- 2) Label and show traffic calming devices as approved by the PD on Road B and C.
- 3) The location of lot 6's driveway will be extremely close to the only entrance to the subdivision, intersection of Hipp Way and Road A. It is suggested that the City's Transportation Consultant review this proximity to the intersection for public safety.
- 4) In addition to lot 6's driveway in General Note 1, It is recommended that the City restrict driveway placement on the following lots:

Lot 4 (As far south as possible to Road B)
 Lot 5 (As far west as possible)
 Lot 6 (As far west as possible)
 Lot 9 (As far north as possible)
 Lot 10 (As far west as possible on Road C)
 Lot 26 (As far west as possible on Road C)
 Lot 30 (As far west as possible on Road B)
 Lot 38 (As far from the intersection of Road B and Road E)
 Lot 43 (As far from the intersection of Road C and Road E)

This can be done in the subdivider's agreement.

- 5) Provide a drawing that shows proposed roadway signage.

Sheet C3.0

- 1) Explain how this project proposes to meet the County's Karst Sensitive area requirements.
- 2) Provide a sheet with NRCS Soil Survey Data to identify general soil types.

Sheet C3.1

- 1) Please show temporary drainage easement over the storm not within the plat limits. (West of Road E and along Road B).
- 2) On Road A, please adjust the inlets to the roadway. Also provide enough space between the pipe and lot 6 for maintain or provide a drainage easement on Lot 6. Ensure inlets are not within the crosswalk of intersection at Hipp Way.

Sheet C4.0

- 1) Provide Roadway Names for each utility allocations.
- 2) Missing Road A utility allocation.
- 3) Revise all wastewater cleanout from "End GRU Maintenance" to "End City of Alachua Maintenance."
- 4) Remove the wastewater forcemain from the typical section as it doesn't appear to be present.

Sheet C4.1 and C4.2

- 1) Missing Scale on sheets.
- 2) Provide Primary Electrical Layout.
- 3) As stated in the 6.d from EDA comments, temporary utility easement must be provided for utilities outside of plat limits.
- 4) Add utility easements on the water (min. 20') and sewer (min. 30') from NW 158th Ave. ROW to the temporary utility easements.
- 5) Label size of proposed sewer main.
- 6) The project is proposing to connect to an existing 6" VCP wastewater main in NW 158th ROW. Please provide calculations ensuring that the existing wastewater system has capacity to handle the anticipated wastewater flows from the project. Also note I defer to the City Public Services Department to determine if this project should be required to upgrade the downstream wastewater system to min. 8" diameter.

Plat Comments (this not a formal plat review)

- 1) Offset of C3 for PUE needs to be extended to the ROW line (Road A and Hipp Way).
- 2) Provide 10' offset for PUE from C111 and C114 (South of intersection of Road B and Road E, west side).
- 3) Provide utility easements in Common Area Detail A as mentioned above on CHW comment Sheet C4.1 and C4.2. comment 4.
- 4) Offsite PUEs will need to be provided via separate instrument as stated in the EDA comments 6.d.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 6, 2020

Also sent by electronic mail to jay.brown@jbprogroupp.com

Mr. A.J. "Jay" Brown, Jr., P.E.
President
JBrown Professional Group, Inc.
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review and Conditional Application Acceptance:
Tolosa – PD-R Phase 1 Preliminary Plat/ Final PD Plan

Dear Mr. Brown:

On December 26, 2019, the City of Alachua received your application for the Tolosa PD-R Phase 1 Preliminary Plat/Final PD Plan, which proposes to subdivide an 18.74 subject property into 43 single family residential lots (Tax Parcel 03135-000-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness, and finds the application to be complete, conditional upon submission of certain materials as further described below. Please address the following deficiencies no later than **5:00 PM on Thursday, January 9, 2020**.

In accordance with Section 2.2.6(B) of the LDRs, if the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your application for completeness. Detailed comments will be provided at a Development Review Team (DRT) Meeting, which will be scheduled under separate cover.

In order to provide a complete application, you must address the following:

1. **Preliminary Plat Application Attachment #2: Concurrency Analysis**
Action Needed to Address Deficiency: Revise analysis to reflect actual proposed impacts (43 single family residential units). Revise analysis to utilize latest Development Monitoring Report data (December 2019).
2. **Preliminary Plat Application Attachment #5: Mailing Labels.**
Action Needed to Address Deficiency: Ensure mailing labels submitted include all property owners within 400' and of those persons and organizations registered with the City to receive notice of development applications (available at <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>). There appears to be a misprint with one sheet and persons and organizations registered to receive notice were not included with labels.

3. **Preliminary Plat Application Attachment #6:** Neighborhood meeting materials.
Action Needed to Address Deficiency: Provide mailing labels of those who received notice for neighborhood workshop.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Justin Tablor, AICP, Principal Planner *(by electronic mail)*
Project File

FOR PLANNING USE ONLY

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

Subdivision Application

Reference City of Alachua Land Development Regulations Article 2.4.10

- ☒ **Major Subdivision** – complete application and provide copy of original application with each type of submission.
☐ **Minor Subdivision** – refer only to Final Plat section of this application.

A. PROJECT

1. Project Name: Tolosa PD - Phase 1
2. Address of Subject Property: 15850 Hipp Way Alachua, FL 32618
3. Parcel ID Number(s): 03135-000-000
4. Existing Use of Property: Single Family Residential
5. Future Land Use Map Designation : Moderate Density Residential
6. Zoning Designation: Planned Development Residential (PD-R)
7. Acreage: 18.74

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Anthony J. "Jay" Brown, Jr., P.E. Title: Principal Engineer
 Company (if applicable): JBrown Professional Group Inc.
 Mailing address: 3530 NW 43rd Street
 City: Gainesville State: Florida ZIP: 32606
 Telephone: () 352-375-8999 FAX: () 352-375-0833 e-mail: jay.brown@jbprogroup.com
3. If the applicant is agent for the property owner*:
 Name of Owner (title holder): Bentley Timber, LLC
 Mailing Address: 16860 Silver Oak Circle
 City: Deray Beach State: Florida ZIP: 33445

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

Preliminary Plat Attachments:

1. Plans, to include but not limited to:
 - a. Scale: at least 1 inch = 200 ft;
 - b. Proposed name of subdivision.
 - c. Name, address, and telephone number of the subdivider and agent of subdivider.
 - d. Name, address, telephone number and registration number of surveyor or engineer.
 - e. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
 - f. Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
 - g. Legal description of the property to be subdivided.

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

- h. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
- i. Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
- j. Block letters and lot numbers, lot lines, and scaled dimensions.
- k. Zoning district boundaries on abutting properties.
- l. Proposed method of water supply, sewage disposal, and drainage, and electric service.
- m. Minimum building setback lines as required by the Land Development Regulations.
- n. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by FEMA official flood maps.
- o. Surface drainage and direction of flow and method of disposition and retention indicated.
- p. Inscription stating "NOT FOR FINAL RECORDING".
- q. Tree location survey in conformance with LDR Article 6.2.1(G).
- r. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the City Commission for full and proper consideration of the proposed subdivision.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

- 2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 3. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
- 4. Existing and/or proposed covenants and restrictions.
- 5. Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
- 6. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
- 7. City of Alachua Public School Student Generation Form
- 8. Legal description with tax parcel number.
- 9. Proof of ownership.
- 10. Proof of payment of taxes.
- 11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
- 12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
- 13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
- 14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Within twelve (12) months of the approval of the Subdivision Preliminary Plat, Construction Plans must be reviewed and approved in accordance with LDR Article 2.4.10(G)(3).

Construction Plans Attachments:

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
 - a. Scale: 1inch=200 ft.
 - b. A topographic map of the subdivision with maximum contour intervals of one foot where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on U.S. Coastal and Geographic Datum. This topographic map must be prepared by a land surveyor.
 - c. A contour drainage map of the stormwater basins. The outlines and sizes, measured in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths must be indicated throughout. Any existing and proposed structures affecting the drainage must be shown.
 - d. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures and other proposed subdivision improvements.
 - e. Plans and profiles for all proposed streets and curbs. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a distance of 300 feet from point of intersection.
 - f. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where installation of such facilities are required by these LDRs.
 - g. Plans for all road and street signs and street names signs showing the location of such signage and any other traffic safety control devices that is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
 - h. Other information on the construction plans as may be required by the Land Development Regulations Administrator and Public Services Director.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. Legal description with tax parcel number.
6. Proof of ownership.
7. Proof of payment of taxes.
8. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
9. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
10. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

All 10 attachments are required for a complete application. A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Within six (6) months of the approval of Construction Plans, the applicant must submit an application for Final Plat for review. Concurrently with the review of the Final Plat, a Subdivider Agreement shall be prepared. The applicant must also provide a surety device for the public improvements in accordance with LDR Article 7.4, Improvement Guarantees for Public Improvements.

Final Plat Attachments:

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
 - a. Scale: at least 1 inch = 200 ft.
 - b. Name of subdivision shall be shown in bold legible letters, as stated in Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
 - c. Name and address of subdivider.
 - d. North arrow, graphic scale, and date of plat drawing.
 - e. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
 - f. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
 - g. Legal description of the property to be subdivided.
 - h. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
 - i. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps.
 - j. Bearing and distance to permanent points on the nearest existing street lines of bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
 - k. Municipal lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
 - l. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
 - m. Location, dimensions, and purposes of any land reserved or dedicated for public use.
 - n. Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
 - o. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
 - p. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
 - q. Lots must be numbered in numerical order and blocks lettered alphabetically.
 - r. Accurate location and description of monuments and markers.
 - s. Minimum building front yard setback lines as required by the Land Development Regulations as determined by the property's zoning.
 - t. Reference to recorded subdivision plats of adjoining platted land shall be shown by recorded names, plat book, and page number.
 - u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
 - v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.
 - w. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
 - x. Title certification as required by Chapter 177, Florida Statutes.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. Legal description with tax parcel number.
6. City of Alachua Public School Student Generation Form.
7. One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. Proof of ownership.
9. Proof of payment of taxes.
10. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
11. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
12. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
13. **For Minor Subdivisions: Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12/13 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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



 Signature of Applicant

 Signature of Co-applicant

Anthony J. "Jay" Brown, Jr., P.E.

 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 24th day of Dec, 2019, by Anthony J. Brown

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



 Signature of Notary Public, State of Florida





City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13400 Block of W. State Rd. 235

Parcel ID Number(s): 03130-7-1, 03130-4-0, 03130-8-0, 03130-9-0, 03135-0-0

Acreage: 50.45

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David A. Fisher

Title: Manager

Company (if applicable): Bentley Timber, LLC

Mailing Address: 16860 Silver Oak Circle

City: Delray Beach

State: FL

ZIP: 33445

Telephone: (305) 785-1955

FAX: N/A

e-mail: davidafisher@outlook.com

C. AUTHORIZED AGENT

Name: Anthony J. Brown Jr. (Jay)

Title: President

Company (if applicable): JBrown Professional Group

Mailing address: 3530 NW 43rd St

City: Gainesville

State: FL

ZIP: 32606

Telephone: (352) 375-8999

FAX: (352) 375-0833

e-mail: jay.brown@jbprogroup.com

D. REQUESTED ACTION:

Land Use Change Requests, Rezoning requests, Development Plan applications, Subdivision and Plat applications, and other related permit applications.

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

David A. Fisher
Signature of Applicant

Signature of Co-applicant

David A. Fisher, Manager

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida

County of Palm Bch

The foregoing application is acknowledged before me this 26 day of April, 2016, by David A Fisher

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



[Signature]
Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department

PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014



This Instrument Prepared by:
Nancy Reiland
GULLETT TITLE, INC.
401 Saint Johns Avenue
Palatka, Florida 32177-4724

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2990798 4 PG(S)

5/2/2016 4:06 PM
BOOK 4427 PAGE 373

J. K. IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt# 710795
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$1,286.60
Intang. Tax: \$0.00

Property Appraisers Parcel Identification (Folio) Numbers:
03135.000.000 & 03130-004-000 & 03130-008-000

Florida Documentary Stamps in the amount of \$1,286.60 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS LIMITED WARRANTY DEED, made and executed the 29th day of April, 2016 by REO FUNDING SOLUTIONS V, LLC, a Georgia limited liability company, having its principal place of business at 3424 Peachtree Rd NE Ste 1775, Atlanta, GA 30326, hereinafter called the Grantor, to BENTLEY TIMBER LLC, a Florida limited liability company, whose post office address is: 16860 Silver Oak Circle, Delray Beach, FL 33445, hereinafter called the Grantee:

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

WITNESSETH: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirms to Grantee, its heirs, and assigns forever, the following described land, situate, lying and being in Alachua County, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

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

AND Grantor covenants with Grantee that it is lawfully seized of the property in fee simple, that is has good right and lawful authority to sell and convey the property; that the premises are free from all encumbrances made by Grantor, and Grantor does bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise; and that the land is free of all encumbrances except taxes for the year 2016 and those instruments, liens and encumbrances appearing of record as well as all zoning and governmental ordinances and regulations applying to the real property.

IN WITNESS WHEREOF, Grantor has set his/her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Ashley Zuman
Witness #1 Signature

Ashley Rebarck
Witness #1 Printed Name

[Signature]
Witness #2 Signature

MARC WHITE
Witness #2 Printed Name

**REO FUNDING SOLUTIONS V, LLC, a
Georgia limited liability company**

**BY: CASTLELAKE III GP, L.P., a Delaware
limited liability partnership**

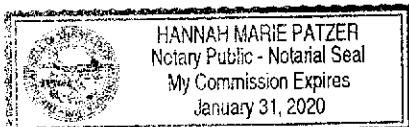
ITS: Managing Member

By: [Signature]
NAME: Judd Gilats
TITLE: Vice President

**STATE OF MINNESOTA
COUNTY OF HENNEPIN**

The foregoing instrument was acknowledged before me this 26 day of April, 2016, by Judd Gilats as VP of CASTLELAKE III GP, L.P. as Managing Member of REO FUNDING SOLUTIONS V, LLC, a Georgia limited liability company. He/she is personally known to me or has produced _____ as identification.

SEAL



My Commission Expires:

1/31/2020

[Signature]
Notary Signature
Hannah Marie Patzer
Printed Notary Signature

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the Southwest 1/4 and Southeast 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida; thence South 89 degrees 12 minutes 14 seconds West along the South line of said Southeast 1/4 of the Southwest 1/4 for 1496.73 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4; thence North 00 degrees 06 minutes 04 seconds West along the West line of said Southeast 1/4 of the Southwest 1/4 for 1343.16 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along the North line of said Southeast 1/4 of the Southwest 1/4 for 174.89 feet to an intersection with the West line of the "W.R. Cain" seconds parcel as per description recorded in Official Records Book 413, Page 317, of the Public Records of said Alachua County; thence North 00 degrees 08 minutes 59 seconds West along said West line for 53.00 feet to the Northwest corner of said "W.R. Cain" parcel; thence North 89 degrees 37 minutes 50 seconds East along the North line of said "W.R. Cain" parcel for 43.00 feet to an intersection with the Westerly line of the "Wallace R. Cain" parcel as per description recorded in Official Records Book 1178, Page 167 of said Public Records; thence North 00 degrees 00 minutes 57 seconds East along said Westerly line for 13.11 feet to the Northwest corner of said "Wallace R. Cain" parcel and an intersection with the South Right-of-Way line of State Road number 235 (100 foot Wide Right-of-Way); thence North 89 degrees 25 minutes 36 seconds East along said South Right-of-Way line and along the North line of said "Wallace R. Cain" parcel for 195.86 feet to the Northeast corner of said "Wallace R. Cain" parcel; thence South 00 degrees 00 minutes 57 seconds West along the East line of said "Wallace R. Cain" parcel for 66.81 feet to the Southeast corner of said "Wallace R. Cain" parcel and an intersection with said North line of the Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along said North line for 22.01 feet to the Southwest corner of the "Cain" parcel as per description recorded in Official Records Book 2015, Page 694 of said Public Records; thence North 00 degrees 21 minutes 14 seconds East along the West line of said "Cain" parcel for 66.89 feet to the Northwest corner of said "Cain" parcel and an intersection with said South Right-of-Way line; thence North 89 degrees 25 minutes 36 seconds East along said South Right-of-Way line and along the North line of said "Cain" parcel for 185.47 feet to the Northeast corner of said "Cain" parcel; thence South 00 degrees 21 minutes 14 seconds West along the East line of said "Cain" parcel for 67.55 feet to the Southeast corner of said "Cain" parcel and an intersection with said North line of the Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along said North line for 834.19 feet to an intersection with the West line of Block 1, Range 3 of NEWNANSVILLE SUBDIVISION (unrecorded); thence South 00 degrees 24 minutes 49 seconds West along said West line and along the West Right-of-Way line of Wilson Street (50 foot wide Right-of-Way) for 481.50 feet to the Northwest corner of Block 1, Range 4 of said NEWNANSVILLE SUBDIVISION; thence South 89 degrees 17 minutes 50 seconds East along the North line of said Block 1, Range 4 and along the South Right-of-Way line of said Wilson Street for 399.77 feet to the Northeast corner of said Block 1, Range 4 and an intersection with the West Right-of-Way line of Magnolia Street (50 foot wide Right-of-Way); thence South 00 degrees 21 minutes 08 seconds West along said West Right-of-Way line and along the East line of said Block 1, Range 4

for 250.06 feet to an intersection with the monumented Westerly Right-of-Way line of Hipp Way (apparent 50 foot wide Right-of-Way); thence South 40 degrees 35 minutes 29 seconds West along said monumented Westerly Right-of-Way line for 180.87 feet; thence South 25 degrees 25 minutes 52 seconds West along said monumented Westerly Right-of-Way line for 12.29 feet to an intersection with the South line of said Block 1, Range 4 and an intersection with the North Right-of-Way line of an unnamed street (50 foot wide Right-of-Way); thence North 89 degrees 17 minutes 50 seconds West along said South line and along said North Right-of-Way line for 278.15 feet to the Southwest corner of said Block 1, Range 4; thence South 00 degrees 24 minutes 49 seconds West along the West Right-of-Way line of said unnamed street for 50.00 feet to the Northwest corner of Block 1, Range 5 of said Newnansville Subdivision; thence South 89 degrees 17 minutes 50 seconds East along the North line of said Block 1, Range 5 and along the South Right-of-Way line of said unnamed street for 254.87 feet to an intersection with said monumented Westerly Right-of-Way line; thence South 25 degrees 25 minutes 52 seconds West along said Westerly monumented Right-of-Way line for 439.95 feet to an intersection with the South line of the Southeast 1/4 of said Section 11; thence North 89 degrees 21 minutes 00 seconds West along said South line for 15.48 feet to said POINT OF BEGINNING.

TOGETHER WITH that part of said Block 1, Range 4 lying Easterly of the monumented Easterly Right-of-Way line of said Hipp Way.

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03135 000 000		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

15850 HIPPI WAY

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

SE1/4 OF SW1/4 ALSO NEWNANSVILLE IN
SE1/4 BLK 1 RG 4 & BLK 1
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2729	18,300	0	18,300	151.39
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1825	18,300	0	18,300	21.64
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	18,300	0	18,300	27.45
SCHL DISCRNRY & CN (S01)	0.7480	18,300	0	18,300	13.69
SCHL GENERAL	3.8960	18,300	0	18,300	71.30
SCHOOL VOTED (S01)	1.0000	18,300	0	18,300	18.30
SUWANNEE RIVER WATER MGT DIST	0.3840	18,300	0	18,300	7.03
17 CITY OF ALACHUA	5.3900	18,300	0	18,300	98.64
CHILDREN'S TRUST	0.5000	18,300	0	18,300	9.15

TOTAL MILLAGE 22.8734

AD VALOREM TAXES

\$418.59

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PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
R710 710 BOCC SOLID WASTE MGMT	1.000	@ 16.4700	16.47
NON-AD VALOREM ASSESSMENTS			\$16.47

COMBINED TAXES AND ASSESSMENTS \$435.06

If Paid By
Please Pay **Nov 30, 2019**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2019 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

13126

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03135 000 000	15850 HIPPI WAY	

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

IF PAID BY PLEASE PAY

☐	Nov 30, 2019	\$0.00
☐		
☐		
☐		
☐		

Tolosa PD-R

Alachua County Tax Parcel ID Number: 03135-000-000

LEGAL DESCRIPTION-(BY THIS FIRM)

That part of the Southwest 1/4 and Southeast 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida, comprised of lands described in O.R.B. 4427, Pg. 373 and O.R.B. 4564, Pg. 460 and O.R.B. 4564, Pg. 462, as recorded in the Public Records of Alachua County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida, said Southeast 1/4 corner being also the POINT OF BEGINNING; thence South 89 degrees 12 minutes 14 seconds West along the South line of said Southeast 1/4 of the Southwest 1/4 for 1496.73 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4; thence North 00 degrees 06 minutes 04 seconds West along the West line of said Southeast 1/4 of the Southwest 1/4 for 1343.16 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4; thence continue North 00 degrees 06 minutes 04 seconds West, along said West line for 65.44 feet to a point on the South right of way line of State Road number 235 (100 foot Wide Right-of-Way); thence North 89 degrees 25 minutes 36 seconds East, along said Right-of-Way for 621.33 feet to the Northeast corner of the "Cain" parcel, as per description recorded in Official Records Book 2015, Page 694 of said Public Records; thence South 00 degrees 21 minutes 14 seconds West along the East line of said "Cain" parcel for 67.55 feet to the Southeast corner of said "Cain" parcel and an intersection with the North line of the Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along said North line for 834.19 feet to an intersection with the West line of Block 1, Range 3 of NEWNANSVILLE SUBDIVISION (unrecorded); thence South 00 degree 24 minutes 49 seconds West along said West line and along the West Right-of-Way line of Wilson Street (50 foot wide Right-of-Way) for 481.50 feet to the Northwest corner of Block 1, Range 4 of said NEWNANSVILLE SUBDIVISION; thence South 89 degrees 17 minutes 50 seconds East along the North line of said Block 1, Range 4 and along the South Right-of-Way line of said Wilson Street for 399.77 feet to the Northeast corner of said block 1, Range 4 and an intersection with the West Right-of-Way line of Magnolia Street (50 foot wide Right-of-Way); thence South 00 degrees 21 minutes 08 seconds West along said West Right-of-Way line and along the East line of said Block 1, Range 4 for 250.06 feet to an intersection with the monumented Westerly Right-of-Way line of Hipp Way (apparent 50 foot wide Right-of-Way); thence South 40 degrees 35 minutes 29 seconds West along said monumented Westerly Right-of-Way line for 180.87 feet; thence South 25 degrees 25 minutes 52 seconds West along said monumented Westerly Right-of-Way line for 12.29 feet to an intersection with the South line of said Block 1, Range 4 and an intersection with the North Right-of-Way line of an unnamed street (50 foot wide Right-of-Way); thence North 89 degrees 17 minutes 50 seconds West along said South line and along said North Right-of-Way line for 278.15 feet to the Southwest corner of said Block 1, Range 4; thence South 00 degrees 24 minutes 49 seconds West along the the West Right-of-Way line of said unnamed street for 50.00 feet to the Northwest corner of Block 1, Range 5 of said Newnansville Subdivision; thence South 89 degree 17 minutes 50 seconds East along the North line of said Block 1, Range 5 and along the South Right-of-Way

line of said unnamed street for 254.87 feet to an intersection with said monumented Westerly Right-of-Way line; thence South 25 degrees 25 minutes 52 seconds West along said Westerly monumented Right-of-Way line for 439.95 feet to an intersection with the South line of the Southeast 1/4 of said Section 11; thence North 89 degrees 21 minutes 00 seconds West along said South line for 15.48 feet to said POINT OF BEGINNING

Together with that part of said Block 1, Range 4 lying Easterly of the monumented Easterly Right-of-Way line of said Hipp Way.

ANALYSIS OF CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

I. Future Land Use Element:

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

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

Comment: The proposed density of the subject parcel will not exceed 4 units/acre as part of the overall Tolosa PD-R. The subject property is proposed to be part of a new overall PD-R with 160 units on 50.45 acres which results in a density of 3.2 units per acre, which is below the maximum permitted density of 4 dwelling units per acre. The development will consist of single family attached and detached dwelling units. Therefore, it is consistent with FLUE Policy 1.2.a.

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

Comment: Heritage and Champion trees will be protected in accordance with City of Alachua Land Development Regulations.

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

Comment: All tree protection standards will be met

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

Comment: Any future proposed development plan will conform to the City's Open Space standards.

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

Comment: Any future proposed development plan will conform to the City's Open Space standards and will include usable and functional open space.

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

Comment: The proposed property does not include flood zone or wetlands or other significant natural features. The property does include some nice large trees which should be protected if at all possible in accordance with the City's tree regulation standards.

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

Comment: No wetlands occur on the subject property, but wetlands adjacent to the south on the Tolosa PD-R property have been delineated in accordance with FLUE Policy 5.1.d.

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

Comment: An LOS Analysis of these systems is provided in a previous section of this report. The proposed development does not degrade the level of service of roadways, potable water, sanitary sewer, stormwater, solid waste, public schools, or recreation below an acceptable level. Therefore, it is consistent with FLUE Policy 5.2.a.

Policy 7.1.a: The City shall require utility easements as part of the development review process.

Comment: Where required with future development, utility easements will be granted in accordance with FLUE Policy 7.1.a.

Policy 8.1.a: The area along CR 235 to the east of CR 241 and west of CR 237 is historically and environmentally sensitive. Special consideration must be given to this area to preserve its historic and environmentally sensitive characteristics. Future land uses within this area may also take into account long term preservation objectives, such as creation of the San Felasco Conservation Corridor.

Comment: The creek and wetland on the subject property will be protected from encroachment of development in compliance with the Land Development Regulations. Additionally, while the site is located near a historical cemetery and is the site of the old Newnansville Town Site, there are no historic resources located on the subject property as evidenced by the letter received on April 10, 2018 from Florida Department of State Division of Historic Resources. The site is not located near the San Felasco Conservation Corridor.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Comment: The proposed future development will connect to the City's potable water and wastewater system. Therefore, it is consistent with FLUE Policy 9.2.

II. Transportation Element:

Policy 1.4.a: The City shall require any development which must obtain site plan or subdivision approval to provide additional right-of-way width for bicycle and pedestrian ways along all proposed collector and arterial streets.

Comment: There are no new collectors or arterial roadways planned as part of this amendment. SR 235, which is classified as a Major Collector has ample right-of-way for bicycle and pedestrian facilities. Therefore it is consistent with Transportation Policy 1.4.a.

Policy 1.4.c: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

Comment: The future development will include pedestrian paths that connect to lands outside of the development.

Policy 1.5.c: To the extent feasible, the City shall require new developments which are compatible with adjacent existing development to interconnect with one another through one of the following methods:

- 1. Through the extension of a public street from one project to another;*
- 2. Through the extension of a sidewalk from one project to another;*
- 3. Through the extension of a multi-purpose trail from one project to another.*

Comment: This property is planned to be part of a larger Planned Development and will contain a pedestrian crossing that will connect to the larger part of the PD-R to the south, as long as it can be installed with no impact to the wetland that it will have to cross. The future development will contain at least 2 additional connections to neighboring roadways / properties.

III. Community Facilities and Natural Groundwater Recharge Element:

Objective 1.2: Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl. For purposes of this objective, new development does not included remodeling of existing developments or additions of less than 33% to existing developments.

Comment: The proposed future development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Objective 1.2.

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

- 1. A gravity water system exists within 100 ft. of the property line of any residential subdivision lot or single family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as*

required for construction of the infrastructure along public utility easements and right of ways.

- 2. A gravity wastewater system exists with 500 ft. of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.*
- 3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.*

Comment: The proposed future development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 1.2.a.

Policy 3.1.b: The City shall require the construction of roads within new plats or replats to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.

Comment: Any proposed roadways within the future development will be designed in accordance with Community Facilities and Natural Groundwater Recharge Element Policy 3.1.b.

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

- 1. A water main exists within 100 ft. of any residential subdivision lot or single family residence water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.*
- 2. A water main exists within 500 ft. of any residential subdivision consisting of 5 units or less and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.*

3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Comment: The proposed future development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.1.b.

Policy 4.2.a: New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

Comment: The proposed future development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.a.

Policy 4.2.b: The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

Comment: The proposed future development will connect to the City's potable water facilities at the expense of the owner / developer. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.b.

Policy 5.2.b: The City shall require demonstration from engineering results that post development recharge volumes will equal predevelopment recharge volumes to the Florida aquifer.

Comment: The stormwater management design calculations for the future development will document the stormwater system design for pre-development flow vs. post-development flow.

Policy 5.2.c: Applicants for new development, expansions, or redevelopment shall employ one or more of the following techniques to address potential groundwater quality and quantity impacts:

- 1. Construction and maintenance of shallow, landscaped retention basins*
- 2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space*
- 3. Development of a stormwater pollution prevention plan*
- 4. Development of a sinkhole remediation plan*
- 5. Development of a groundwater monitoring plan*

Comment: The proposed future development will implement one or more of the techniques required by Community Facilities and Natural Groundwater Recharge Element Policy 5.2.c

IV. Conservation and Open Space Element:

Policy 1.2.j: The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.

Comment: Future development of the property will address open space locations and contiguity per Policy 1.2.j

Policy 1.2.i: The City shall protect regulated, heritage, and champion trees. The City may continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.

Comment: Heritage and Champion trees will be protected in accordance with the City of Alachua Land Development Regulations.

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

Comment: An environmental assessment of the property including an inventory of listed species has been performed and is included as Attachment I.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Resource Addressed	Required Buffer (feet)
<i>Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.</i>	<i>50' average 35' minimum</i>
<i>Wetlands greater than 0.5 acre that</i>	

Resource Addressed	Required Buffer (feet)
<i>do not support the animal species described above.</i>	<i>75' average 50' minimum</i>
<i>Areas where the animal species described above have been documented within 300 feet of a wetland.</i>	<i>100' average 75' minimum</i>

Comment: Wetlands do not exist on the subject property, however, this property is planned to be a part of a bigger PD-R development to be known as Tolosa. The PD-R property to the south of the subject property does contain wetlands. The required wetland buffer per Policy 1.10.g will be adhered to with the future development.

OBJECTIVE 1.12: Water Resources

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

Comment: Wetlands do not exist on the subject property, however, this property is planned to be a part of a bigger PD-R development to be known as Tolosa. The PD-R property to the south of the subject property does contain wetlands and will be protected per Community Facilities and Natural Groundwater Recharge Element Objective 1.12.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
<i>Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.</i>	<i>50' average 35' minimum</i>
<i>Surface waters greater than 0.5 acre that do not support the animal species described above.</i>	<i>75' average 50' minimum</i>
<i>Areas where the animal species described above have been documented within 300 feet of a surface water</i>	<i>100' average 75' minimum</i>

Comment: The subject property does not contain surface waters.

CONCURRENCY IMPACT ANALYSIS

This Concurrency Impact Analysis considers the impact on public facilities including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations, for Phase 1 of the Tolosa PD-R planned development.

The Concurrency Impact Analysis follows.

A. Potable Water - City of Alachua Municipal System

SYSTEM CATEGORY	GALLONS PER DAY
Current Permitted Capacity	2,300,000
Less Actual Flows	1,295,603
Less Reserved Capacity	135,738
Total (Actual Flow plus Reserved)	1,431,341
Available Capacity (Permitted - Total Flow)	868,659
Projected Potable Water Demand from Project	11,825
Residual Capacity¹	856,834

Usage Calculations by proposed uses within the development

- SF Detached: $(275 \text{ gpd} / \text{unit})^2 = 43 * 275 = 11,825 \text{ gpd}$

Sources:

1. City of Alachua December 2019 Development Monitoring Report
2. City of Alachua Comprehensive Plan CFNGAR
3. F.A.C. Ch. 64E-6

Result: Adequate potable water capacity exists for the proposed project

B. Sanitary Sewer

SYSTEM CATEGORY	GALLONS PER DAY
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	729,000
Less Reserved Capacity	127,855
Available Capacity (Permitted - Actual - Reserve)	643,145
Projected Sanitary Sewer Demand from Project	10,750
Residual Capacity¹	632,395

Usage Calculations by proposed uses within the development

- Residential: $(250 \text{ gpd} / \text{unit})^2 = 43 * 250 = 10,750 \text{ gpd}$

Sources:

1. City of Alachua December 2019 Development Monitoring Report
2. City of Alachua Comprehensive Plan CFNGAR
3. F.A.C. Ch. 64E-6

Result: Adequate sanitary sewer capacity exists for the proposed project

C. Solid Waste

SYSTEM CATEGORY	LBS PER DAY	TONS/YR
Existing Demand	40,620	7,431.15
Reserved Capacity	9,253.03	1,688.68
Proposed Demand	444	81
Residual Capacity¹	30,922.97	5,661.47

Usage Calculations by proposed uses within the development

- Residential: $43 \text{ DU} * 2.58 \text{ Persons/DU}^2 * 0.73 \text{ tons/person/yr}^3 = 444 \text{ lbs/day} = 81 \text{ tons/yr}$

Sources:

1. City of Alachua December 2019 Development Monitoring Report
2. 2010 US Census
3. City of Alachua Comprehensive Plan CFNGAR
4. Environmental Engineering: A Design Approach, Cincero and Cincero, 1996

Result: Adequate solid waste capacity exists for the proposed project.

D. Stormwater

The project shall comply with all City of Alachua stormwater design criteria and regulations, the permitting requirements of the Suwannee River Water Management District (SRWMD), the requirements of the Florida Department of Environmental Protection, and the requirements of the Alachua County Environmental Protection Department. Stormwater management facilities will be designed for the 100 year critical duration storm event and will ensure that post-development runoff levels do not exceed pre-development runoff levels. A complete stormwater management design report will be provided for each development phase.

E. Recreation

SYSTEM CATEGORY	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage required to serve existing population	50.78
Reserved Capacity	2.22
Proposed Demand	0.55
Available Recreation Acreage¹	81.93

Usage Calculations by proposed uses within the development

- $43 \text{ DU} * 2.58 \text{ Persons/DU}^2 * 5 \text{ acres/1,000 Person}^3 = 0.55 \text{ Acres}$

Sources:

1. City of Alachua December 2019 Development Monitoring Report
2. 2010 US Census
3. City of Alachua Comprehensive Plan Recreation Element

Result: Adequate recreation space exists for the proposed project.

F. Transportation

A Traffic Impact Analysis was performed by MPH Transportation Planning, Inc. that addresses trip generation and trip distribution on the nearby roadway corridors. **Table 1**, as provided within the MPH Study, is provided below to address the Trip Generation for the proposed development.

TABLE 1: REVISED Trip Generation for Tolosa PD
Alachua, Florida
Phase 1 Only

Land Use					Distribution		Trips		Int.Cap.	New Trips	
Description	ITE	ITE Trip Rates	Unit*	Trips	In	Out	In	Out	Rate	In	Out
P1 = Single Family	210	(T) = 9.44 (X)	43	406	50%	50%	203	203		203	203
Phase 1 Project Totals		Daily Trips		406			203	203	0	203	203
AM Peak Hour											
P1 = Single Family	210	(T) = 0.74 (X)	43	32	25%	75%	8	24	0%	8	24
Phase 1 Project Totals		AM Peak Hour Trips		32			8	24		8	24
PM Peak Hour											
P1 = Single Family	210	(T) = 0.99 (X)	43	43	63%	37%	27	16	0%	27	16
Phase 1 Project Totals		PM Peak Hour Trips		43			27	16		27	16

*Units: ksf = 1,000 square feet for office & day care land uses, dwelling units for single family & condos

Source: *ITE 10th Edition Trip Generation*

The distribution of these project trips to SR 235, Hipp Way, and NW 133rd Terrace were also analyzed and provided within the MPH Study for the proposed Tolosa PD-R Development. **Table 2**, included with the MPH study, includes Daily Trip Distribution, AM Peak Hour Trip Distribution, and PM Peak Hour Trip Distribution for SR 235, Hipp Way, and NW 133rd Terrace.

Using the calculated daily Trip Generation and Trip Distribution, the impact to roadway corridors within the vicinity of the subject parcel can be calculated. **Table 3** identifies the impact of the proposed project on the Level of Service (LOS) for SR 235 and US 441, which are the only monitored roadways with LOS tracking within ½ mile of the proposed property. **Tables 2 & 3** are included on the following page. The results of the Level of Service Analysis for State Road 235 and US 441 indicate the roadways operate at LOS B/C currently, and after the project impacts are added.

TABLE 2: Project Trip Distribution
Phase 1 Only

Daily Project Trip Assignment		Enter	203	Exit	203	2-Way
Roadway	Segment	%	Trips	%	Trips	Total
SR 235	North of Project Drive	8%	16	8%	16	32
	South of NW 158th Ave.	70%	142	70%	142	284
Hipp Way	South of Project Drive	10%	20	10%	20	40
NW133rd Terrace	South of Project Drive	12%	24	12%	24	48
	Total	100%	202	100%	202	404
AM Peak Project Trip Assignment		Enter	8	Exit	24	2-Way
Roadway	Segment	%	Trips	%	Trips	Total
SR 235	North of Project Drive	8%	1	8%	2	3
	South of NW 158th Ave.	70%	15	70%	17	32
Hipp Way	South of Project Drive	10%	1	10%	2	3
NW133rd Terrace	South of Project Drive	12%	1	12%	3	4
	Total	100%	18	100%	24	42
PM Peak Project Trip Assignment		Enter	27	Exit	16	2-Way
Roadway	Segment	%	Trips	%	Trips	Total
SR 235	North of Project Drive	8%	2	8%	1	3
	South of NW 158th Ave.	70%	53	70%	11	64
Hipp Way	South of Project Drive	10%	3	10%	2	5
NW133rd Terrace	South of Project Drive	12%	3	12%	2	5
	Total	100%	61	100%	16	77

Notes:

Project Distributions are estimated from adjacent street traffic & interacting land uses

Daily & Peak Hour Project Trips represent the Trip Impacts from Table 1

TABLE 3: Roadway Level of Service (Rev. 9/30/18)
Phase 1 Only

Roadway	Segment # & Description	Period	MSV	2017	Res'vd.	Project	V/C	LOS
SR 235	8: SR235/CR241 to US 441	Daily	14,400	10,305	0	284	0.74	C
		PM Pk	1,290	979	0	64	0.81	D
SR 235	9: US 441 to North City Limits	Daily	14,400	7,537	29	284	0.55	C
		PM Pk	1,290	716	2	64	0.61	C
US 441	3/4: NW 126th to SR235	Daily	45,700	18,579	1589	227	0.45	B
		PM Pk	4,110	1,765	230	24	0.49	B
US 441	5: SR 235 to North City Limits	Daily	39,000	25,926	1825	113	0.71	C
		PM Pk	3,510	2,463	216	12	0.77	C

Source: 2017 Annual Level Of Service Report from City of Alachua Planning Office
 Project trips from Table 2 highest segment Daily and PM peak 2-way volume
 MSV = Maximum Service Volume (capacity) at desired level of service
 $V/C = \text{volume to capacity} = (2017 + \text{Res'vd} + \text{Project})/\text{MSV}$

It should be noted that the traffic information and analysis provided is for the 43 Lot portion of Phase 1 of the development.

FOR PLANNING USE ONLY

Case #: _____
 Application Fee: \$ _____
 Filing Date: _____
 Acceptance Date: _____
 Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

- Applicant's Status (check one):
☐ Owner (title holder) ☒ Agent
- Name of Applicant(s) or Contact Person(s): Anthony J. "Jay" Brown, Jr., P.E. Title: Principal Engineer
 Company (if applicable): JBrown Professional Group Inc.
 Mailing address: 3530 NW 43rd Street
 City: Gainesville State: Florida ZIP: 32606
 Telephone: 352-375-8999 FAX: 352-375-0833 e-mail: jay.brown@jbprogroup.com
- If the applicant is agent for the property owner*:
 Name of Owner (title holder): Bently Timber, LLC
 Mailing Address: 16860 Silver Oak Circle
 City: Delray Beach State: Florida ZIP: 33445
 * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

- Project Name: Tolosa PD-R Phase 1
- Address of Subject Property: 15850 Hipp Way Alachua, FL 32618
- Parcel ID Number(s): 03135-000-000
- Section 11 Township 8S Range 18E Grant N/A Acreage: 18.74
- Existing Use of Property: Timberland
- Future Land Use Map Designation: Moderate Density Residential
- Zoning Designation: Planned Development Residential (PD-R)
- Development Data (check all that apply):
☒ Single Family Residential Number of Units 43
☐ Multi-Family Residential Number of Units _____
☐ Exempt (see exempt developments on page 2)
- Review Type:

Preliminary Development Order	Final Development Order
☐ Comprehensive Plan Amendment	☒ Preliminary Plat
☐ Large Scale	☐ Final Plat
☐ Small Scale	☐ Site Plan
☐ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
☐ <u>Revised</u>	
- School Concurrence Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/
 Elementary: Alachua CSA
 Middle: Mebane CSA
 High: Santa Fe CSA

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

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

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier
 # of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	43	units	x	0.15	Elementary School Multiplier*	7	Student Stations**
Middle School	43	units	x	0.07	Middle School Multiplier*	4	Student Stations**
High School	43	units	x	0.09	High School Multiplier*	4	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

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

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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



 Signature of Applicant

 Signature of Co-applicant

A. J. "Jay" Brown, Jr., P.E.

 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 24th day of Dec, 2019 by Anthony J. Boen

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





 Signature of Notary Public, State of Florida

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

Certification

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

☐ **Approved** based upon the following findings:

Elementary SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Middle SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

High SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date: _____

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SHARP ROBERT L LIFE ESTATE
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03216-010-008
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03143-001-001
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03215-001-001
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16013 HIPPO WAY
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03233-032-000
COLLINS MAMIE L LIFE ESTATE
13208 NW 157TH AVE
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03214-000-000
SKLAR GROUP LLC
21026 NW 167TH PL
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03154-002-000
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03130-013-000
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MOSLEY CASSIE
GENERAL DELIVERY
FORT WHITE, FL

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03133-001-001
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03130-006-000
HARRIS MONICA KAY
13232 W STATE RD 235
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03131-084-000
SHARPER & TUBBS
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13220 W STATE RD 235
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03234-000-000
REED VALENTINE LLC
321 YACHT CLUB DR
FT WALTON BEACH, FL 32615

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03233-036-000
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03130-003-000
NCWT LLC
14260 W NEWBERRY RD #200
NEWBERRY, FL 32615

03218-020-003
FLETCHER CONSTRUCTION LLC
4510 NW 6TH PL
GAINESVILLE, FL

03129-004-000
CSL FLORIDA SYSTEM LLC
BENTON BLDG STE 300 10802 EXECUTIVE CENTER DR
LITTLE ROCK, AR

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16860 SILVER OAK CIRCLE
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03233-024-000
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03130-010-000
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12503 W STATE ROAD 235
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03218-020-000
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03204-000-000
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03130-009-000
BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
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03129-010-002
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03218-020-025
COLON-RODRIGUEZ & CRUZ-CARMONA W/H
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03234-015-000
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03218-020-005
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03233-028-000
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EVANS, GA

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03133-000-000
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03131-042-000
CAPOBIANCO CARL
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4510 NW 6TH PL
GAINESVILLE, FL 32615

03218-020-001
FLETCHER CONSTRUCTION LLC
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Antoinette Endelicato
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Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Lynda Coon
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Alachua, FL 32615

Tom Gorman
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Alachua, FL 32653

Tamara Robbins
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Richard Gorman
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Alachua, FL 32653

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 601

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

JBrown Professional Group
3530 NW 43rd St
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President – TCMOA
1000 Turkey Creek
Alachua, FL 32615

City of Alachua
Attn: Adam Boukari, City Mgr
PO Box 9
Alachua, FL 32616

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616



Neighborhood Workshop Summary For Tolosa Phase 1

The neighborhood meeting for the Tolosa Phase 1 project was held on Wednesday October 23, 2019 at the Alachua Branch Library at 14813 NW 140th Street. The meeting was noticed in the Alachua Today and mailers were sent out to the required property owners in advance of the workshop in accordance with City of Alachua regulations and requirements. Jay Brown of JBrown Professional Group Inc. conducted the workshop, with help from Luis Diaz, one of the owner / developers of the project.

The meeting began at 6:00 PM and Mr. Brown presented the current Tolosa Phase 1 proposed layout for the project. There were at least eight (8) members of the nearby residential neighborhoods in attendance, including Valerie Jones, Gregory Pelham, Kerry Tooney, Susie Tooney, Chuck Martin, Mary Martin, Winston Dority, and Christie Logan. Mr. Brown indicated the project was soon going to be going through the development review process for Phase 1 of the project, which contains 43 lots. Mr. Brown also explained the elements that went into the design of the project, including existing tree lines, roadway access points, the creek, and stormwater management. Comments provided from the neighbors are listed below:

1. Ms. Jones and Ms. Logan asked questions regarding when the southern driveway connection would be constructed. They pointed out that using the proposed southern roadway and NW 133rd Terrace would be the fastest access to US 441 and that it would be preferred by most residents when it was opened and connected. Jay Brown indicated that roadway connection would be constructed most likely with the 2nd phase of development. Ms. Jones and Ms. Logan indicated that speeding would have to be enforced and it was a big concern of more people using this roadway and speeding through the neighborhood.
2. Mr. Dority asked if we would be improving Hipp Way at all. Jay Brown indicated that adjacent to the Tolosa property Hipp Way is a County jurisdiction roadway not City of Alachua, and based on a preliminary meeting with Alachua County it was decided that Hipp Way would be improved from the City of Alachua limits north to the proposed Tolosa entrance, and it would be widened with curb and gutter installed.
3. Ms. Logan pointed out that new sidewalks are being added to the streets south of Tolosa, namely to NW 133rd Terrace and NW 158th Ave.
4. Mr. Toomey inquired as to the size and price range of units in the development. Mr. Diaz explained that although exact sizes and costs have not been set, he estimated a minimum price range of \$200,000-250,000 and lot sizes would probably start in the 1,500 SF range but could possibly be smaller.
5. A good bit of discussion was had regarding the neighborhoods use of the onsite Tolosa walking trails and sidewalks. The neighbors wanted to know if they would be able to use the walking trails. Jay Brown pointed out the sidewalks and streets within the neighborhood will be public, but the open space areas and trails within the open space will be owned and maintained by the HOA. Mr. Diaz indicated the HOA would almost assuredly allow the neighborhood residents to use the walking trails as long as they abided by the HOA rules for access times, usage etc. Mr. Diaz indicated that is how it

works in the Town of Tioga development that he owns in Gainesville, and it is very common that things work that way. Their intent would be for their project to be open to the community.

The neighborhood meeting was completed at approximately 7:00 pm.

The following items are attached to further document the Neighborhood Meeting.

- 1) Meeting sign-in sheet
- 2) Tolosa Phase 1 Layout Plan - presented at the meeting
- 3) Copy of Newspaper Advertisement Sheet
- 4) Copy of Alachua Today Public Notice Affidavit
- 5) Copy of Mailed Public Notice

DIBROS CORPORATION

104 SW 131st Street

Tioga, FL 32669

(352) 331-6220 FAX (352) 331-6173

e-mail diaz@townoftioga.com

NETAMBORHOOD MEETING

JOB TOWNSHIP - pr. 1

SHEET NO. _____ OF _____

CALCULATED BY AJB DATE 10-23-19

CHECKED BY _____ DATE _____

SCALE SIGN-IN-SHEET

* Valerie Jones P.O. Box 2286 Alachua 352-281-5897 Pthirdegree@aol.com
* Gregory Pelham P.O. Box 2286 Alachua 352-284-3634 pastip@aol.com
* Kerry Toomey 12921 W. SR 235 Alachua 352-572-5888 kerrytoomey@gmail.com
Chuck & Mary K. Martin 15311 N.W. 140th St. 386-462-1423 CharlesMA@windstream.com
Winston Doring 13508 W SR 235 Alachua 386-462-3125 winspoch1450@aol.com
Christie Logan ~~1900~~ 13435 NW 158th Ave - clogan4000@gmail.com
Jay Brown - J Brown Professional Group (352) 318-9462 jay.brown@jbprogroup.com
Luis Diaz - DIBROS & ALDECO (352) 258-9783 diaz@townoftioga.com

→ email plan

Susie Toomey also attended but did not sign in. → Jay

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss the development phase of the Tolosa PD-R. Tolosa – Phase 1 is a new single-family residential subdivision consisting of 43 lots. The property is located at the 16000 block of Hipp Way and is comprised of a portion of Alachua County Tax Parcel No. 03135-000-000, and is approximately 19 acres in size. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the project, and to seek public input and comments.

The workshop will be held on Wednesday October 23, 2019 at 6:00 PM in the Alachua Branch of the Alachua County Library District at 14913 NW 140th Street, Alachua, FL 32615.

Contact Person: Jay Brown, P.E. @ JBrown Professional Group Inc.
(352) 375-8999

(Published: Alachua County Today - October 3, 2019)

2 col x 2.6 in

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **ROBERT BOUKARI**, who on oath says that he (she) is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter of:

NEIGHBORHOOD MEETING - TOLOSA PD-R, was published in said newspaper in the issues of **October 03, 2019**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **3rd** day of **October, 2019** by **Robert Boukari**, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)



HABIB BRYAN BOUKARI
Commission # **GG 327026**
Expires **May 26, 2023**
Bonded Thru Budget Notary Services

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss the first development phase of the Tolosa PD-R. Tolosa - Phase 1 is a new single-family residential subdivision consisting of 43 lots. The property is located at the 16000 block of Hipp Way and is comprised of a portion of Alachua County Tax Parcel No. 03135-000-000, and is approximately 19 acres in size. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the project, and to seek public input and comments.

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Contact Person: Jay Brown, P.E. @ JBrown Professional Group Inc. (352) 375-8999

(Published: Alachua County Today - October 3, 2019)

JBrown Professional Group Inc.
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Gainesville, FL 32607

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GAINESVILLE, FL 32606

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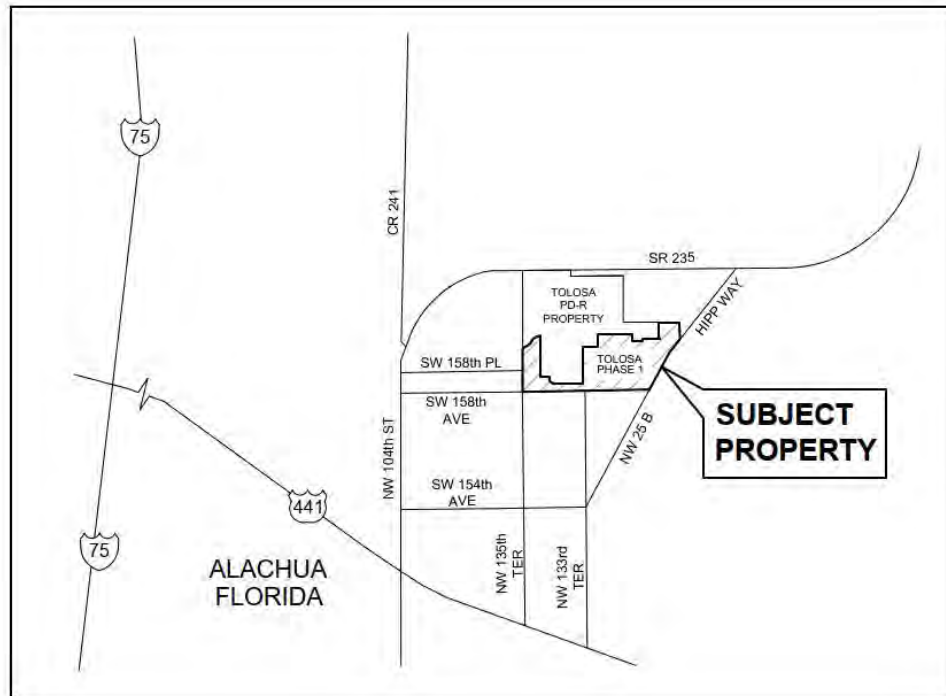


**You are cordially invited to attend a
Neighborhood Meeting for Tolosa PD-R - Phase 1**

A Neighborhood Meeting will be held to discuss the first development phase of the Tolosa PD-R. Tolosa – Phase 1 is a new single-family residential subdivision consisting of 43 lots. The property is located at the 16000 block of Hipp Way and is comprised of a portion of Alachua County Tax Parcel No. 03135-000-000, and is approximately 19 acres in size. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the project, and to seek public input and comments.

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Contact Person: Jay Brown, P.E. @ JBrown Professional Group Inc. (352) 375-8999



LOCATION MAP

NTS

TOLOSA PD

Environmental Assessment and Listed Species Survey

**Alachua County Parcel Number:
03135-000-000**

December 2018 - *revision*

Prepared for:

J Brown Professional Group

Prepared by:



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Figure 1: Site Location

Figure 2: USGS 24k Topoquad

Figure 3: NRCS Soils

Figure 4: FLUCFCS

APPENDICES

Appendix A: FNAI Biodiversity Matrix Query

PROJECT OVERVIEW

Verde Environmental Co. (Verde) was retained by J. Brown Professional Group to complete an environmental assessment and listed species survey of the Tolosa PD property (Alachua County Parcel No. 03135-000-000). The parcel is an undeveloped 50.45-acre (more or less) tract of land located along State Road 235 in the City of Alachua, Alachua County, Florida. This assessment documents the natural communities and the presence of, or potential for, listed wildlife or plant species within the Tolosa PD property in fulfillment of the City of Alachua's land development ordinances, Specifically Sub Part B, Sections 2.4.3, 3.6.2, 3.6.3, and 6.9. Listed species include wildlife and plant species listed as Endangered, Threatened, or Species of Special Concern listed in rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C., and in 50 Code of Federal Regulations 17.12. The condition of onsite habitat and potential wildlife use was evaluated by conducting field site visits and reviewing pertinent databases maintained by the Florida Natural Areas Inventory (FNAI), Alachua County, the Suwannee River Water Management District (SRWMD), and the Florida Fish and Wildlife Conservation Commission (FWC) for land cover, listed species habitat, anticipated wildlife utilization and documented occurrences of rare species or community types on or adjacent to the property.

PROJECT LOCATION

The Tolosa PD property is located immediately south of State Road 235 (SR 235), approximately one mile north-northeast of the intersection of SR 235 and US Highway 441 in Alachua, Florida (Figure 1). The subject parcel is more specifically located between SR 236 to the north, 158th Street to the south, a powerline easement (including a portion of the Northwest 135th Terrace Right-of-Way) to the west, and Hipp Way to the east. The surrounding landscape consists almost entirely of residential land uses. The Tolosa PD property is currently managed for timber production.

METHODOLOGY

A Verde scientist visited the site on October 17, 2017, January 31, 2018 and July 2, 2018. During these site visits, the property was thoroughly traversed on foot. The condition of onsite habitats, existing community structure, and direct or indirect observations (i.e., scat, tracks, burrows, nests, etc.) of listed species and the extent of potential habitats were recorded. Verde scientists evaluated onsite vegetative communities in accordance with the Florida Land Use, Cover, and Forms Classification System (FLUCFCS, FDOT 1999). A site specific Florida Natural Area Inventory (FNAI) Biodiversity Matrix Query was obtained for the property and adjacent areas (Appendix A). The results of the query were reviewed to determine the potential for listed species on and around the Tolosa PD property.

RESULTS AND DISCUSSION

Landscape and Hydrology

The Tolosa PD property primarily slopes down from east to west with elevations ranging from approximately 145 to 90 ft-NAVD. The high point of the site is located near the eastern boundary. From here, the topography slopes down to the south, east, and northeast (Figure 2). An unnamed ephemeral creek bisects the northwest corner of the property. This creek originates offsite to the north and flows onto the property via a culvert located under SR 235. The creek then flows west-southwest toward an offsite wetland located on the adjacent parcel to the west. The lower lying

areas within and adjacent to the creek support a hardwood swamp community. Except for runoff from SR 235 and creek flow through the associated culvert, onsite hydrologic conditions are largely associated with direct rainfall. There are no Special Flood Hazard Areas mapped within the Tolosa PD property.

Soils

The Natural Resources Conservation Service (NRCS) has mapped eleven soil types within the subject parcel (Figure 3). All onsite soils are characterized as sand or fine sand. The soil drainage classes range from well drained (Arredondo, Fort Meade, Kendrick, and Gainesville) to very poorly drained (Pomona). Very little to no change in habitat type was observed between soil types, although the creek and associated wetlands were mostly associated with the Pomona fine sand.

Land Use and Natural Communities

Verde scientists classified/verified three different land cover types within the Tolosa PD property (Figure 4). These three land cover classifications include upland conifer forest (4100), upland hardwood conifer mixed (4340), and stream and lake swamp/bottomland (6150). Adjacent offsite land use/cover also includes various residential land uses (FLUCFCS 1110, 1130, and 1230) in addition to the three types found onsite. The habitats observed onsite are common within the landscape surrounding the property, and their condition and species composition is as expected for forested habitats near residential land uses. Each onsite community is discussed in more detail below.

Upland Conifer Forest (FLUCFCS 4100)

This habitat occupies areas of higher elevation within the center and east portions of the Tolosa PD property and represents more than half of the entire project area. Historically, this habitat was managed as improved pasture, but active management ceased in the mid-1990s and a forest community began to naturally establish itself. Prior to recent tree harvesting work, this community was characterized by a closed canopy and relatively open understory. The canopy was dominated by loblolly pine (*Pinus taeda*). Co-dominant canopy species included laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), pignut hickory (*Carya glabra*), sweetgum (*Liquidambar styraciflua*), black cherry (*Prunus serotina*), and camphor tree (*Cinnamomum camphora*). The sparsely vegetated understory and groundcover strata were dominated by common persimmon (*Diospyros virginiana*), green briar (*Smilax* sp.), woods grass (*Oplismenus setarius*), sedges (*Carex* sp.), wood sorrel (*Oxalis corniculata*), beggar tick (*Bidens alba*), coral ardisia (*Ardisia crenata*), goldenrod (*Solidago* sp.), American beauty berry (*Callicarpa americana*), blackberry (*Rubus* sp.), grapevine (*Vitis* sp.), and various canopy tree saplings and seedlings. Most of the canopy trees were harvested after the October 2017 site visit and before January 31, 2018. A scattering of canopy trees remains, but the area is now dominated by moderately dense understory and groundcover strata comprised of tree saplings, American beauty berry, green briar, blackberry, goldenrod, Florida betony (*Stachys floridana*), beggar tick, coral ardisia, sedges, wood sorrel, and grapevine.

The upland conifer forest provides fair value to local wildlife. Although the forest was not intensively managed compared to a typical pine plantation, the age/size structure of the canopy trees was similar to an even-aged plantation and the forest generally lacked large canopy trees preferred for nesting. The sparse understory and groundcover strata provided minimal cover and foraging value, although there was a fair amount of mast for browsing wildlife. While the habitat

does now provide additional cover and forage value following the recent harvest, it still lacks large canopy trees.

Upland Hardwood Forest (FLUCFCS 4340)

The upland hardwood forest is found at slightly lower elevations around the property's perimeter. Like the conifer forest community described above, this habitat is also characterized by a closed canopy and relatively open understory. The canopy is dominated by a mixture of laurel oak, live oak, hickory, black cherry, sweetgum, southern magnolia (*Magnolia grandiflora*), chinaberry (*Melia azedarach*), and camphor tree. The understory and groundcover is dominated by coral ardisia, Florida betony, green briar, common persimmon, wood sorrel, woods grass, partridge berry (*Mitchella repens*), American pokeweed (*Phytolacca americana*), American beauty berry, and various tree saplings. The upland hardwood forest provides fair or moderate value to local wildlife. The canopy does include a mix of larger trees suitable for nesting, but the understory and groundcover strata provide minimal cover and foraging value do to an increased abundance of non-native and invasive species.

Stream and Lake Swamp/Bottomland (FLUCFCS 6150)

This habitat is a narrow feature associated with the ephemeral creek that bisects the northwest corner of the property. The upper half of the creek consists of a sinuous channel with steep banks and a narrow riparian wetland habitat along the creek's edge. The creek and wetland widen as one moves downstream eventually developing multiple flow channels within a broader bottomland forest near the western property boundary. This creek and wetland habitat is dominated by sweetgum, sugarberry (*Celtis laevigates*), red maple (*Acer rubrum*), southern magnolia, laurel oak, pignut hickory, Carolina ash (*Fraxinus caroliniana*), Chinaberry, coral ardisia, trumpet creeper (*Campsis radicans*), Walter's viburnum (*Viburnum obovatum*), green briar, woods grass, wood sorrel, smooth beggar tick (*Bidens laevis*), maiden fern (*Thelypteris* sp.), American pokeweed, sedges, and goldenrod. The upper reaches of the stream and bottomland habitat provide similar habitat value as the upland hardwood forest discussed above. The lower third of this wetland (after the habitat widens) provides higher nesting, foraging, and cover value sufficient for most local wildlife species do to an increase in small openings in the canopy capable of supporting a denser groundcover stratum. However, even here, the value is less than optimal due to an abundance of invasive species.

Wildlife Utilization

Verde scientists observed (directly or indirect evidence of) white tailed deer (*Odocoileus virginianus*), raccoon (*Procyon lotor*), pileated woodpecker (*Dryocopus pileatus*), eastern gray squirrel (*Sciurus carolinensis*), and nine-banded armadillo (*Dasypus novemcinctus*) during site visits to the property. Provided the property's location and condition of onsite habitats, there is potential for Virginia opossum (*Didelphis virginiana*), turkey (*Meleagris gallopavo*), cottonmouth (*Agkistrodon piscivorus*), black racer (*Coluber constrictor*), and various other woodpeckers, songbirds, small mammals, reptiles, and amphibians to also utilize the site.

Listed Plant Species and Their Habitats

No listed plant species or their preferred habitats were observed on site. The site-specific FNAI Biodiversity Matrix Query identified five State-listed plant species as potentially occurring in the area. These include the incised groove-bur (*Agrimonia incisa*), many-flowered grass-pink (*Calopogon multiflorus*), Florida spiny-pod (*Matelea floridana*), Florida mountain-mint

(*Pycnanthemum floridanum*), and silver buckthorn (*Sideroxylon alachuense*), all of which are listed as either Endangered or Threatened in the State of Florida. Species are returned as “potentially occurring” if the queried area is located within the known range of the species but no individuals have been documented on the property or within the local landscape. Although the Tolosa PD property is located within the accepted range of these five listed plant species, it is unlikely that they would be found onsite due to a lack of suitable habitat and current and past land management practices. The habitat requirements of these five species are discussed in more detail below.

Incised Groove-Bur (Threatened: State)

This species is primarily observed in fire-maintained pine-oak forests. Periodic fires within these habitats maintain a moderately open canopy with small forest openings dominated by a dense groundcover stratum of forbs and grasses. Occasionally, these forest openings can develop because of natural canopy tree mortality or windfall if a suitable seedbank exists (i.e. as long as the seed bank includes forb and graminoid species, rather than consisting primarily of tree and vine species). It is unlikely that incised groove-bur would be found onsite due to lack of habitat and absence of periodic fires.

Many-Flowered Grass-Pink (Threatened: State)

The Tolosa PD property does not provide suitable habitat for the many-flowered grass-pink. This species is most often found within flatwoods habitats (both mesic and wet flatwoods) in association with longleaf pine (*Pinus palustris*), saw palmetto (*Serenoa repens*), three-awn-grass (*Aristida* sp.), and various other forb and graminoid species. Flatwoods habitats are typically characterized as a pyrogenic community with an open canopy, sparse understory and dense groundcover stratum. This habitat type is lacking on the Tolosa PD property and the upland conifer forest described above is not suitable habitat for the many-flowered grass-pink.

Florida Spiny-Pod (Endangered: State)

This species can potentially be found within a variety of habitats ranging from mesic hammock to dry hardwood or mixed hardwood-conifer forests, often in association with recently formed canopy openings. However, it is unlikely that the Florida spiny-pod would be found onsite. The Florida spiny-pod would not be found within improved pasture, which much of the site was managed as prior to the 1990s, thus the species would not be expected to be found in the existing seed bank. Furthermore, the forest communities that have developed following the cessation of ranching is too young to have developed into an uneven age forest that would provide a mix of canopy trees and scattered forest openings.

Florida Mountain-Mint (Threatened: State)

The Florida mountain-mint is primarily found in wet flatwoods, openings in wetland forests, or edges along swamps. The species is also occasionally associated within floodplains or stream banks, where openings in the canopy support a dense groundcover stratum. Potential habitat for this species does exist in the lower third of the onsite wetland (FLUCFCS 6150), where the ephemeral creek and associated wetland widens. However, it is unlikely that the Florida mountain-mint would be found on the Tolosa PD property due to the increased prevalence of invasive plant species. The wetland canopy openings observed in the field supported a groundcover stratum dominated by coral ardisia.

Silver Buckthorn (Endangered: State)

The Tolosa PD property does not provide suitable habitat for the silver buckthorn. This species is found within calcareous upland forests, most often around limestone sinks or shell middens. No sink holes were observed on the Tolosa PD property.

Listed Wildlife Species and Their Habitats

No listed animal species were observed during this environmental assessment. The FNAI Biodiversity Matrix Query returned one listed species, The Eastern indigo snake (*Drymarchon couperi*), as likely occurring within the area (i.e. the snake has been documented near, but not on the property or adjacent parcels). The matrix query also identified the Florida burrowing owl (*Athene cunicularia floridana*), short-tailed snake (*Lampropeltis extenuata*), gopher tortoise (*Gopherus polyphemus*), Florida pine snake (*Pituophis melanoleucus mugitus*), Florida sandhill crane (*Grus canadensis pratensis*), gopher frog (*Rana capito*), Florida mouse (*Peromyscus floridanus*), and Sherman's fox squirrel (*Sciurus niger shermani*) as species that could potentially be found in the area.

These species returned by the FNAI Biodiversity Matrix Query would not likely utilize the property to any significant extent due to current property management, the property's proximity to residential land uses, and general lack of preferred habitat. The habitat requirements of each species, and their potential to be found onsite, is discussed in more detail below.

Eastern Indigo Snake (Threatened: Federal and State)

There is little potential for indigo snakes to occupy this site due to the lack of suitable habitat on the property. Although the species commonly feeds in wetlands during summer months, indigo snakes require burrows within sandy, upland habitats for overwintering. Indigo snakes are most often observed as commensal species with gopher tortoises, utilizing tortoise burrows during winter months. The lack of tortoise burrows on the property decreases the likelihood of indigo snakes utilizing the property's habitats.

Florida Burrowing Owl (Species of Special Concern: State)

Utilization of the property by burrowing owls is unlikely due to the lack of high, well drained, sparsely vegetated sandy habitat such as dry prairie and sandhill. Burrowing owls are also often found in ruderal habitats (e.g. pastures, airports, vacant fields, and road right-of-ways) provided the area has a sparsely vegetated canopy or the canopy is entirely absent. The forested upland habitats found onsite are not conducive to supporting burrowing owl populations.

Short-Tailed Snake (Threatened: State)

The short-tailed snake prefers dry sandhill, xeric hammock, sand pine scrub or other similar sandy habitats with a relatively open or absent canopy. This type of habitat is not found on the Tolosa PD property; thus, it is unlikely that short-tailed snakes would be found onsite.

Gopher Tortoise (Threatened: State)

No gopher tortoises were observed during the site visit and it is unlikely that tortoises would utilize any portion of the property. Tortoises prefer dry, well drained habitats dominated by herbaceous vegetation and a sparse canopy or shrub stratum. Although the recently harvested

upland forests currently lack a closed canopy, there is minimal tortoise habitat adjacent to the Tolosa PD property and it is unlikely that tortoises would migrate onsite.

Florida Sandhill Crane (Threatened: State)

The Tolosa PD property does not provide suitable habitat for the Florida sandhill crane. This species nests and forages within wet prairies, shallow freshwater marshes, wet pasturelands or other open wetland habitat, often foraging within the transitional zones between deep marshes and adjacent dry prairies and pastures. The Florida sandhill crane avoids forested habitats and would not be found onsite.

Gopher Frog (Species of Special Concern: State)

There is little potential for gopher frogs to occupy the site due to the lack of their preferred habitat, dry sandhill and scrub. Furthermore, like the indigo snake, gopher frogs are frequently observed as commensal species with gopher tortoises, utilizing tortoise burrows as shelter during the day. The lack of tortoise burrows on the property further decreases the likely hood of gopher frogs inhabiting the property's uplands.

Florida Mouse (Species of Special Concern: State)

The Florida mouse has been primarily or exclusively documented in fire-maintained xeric habitats over deep, well-drained, sandy soils. The presence of this species is unlikely due to the lack of these habitats onsite.

Florida Pine Snake (Species of Special Concern: State)

Much like the short-tailed snake discussed above, the Florida pine snake prefers dry sandhill, xeric hammock, or sand pine scrub with a relatively open or absent canopy. This type of habitat is not found on the Tolosa PD property; thus, it is unlikely that the Florida pine snake would utilize the upland habitats onsite.

Sherman's Fox Squirrel (Species of Special Concern: State)

The Sherman's fox squirrel prefers mature, fire maintained longleaf pine-turkey oak sandhills and/or flatwoods. The species is also commonly observed along the edges of mature forests bordering open pastures. It is unlikely that fox squirrels will reside on the property due to the lack of a mature forest community and appropriate fire regime or other adjacent, open habitats.

CONCLUSION AND CONSIDERATIONS

In general, the land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife. Furthermore, none of the property is mapped as a special flood hazard zone or a high natural groundwater recharge area. The only environmentally sensitive land or feature found on the Tolosa PD property is the ephemeral creek and associated wetlands (Figure 4: FLUCFCS 6150).

The development plans dated November 2018 avoid impacts to the creek and wetland feature. No construction is proposed within the wetland and the associated 75-foot upland buffer. The plans do show a pedestrian trail (labeled on the drawing(s) as "Proposed 8' Neighborhood Trail"). This pedestrian trail does traverse a minor portion of the 75-foot upland buffer, but at no point does it come any closer than 60 feet from the wetland boundary. Trails of this nature, whether created

using pervious or impervious material, have no or de minimus effect on natural communities and associated wildlife habitat. As such, they are most often exempt from permitting or allowed under general permits designed to fast track the permitting process, provided certain design guidelines are followed. In the future, this trail system may be modified to include a pedestrian crossing over the wetland, connecting the development areas north and south of the creek. The location and design of this future crossing, if built, will be selected as to minimize any impact to the wetland habitat and to maintain a de minimus effect on wetland hydrology, vegetation and wildlife utilization.

FIGURES

TOLOSA PD

Environmental Assessment and Listed Species Survey

**Alachua County Parcel Number:
03135-000-000**

December 2018 - *revision*

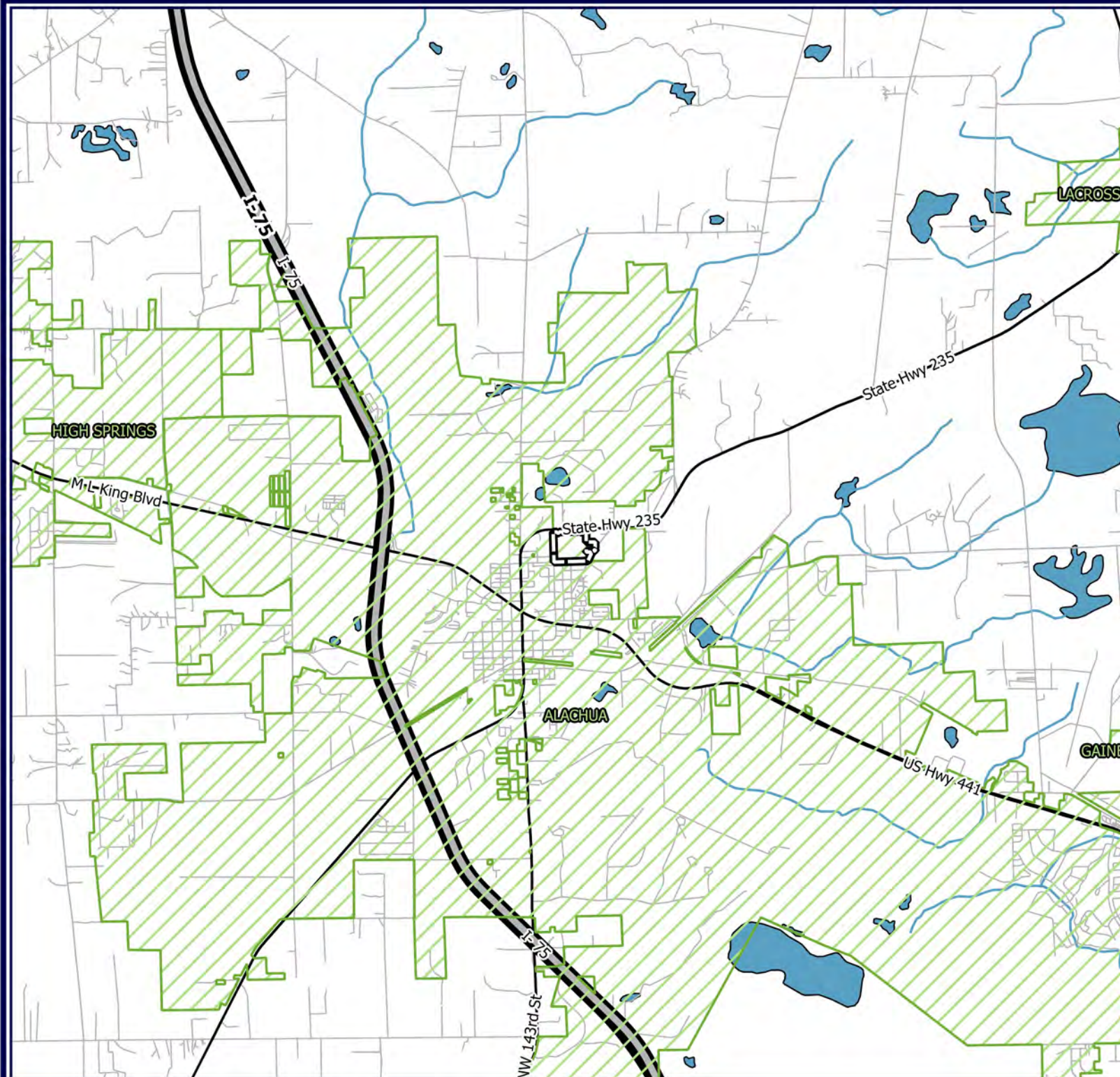
FIGURE 1: SITE LOCATION
TOLOSA PD
SR 235, ALACHUA, FL
ALACHUA COUNTY PARCEL:
03135-000-000



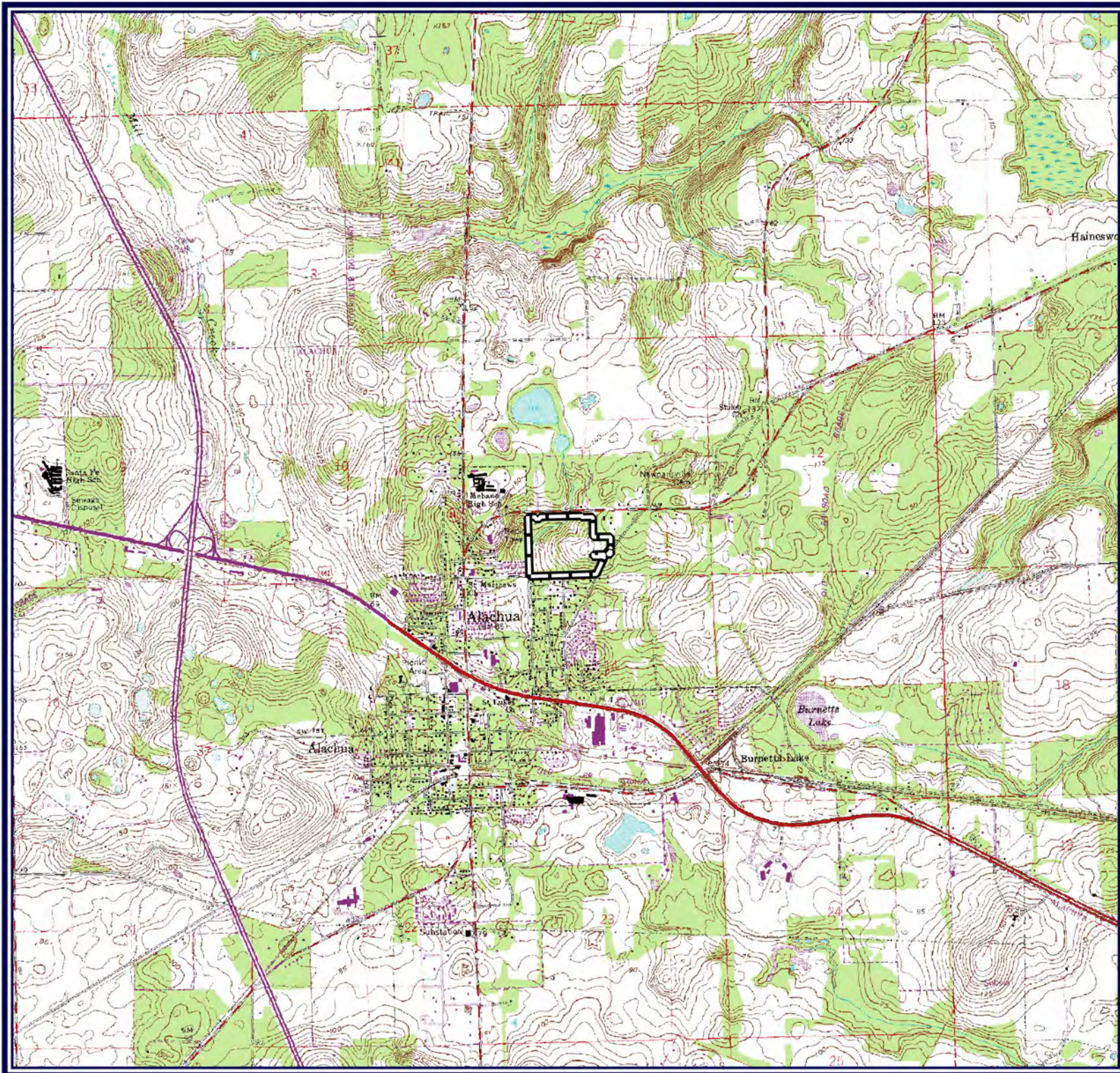
LEGEND

PARCEL BOUNDARY

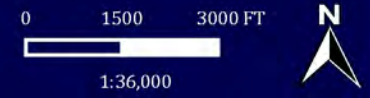
-  CITIES
-  INTERSTATES
-  HIGHWAYS
-  STREETS
-  STREAMS
-  WATER BODIES



DATA SOURCES: ALACHUA COUNTY, SRWMD, U.S.G.S./NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.



**FIGURE 2: USGS 24K TOPOQUAD
TOLOSA PD
SR 235, ALACHUA, FL
ALACHUA COUNTY PARCEL:
03135-000-000**



LEGEND

 PARCEL BOUNDARY



DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.

**FIGURE 3: NRCS SOILS
TOLOSA PD
SR 235, ALACHUA, FL
ALACHUA COUNTY PARCEL:
03135-000-000**

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1:3,000



LEGEND

 PARCEL BOUNDARY

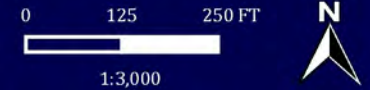
 NRCS SOILS

SYMBOL	MAPPING UNIT NAME	DRAINAGE CLASS	AREA ONSITE (AC.)
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	WELL DRAINED	6.05
4	ARREDONDO-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	WELL DRAINED	0.08
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	WELL DRAINED	3.87
20	TAVARES SAND, 0 TO 5 PERCENT SLOPES	MODERATELY WELL DRAINED	0.57
25	POMONA SAND, DEPRESSIONAL	VERY POORLY DRAINED	3.7
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	WELL DRAINED	4.26
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	WELL DRAINED	2.29
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	WELL DRAINED	11.71
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	SOMEWHAT POORLY DRAINED	6.73
76	BIVANS SAND, 5 TO 8 PERCENT SLOPES	POORLY DRAINED	3.39
77	BIVANS SAND, 8 TO 12 PERCENT SLOPES	POORLY DRAINED	7.8



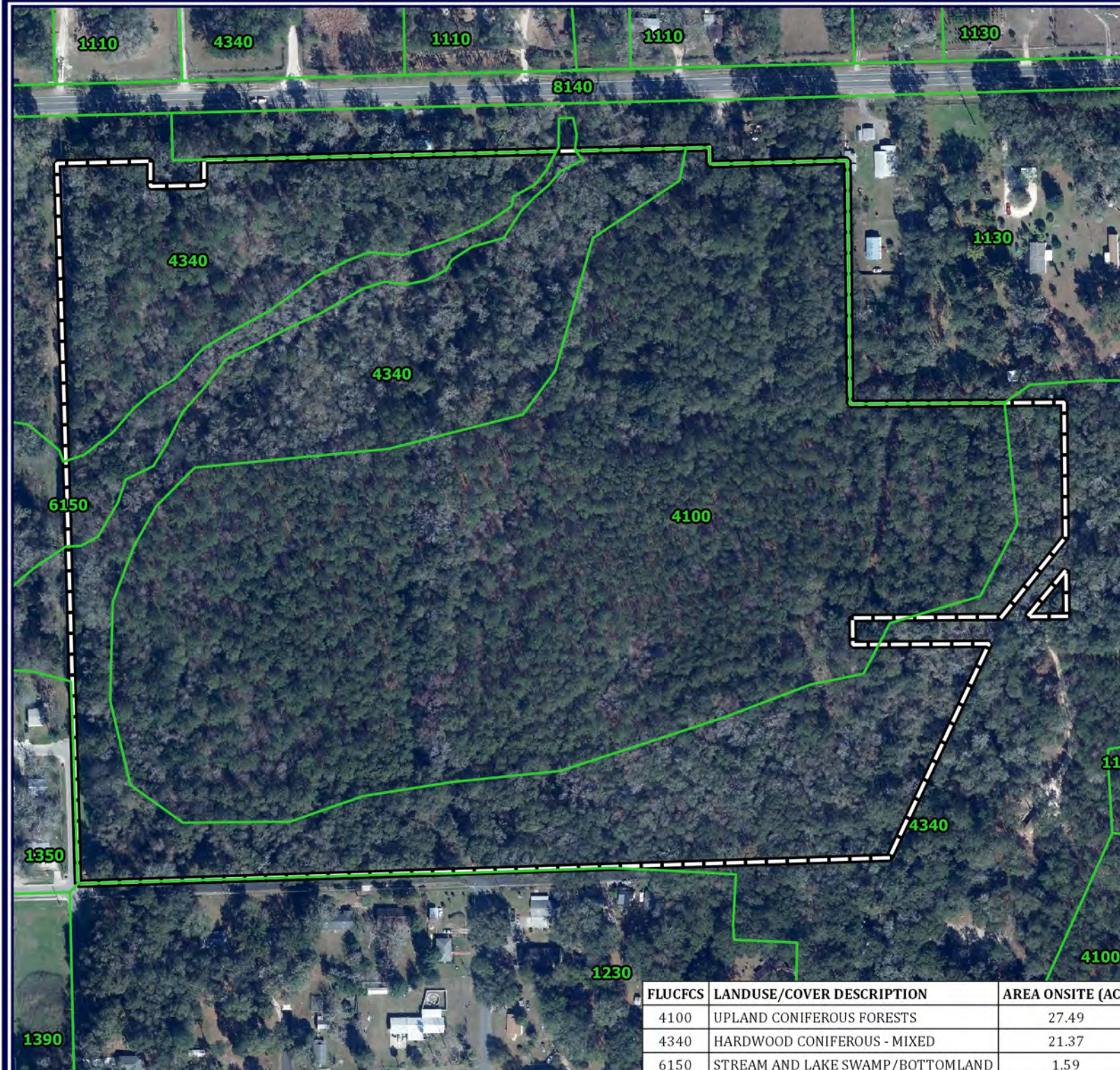
DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.

**FIGURE 4: FLUCFCS
TOLOSA PD
SR 235, ALACHUA, FL
ALACHUA COUNTY PARCEL:
03135-000-000**



LEGEND

-  PARCEL BOUNDARY
-  FLUCFCS



FLUCFCS	LANDUSE/COVER DESCRIPTION	AREA ONSITE (AC.)
4100	UPLAND CONIFEROUS FORESTS	27.49
4340	HARDWOOD CONIFEROUS - MIXED	21.37
6150	STREAM AND LAKE SWAMP/BOTTOMLAND	1.59



DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.

APPENDIX A

FNAI BIODIVERSITY MATRIX QUERY RESULTS

TOLOSA PD

Environmental Assessment and Listed Species Survey

**Alachua County Parcel Number:
03135-000-000**

December 2018 - *revision*



FLORIDA
Natural Areas
INVENTORY

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

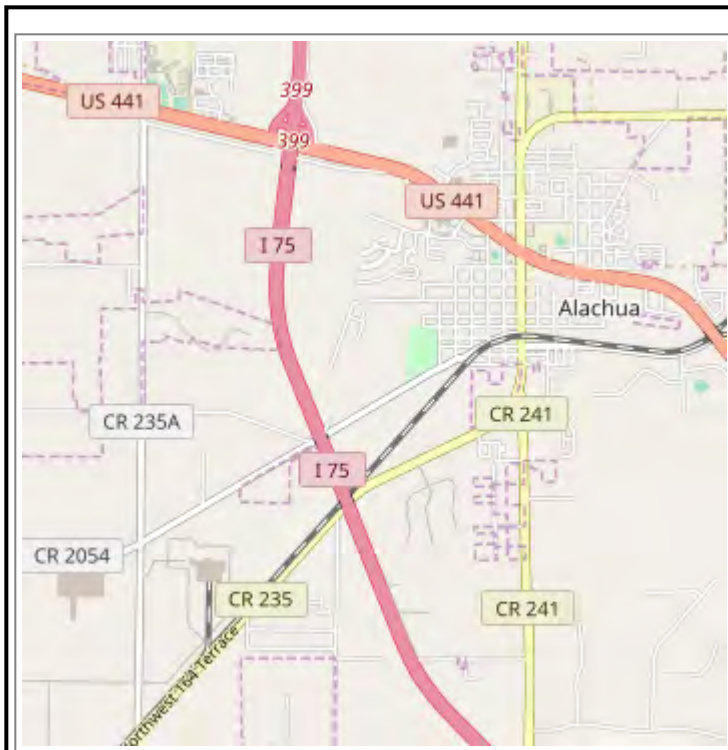
UNOFFICIAL REPORT

Created 7/5/2018

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 24844



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 24844

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24844

20 **Potential** Elements for Matrix Unit 24844

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
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<i>Agrimonia incisa</i> Incised Groove-bur	G3	S2	N	T
<i>Asplenium heteroresiliens</i> Wagner's Spleenwort	GNA	S1	N	N
<i>Asplenium plenum</i> Ruffled Spleenwort	G1Q	S1	N	N
<i>Asplenium x curtissii</i> Curtiss' Spleenwort	GNA	S1	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Calopogon multiflorus</i> Many-flowered Grass-pink	G2G3	S2S3	N	T
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Grus canadensis pratensis</i> Florida Sandhill Crane	G5T2T3	S2S3	N	ST
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lithobates capito</i> Gopher Frog	G3	S3	N	SSC
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E
<i>Myotis austroriparius</i> Southeastern Bat	G3G4	S3	N	N
<i>Neofiber alleni</i> Round-tailed Muskrat	G3	S3	N	N
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Pituophis melanoleucus mugitus</i> Florida Pine Snake	G4T3	S3	N	SSC
<i>Peromyscus floridanus</i> Florida Mouse	G3	S3	N	SSC
<i>Pycnanthemum floridanum</i> Florida Mountain-mint	G3	S3	N	T
<i>Sciurus niger shermani</i> Sherman's Fox Squirrel	G5T3	S3	N	SSC
<i>Sideroxylon alachuense</i> Silver Buckthorn	G1	S1	N	E
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T2	S2	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

April 10, 2018



Allison D. Megrath, AICP
101 East Silver Springs Blvd,
Suite 400,
Ocala FL 34470
Phone: 352.438.3046
Email: Allison.Megrath@kimley-horn.com

In response to your inquiry of April 10th 2018, the Florida Master Site File lists 1 archaeological site listed on the National Register and 1 historical cemetery associated with the following parcels in Alachua County:

Parcel ID: 03130-004-000, 03130-007-000, 03130-008-000, 03130-009-000 & 03135-000-000

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Sam M. Wilford.
Archaeological Data Analyst
Florida Master Site File
Sam.Wilford@dos.myflorida.com

December 26, 2019

Mr. Adam Hall, AICP
Principal Planner, City of Alachua
15100 NW 142nd Terrace / PO Box 9
Alachua, FL 32616

RE: Tolosa PD-R Phase 1 Preliminary Plat Application

Dear Adam:

This letter is to acknowledge our understanding that Homeowner's Association (HOA) documents including articles, bylaws, and covenants will be required to be submitted to the City of Alachua for review as part of the Preliminary Plat review process. The HOA documents are currently being drafted and will be provided with a future submittal. We also understand these documents will be required to comply with all applicable requirements of the PD ordinance, Developer's Agreement and the City LDR's.

Thank you for your continued cooperation and help during the Preliminary Plat review process.

Sincerely,



A. J. 'Jay' Brown Jr., P.E.
President, JBrown Professional Group Inc.

Cc: Luis Diaz
Ken O'Rorke
David A. Fisher

HUA

BLIC

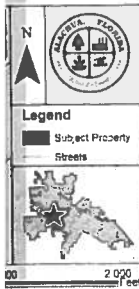
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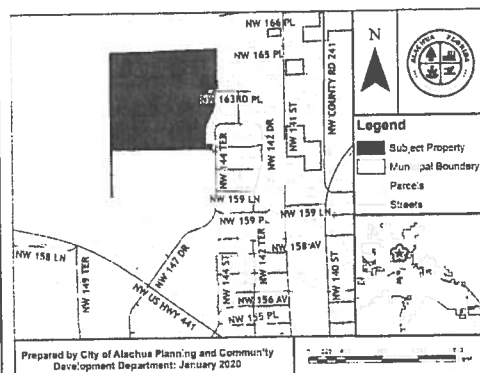


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x 9, Alachua, FL
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NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 8, 2020, 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 Christopher Gmuer, P.E., applicant and agent for Alachua Development Co., LLC, property owner, for consideration of the preliminary plat of Tara Baywood, which proposes the subdivision of a ±35.26 acre subject property into a maximum total of 211 townhouse lots, with associated common areas and right-of-way. The subject property is located north of Lowe's Home Improvement and the Baywood subdivision. Tax Parcel Number 03067-006-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family-6 ("RSF-6").

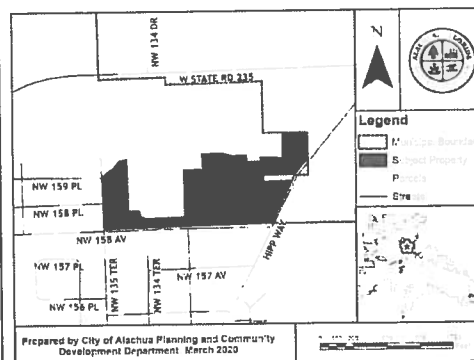


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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



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 9, 2020, 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 Anthony J. "Jay" Brown, Jr. P.F. of JBrown Professional Group, Inc, applicant and agent for Bentley Timber, LLC, property owner, for consideration of the preliminary plat of Tolosa Phase 1, which proposes the subdivision of a ±18.74 acre subject property into a total of 43 lots, with associated common areas and right-of-way. The subject property is located north of NW 158th Avenue and west of Hipp Way. Tax Parcel Numbers 03135-000-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development-Residential ("PD-R").

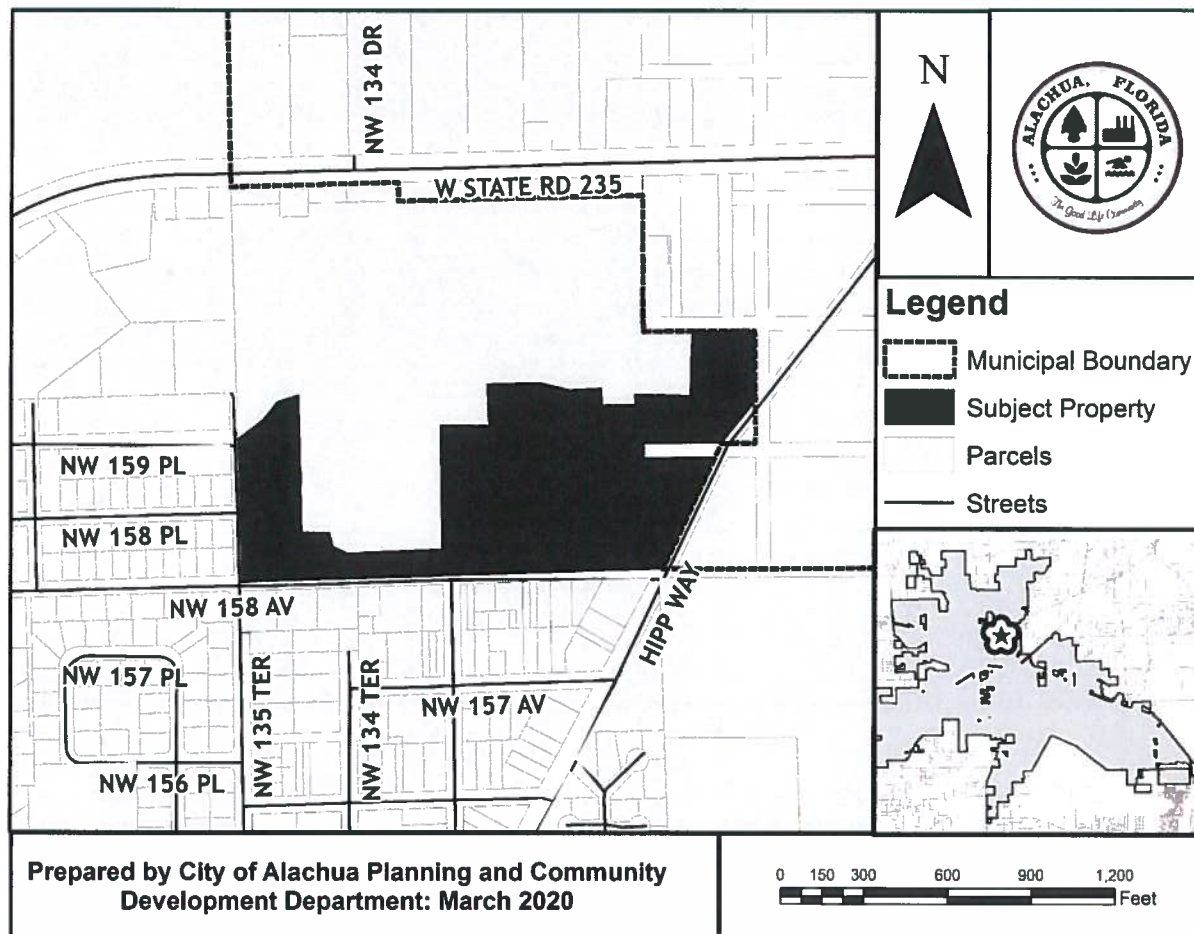


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Mailed 5/21/2020

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THE GOOD LIFE COMMUNITY

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03131-047-000
 ALLEN CHESTER JR
 PO BOX 974
 ALACHUA, FL 32615

03131-078-000
 SHARP ROBERT L LIFE ESTATE
 PO BOX 235
 ALACHUA, FL 32615

03216-010-008
 LOGAN CHRISTIE A
 PO BOX 186
 ALACHUA, FL

03143-001-001
 TOOMEY KERRY & MARTHA S
 12921 W SR-235
 ALACHUA, FL

03215-001-001
 LOGAN CHRISTIE A
 PO BOX 186
 ALACHUA, FL

03149-004-000
 HEITZMAN JOSEPH PAUL
 16013 HIPPI WAY
 ALACHUA, FL 32615

03233-032-000
 COLLINS MAMIE L LIFE ESTATE
 13208 NW 157TH AVE
 ALACHUA, FL 32615

03214-000-000
 SKLAR GROUP LLC
 21026 NW 167TH PL
 HIGH SPRINGS, FL 32615

03154-002-000
 HART & WASHINGTON HEIRS
 PO BOX 874
 ALACHUA, FL 32615

03130-013-000
 BROMENSCHENKEL ASHLEY KRISTINE
 13116 W STATE ROAD 235
 ALACHUA, FL 32615

03131-091-000
 UNDERWOOD WILLIAM N & SUZAN H
 PO BOX 138
 LA CROSSE, FL 32615

03130-001-000
 LEMNAH EULA W HEIRS
 13220 W STATE ROAD 235
 ALACHUA, FL 32615

03233-043-000
 MCCLAIN NATHANIEL JR
 PO BOX 645
 ALACHUA, FL

03233-008-000
 MOSLEY CASSIE
 GENERAL DELIVERY
 FORT WHITE, FL

03154-001-000
 HART ETHEL
 PO BOX 874
 ALACHUA, FL 32615

03218-020-004
 FLETCHER CONSTRUCTION LLC
 4510 NW 6TH PL
 GAINESVILLE, FL 32615

03130-011-000
 RODRIGUEZ FERNANDO & NANCY B
 13310 W STATE RD 235
 ALACHUA, FL 32615

03133-001-001
 CAIN WALLACE R
 PO BOX 100
 ALACHUA, FL

03130-006-000
 HARRIS MONICA KAY
 13232 W STATE RD 235
 ALACHUA, FL 32615

03131-084-000
 SHARPER & TUBBS
 PO BOX 351
 ALACHUA, FL 32615

03130-005-000
 LEMNAH & LEMNAH
 13220 W STATE RD 235
 ALACHUA, FL 32615

03234-000-000
 REED VALENTINE LLC
 321 YACHT CLUB DR
 FT WALTON BEACH, FL 32615

03233-003-000
 YOUNG MOZELLE
 13301 NW 158TH AVE
 ALACHUA, FL 32615

03131-081-000
 UNDERWOOD WILLIAM N & SUZAN H
 PO BOX 138
 LA CROSSE, FL 32615

03234-023-000
 BOOKER & HUNTER
 PO BOX 954
 ALACHUA, FL 32615

03217-000-000
 LOGAN CHRISTIE A
 PO BOX 186
 ALACHUA, FL

03233-036-000
 COLLINS MAMIE F LIFE ESTATE
 13208 NW 157TH AVE
 ALACHUA, FL

03130-003-000
 NCWT LLC
 14260 W NEWBERRY RD #200
 NEWBERRY, FL 32615

03218-020-003
 FLETCHER CONSTRUCTION LLC
 4510 NW 6TH PL
 GAINESVILLE, FL

03129-004-000
 CSL FLORIDA SYSTEM LLC
 BENTON BLDG STE 300 10802 EXECUTIVE CENTER DR
 LITTLE ROCK, AR

03233-003-001
JONES & PELHAM W/H
PO BOX 2286
ALACHUA, FL 32615

03130-010-000
DASA & PATEL
12503 W STATE ROAD 235
ALACHUA, FL 32615

03131-044-000
JOINER TONIA Q
PO BOX 1536
ALACHUA, FL 32615

03204-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL

03218-020-025
COLON-RODRIGUEZ & CRUZ-CARMONA W/H
15659 NW 136TH TER
ALACHUA, FL 32615

03233-028-000
BRIGGS & FLAGG & FLAGG III &
PO BOX 746
ALACHUA, FL 32615

03233-001-000
BURNS DAVID
13301 NW 158TH AVE
ALACHUA, FL

03216-010-001
MURPHY TRAVIS
3131 NW 111TH ST
GAINESVILLE, FL

03234-010-000
MITCHELL ALBERT
PO BOX 2342
ALACHUA, FL 32615

03133-002-001
CAIN WALLACE R
PO BOX 100
ALACHUA, FL

03130-008-000
BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL

03218-020-000
SWICK REALITY INC
15004 NW BURNETTES LAKE BLVD
ALACHUA, FL

03216-010-002
MURPHY TRAVIS
3131 NW 111TH ST
GAINESVILLE, FL

03130-009-000
BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL

03234-015-000
FAITH HOPE & CHARITY INC
PO BOX 327
ALACHUA, FL

03218-020-026
OCASIO & VILLAFANE W/H
15705 NW 136TH TER
ALACHUA, FL 32615

03233-002-000
JONES & PELHAM W/H
PO BOX 2286
ALACHUA, FL

03131-043-000
MARAF PROPERTY HOLDINGS LLC
2828 NW 142ND AVE
GAINESVILLE, FL 32615

03233-041-000
MCCLAIN NATHANIEL JR
PO BOX 645
ALACHUA, FL 32615

03233-012-000
ANDERSON WILLIE HEIRS
PO BOX 898
ALACHUA, FL 32615

03233-024-000
FLAGG BEATRICE M
PO BOX 326
ALACHUA, FL 32615

03129-010-000
FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32615

03218-010-004
MAUTJANA NARE ALPHEUS & KGADI WENDY
13685 NW 158TH AVE
ALACHUA, FL 32615

03129-010-002
PHILPOT IRA JUDSON
25323 N COUNTY RD UNIT 1491
ALACHUA, FL

03218-020-005
FLETCHER CONSTRUCTION LLC
4510 NW 6TH PL
GAINESVILLE, FL 32615

03216-010-006
CURTIS & CURTIS
PO BOX 194
ALACHUA, FL

03154-000-000
TOOMEY KERRY D & MARTHA S
12921 WEST STATE RD 235
ALACHUA, FL

03234-005-001
WALKER HENRIETTA HEIRS
PO BOX 1001
ALACHUA, FL 32615

03149-002-000
MARTIN & MELCHIOR
15311 NW 140TH ST
ALACHUA, FL 32615

03215-001-000
GRANT NUBARICK E
PO BOX 2378
ALACHUA, FL 32615

03216-010-007
 CRUZ JACOB EDWIN
 15708 NW 134TH TER
 ALACHUA, FL 32615

03131-086-000
 LEWIS DIANE R
 PO BOX 1421
 ALACHUA, FL 32615

03233-008-001
 REYNOLDS JACKIE & CAROLYN
 PO BOX 1218
 ALACHUA, FL 32615

03131-083-000
 UNDERWOOD WILLIAM N & SUZAN H
 PO BOX 138
 LA CROSSE, FL 32615

03129-010-001
 PHILPOT IRA JUDSON
 25323 N COUNTY RD UNIT 1491
 ALACHUA, FL

03149-001-000
 HEITZMAN THAD S HEIRS
 15311 NW 140TH ST
 ALACHUA, FL 32615

03131-046-000
 COLLINS MARTHA ANN HEIRS
 PO BOX 75
 ALACHUA, FL 32615

03218-020-027
 LOOKADOO SHALEAH SHERRICE
 13608 NW 157TH PL
 ALACHUA, FL 32615

03233-042-000
 WHITE WILMER III
 8612 BRIXTON CT
 JACKSONVILLE, FL 32615

03233-014-000
 SCHOONER DONALD
 2601 OAKDALE RD #209 STE H2
 MODESTO, CA

03233-011-000
 QUINCEY J S TRUSTEE
 18 NW 33RD CT
 GAINESVILLE, FL

03131-085-000
 RUSHING WILLIE & RUTHIE MAE
 PO BOX 985
 ALACHUA, FL 32615

03234-013-000
 FAITH HOPE & CHARITY DELIVERANCE CENTER INC
 PO BOX 327
 ALACHUA, FL

03130-012-000
 LEMNAH WAUNITA
 13220 W STATE ROAD 235
 ALACHUA, FL 32615

03154-002-001
 CAIN WALLACE R
 PO BOX 100
 ALACHUA, FL 32615

03130-013-001
 LEMNAH WAUNITA
 13220 W STATE ROAD 235
 ALACHUA, FL

03233-019-000
 MCCRAY JOHN & MARGARITE
 4901 NW 55TH PL
 FORT LAUDERDALE, FL

03149-003-000
 HEITZMAN FRANK BENJAMIN
 15855 HIPPI WAY
 ALACHUA, FL 32615

03133-002-000
 CAIN WALLACE R
 PO BOX 100
 ALACHUA, FL

03131-080-000
 DIXON LULA M
 13609 NW 158TH PL
 ALACHUA, FL 32615

03233-045-000
 ANDERSON & WILLIAMS
 PO BOX 187
 HIGH SPRINGS, FL 32615

03149-000-000
 HEITZMAN JON F LIFE ESTATE
 16117 HIPPI WAY
 ALACHUA, FL 32615

03215-000-000
 SIMMONS KENNETH L
 2833 NE 11TH DR
 GAINESVILLE, FL

03131-045-000
 GARRISON BERNICE HEIRS
 PO BOX 75
 ALACHUA, FL 32615

03141-000-000
 TOOMEY KERRY D & MARTHA S
 12921 W STATE RD 235
 ALACHUA, FL 32615

03131-087-000
 DIXON WILLETTE
 PO BOX 2435
 ALACHUA, FL 32615

03130-007-001
 BENTLEY TIMBER LLC
 16860 SILVER OAK CIRCLE
 DELRAY BEACH, FL

03233-027-000
 FLAGG HENRY JR & BEATRICE
 PO BOX 326
 ALACHUA, FL

03216-010-003
 DEGROAT BENJAMIN D
 15665 NW 135TH TER
 ALACHUA, FL 32615

03130-000-000
 PATEL & PATEL
 12503 WEST SR 235
 ALACHUA, FL 32615

03130-008-002
 SHETH VISVAMBHAR
 PO BOX 2668
 ALACHUA, FL 32615

03131-088-000
 BENNETT JEROME
 13612 NW 158TH AVE
 ALACHUA, FL 32615

03215-002-000
 LOGAN CHRISTIE A
 RO BOX 186
 ALACHUA, FL 32615

03130-004-000
 BENTLEY TIMBER LLC
 16860 SILVER OAK CIRCLE
 DELRAY BEACH, FL

03130-009-001
 TAMBURINO DOMINIC & RELOMATEE
 10101 SW 222ND ST
 MIAMI, FL

03233-017-000
 FILER MAMIE L
 13208 NW 157TH AVE
 ALACHUA, FL

03129-001-000
 KOLOMYIKO IVAN & GALINA
 14317 NW 142ND AVE
 ALACHUA, FL

03130-013-002
 STOKES-JONES PEGGY
 7204 NW 200TH TER
 ALACHUA, FL 32615

03218-020-002
 FLETCHER CONSTRUCTION LLC
~~4510 NW 6TH PL~~ 4510 NW 6th Pl
 GAINESVILLE, FL 32615

03131-048-000
 ATKINS & GREEN & MCLEOD & LEE
 13626 NW 158TH PL
 ALACHUA, FL 32615

03234-023-001
 BOOKER HEIRS & HUNTER
 PO BOX 954
 ALACHUA, FL

03234-005-000
 FAITH HOPE & CHARITY DEV CENT
 RO BOX 327
 ALACHUA, FL 32615

03218-020-028
 MOHAMMED CHAD REJAN
 13630 NW 157TH PL
 ALACHUA, FL 32615

03233-034-000
 COLLINS MAMIE LEE LIFE ESTATE
 13208 NW 157TH AVE
 ALACHUA, FL

03135-000-000
 BENTLEY TIMBER LLC
 16860 SILVER OAK CIRCLE
 DELRAY BEACH, FL

03141-001-000
 TOOMEY KERRY D & MARTHA S
 12921 W STATE RD 235
 ALACHUA, FL

03234-014-000
 FAITH HOPE AND CHARITY INC
 PO BOX 327
 ALACHUA, FL

03131-001-000 **5322**
 HEVIA ROBERTO & YVETTE
~~5322~~ WINDMILL PKWY
 EVANS, GA

03130-007-000
 DORITY WINSTON L & ANGELA
 13508 W STATE ROAD 235
 ALACHUA, FL 32615

03131-082-000
 WALLS WILLIE J
 281 E 143RD ST APT 11A
 BRONX, NY 32615

03131-089-000
 JENKINS SHELISIA V
 RO BOX 1071
 ALACHUA, FL 32615

03131-090-000
 FREENEY DIANNE
 PO BOX 223
 ALACHUA, FL 32615

03233-005-001
 JONES & PELHAM W/H
 PO BOX 2286
 ALACHUA, FL 32615

03131-079-000
 MARKHAM CLAUDINE
 13617 NW 158TH PL
 ALACHUA, FL 32615

03133-000-000
 SCHOOL BD OF ALACHUA CTY
 620 E UNIV AVE MEBANE MIDDLE SCHOOL
 GAINESVILLE, FL 32615

03218-020-044
 GARCIA & MARRERO W/H
 13615 NW 157TH PL
 ALACHUA, FL 32615

03131-042-000
 CAPOBIANCO CARL
 13518 NW 158TH PL
 ALACHUA, FL 32615

03218-020-006
 FLETCHER CONSTRUCTION LLC
 4510 NW 6TH PL
 GAINESVILLE, FL 32615

03218-020-001
 FLETCHER CONSTRUCTION LLC
 4510 NW 6TH PL
 GAINESVILLE, FL 32615

03233-010-000
 ANDERSON GLENN Z
 RO BOX 898
 ALACHUA, FL 32615

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

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Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Antoinette Indelicato
5562 NW 93rd Ave
Gainesville, FL 32653

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 601

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

JBrown Professional Group
3530 NW 43rd St
Gainesville, FL 32606

President - TCMOA
1000 Turkey Creek
Alachua, FL 32615

City of Alachua
Attn: Adam Boukari, City Mgr
PO Box 9
Alachua, FL 32616

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Hugh & Jean Calderwood
PO Box 2307
Alachua, FL 32616

Craig Parenteau
FL Dept of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

AFFIDAVIT FOR POSTED LAND USE SIGN

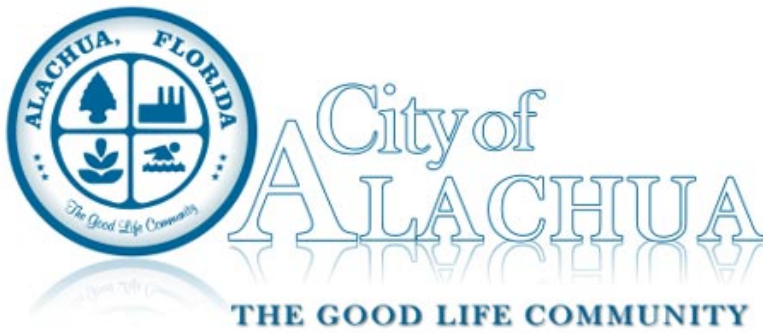
I Kyle Wilkins, POSTED THE LAND USE
(Name)
SIGN ON 05-20-20 FOR THE Tolosa PD-R Phase 1 Prelim Plat
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.


(Signature)

Five (5)
(Number of signs)



Board/Committee Agenda Item

MEETING DATE: 6/9/2020

SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for 441 Development Group of Alachua County, LLC, property owner, to amend the Official Zoning Atlas from Agriculture (Alachua County) to Community Commercial (CC) on ±18 acres and to Residential Single Family – 4 (RSF-4) on ±10.2 acres on a ±28.2 acre subject property. Consisting of Tax Parcel Number 05898-005-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of 441 Development Group of Alachua County, LLC to the City Commission with a recommendation to approve upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of 441 Development Group of Alachua County, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.

Summary

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., applicant and agent for 441 Development Group of Alachua County, LLC, property owner, for the consideration of the rezoning of the subject property from Alachua County Agriculture (A [County]) to Community Commercial (CC) on ±18 acres and to Residential Single Family – 4 (RSF-4) on ±10.2 acres) on a ±28.2 acre subject property.

The subject property is located south of NW US Highway 441, approximately 1,300 feet west of the intersection of NW US Highway 441 and Turkey Creek Boulevard and approximately 800 feet east of the intersection of NW US Highway 441 and County Road 237. Approximately half of the subject property is comprised of planted pecan trees with the remainder comprised natural wooded areas.

The property is presently vacant. Farm Credit of Florida and part of the Turkey Creek community are located to the west of the subject property. Turkey Creek is also located to the south of the subject property. In addition a single family residence is located on a large lot to the south. Lands to the east are undeveloped and wooded. US Highway 441 is located to the north.

The Future Land Use Map (FLUM) Designations of the subject property were amended in 2009 to Community Commercial and Moderate Density Residential, however, the property has retained its Alachua County zoning since this time. The property owner seeks to rezone the subject property to place a zoning designation on the property that is

time. The property owner seeks to rezone the subject property to place a zoning designation on the property that is consistent with the underlying FLUM Designations.

The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Community Commercial zone district is established and described in Section 3.5.2(C) of the City's Land Development Regulations (LDRs):

3.5.2(C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

The general purposes of the residential zone districts established by the City's Land Development Regulations (LDRs) are described in Section 3.4.1 of the LDRs:

The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:

(A) *Provide appropriately located lands for residential development.* Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) *Protect from harmful effects.* Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and

(C) *Provide lands with varying degrees of density.* Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The specific purpose of the RSF-4 zoning district are described in Section 3.4.2(C) of LDRs:

RSF-4, Residential Single-Family-4. The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.

ATTACHMENTS:

Description

- ▢ Staff Report & Staff Supporting Materials
- ▢ Draft Ordinance
- ▢ Application & Supporting Materials
- ▢ Public Notice Materials for the 6/9/20 PZB Meeting



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

June 9, 2020

SUBJECT:	A request to amend the Official Zoning Atlas from Agriculture (Alachua County) to Community Commercial (CC) on ±18 acres and to Residential Single Family – 4 (RSF-4) on ±10.2 acres
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP EDA Consultants, Inc.
PROPERTY OWNER:	441 Development Group of Alachua County, LLC
LOCATION:	South of NW US Highway 441, approximately 1,300 feet west of the intersection of NW US Highway 441 and Turkey Creek Boulevard and approximately 800 feet east of the intersection of NW US Highway 441 and County Road 237
PARCEL ID NUMBER:	05898-005-000
ACREAGE:	±28.2 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of 441 Development Group of Alachua County, LLC to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of 441 Development Group of Alachua County, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.</i>

SUMMARY

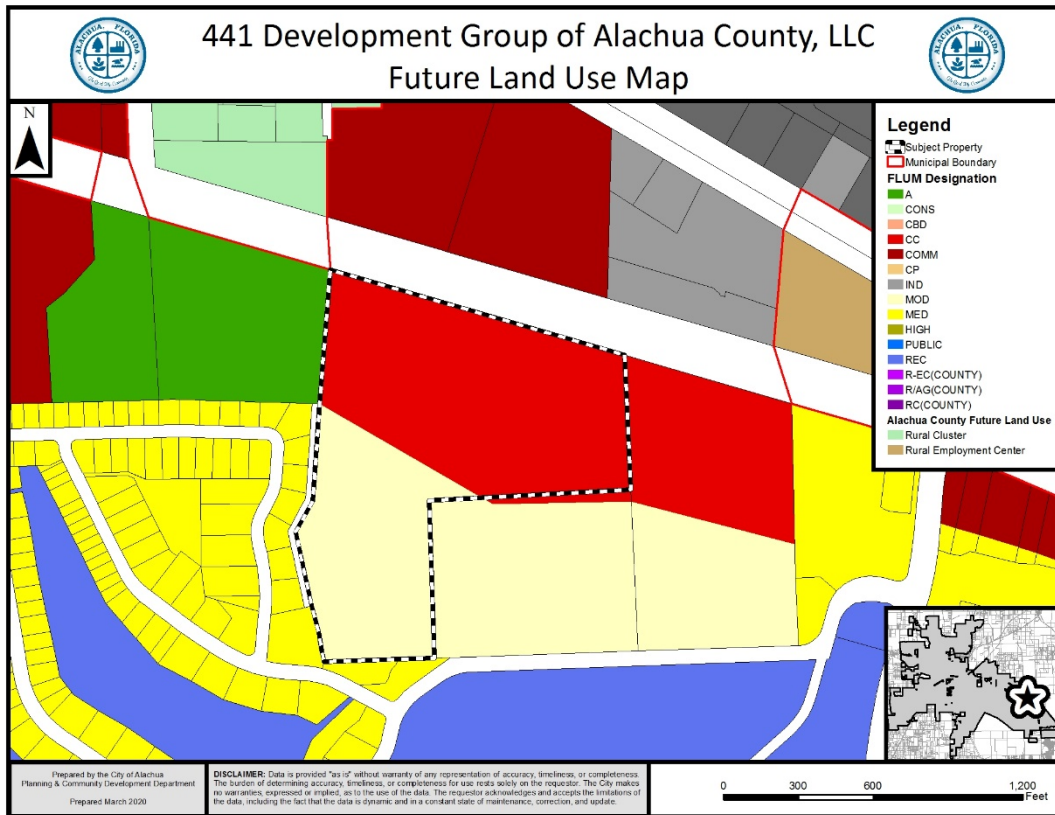
The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., applicant and agent for 441 Development Group of Alachua County, LLC, property owner, for the consideration of the rezoning of the subject property from Alachua County Agriculture (A [County]) to Community Commercial (CC) on ±18 acres and to Residential Single Family – 4 (RSF-4) on ±10.2 acres on a ±28.2 acre subject property.

The subject property is located south of NW US Highway 441, approximately 1,300 feet west of the intersection of NW US Highway 441 and Turkey Creek Boulevard and approximately 800 feet east of the intersection of NW US Highway 441 and County Road 237. Approximately half of the subject property is comprised of planted pecan trees with the remainder comprised natural wooded areas.

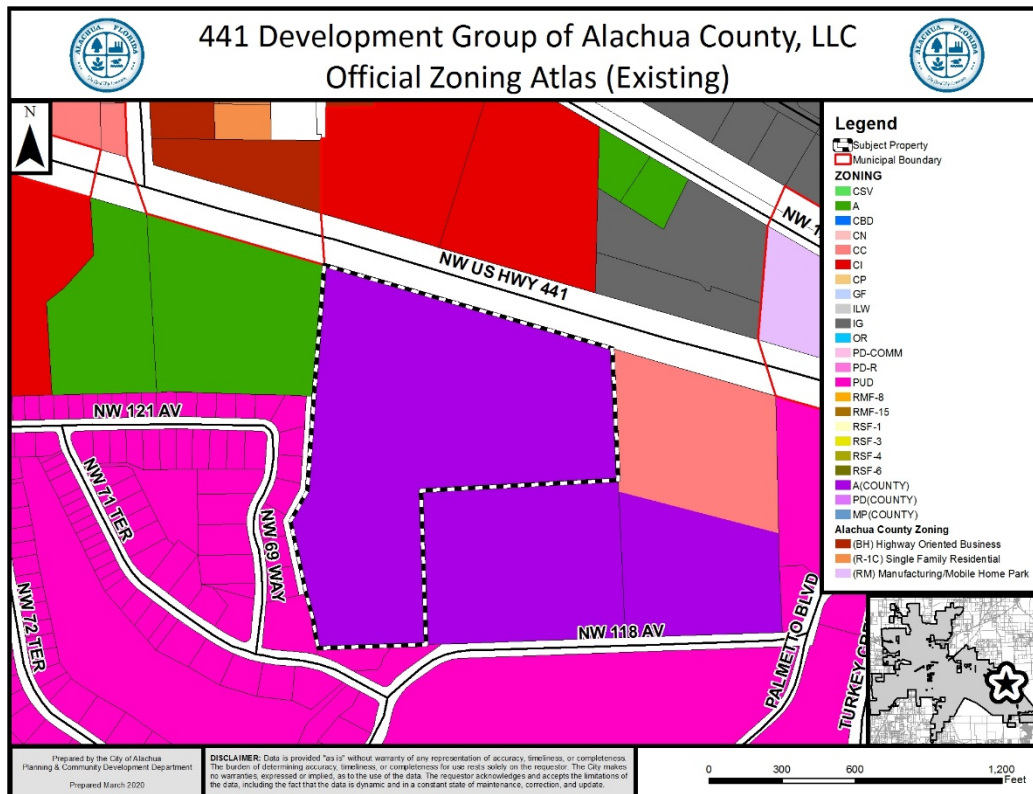
The property is presently vacant. Farm Credit of Florida and part of the Turkey Creek community are located to the west of the subject property. Turkey Creek is also located to the south of the subject property. In addition a single family residence is located on a large lot to the south. Lands to the east are undeveloped and wooded. US Highway 441 is located to the north. See Map 4., Vicinity Map, and Table 1, Surrounding Land Uses, below.

The Future Land Use Map (FLUM) Designations of the subject property were amended in 2009 to Community Commercial and Moderate Density Residential, however, the property has retained its Alachua County zoning since this time. The property owner seeks to rezone the subject property to place a zoning designation on the property that is consistent with the underlying FLUM Designations.

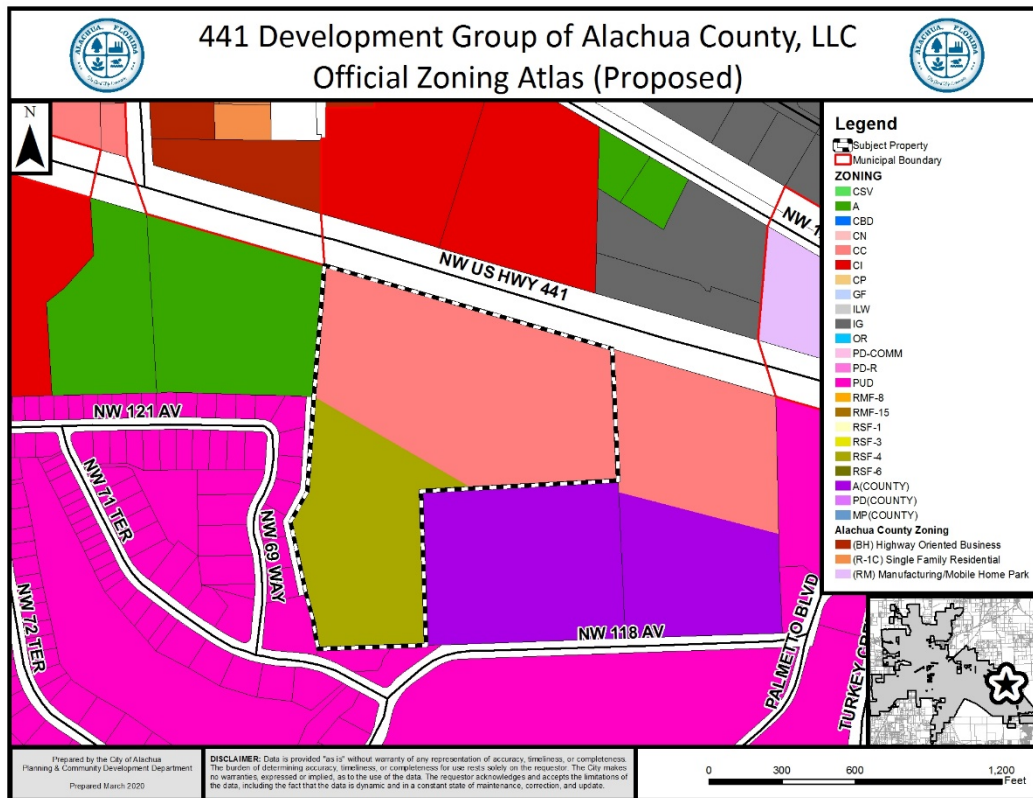
Map 1. Future Land Use Map with Subject Property



Map 2. Existing Official Zoning Atlas with Subject Property



Map 3. Proposed Official Zoning Atlas with Subject Property



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3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

- (A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;
- (B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
- (C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and
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- (B) *Protect from harmful effects.* Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and
- (C) *Provide lands with varying degrees of density.* Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

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RSF-4, Residential Single-Family-4. The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.

EXISTING USES

The subject property is primarily comprised of natural wooded areas. There is an existing single family residence located in the northwest corner of the subject property.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District	Proposed Zoning District
Zoning District:	Alachua County Agricultural (A [County])	Community Commercial (CC) (±18 acres)	Residential Single Family – 4 (RSF-4)
Max. Gross Density/ Maximum number of Dwelling Units:	0.2 dwellings/acre <i>Maximum 5 dwelling units on the subject property</i>	None	4 dwelling units per acre <i>Maximum 40 dwelling units on the subject property</i>
Floor Area Ratio/ Maximum Intensity:	N/A	0.50 FAR <i>Maximum 392,040 square feet nonresidential uses on the subject property</i>	N/A
Permitted Uses:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential uses	Live/Work Dwellings; Upper Story Dwellings; Community Services; Day Cares; Educational & Government Facilities; Health Care Facilities; Animal Care; Eating Establishments; Offices; Convenience Stores; Sales Establishments; Financial Institutions; Personal Services	Single-Family Detached Dwellings; Manufactured Homes; Community Residential Homes (6 or fewer residents);

SURROUNDING USES

Farm Credit of Florida and part of the Turkey Creek community are located to the west of the subject property. Turkey Creek is also located to the south of the subject property. In addition a single family residence is located on a large lot to the south. Lands to the east are undeveloped and wooded. US Highway 441 is located to the north.

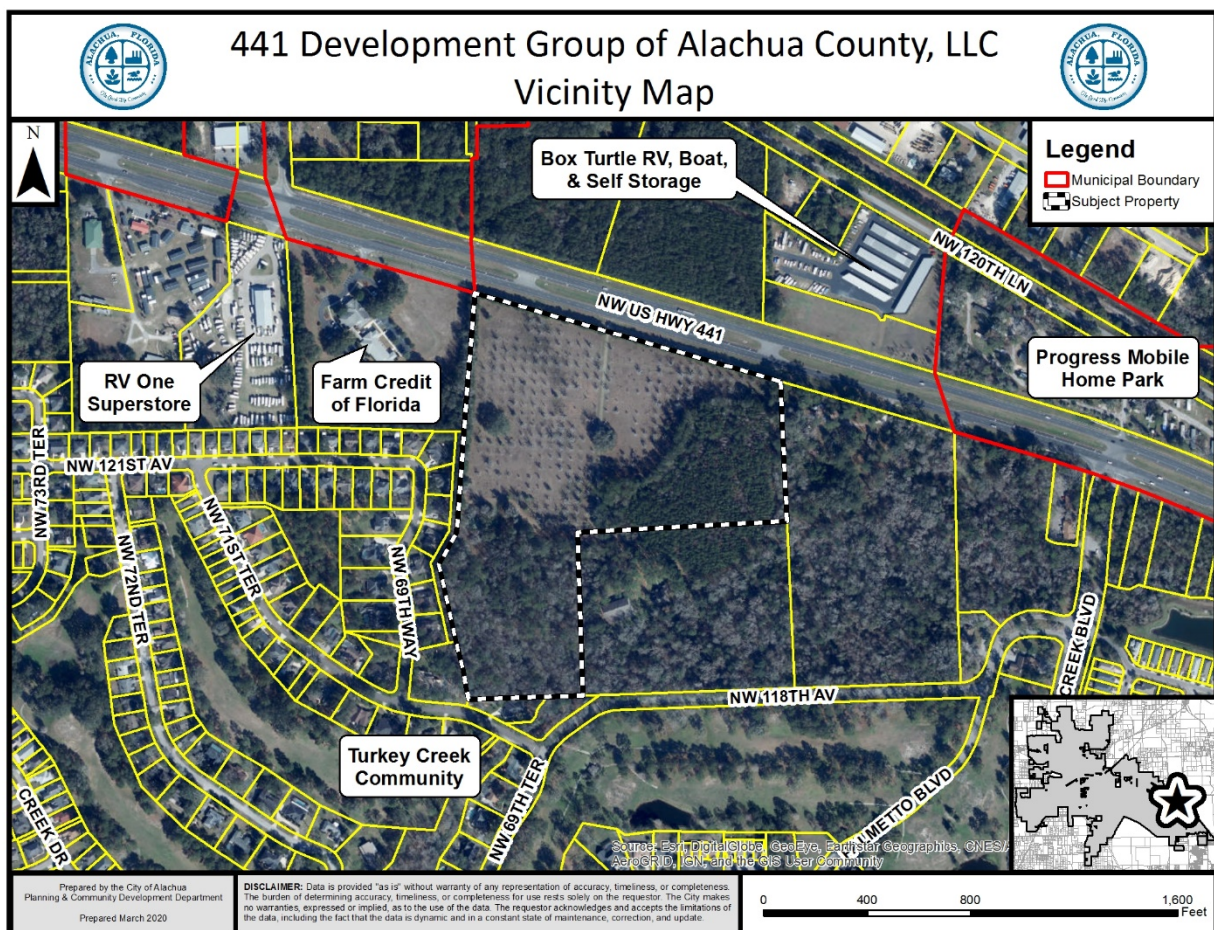
The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 4 provides an overview of the vicinity of the subject property.

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	US Highway 441	N/A	N/A
South	Turkey Creek Community; Single Family Residence	Moderate Density Residential; Medium Density Residential	Agriculture (Alachua County); Planned Unit Development (PUD)
West	Farm Credit of Florida; Turkey Creek Community	Agriculture; Medium Density Residential	Agricultural (A); Planned Unit Development (PUD)
East	Vacant Lands	Agriculture (Alachua County); Community Commercial	Agricultural (Alachua County); Community Commercial

Map 4. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified

of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

A Neighborhood Meeting was held on March 26, 2020, at the Alachua Library Branch to educate the owners of nearby land and any other interested members of the public about the application. The applicant was present and available to answer questions. As evidenced by materials submitted by the applicant, one (1) person attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials. In addition to the March 26, 2020 Neighborhood Meeting, the applicant sent a second mailed notice to all property owners within 400 feet of the subject property and those persons / organizations registered with the City for such notices to advise such individuals that comments may be provided by phone or in writing to the applicant.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from Agricultural (Alachua County) to Community Commercial (CC) (City of Alachua). Table 2 shows the existing FLUM designation and the proposed corresponding zoning designation. The proposed zoning designation is consistent with the existing FLUM Designation for the subject property.

Table 2. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Existing FLUM	Proposed Zoning Designation	Consistent
Portion of 05898-005-000	±18	Community Commercial	Community Commercial (CC)	☒
Portion of 05898-005-000	±10.2	Moderate Density Residential	Residential Single Family – 4 (RSF-4)	☒

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.3: Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of

retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

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

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

Analysis of Consistency with Objective 1.3 and Policy 1.3.a: The existing FLUM Designation of the area proposed to be rezoned to Community Commercial (CC) is Community Commercial, which is consistent with the proposed Community Commercial (CC) zoning.

Objective 1.2: Residential

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

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

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;

8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The Future Land Use Map (FLUM) Designation of the area proposed to be rezoned to Residential Single Family – 4 (RSF-4) is Moderate Density Residential, which permits a density of up to 4 dwelling units per acre. The zoning district proposed for the subject property, Residential Single Family – 4 (RSF-4), permits a maximum density of 4 dwelling units per acre, which is consistent with the Moderate Density Residential FLUM Designation.

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

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

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

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

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

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

minimum threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: A separate analysis of the environmental conditions can be found below in this report.

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

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

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, the development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities.

GOAL 9: Water and Wastewater Service:

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

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.1: The subject property is located within the City's potable water and wastewater service areas. Any future development will be required to connect to potable water and wastewater facilities.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

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

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e: An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations, including minimum buffer requirements from wetlands and water bodies.

OBJECTIVE 1.10: Wetlands

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

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water.	100' average 75' minimum

Analysis of Consistency with Objective 1.10 and Policy 1.10.g: According to best available data, a wetland may be located in the southern portion of the property. Should development of the subject property be proposed, a field delineation of any wetland areas will be required, and buffers as set forth in Policy 1.10.g shall be required.

OBJECTIVE 1.12: Water Resources

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

Policy 1.12.b: The City shall inventory flowing surface water bodies within the City, utilizing topographic maps, or obtain an established inventory from an appropriate government agency. The inventory utilized should not identify water bodies in isolation; water bodies should be identified relative to their watersheds and basins.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum

Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water.	100' average 75' minimum

Analysis of Consistency with Objective 1.12 and Policies 1.12.b and 1.12.d: According to best available data, a portion of Turkey Creek traverses the southeast corner of the subject property. Should development of the subject property be proposed, the location of Turkey Creek will be field located, and buffers as set forth in Policy 1.12.d shall be required.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

According to best available data, a wetland may be located in the southern portion of the property.

Evaluation: Should development of the subject property be proposed, a field delineation of any wetland areas will be required, and buffers as set forth in Policy 1.10.g shall be required.

Creeks and Streams

According to best available data, a portion of Turkey Creek traverses the southeast corner of the subject property.

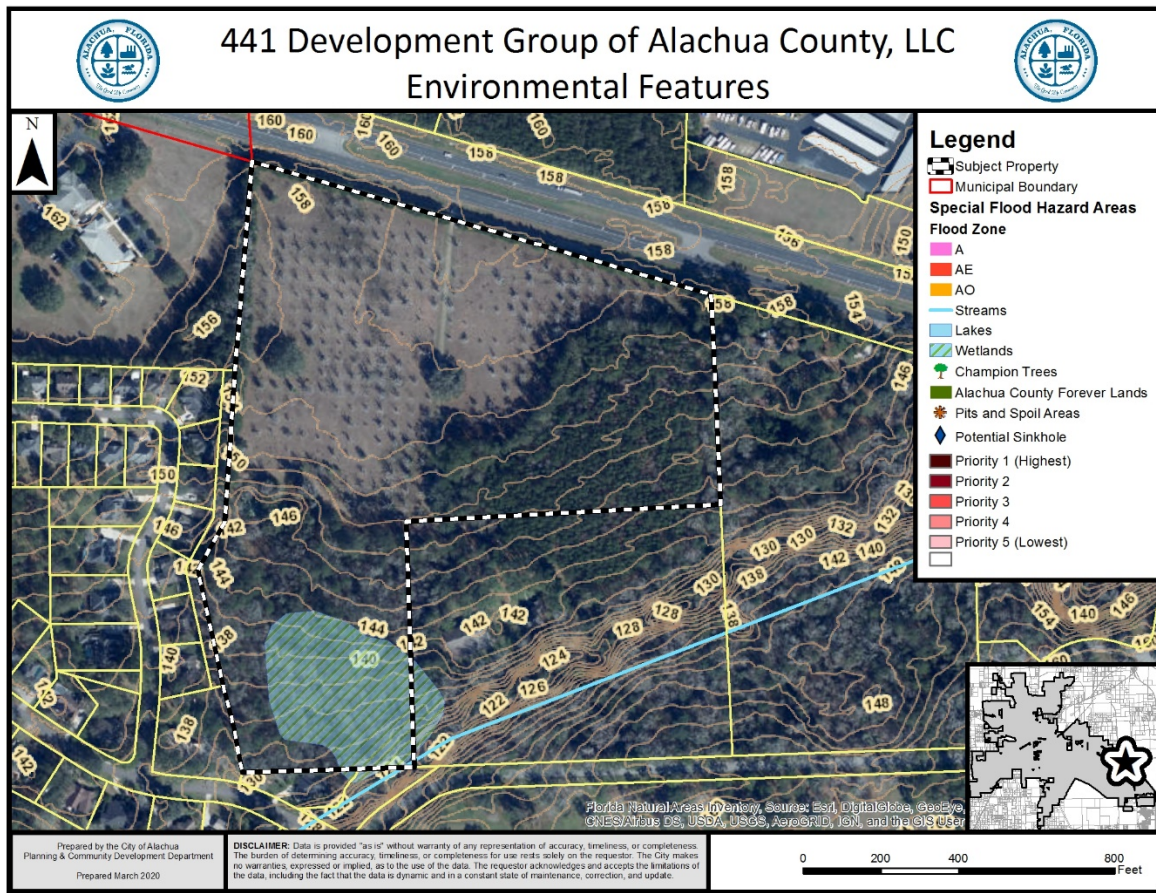
Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should development of the subject property be proposed, the location of Turkey Creek will be field located, and buffers as set forth in Policy 1.12.d shall be required.

Strategic Ecosystems

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

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

Map 4. Environmental Features



Regulated Plant & Animal Species

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

Evaluation: The subject property is not located within an area identified by FNAI as a priority area. The FNAI PNA data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during any

redevelopment of the subject property, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are 4 soil types found on the subject property:

Arredondo Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Kanapaha Sand (0% – 5% slopes)

Hydrologic Soil Group: B/D

This soil type is nearly level to gently sloping and is a poorly drained soil. Permeability is moderately rapid in the surface and subsurface layers and is slow to moderately slow in the subsoil. This soil has severe limitations for urban uses, including dwellings, small commercial buildings, and local streets and roads. Wetness and the sandy texture are the major problems. A good drainage system is needed to remove excess water during wet periods and to adequately control the water table.

Millhopper Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Tavares Sand (0% - 5% slopes)

Hydrologic Soil Group: A

This soil type is moderately well drained and permeability is rapid to very rapid at the surface. This soil has slight limitations for small commercial buildings and local roads and streets.

Evaluation: All of the soil types present pose minimal limitations to urban development and therefore should present little to no impacts to any future development of the property.

Flood Potential

Panel 0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

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

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

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the

application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

- (a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan is provided within this report.

- (b) ***Consistent with Ordinances*** – The amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation and Findings: An analysis of the application's compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City's Code of Ordinances.

- (c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: The proposed amendment is located along a part of US Highway 441 where existing non-residential uses exist (both commercial and industrial). The proposed amendment will place a zoning designation on the subject property which is consistent with the underlying FLUM Designation which has been in place since 2009.

- (d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation and Findings: The proposed amendment is located in an area of the City which is developed with a mixture of uses including commercial, industrial, and residential uses. The subject property is located proximate to the Turkey Creek community.

- (e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation and Findings: The area proposed to be zoned Community Commercial is located along the US 441 corridor. The application proposes to place residential land use adjacent to the existing residential uses (Turkey Creek) at a density comparable to that of the existing residential area.

- (f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation and Findings: The proposed amendment will not create excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. An analysis of impacts to public facilities is provided within this report, and demonstrates that, based upon current facility capacity, the proposed amendment would not degrade the Level of Service (LOS) of any public facility. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.

- (g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The proposed amendment would place a commercial zoning designation (CC) on the subject property which is comparable and less intense than most other commercial and industrial zoning categories which are presently near the subject property. The proposed residential designation (RSF-4) permits a density comparable to nearby existing residential uses.

- (h) ***Encourage Sprawl*** – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation and Findings: Chapter 163.3164(51), Florida Statutes, defines “urban sprawl” as, “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.” Staff finds that the proposed amendment does not constitute urban sprawl.

- (i) ***Spot Zoning*** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation and Findings: The proposed amendment will not result in creation of isolated zoning districts. The proposed amendment will place a commercial zoning designation on the subject property (CC) which is consistent with lands contiguous to the east. The lands located north of US Highway 441 are zoned Commercial Intensive (CI). Lands northeast of the subject property are zoned Industrial General (IG). The Turkey Creek Planned Unit Development (PUD) permits residential uses at a density comparable to that proposed by this application (4 dwelling units per acre). Therefore, this amendment will not result in the creation of isolated zoning district unrelated to the surrounding zone districts.

- (j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water,

wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property is located within the City of Alachua's utility service area and development would be required to connect to public water and wastewater infrastructure. As demonstrated in the public facilities analysis provided in this report, based upon current facility capacity, the proposed amendment would not result in any adverse impacts to roads, parks, or solid waste facilities.

- (k) No Adverse Effect on the Environment** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features. At the time of any development proposal, the location of any wetlands and of Turkey Creek will be required to be field delineated, and minimum buffers as set forth in Policies 1.10.g and 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element will be required.

PUBLIC FACILITIES IMPACT

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

	Existing Zoning District	Proposed Zoning District	Proposed Zoning District
Zoning District:	Alachua County Agricultural (A [County])	Community Commercial (CC) (±18 acres)	Residential Single Family – 4 (RSF-4)
Max. Gross Density:	0.2 dwellings/acre	None	4 dwelling units per acre
Floor Area Ratio:	N/A	0.50 FAR	N/A
Maximum Density:	5 dwelling units	N/A	40 dwelling units
Maximum Intensity:	N/A	392,040 square feet	N/A

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

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

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (106)	US 441 (from NW 126 th Avenue to SR 235)	4/D	Principle Arterial	Urban	D
6 (106)	US 441 (from CR 25A to NW 126 th Ave)	4/D	Principle Arterial	Urban	D
7 (4127)	US 441 (from MPO Boundary to CR 25A)	4/D	Principle Arterial	Urban	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.
² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Shopping Center ² (ITE Code 820)	14,799 (7,399 / 7,400)	369 (229 / 140)	1,494 (717 / 777)
Single Family Detached Housing ² (ITE Code 820)	378 (189 / 189)	31 (8 / 23)	40 (26 / 14)
Total	15,177 (7,588 / 7,589)	400 (237 / 163)	1,534 (743 / 791)

¹ Source: ITE Trip Generation, 10th Edition.
² Formula: ITE Code 210: AADT – 37.75 trips per 1,000 square feet x 392,040 square feet (50% entering/50% exiting); AM Peak Hour – 0.94 trips per 1,000 square feet x 392,040 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 392,040 square feet (48% entering/52% exiting). ITE Code 210: AADT – 9.44 trips per dwelling x 40 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 40 dwellings (26% entering/74% exiting); PM Peak Hour – 1.00 trips per dwelling x 40 dwellings (64% entering/36% exiting).

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

Traffic System Category	Segment 3/4 (106) US 441 from NW 126 th Avenue to SR 235 ¹	Segment 6 (106) US 441 from CR 25A to NW 126 th Ave ¹	Segment 7 (4127) US 441 from MPO Boundary to CR 25A ¹
Average Annual Daily Trips			
Maximum Service Volume ²	45,700	45,700	43,000
Existing Traffic ³	19,393	19,393	22,000
Reserved Trips ⁴	4,914	3,248	2,274
Available Capacity ⁴	21,193	23,059	18,726
Maximum AADT Generated by Amendment ⁵	10,624	15,177	4,553
Residual Capacity After Potential Development's Impacts⁶	10,569	7,882	14,173
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2020. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua May 2020 Development Monitoring Report. ⁵ Trip Distribution: Segment 3/4 – 70%; Segment 6 – 100%; Segment 7 – 30%. ⁶ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.			

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

Traffic System Category	Segment 3/4 (106) US 441 from NW 126 th Avenue to SR 235 ¹	Segment 6 (106) US 441 from CR 25A to NW 126 th Ave ¹	Segment 7 (4127) US 441 from MPO Boundary to CR 25A ¹
PM Peak Hour Trips			
Maximum Service Volume ²	4,110	4,110	3,870
Existing Traffic ³	1,842	1,842	1,980
Reserved Trips ⁴	540	247	191
Available Capacity ⁴	1,728	2,021	1,699
Maximum PM Peak Hour Trips Generated by Amendment ⁵	1,074	1,534	460
Residual Capacity After Potential Development's Impacts⁶	654	487	1,239
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2020. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua May 2020 Development Monitoring Report. ⁵ Trip Distribution: Segment 3/4 – 70%; Segment 6 – 100%; Segment 7 – 30%. ⁶ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.			

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

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,295,000
Reserved Capacity ²	110,345
Available Capacity	894,655
Projected Potable Water Demand from Application ³	50,204
Residual Capacity	844,451
Percentage of Permitted Design Capacity Utilized	63.28%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2020. ² City of Alachua May 2020 Development Monitoring Report. ³ Sources: Chapter 64E-6, Florida Administrative Code. City of Alachua Comprehensive Plan; Formulas: 10 gallons per day per 100 square feet x 392,040 square feet. 275 gallons per day per dwelling x 40 dwellings.	

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

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	675,000
Reserved Capacity ²	105,494
Available Capacity	719,506
Projected Sanitary Sewer Demand from Application ³	49,204
Residual Capacity	670,302
Percentage of Permitted Design Capacity Utilized	55.31%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2020. ² City of Alachua 2020 Development Monitoring Report. ³ Sources: Chapter 64E-6, Florida Administrative Code. City of Alachua Comprehensive Plan; Formulas: 10 gallons per day per 100 square feet x 392,040 square feet. 250 gallons per day per dwelling x 40 dwellings.	

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

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	50.78
Reserved Capacity ¹	1.60
Potential Demand Generated by Amendment ³	0.47
Residual Recreational Capacity After Impacts	82.64
Sources: ¹ City of Alachua May 2020 Development Monitoring Report. ² Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 1.2.b, Recreation Element (Formula: 10,298 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 40 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.48 acres
Acreage Required to Serve Demand Generated by Amendment ²	0.09 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Amendment	10.57 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Amendment³	30.36%
Sources: ¹ Source: City of Alachua May 2020 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Amendment.)	

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

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	41,192.00	7,517.54
Reserved Capacity ²	7,929.39	1,447.11
Demand Generated by Application ³	5,083.66	927.77
New River Solid Waste Facility Capacity ⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year). ² City of Alachua May 2020 Development Monitoring Report. ³ Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. City of Alachua Comprehensive Plan ⁴ New River Solid Waste Facility. April 2020.		

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities, and the impacts are therefore acceptable. This analysis is

based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City's solid waste system will be reevaluated at site plan review or preliminary plat review stage.

Public School Facilities

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. This determination, dated April 13, 2020, was issued in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element.

The determination concludes that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of a final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT “A”
TO
441 DEVELOPMENT GROUP OF ALACHUA COUNTY, LLC
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

Table 4.1-1. Table of Allowed Uses

Table 4.1-1. Table of Allowed Uses																								
P = Permitted use					S = Special exception permit					A = Allowed in the PD districts					Blank cell = Prohibited									
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3)	
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND		EC
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P						P	P	P	P	P	P		P	P			A	A	A	A		
Dwelling, manufactured home		P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)	
Dwelling, mobile home		P				P	P																4.3.1(A)(1)	

Dwelling, multiple-family					S			P	P	P		P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached					P			P	P	P			P	P	P			A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P		P	P	P			P		P				A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S		P	P	P				P	P			A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P		P	P	P			P	P	P			A	A	A		4.3.1(A)(3)
Mobile home park							P															4.3.1(A)(1)
Upper story dwelling								P	P	P	P	P	P	P	P			A		A	A	
Group living																						
Co-housing		P			P	P	P															4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P			P						A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S		P	P	P												4.3.1(B)(2)(c)
Dormitory		P						S	P			P				S				A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S		S	S	S									A			
Roominghouse				S	S	S		P	P													

PUBLIC AND INSTITUTIONAL USES																						
Community services																						
Community center		S			S	S	S	S	S		P		P				P	A	A	A		4.3.2(A)
Cultural facility								S	S	P	P	P	P		P		P	A	A	A	A	4.3.2(A)
Library					S			P	P	P	P	P	P				P	A	A	A	A	4.3.2(A)
Senior center					S	P	P	P	P		P	P	P				P		A	A		4.3.2(A)
Youth club facility					S	P	P	P	P		P	P	P				P		A	A		4.3.2(A)
Day care																						
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S					A	A	A	A	
Child care center		S		S	S	S	S	P	P	P	P	P	P		P			A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	P	P	P	P						A			
Overnight child care center		S			S	S	S	P	P	P	P	P	P								A	4.3.2(B)(1)
Educational facilities																						
College or university							S		P	P	S		P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P			P	P				P	A	A	A		4.3.2(C)(1)

Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)	
Government facilities																								
Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A			A	4.3.2(D)
Government office										P			P	P	P	P		P	A		A	A	4.3.2(D)	
Post office						S	S	S	S	S	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)	
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center										P	S		P	P	P	P				A		A	A	
Hospital		S						S	S				P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic										P	S		P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility								S	S		S		P	P	P					A		A	A	4.3.2(E)(2)
Institutions																								

Assisted living facility		S			S	S				P	P	S								A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S							S	S	P		P	P						A		A		
Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S				P		P			P						

Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S						S	S				S	S	S	S	S	S	P	A			A	4.3.2(H)(2)

Passenger terminal, surface transportation														S			P	P	P	P	P		A				
Utilities																											
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P		A	A	A	A	4.3.2(I)(1)	
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		A	A	A	A	4.3.2(I)(1)	
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		A	A	A	A	4.3.2(I)(1)	
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		A	A	A	A		
Utility, major		S	S	S	S	S	S	S	S	S				S	S	S	S	S	S	P		A	A	A	A	4.3.2(I)(3)	
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		A	A	A	A	4.3.2(I)(4)	
AGRICULTURE																											
Agriculture																											
General use category		P																									
Medical marijuana cultivation																											
Non-medical marijuana cultivation																											

Animal husbandry																			
General use category	P																		
Horticulture																			
General use category	P																		
Agriculture support and services (directly related)																			
Agricultural processing	P																		4.3.3(A)(1), (2)
Agri-education	P																		4.3.3(A)(1)
Agri-entertainment	P																		4.3.3(A)(1)
Custom operator	P																		4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments	P																		4.3.3(A)(1), (3)
Equestrian facility	P											S	S						4.3.3(A)(1)
Farm co-op	P																		4.3.3(A)(1)
Farm machinery repair	S																		4.3.3(A)(1)

Farm market	P																		A			4.3.3(A)(1)
Farm produce stand	P																		A			4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)	P																					4.3.3(A)(1)
Nursery, commercial	S																		A			4.3.3(A)(1), (4)
Nursery, production	P	S	S	S	S									P								4.3.3(A)(1), (4)
Pet farm	P																					4.3.3(A)(1)
Sawmill	S																					4.3.3(A)(1), (5)
Stable	P																					4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																						
Agricultural research facility	P													P	P	P						4.3.3(B)(1)
Animal care business	P														P							
Auction arena for livestock	S														S	S						

Central farm distribution hub for agricultural products	P														P	P					4.3.3(B)(1)
Equestrian facility	P																				4.3.3(B)(2)
Fair grounds	S																A				
Farm machinery repair	P												P		P						
Farm machinery sales, rental, and service	P												P		P		A				
Stable	P																				4.3.3(B)(3)
Animal sales, service and care																					
Animal hospital	P										P		S				A				4.3.3(C)(1)
Animal shelter	S										S						A				4.3.3(C)(2)
Animal grooming	P										P	P	P			P	A				
Kennel, indoor	P						S	S		S	P		S	P	P		A		A		4.3.3(C)(3)
Kennel, outdoor	P										P		P		P	P	A				4.3.3(C)(4)
Veterinary clinic	P										P	P	P	P			A		A		4.3.3(C)(5)
BUSINESS																					

Eating establishments																							
Ice cream shop									S	S	S	P	P	P	P				A	A	A		
Restaurant, indoor seating only									S	S	S	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating									S	S	S	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service												P		P	S	S			A			A	4.3.4(A)(2)
Specialty eating establishment									S	S	S	P	P	P	P				A	A	A	A	
Conference and training centers																							
Conference center		S							S	S			P	P	P	P	P	S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																					4.3.4(B)(2)
Industrial services																							
Building, heating, plumbing, or electrical contractors															P	P	P		A				
Electric motor repair																	P						4.3.4(C)(1)
Fuel oil distributor																	P						
General industrial service													P	P	P	P	P					A	

Business services												P	P	P	P	P	P					A		A	A	
Financial services												P	P	P	P	P	P					A		A	A	
Professional services										S		P	P	P	P	P	P					A		A	A	
Radio and television broadcasting studio														P	P	P	P	P	P			A			A	
Sales														P	P	P	P					A		A	A	
Parking, commercial																										
Parking lot														P	P	P	P	P	P	P		A	A	A	A	4.3.4(E)(1)
Parking structure														P	P	P	P	P	P	P		A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																										
Banquet hall														P	P	P	P			P		A		A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S				P	P	P	P		P	P		A	A	A	A	
Internet Café/simulated gaming establishment																										
Neighborhood recreation center				S	S	S			P	P		P					P			P		A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P	P				A	A	A	A	

Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P			A	A	A	A	
Theater											S	P	P	P	P		S	A			A	A	
Recreation/entertainment, outdoor																							
Archery range		P												P			P						
Arena, amphitheater, auditorium, stadium		S										S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S												P			P	A			A	A	
Golf course, private		P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																							
Auction house		P												P				A					4.3.4(G)
Bar, nightclub, or cocktail lounge											S	P	P	P				A			A		4.3.4(G)(1)
Convenience store								S	S		P	P	S	P	P	S		A	A	A			4.3.4(G)(2)
Department or discount store												P	P	P				A			A		4.3.4(G)
Drug store or pharmacy (stand alone)												P	P	P	P			A					4.3.4(G)(3)
Crematory		S												S		P	P					A	4.3.4(G)

Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution									S	S	P		P	P	P	P				A	A	A	A	4.3.4(G)(4)
Funeral home										S			P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)

Large-scale retail establishments ≥ 80,000 sf														S		S																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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Automobile service station with wash and detail															P					A					
Boat and marine rental and sales													P		P					A				4.3.4(J)(4)	
Carwash or auto detailing															P					A				4.3.4(J)(5)	
Gasoline sales												S	P	P	P		S	S		A		A		4.3.4(J)(6)	
Recreational vehicle rental and sales															P			P		A				4.3.4(J)(2)	
Taxicab service													P	P	P					A					
Tire sales and mounting													P		P					A				4.3.4(J)(7)	
Towing service															P					A				4.3.4(J)(8)	
Transmission or muffler shop															P					A				4.3.4(J)(7)	
Truck or tractor rental or sales															P			P						4.3.4(J)(2)	
Visitor accommodations																									
Bed and breakfast			P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn										S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A		4.3.4(K)(4)
Warehouse and freight movement																									

Tire disposal or recycling																		S						4.3.4(M)(3)
Waste composting		S																P						
Wholesale sales																								
All uses																		S	P	P	P			
¹ This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.																								

EXHIBIT “B”

TO

**441 DEVELOPMENT GROUP OF ALACHUA COUNTY, LLC
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 2, 2020

Also sent by electronic mail to csweger@edafl.com

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

RE: Completeness Review: 441 Development Group of Alachua County, LLC Rezoning Application

Dear Mr. Sweger:

On March 31, 2020, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of 441 Development Group of Alachua County, LLC. The application proposes to rezone the ±28.2 acre subject property, comprised of Tax Parcel Number 05898-005-000, from Agriculture (Alachua County) to Community Commercial (CC) on ±18 acres and to Residential Single Family – 4 (RSF-4) on ±10.2 acres.

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

An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled under separate cover.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 13, 2020

Sent by electronic mail to csweager@edafl.com

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

RE: Development Review Team (DRT) Summary for: 441 Development Group of Alachua County, LLC Rezoning Application

Dear Mr. Sweger:

On March 31, 2020, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of 441 Development Group of Alachua County, LLC. The application proposes to rezone the ±28.2 acre subject property, comprised of Tax Parcel Number 05898-005-000, from Agriculture (Alachua County) to Community Commercial (CC) on ±18 acres and to Residential Single Family – 4 (RSF-4) on ±10.2 acres. The application was determined to be complete on April 2, 2020.

The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, May 5, 2020**. The revised application and materials may be submitted by electronic mail to the project planner (printed copies are not required). If all comments are addressed by the resubmission date above, the application may be scheduled for the **June 9, 2020 Planning & Zoning Board (PZB) Meeting**.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for public hearings before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

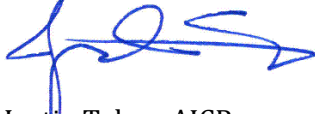
Please address the following:

1. Comprehensive Plan Consistency Analysis
 - a. Vision Element: It is appropriate to address Goal 4 of the Vision Element.
 - b. Future Land Use Element:
 - i. Response to Goal 1 should address proposed RSF-4 zoning in addition to CC.
 - ii. Analysis should respond to Objective 1.2 and Policy 1.2.a.
2. Miscellaneous
 - a. The background states the FLUM was amended in 2011. The FLUM was actually amended by Ordinance 09-11 in 2009.

- b. The current zoning is Alachua County Agriculture. Please clarify throughout the report.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

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

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Eileen F. Roy

SUPERINTENDENT OF SCHOOLS

Karen D. Clarke



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Gainesville, Florida
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Fax (352) 955-6700

Facilities Department ** 3700 N. E. 53rd Avenue ** Gainesville, Florida 32609 ** 352.955.7400

April 13, 2018

Justin Tabor, Principal Planner
Planning & Community Development Department
City of Alachua
15100 NW 142nd Terrace / PO Box 9
Alachua, FL 32616

RE: 411 Development Group Rezone including 40 single family residential units. Tax Parcel:
05898-005-000.

Dear Mr. Tabor:

Based on data provided by the City of Alachua, we have completed a School Capacity Review for the above referenced project. The review was conducted in accordance with the City of Alachua Public School Facilities Element as follows:

POLICY 1.1.b: Coordinating School Capacity with Planning Decisions

The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

POLICY 1.1.c: Geographic Basis for School Capacity Planning.

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

POLICY 1.1.e: SBAC Report to City

The SBAC shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The SBAC shall forward the Report to all municipalities within the County.

POLICY 1.1.f City to Consider SBAC Report

The City shall consider and review the SBAC's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

This review does not constitute a “concurrency determination” and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as required by state statutes and by the City of Alachua Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

TABLE 1: THE 411 DEVELOPMENT GROUP REZONE – PROJECTED STUDENT GENERATION AT BUILDOUT

	ELEMENTARY	MIDDLE	HIGH	TOTAL
SINGLE FAMILY	40			
MULTIPLIER	0.14	0.060	0.08	0.310
STUDENTS	6	2	3	11
MULTI FAMILY	0			
MULTIPLIER	.09	.03	.03	0.14
STUDENTS	0	0	0	0
TOTAL STUDENTS	6	2	3	11

Elementary Schools. The 411 Development Group Rezone is situated in the Northwest Alachua Concurrency Service Area. The Northwest Alachua Concurrency Service Area currently contains three elementary schools with a combined permanent FISH capacity of 1,639 students. The current enrollment is 1,341 students representing a 81% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to remain unchanged during the next five years and to decrease to 78% within ten years.

Student generation estimates for the 411 Development Group Rezone indicate that 6 elementary seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

Middle Schools. The 411 Development Group Rezone is situated in the Mebane Concurrency Service Area. The Mebane Concurrency Service Area contains one middle school with a permanent FISH capacity of 779 seats. The current enrollment is 376 students representing a 49% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to remain steady during the next ten years.

Student generation estimates for the 411 Development Group Rezone indicate that 2 middle seats would be required at buildout. Capacity. Level of service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

High Schools. The 411 Development Group Rezone is situated in the Santa Fe Concurrency Service Area. The Santa Fe Concurrency Service Area contains one high school with a current permanent FISH capacity of 1,491 seats. The current enrollment is 1,056 students representing a 75% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 83% in five years and to remain unchanged during the remainder of the ten year planning period.

Student generation estimates for the 411 Development Group Rezone indicate that 3 high school seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

Summary Conclusion. Students generated by the 411 Development Group Rezone at the elementary, middle and high levels can be reasonably accommodated for the five year and ten year planning periods.

This evaluation is based on best projections and upon the 2019-2020 Five Year District Facilities Plan adopted by the School Board of Alachua County. The 411 Development Group Rezone is subject to concurrency review and determination at the final subdivision for single family and the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact me.

Sincerely,



Suzanne Wynn

CC: Gene Boles

April 14, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

**Re: Response to Development Review Team (DRT) Summary for:
441 Development Group of Alachua County, LLC Rezoning Application**

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on April 13, 2020 are below.

1. Comprehensive Plan Consistency Analysis

a. Vision Element: It is appropriate to address Goal 4 of the Vision Element.

RESPONSE: Goal 4 has been added to the justification report, with a consistency response.

b. Future Land Use Element:

i. Response to Goal 1 should address proposed RSF-4 zoning in addition to CC.

RESPONSE: See revised response to Goal 1 in justification report.

ii. Analysis should respond to Objective 1.2 and Policy 1.2.a.

RESPONSE: This objective and policy have been added to the report.

2. Miscellaneous

a. The background states the FLUM was amended in 2011. The FLUM was actually amended by Ordinance 09-11 in 2009.

RESPONSE: This reference has been updated as requested.

b. The current zoning is Alachua County Agriculture. Please clarify throughout the report.

RESPONSE: References to rezoning "From Agriculture..." have been added at a few locations throughout the report. Please let us know if you have any specific areas of concern.

Thank you,

Clay Sweger, AICP



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 12, 2020

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearing: 441 Development Group of Alachua County, LLC Rezoning Application

Dear Mr. Sweger:

On May 8, 2020, the City of Alachua received your revised application and materials for the Site-Specific Amendment to the Official Zoning Atlas (Rezoning) submitted on behalf of 441 Development Group of Alachua County, LLC. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application is **tentatively** scheduled for the **June 9, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday May 26, 2020**. Materials may be submitted earlier than this date. **Please note due to the COVID-19 pandemic, the June 9, 2020 PZB Meeting may be cancelled based upon guidance from the Centers for Disease Control (CDC) and other federal and state agencies. Staff will notify you of any changes to the public hearing schedule.**

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Thursday, May 22, 2020**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public 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 8, 2020**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 107 or via email at jtabor@cityofalachua.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Tabor', with a stylized flourish extending to the right.

Justin Tabor, AICP
Principal Planner

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

ORDINANCE 20-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) (ALACHUA COUNTY) TO COMMUNITY COMMERCIAL (CC) ON ±18 ACRES AND RESIDENTIAL SINGLE FAMILY – 4 (RSF-4) ON ±10.2 ACRES ON A ±28.2 ACRE PROPERTY; LOCATED SOUTH OF NW US HIGHWAY 441, APPROXIMATELY 1,300 FEET WEST OF THE INTERSECTION OF NW US HIGHWAY 441 AND TURKEY CREEK BOULEVARD AND APPROXIMATELY 800 FEET EAST OF THE INTERSECTION OF NW US HIGHWAY 441 AND COUNTY ROAD 237; CONSISTING OF TAX PARCEL NUMBER 05898-005-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas (“Amendment”), as described below, has been filed with the City; and

WHEREAS, on May 28, 2020, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”); and

WHEREAS, on June 9, 2020, the LPA conducted a quasi-judicial public hearing on the proposed Amendment and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, on _____, 2020, and on _____, 2020, the City advertised public hearings to be held before the City Commission; and

WHEREAS, on _____, 2020, and on _____, 2020, the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City’s Comprehensive Plan and the City’s Land Development Regulations (“LDRs”); and

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

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) (Alachua County) to Community Commercial (CC) on ±18 acres and to Residential Single Family – 4 (RSF-4) on ±10.2 acres for Tax Parcel Number 05898-005-000, in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

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

PASSED on First Reading the _____ day of _____ 2020.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____ 2020.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney

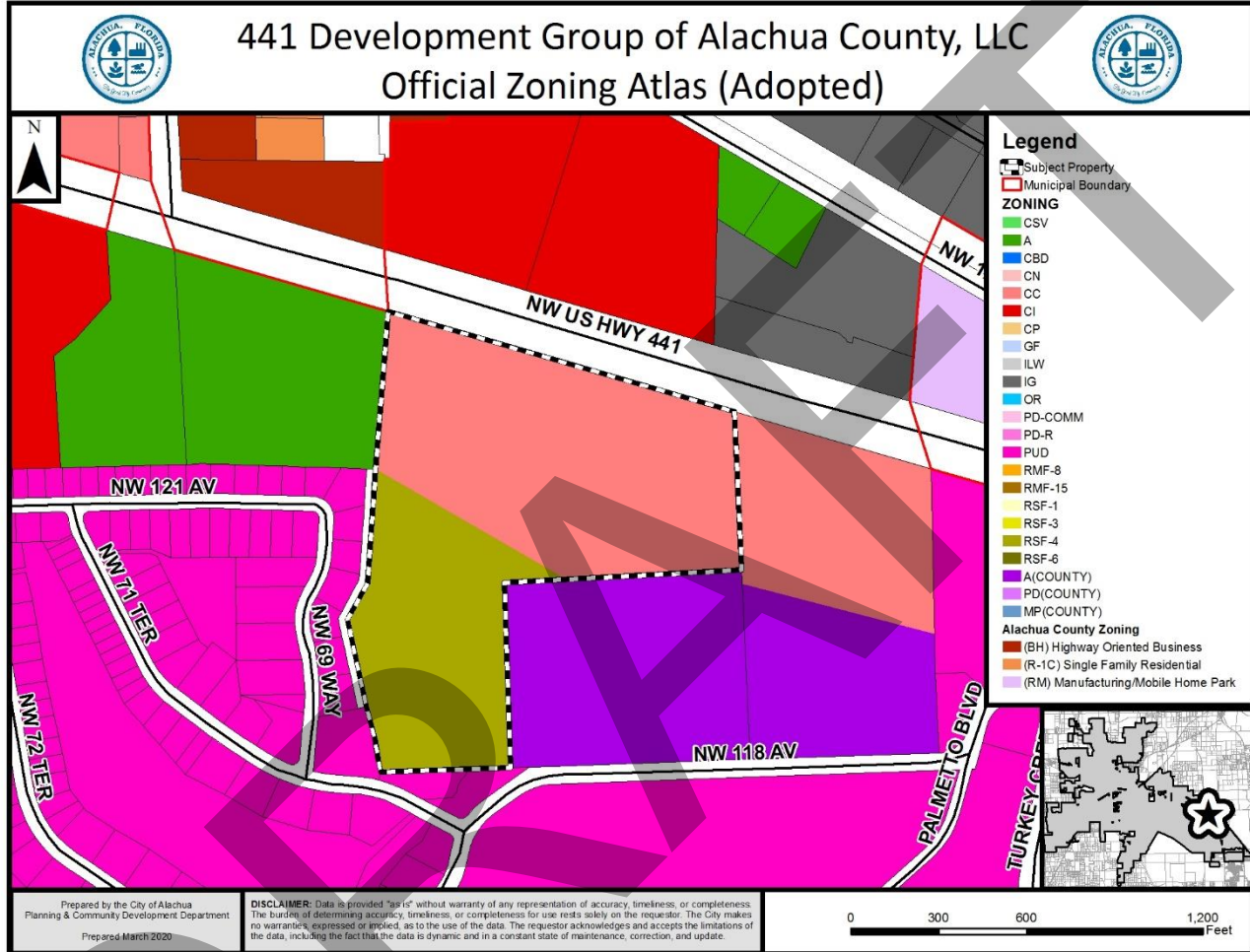
EXHIBIT "A"

LEGAL DESCRIPTION:

A tract of land situated in Section 28, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the aforementioned Section 28, Township 8 South, Range 19 East and thence run S.88°13'12"W. (Grid Bearings- Florida North Zone), along the North line of said Section 28, a distance of 2008.32 feet; thence run S.01°49'01"E., along the East line of the West Half (W 1/2) of Government Lot 2 of said Section 28, a distance of 479.50 feet to a 4 inch square concrete monument and cap stamped PRM LB5075 lying on the Southerly right of way line of Old State Road No. 25 (66 foot wide right of way); thence, leaving said right of way line, run S.01°49'01"E., along said East line, a distance of 676.24 feet to a 4 inch square concrete monument and cap stamped PLS 940 lying on the Northerly right of way line of U. S. Highway No. 441 - State Road No. 20-25 (200 foot wide right of way); thence, leaving said right of way line, run S.01°52'09"E., along said East line, a distance of 209.78 feet to a 4 inch square concrete monument and cap stamped PLS 940 lying on the Southerly right of way line of said U. S. Highway No. 441 and the POINT OF BEGINNING; thence, leaving said right of way line, run S.01°49'35"E., along said East line, a distance of 1199.97 feet to a 4 inch square concrete monument and cap stamped PLS 940; thence run S.89°16'09"W., along the South line of said Government Lot 2 and along the South line of Government Lot 3 of Section 28, a distance of 1233.50 feet to a 4 inch square concrete monument and cap stamped PLS 940; thence run Northerly, along the Easterly line of the land described in Official Records Book 1197, page 575, and along the Easterly line of Turkey Creek Unit No. 8, a planned unit development as per plat thereof recorded in Plat Book "L", page 24, and along the Easterly line of the land described in Official Records Book 1797, page 2414, all of the Public Records of Alachua County, Florida, the following eight courses: (1) thence North 1751°24"W., a distance of 20.45 feet to an unidentified 5/8 inch iron rod; (2) thence North 09°05'43"W., a distance of 70.52 feet to an unidentified 5/8 inch iron rod; (3) thence N.12°18'08"W., a distance of 111.04 feet to a 4 inch square concrete monument and cap stamped PRM 2742; (4) thence N.12°18'08"W., a distance of 304.79 feet to an unidentified 5/8 inch iron rod; (5) thence N.29°12'26"E., a distance of 141.58 feet to a 4 inch square concrete monument and cap stamped PLS 940; (6) thence N.04°08'12"E., a distance of 136.74 feet to a 4 inch square concrete monument and cap stamped PLS 940; (7) thence N.03°48'09"E., a distance of 252.83 feet to a 4 inch square concrete monument and cap stamped PLM 2742; (8) thence N.03°52'56"E., a distance of 544.90 feet to a 4 inch square unidentified concrete monument on the aforementioned Southerly right of way line of U. S. Highway No. 441; thence run S.73°57'04"E., along said Southerly right of way line of U. S. Highway No. 441, a distance of 1215.95 feet to close on the POINT OF BEGINNING.

EXHIBIT "B"





THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Rezoning - 12200 Block of US 441
2. Address of Subject Property: No Address- Vacant Property
3. Parcel ID Number(s): 05898-005-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Community Commercial / Moderate Density Residential
6. Existing Zoning Designation: Agricultural
7. Proposed Zoning Designation: Community Commercial / RSF-4
8. Acreage: 28.2 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 720 SW 2nd Ave, Suite 300
City: Gainesville State: FL ZIP: 32601
Telephone: () 352-373-3541 FAX: () _____ e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): 441 Development Group of Alachua County, LLC
Mailing Address: 8200 NW 15th Place
City: Gainesville State: FL ZIP: 32606

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
 - i. *Consistent with Comprehensive Plan*
The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.
 - ii. *Consistent with Ordinances*
The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.
 - iii. *Logical Development Pattern*
The proposed amendment would result in a logical and orderly development pattern.
 - iv. *Pre-Mature Development*
The proposed amendment will not create premature development in undeveloped or rural areas.
 - v. *Incompatible with Adjacent Lands*
The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.
 - vi. *Adverse Effect on Local Character*
The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.
 - vii. *Not Deviate from Pattern of Development*
The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.
 - viii. *Encourage Sprawl*
The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.
 - ix. *Spot Zoning*
The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).
 - x. *Public Facilities*
The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.
 - xi. *No Adverse Effect on the Environment*
The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.
9. Legal description with tax parcel number.

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

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

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

Clay Sweger
Signature of Applicant Agent

Clay Sweger
Typed or printed name and title of applicant

Signature of Co-applicant

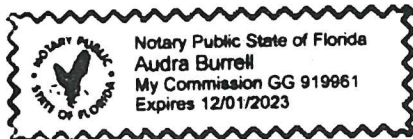
Typed or printed name of co-applicant

State of Florida County of Alachua

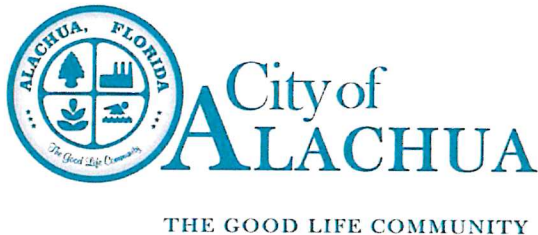
The foregoing application is acknowledged before me this 30th day of March, 2020 by Clay Sweger

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

NOTARY SEAL



Audra Burrell
Signature of Notary Public, State of Florida



FOR PLANNING USE ONLY

Case #: _____
 Application Fee: \$ _____
 Filing Date: _____
 Acceptance Date: _____
 Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

- Applicant's Status (check one):
☐ Owner (title holder) ☒ Agent
- Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
 Company (if applicable): eda engineers-surveyors-planners, inc.
 Mailing address: 720 SW 2nd Avenue, Ste. 300
 City: Gainesville State: FL ZIP: 32601
 Telephone: 352-373-3541 FAX: _____ e-mail: csweger@edafl.com
- If the applicant is agent for the property owner*:
 Name of Owner (title holder): 441 Development Group of Alachua County, LLC
 Mailing Address: 8200 NW 15th Place
 City: Gainesville State: FL ZIP: 32606
 * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

- Project Name: Proposed Rezoning - 12200 block of US 441
- Address of Subject Property: No Address
- Parcel ID Number(s): 05898-005-000 (portion of)
- Section 28 Township 8 Range 19 Grant N/A Acreage: 10.2 (+/-)
- Existing Use of Property: Vacant
- Future Land Use Map Designation: Moderate Density Residential
- Zoning Designation: RSF-4 (proposed)
- Development Data (check all that apply):
☒ Single Family Residential Number of Units 40
☐ Multi-Family Residential Number of Units _____
☐ Exempt (*see exempt developments on page 2*)
- Review Type:

Preliminary Development Order	Final Development Order
☐ Comprehensive Plan Amendment	☐ Preliminary Plat
☐ Large Scale	☐ Final Plat
☐ Small Scale	☐ Site Plan
☒ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
☐ Revised	
- School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/
 Elementary: Irby
 Middle: Mebane
 High: Santa Fe

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

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

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier
 # of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	40	units	x	.14	Elementary School Multiplier*	6	Student Stations**
Middle School	40	units	x	.06	Middle School Multiplier*	3	Student Stations**
High School	40	units	x	.08	High School Multiplier*	3	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packages/City_of_Alachua

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

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

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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


 Signature of Applicant

 Signature of Co-applicant

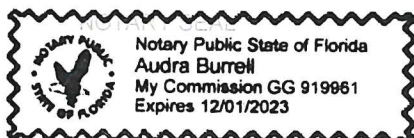
Clay Sweger
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30th day of March, 2020, by Clay Sweger

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




 Signature of Notary Public, State of Florida

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

Certification

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

☐ **Approved** based upon the following findings:

Elementary SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Middle SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

High SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date: _____



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2431663 3 PGS
2008 JUN 02 09:05 AM BK 3793 PG 1
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#373658
Doc Stamp-Deed: 9,100.00

Prepared by and return to:

James D. Salter, Esq.
Attorney at Law
Salter, Feiber, Murphy, Hutson, & Menet, P.A.
3940 NW 16th Blvd., Bldg B
Gainesville, FL 32605
352-376-8201
File Number: 05-2333.2C

[Space Above This Line For Recording Data]



Warranty Deed

This Warranty Deed made on May 30, 2008 between Jerry Swearingen and Annette Swearingen, husband and wife whose post office address is 12216 Highway 441 N, Alachua, FL 32653, grantor, and 441 Development Group of Alachua County, LLC, a Florida limited liability company, and whose Tax I.D. # is 42-1709031 and whose Document Number issued by the Secretary of State of Florida is L05000113805, whose post office address is 1701 N.W. 80th Boulevard, Suite 101, Gainesville, FL 32606-9178, grantee:

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

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

See Exhibit A attached.

Parcel Identification Number: Portion of 05898-000-000

THE TAX ID NUMBER AND THE DOCUMENT NUMBER ISSUED BY THE SECRETARY OF STATE OF FLORIDA HAS BEEN INCLUDED ON THIS DEED TO AVOID CONFUSION WITH THIS GRANTEE AND ANY OTHER LIMITED LIABILITY COMPANY WITH THE SAME OR SIMILAR NAME. Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2007**.

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

Signed, sealed and delivered in our presence:

Dorlene E. Erickson
Witness Name: Dorlene E. Erickson

James D. Salter
Witness Name: JAMES D. SALTER

Jerry Swearingen (Seal)
Jerry Swearingen

Annette H. Swearingen (Seal)
Annette Swearingen

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of May, 2008 by Jerry Swearingen and Annette Swearingen, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA
James D. Salter
Commission # DD541424
Expires: MAY 30, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

James D. Salter
Notary Public

Printed Name: _____

My Commission Expires: _____

INSTRUMENT # 2431663
3 PGS

EXHIBIT "A"

A tract of land situated in Section 28, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the aforementioned Section 28, Township 8 South, Range 19 East and thence run S.88°13'12"W. (Grid Bearings- Florida North Zone), along the North line of said Section 28, a distance of 2008.32 feet; thence run S.01°49'01"E., along the East line of the West Half (W 1/2) of Government Lot 2 of said Section 28, a distance of 479.50 feet to a 4 inch square concrete monument and cap stamped PRM LB5075 lying on the Southerly right of way line of Old State Road No. 25 (66 foot wide right of way); thence, leaving said right of way line, run S.01°49'01"E., along said East line, a distance of 676.24 feet to a 4 inch square concrete monument and cap stamped PLS 940 lying on the Northerly right of way line of U. S. Highway No. 441 - State Road No. 20-25 (200 foot wide right of way); thence, leaving said right of way line, run S.01°52'09"E., along said East line, a distance of 209.78 feet to a 4 inch square concrete monument and cap stamped PLS 940 lying on the Southerly right of way line of said U. S. Highway No. 441 and the POINT OF BEGINNING; thence, leaving said right of way line, run S.01°49'35"E., along said East line, a distance of 1199.97 feet to a 4 inch square concrete monument and cap stamped PLS 940; thence run S.89°16'09"W., along the South line of said Government Lot 2 and along the South line of Government Lot 3 of Section 28, a distance of 1233.50 feet to a 4 inch square concrete monument and cap stamped PLS 940; thence run Northerly, along the Easterly line of the land described in Official Records Book 1197, page 575, and along the Easterly line of Turkey Creek Unit No. 8, a planned unit development as per plat thereof recorded in Plat Book "L", page 24, and along the Easterly line of the land described in Official Records Book 1797, page 2414, all of the Public Records of Alachua County, Florida, the following eight courses: (1) thence North 1751'24"W., a distance of 20.45 feet to an unidentified 5/8 inch iron rod; (2) thence North 09°05'43"W., a distance of 70.52 feet to an unidentified 5/8 inch iron rod; (3) thence N.12°18'08"W., a distance of 111.04 feet to a 4 inch square concrete monument and cap stamped PRM 2742; (4) thence N.12°18'08"W., a distance of 304.79 feet to an unidentified 5/8 inch iron rod; (5) thence N.29°12'26"E., a distance of 141.58 feet to a 4 inch square concrete monument and cap stamped PLS 940; (6) thence N.04°08'12"E., a distance of 136.74 feet to a 4 inch square concrete monument and cap stamped PLS 940; (7) thence N.03°48'09"E., a distance of 252.83 feet to a 4 inch square concrete monument and cap stamped PLM 2742; (8) thence N.03°52'56"E., a distance of 544.90 feet to a 4 inch square unidentified concrete monument on the aforementioned Southerly right of way line of U. S. Highway No. 441; thence run S.73°57'04"E., along said Southerly right of way line of U. S. Highway No. 441, a distance of 1215.95 feet to close on the POINT OF BEGINNING.

Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 3/24/2020 at 2:56:38 PM

PRINTER FRIENDLY PAGE

Parcel: 05898-005-000 [GIS Map](#)

Taxpayer:	441 DEVELOPMENT GROUP OF ALACHUA COUNTY LLC	Legal:	W 750 FT GOV LOT 2 S OF RR & OLD SR 25 N OF US 441 W1/2 GOV LOT 2 S OF US 441 GOVT LOT 3 E OF FENCE LINE IN OR 820/776 S OF US 441 ALSO BLK 25 & LOTS 5-16 BLK 24 HAGUE & STREETS CLOSED AS PER OR 433/306 ALL PER DB 342/71 OR 1382/780 & LESS N 125 FT OF LOTS 13-16 BLK 24 (LESS THAT PART LYING N OF US 441 PER OR 3713/0238 & OR 3713/0243)(LESS COM NE COR SEC W 2008.32 FT S 479.50 FT S 886.03 FT S 553.42 FT POB S 646.55 FT W 818.53 FT N 630.90 FT E 818.38 FT POB PER OR 4309/2047) OR 3793/0001
Mailing:	C/O MS MICHELLE SHEALY CPC HOLDINGS LLC 8200 NW 15TH PL GAINESVILLE, FL 32606-5247		
9-1-1 Address:			
Sec-Twn-Rng:	28-08-19		
Property Use:	06600 - ORCHARD GROVES		
Tax Jurisdiction:	ALACHUA 1700		
Neighborhood/Area:	8-19 RURAL		
Subdivision:	N/A		

History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	ORCHARD GROVES	217760	14200	655	218415	0	14855	14855	0	0	14855	14855
2018	ORCHARD GROVES	217800	14200	800	218600	0	15000	15000	0	0	15000	15000
2017	Orchard Groves	217800	12500	800	218600	0	13300	13300	0	0	13300	13300
2016	Orchard Groves	217800	12500	900	218700	0	13400	13400	0	0	13400	13400
2015	Orchard Groves	217800	12500	1000	218800	0	13500	13500	0	0	13500	13500

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
5501	TIMBER 2-N	A	AGRICULTURE	1	5	217800	AC
5500	TIMBER 2	A	AGRICULTURE	1	5	217800	AC
6670	PECANS	A	AGRICULTURE	1	17.22	750103.2	AC

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
SOHM	SOH MISC				

Improvement Details

Improvement Attributes

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc	Attribute	Attribute Desc	Units
1020	GATE EL	1		R7	RES	-- N/A --		

	OP				
--	----	--	--	--	--

Sale

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

<u>Date</u>	<u>Price</u>	<u>Vac/Imp</u>	<u>Qualified</u>	<u>OR Book</u>	<u>OR Page</u>	<u>Instrument</u>	<u>OR Link (Clerk)</u>
2008-05-30	1300000	No	Q-OLD SALE - QUALIFIED	3793	1	WD	Official Public Record
1981-11-01	100	No	U-OLD SALE - UNQUALIFIED	1382	780	WD	Official Public Record

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. If you have any further questions or concerns about any permits or want permits for more than five (5) years ago, please contact the Codes Enforcement Office.

[Link to TaxCollector Record](#)



2019 Roll Details — Real Estate Account At UNASSIGNED LOCATION RE

Print this page

Real Estate Account #05898 005 000

Parcel details

Latest bill

View/Print full bill history

2019

PAID

2018

PAID

2017

PAID

2016

PAID

2015

PAID

Apply for the 2020 Installment Payment Plan

Get Bills by Email

PAID 2019-12-26 \$329.60

Receipt #19-0070112

Owner: 441 DEVELOPMENT GROUP OF ALACHUA COUNTY LLC

C/O MS MICHELLE SHEALY

CPC HOLDINGS LLC

8200 NW 15TH PL

GAINESVILLE, FL 32606

Situs: UNASSIGNED LOCATION RE

Account number: 05898 005 000

Alternate Key: 105861

Millage code: 1700

Millage rate: 22.8734

Assessed value: 14,855

School assessed value: 14,855

Unimproved land value: 217,760



Location is not guaranteed to be accurate.

Property Appraiser

2019 Annual bill

View

Ad valorem: \$339.79

Non-ad valorem: \$0.00

Total Discountable: 339.79

No Discount NAVA: 0.00

Total tax: \$339.79

Legal description

W 750 FT GOV LOT 2 S OF RR & OLD SR 25 N OF US 441 W1/2 GOV LOT 2 S OF US 441 GOVT LOT 3 E OF FENCE LINE IN OR 820/776 S OF US 441 ALSO BLK 25 & LOTS 5-16 BLK 24 HAGUE & STREETS CLOSED AS PER OR 433/306 ALL PER DB 342/71 OR 1382/780 & LESS N 125 FT OF LOTS 13-16 BLK 24 (LESS THAT PART LYING N OF US 441 PER OR 3713/0238 & OR 3713/0243)(LESS COM NE COR SEC W 2008.32 FT S 479.50 FT S 886.03 FT S 553.42 FT POB S 646.55 FT W 818.53 FT N 630.90 FT E 818.38 FT POB PER OR 4309/2047) OR 3793/0001

Location

Book, page, item: 3793-1-

Geo number: 28-08-19-05898005000

Range: 19

Township: 08

Section: 28

Neighborhood: 233300.00

Use code: 066

Total acres: 27.220



Legal Description

Parcel Number 05898-005-000

A tract of land situated in Section 28, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the aforementioned Section 28, Township 8 South, Range 19 East and thence run S.88°13'12"W. (Grid Bearings- Florida North Zone), along the North line of said Section 28, a distance of 2008.32 feet; thence run S.01°49'01"E., along the East line of the West Half (W 1/2) of Government Lot 2 of said Section 28, a distance of 479.50 feet to a 4 inch square concrete monument and cap stamped PRM LB5075 lying on the Southerly right of way line of Old State Road No. 25 (66 foot wide right of way); thence, leaving said right of way line, run S.01°49'01"E., along said East line, a distance of 676.24 feet to a 4 inch square concrete monument and cap stamped PLS 940 lying on the Northerly right of way line of U. S. Highway No. 441 - State Road No. 20-25 (200 foot wide right of way); thence, leaving said right of way line, run S.01°52'09"E., along said East line, a distance of 209.78 feet to a 4 inch square concrete monument and cap stamped PLS 940 lying on the Southerly right of way line of said U. S. Highway No. 441 and the POINT OF BEGINNING; thence, leaving said right of way line, run S.01°49'35"E., along said East line, a distance of 1199.97 feet to a 4 inch square concrete monument and cap stamped PLS 940; thence run S.89°16'09"W., along the South line of said Government Lot 2 and along the South line of Government Lot 3 of Section 28, a distance of 1233.50 feet to a 4 inch square concrete monument and cap stamped PLS 940; thence run Northerly, along the Easterly line of the land described in Official Records Book 1197, page 575, and along the Easterly line of Turkey Creek Unit No. 8, a planned unit development as per plat thereof recorded in Plat Book "L", page 24, and along the Easterly line of the land described in Official Records Book 1797, page 2414, all of the Public Records of Alachua County, Florida, the following eight courses: (1) thence North 1751°24"W., a distance of 20.45 feet to an unidentified 5/8 inch iron rod; (2) thence North 09°05'43"W., a distance of 70.52 feet to an unidentified 5/8 inch iron rod; (3) thence N.12°18'08"W., a distance of 111.04 feet to a 4 inch square concrete monument and cap stamped PRM 2742; (4) thence N.12°18'08"W., a distance of 304.79 feet to an unidentified 5/8 inch iron rod; (5) thence N.29°12'26"E., a distance of 141.58 feet to a 4 inch square concrete monument and cap stamped PLS 940; (6) thence N.04°08'12"E., a distance of 136.74 feet to a 4 inch square concrete monument and cap stamped PLS 940; (7) thence N.03°48'09"E., a distance of 252.83 feet to a 4 inch square concrete monument and cap stamped PLM 2742; (8) thence N.03°52'56"E., a distance of 544.90 feet to a 4 inch square unidentified concrete monument on the aforementioned Southerly right of way line of U. S. Highway No. 441; thence run S.73°57'04"E., along said Southerly right of way line of U. S. Highway No. 441, a distance of 1215.95 feet to close on the POINT OF BEGINNING.

NEIGHBORHOOD WORKSHOP NOTICE

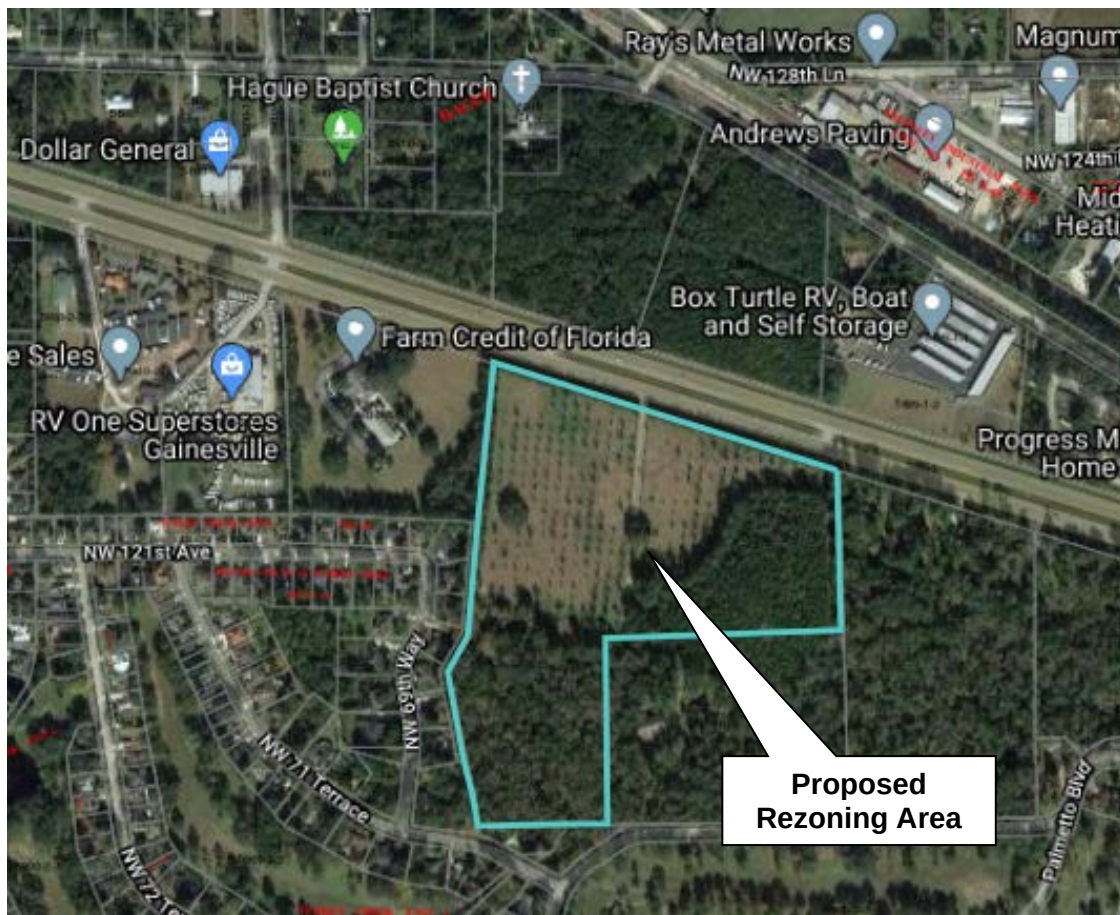
Date: March 26, 2020

Time: 6:00 PM

Place: Alachua Branch Library
14913 NW 140th Street
Alachua, FL 32615

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed rezoning of tax parcel number 05898-005-000 from Agricultural to Residential Single Family-4 (RSF-4) and Community Commercial (CC). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed rezoning and to seek their comments.



NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, March 26, 2020

Time: 6:00 PM

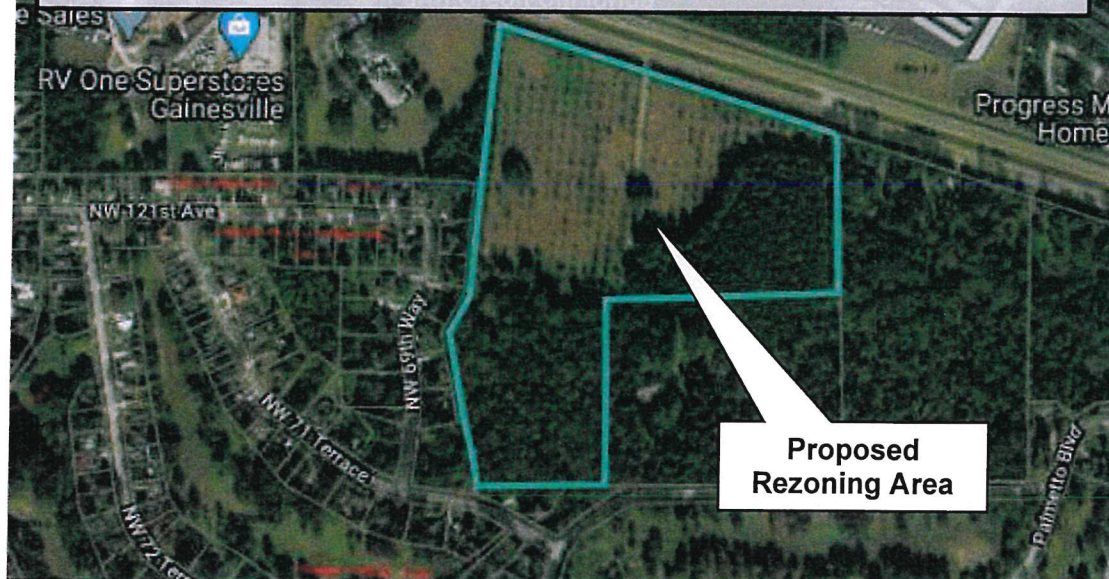
Place: Alachua Branch Library- Parking Lot
14913 NW 140th Street
Alachua, FL 32615

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541 or ssutton@edafl.com

A neighborhood workshop will be held to discuss a proposed rezoning of tax parcel number 05898-005-000 from Agricultural to Residential Single Family-4 (RSF-4) and Community Commercial (CC). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed rezoning and to seek their comments.

You recently received a notice for a neighborhood workshop scheduled for March 26th at 6 pm at the Alachua Branch Library. Despite the building closure, we still intend to hold the meeting as scheduled in the parking lot of the Library.

If you feel more comfortable receiving information and giving input remotely, please feel free to call us at 373-3541 or email at csweger@edafl.com with any questions or comments.



**Proposed
Rezoning Area**

05900-002-003 TURKEY CREEK MASTER OWNERS ASSOCIATION INC 1000 TURKEY CREEK BLVD ALACHUA, FL 32615	05899-001-001 BTTOE LLC 1155 WEST L ST BENICIA, CA 94510	05899-001-002 BTTOE LLC 1155 WEST L ST BENICIA, CA 94510
05900-002-024 TURKEY CREEK MASTER OWNERS ASSOCIATION INC 11609 NW 62ND PL GAINESVILLE, FL 32653-2708	05898-000-000 TENNEY DAVID F & BRYN C 12216 NW US HWY 441 GAINESVILLE, FL 32653	05898-010-000 FARM CREDIT OF NORTH FLORIDA 12300 NW US HIGHWAY 441 ALACHUA, FL 32615
05900-801-018 HOUSE ELIZABETH H 14 TURKEY CREEK ALACHUA, FL 32615	05900-803-012 OULIGIAN MICHAEL E & ARLENE C 161 TURKEY CREEK ALACHUA, FL 32615	05900-803-131 OULIGIAN MICHAEL E & ARLENE C 161 TURKEY CREEK ALACHUA, FL 32615
05900-005-006 EDWARDS JOHNNY WAYNE & SUSAN M 174 TURKEY CREEK ALACHUA, FL 32615	05900-006-035 BAUCOM KEITH B & PHYLLIS A 176 TURKEY CRK ALACHUA, FL 32615-9573	05900-005-004 GODDARD-TEEL & TEEL W/H 187 TURKEY CREEK ALACHUA, FL 32615
05900-002-004 HOPE N FOREST PATRICIA W LIFE ESTATE 19 TURKEY CRK ALACHUA, FL 32615-9513	05900-801-004 SANDERSON & SANDERSON TRUSTEES 211 TURKEY CREEK ALACHUA, FL 32615	05900-002-012 CASON JAMES D & VERONICA B 215 TURKEY CREEK ALACHUA, FL 32615
05900-801-022 WILLIAMS PATRICIA MICHELLE 234 TURKEY CREEK ALACHUA, FL 32615	05900-802-001 LECHER WILLIAM D 269 TURKEY CRK ALACHUA, FL 32615-9364	05899-001-000 PROPERTY 441 LLC 3007 SW 132ND TER ARCHER, FL 32618
05900-801-001 HUTCHISON NOAH TODD & BECKY RAVN 319 TURKEY CREEK ALACHUA, FL 32615	05900-005-007 JEFFERS LYNN MARIE 40 TURKEY CREEK ALACHUA, FL 32615	05900-801-026 ANDERSON MARTY & REGINA 438 TURKEY CREEK ALACHUA, FL 32615
05900-801-016 DAVIS & ONDRUSEK H/W 446 TURKEY CREEK ALACHUA, FL 32615	05900-005-005 MAURER & MAURER 45 TURKEY CRK ALACHUA, FL 32615-9500	05900-801-013 TERRY TIMMY LEE JR 455 TURKEY CREEK ALACHUA, FL 32615
05900-801-024 TEIXEIRA DAVID ANTHONY & KATIE MARIE 480 TURKEY CREEK ALACHUA, FL 32615	05898-002-000 HENDERSON & HENDERSON JR CO-T 5003 NW 19TH PL GAINESVILLE, FL 32605-3435	05900-801-010 HERRON SHAUN J & ANITA L 546 TURKEY CREEK ALACHUA, FL 32615
05900-803-011 FLETCHER ERIC & MARIA 563 TURKEY CREEK ALACHUA, FL 32615	05900-005-008 COLLINS SHAUN M & MARION M 587 TURKEY CREEK ALACHUA, FL 32615	05900-005-003 PROCTOR CHARLES L & DIXIE L 69 TURKEY CREEK ALACHUA, FL 32615

05900-830-014
BUEHN RICHARD G & DIANE K
715 TURKEY CREEK
ALACHUA, FL 32615

05900-830-018
MCSWAIN CHRISTOPHER & SHELLIE
717 TURKEY CREEK
ALACHUA, FL 32615

05900-830-015
TICAR ANN MARIE V & JEFFREY L
728 TURKEY CREEK
ALACHUA, FL 32615

05900-830-017
PFISTER & WITTER
734 TURKEY CREEK
ALACHUA, FL 32615

05900-801-020
MORRISON STEVEN D & NANCY J
745 TURKEY CREEK
ALACHUA, FL 32615

05900-803-014
WOODY JAMES R JR
902 TURKEY CREEK
ALACHUA, FL 32615

05900-802-003
TRAN TUYET
905 TURKEY CREEK
ALACHUA, FL 32615

05900-801-008
PROCKTER JULES & CAMILLE S
914 TURKEY CREEK
ALACHUA, FL 32615

05900-005-002
DEPAZ GILBERTO E & BRUNILDA G
92 TURKEY CREEK
ALACHUA, FL 32615

05898-003-000
RRW OF GAINESVILLE LLC
C/O MS MICHELLE SHEALY
GAINESVILLE, FL 32606-5247

05898-004-000
RRW OF GAINESVILLE LLC
C/O MS MICHELLE SHEALY
GAINESVILLE, FL 32606-5247

05898-005-000
441 DEVELOPMENT GROUP OF
ALACHUA COUNTY LLC
C/O MS MICHELLE SHEALY
GAINESVILLE, FL 32606-5247

05900-830-016
ENTRUST HOLDINGS LLC
PO BOX 1119
ALACHUA, FL 32616

05900-100-000
TURKEY CREEK MASTER OWNERS
AS
PO BOX 14705030
GAINESVILLE, FL 32614

05900-803-001
CHESTNUT FUNERAL HOME INC
PO BOX 5932
GAINESVILLE, FL 32627

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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Assistant Director of Planning
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Gainesville, FL 32611

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Gainesville, FL 32641

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P.O. Box 1156
Alachua, FL 32616

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7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

TODAY IN HISTORY

Today is **Wednesday, March 11**, the 71st day of 2020. There are 295 days left in the year.

Highlight in History: On **March 11, 2011**, a magnitude-9.0 earthquake and resulting tsunami struck Japan's northeastern coast, killing almost 20,000 people and severely damaging the Fukushima Dai-ichi nuclear power station.

Ten years ago, a federal appeals court in San Francisco upheld the use of the words “under God” in the Pledge of Allegiance and “In God We Trust” on U.S. currency. In an address at Tel Aviv University, Vice President Joe Biden said “good faith negotiations” could recognize Israeli security needs and the Palestinian goal for a viable state.

Today's birthdays: Media mogul **Rupert Murdoch** is 89. Former ABC News correspondent **Sam Donaldson** is 86. Musician **Flaco Jimenez** is 81. Actress **Tricia O'Neil** is 75. Actor **Mark Metcalf** is 74. Rock singer-musician **Mark Stein** (Vanilla Fudge) is 73. Singer **Bobby McFerrin** is 70.

LOTTERY

LOTTO
Today's jackpot: \$14.5 million
March 7: 1-2-13-31-33-53
POWERBALL
Today's jackpot: \$110 million
March 7: 7-15-21-33-62
Powerball: 23
FANTASY 5
March 9: 10-11-19-30-34
PICK 2
March 10 Midday: 1-2
March 9 Evening: 6-1
PICK 3
March 10 Midday: 2-0-7
March 9 Evening: 9-0-5
PICK 4
March 10 Midday: 1-5-9-2
March 9 Evening: 5-9-2-1
PICK 5
March 10 Midday: 3-8-6-6-8
March 9 Evening: 8-7-9-5-0
JACKPOT TRIPLE PLAY
Tuesday's jackpot was \$1.75 million
March 6: 7-13-14-16-20-44
MEGA MILLIONS
Tuesday's jackpot was \$75 million
March 6: 15-48-56-58-70
Mega Ball: 4
CASH4LIFE
March 9: 3-4-13-23-47
Cash Ball: 1

Dow rebounds 1,167 points

Follows worst day since the financial crisis

By Jessica Menton
USA TODAY

The Dow Jones industrial average jumped 1,167 points, or 4.9%, to close at 25,018.16, in a wild trading session that saw the blue-chip average swing 1,330 points from its high to its low. Tuesday's moves came after the Dow plunged more than 2,000 points on Monday. A freefall in oil prices and mounting coronavirus cases rattled jittery investors a day earlier and pushed major indexes to the edge of a bear market, or a drop of 20% from a recent peak. The Standard & Poor's 500 climbed 4.9% Tuesday to end at 2,882.23, after the broad index posted its worst one-day percentage drop

since October 2008 on Monday. The index is off about 15% from its Feb. 19 record. Dizzying swings have been relentless in markets the last few weeks. Stocks had a couple of days last week where they rose more than 4%, only for the bottom to fall out again. “We’re in a volatile period, and investors seeking long-term growth will benefit from staying calm and waiting for the current downturn to pass,” Michael Hanson, senior vice president of research at Fisher Investments, said in a note. Since U.S. stocks set their record high just a few weeks ago, traders have gone from dismissing the economic pain created by COVID-19 — thinking it’s similar to the flu and could stay mostly contained in China — to

being in fear of it — worrying that it may cause a worldwide recession. Stocks received a boost Tuesday after President Donald Trump said late Monday he will seek financial relief for workers and businesses affected by the coronavirus outbreak, as new cases were reported across the country. The number of confirmed worldwide cases was approaching 115,000 early Tuesday. The death toll from the virus has now topped 4,000 — including 28 in the U.S. Trump’s comment that he will seek relief for workers gave some investors an excuse to resume buying. “This is not like the financial crisis where we don’t know the end is in sight,” said Treasury Secretary Steven Mnuchin. “This is about providing proper tools

and liquidity to get through the next few months.” The biggest rebounds have historically occurred following sharp drops on Mondays, according to Bespoke Investment Group. Since 1952, the S&P 500 index has dropped at least 5% on Mondays ten times, with the latest 7.6% drop marking the eleventh time. Following all ten of those Mondays, the broad index has gained more than 2.2% the next trading day. On Tuesday, oil prices recovered some of their losses. Crude plunged 25% on Monday after Russia refused to roll back production in response to virus-depressed demand. Saudi Arabia signaled it will ramp up its own output. Brent crude, the international standard, rose

\$2.86, or 8.3%, to settle at \$37.22 a barrel, while benchmark U.S. crude rose \$3.23, or 10.4%, to \$34.36 a barrel. Perhaps the most notable move in markets Tuesday was that Treasury yields pushed higher. The bond market rang warning bells about the virus long before the stock market, and a rise in yields is a sign that fear has receded a bit. The 10-year Treasury yield rose to 0.77% from 0.49% late Monday. A week ago, it had never been below 1%. In Europe, London’s FTSE 100 fell 0.1% and Frankfurt’s DAX lost 1.4%. The CAC 40 in France fell 1.5%. The Shanghai Composite Index rose 1.8% and the Nikkei 225 in Tokyo advanced 0.8%. Hong Kong’s Hang Seng climbed 1.4%.

Dick’s drops gun sales at 440 more stores

By Jeff Platsky
USA TODAY NETWORK | New York

Dick’s Sporting Goods will remove hunting departments from 440 more stores nationwide, continuing a program that began last year when the category was eliminated from 125 stores. The Pittsburgh-based sporting goods chain announced the news in its quarterly earnings news release Tuesday. Chief Executive Ed Stack has been a staunch advocate of stricter gun control measures since the mass shooting at Marjory Stoneman Douglas High School in Parkland, Florida, which left 17 dead. Immediately after the shooting in February 2018, Stack halted the sale of assault-style rifles at his stores nationwide and raised the minimum age for gun purchases to 21. Reaction was swift and furious from gun rights groups, who called Dick’s action a slap against law-abiding gun owners and threatened nationwide boycotts. Despite

the boycott calls, Dick’s reported its best quarter in years last November, and said Tuesday that same-store sales, a measure of retailer health, rose a healthy 3.7%. After the removal of hunting and gun departments from 440 stores this year, 160 stores will sell the outdoor gear. The company has not announced which stores will be affected. Dick’s said it will take a \$48.8 million fourth-quarter charge connected to the move. Last year, Dick’s sold eight Field & Stream stores, targeted to outdoor enthusiasts, to Sportsman’s Warehouse for \$28 million. Stack has long said gun and hunting departments are low-margin businesses. In stores where the category was removed, the space was filled with higher-margin apparel departments. The company was founded in Binghamton, New York, 42 years ago as a single bait-and-tackle shop, and has since grown into 726 Dick’s Sporting Goods stores across the nation and 130 specialty store concepts, Golf Galaxy and Field & Stream, with 42 million square feet of retail space.

US starts troop pullout, seeks end to Afghan leaders’ feud

By Kathy Gannon and Rahim Faiez
The Associated Press

KABUL, Afghanistan — The United States began withdrawing troops from Afghanistan, the U.S. military said Tuesday, taking a step forward on its peace deal with the Taliban while also praising Afghan President Ashraf Ghani’s promise to start releasing Taliban prisoners after he had delayed for over a week. The U.S. - Taliban deal signed Feb. 29 was touted as Washington’s effort to end 18 years of war in Afghanistan. The next crucial step was to be intra-Afghan talks in which all factions including the Taliban would negotiate a road map for their country’s future. But Ghani and his main political rival, Abdullah Abdullah, were each sworn in as president in separate ceremonies Monday. Abdullah and the elections complaints commission had charged fraud in last year’s vote. The dueling inaugurations have thrown plans for talks with the Taliban into chaos, although Ghani said Tuesday that he’d start putting together a negotiating team. The disarray on the Afghan government



Afghanistan's Abdullah Abdullah, front left, greets his supporters, Monday, after being sworn in as president in Kabul, Afghanistan. (THE ASSOCIATED PRESS)

side is indicative of the uphill task facing Washington’s peace envoy Zalmay Khalilzad as he tries to get Afghanistan’s bickering leadership to come together. In an early Tuesday tweet, Khalilzad said he hoped the two leaders can “come to an agreement on an inclusive and broadly accepted government. We will continue to assist.” U.S. military spokesman in Afghanistan Sonny Leggett said in a statement Tuesday the military had begun its “conditions-based reduction of forces to 8,600 over 135 days.” Currently the U.S. has about 13,000 soldiers in Afghanistan — 8,000 of whom are involved in training and advising Afghanistan’s National Security Forces, while about 5,000 are involved in anti-terror operations and militarily supporting the Afghan army when they are requested. Ghani had been dragging his feet on releasing

some 5,000 Taliban prisoners, something agreed to in the U.S. - Taliban deal. Ghani promised Monday to announce a decree to free the prisoners after the U.S. and a number of foreign dignitaries appeared to back his claim to the presidency by sending their representatives to his inauguration. U.S. Secretary of State Mike Pompeo released a statement Monday saying, “We also welcome President Ghani’s announcement that he will issue a decree March 10 on Taliban prisoner release.” Taliban officials said late Monday that a flurry of biometric identifications were being conducted on Taliban prisoners, hinting at a mass release, according to prisoners currently in lockup. The Taliban officials spoke on condition of anonymity because they weren’t authorized to talk to the media.

PUBLIC NOTICE

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The meeting will be held at 6:00 p.m. on March 26, 2020 at Alachua Branch Library located at 14913 NW 140th Street, Alachua, FL 32615.



Contact: Clay Sweger, AICP, LEED AP
eda engineers-surveyors-planners, inc.
(352) 373-3541

GF-GH053209

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Gainesville, FL 32606





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GANNETT

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning

Date & Time: March 26, 2020 at 6:00 PM

Location: Alachua Branch Library
14913 NW 140th Street
Alachua, FL 32615

NAME	ADDRESS	PHONE	EMAIL
David Tenney	12216 NW US Highway 441	538-6024	davidftenney@gmail.com

Neighborhood Meeting Minutes

Project: Proposed Rezoning from Agriculture to Community Commercial & RSF-4

Meeting Date & Time: March 26, 2020 at 6:00 PM

Location: Alachua Branch Library
14913 NW 140th Street
Alachua, FL 32615

Community Participants: 1

Project Representatives: Clay Sweger, eda

Meeting Minutes:

Clay Sweger gave a brief overview of the proposed rezoning application. He then offered to answer any questions:

Q: Is there any development proposed at this time?

A: No development proposed, just a rezoning of the property to match the land use map.

Q: I access my property through this property. Will the proposed rezoning affect my access?

A: No, the rezoning will not affect your access. Also, any future development would have to respect any access rights that you have for the property.

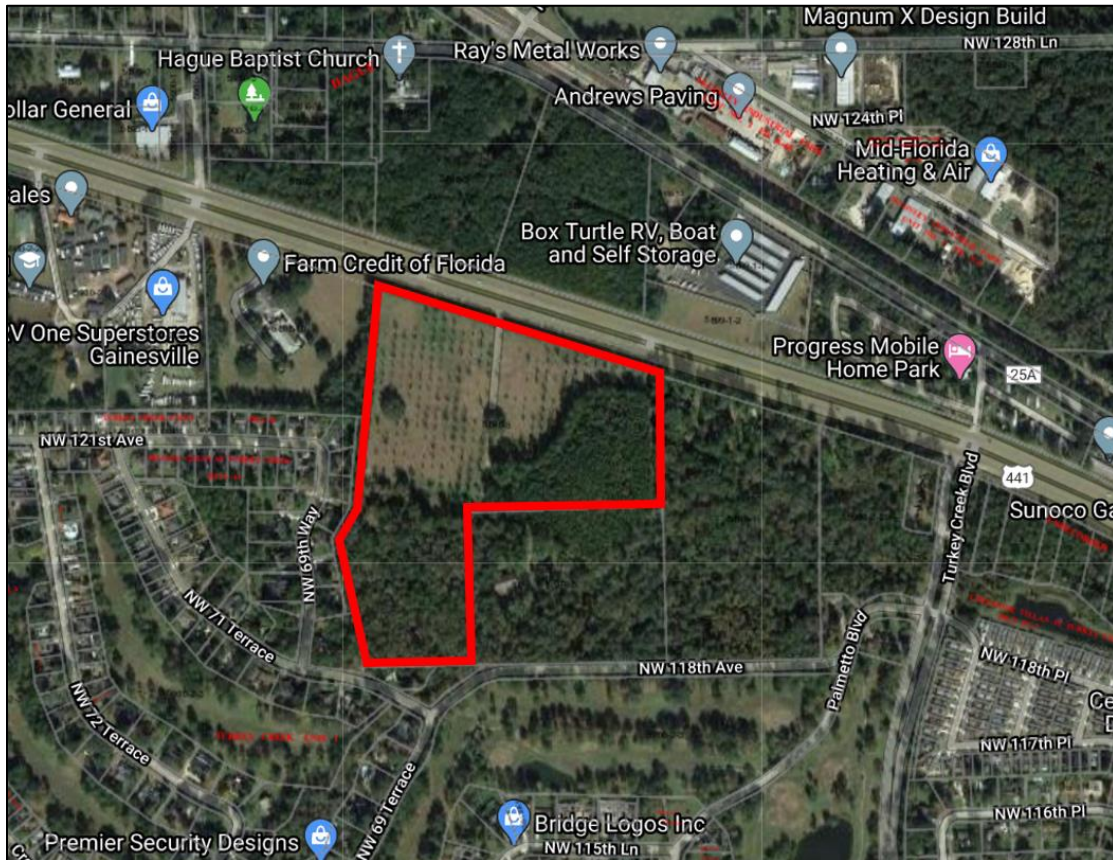
Q: The utilities that serve my property (including Duke Energy, GRU Gas) run through the property. Will the proposed rezoning affect my utilities?

A: No, the rezoning will not affect your utilities. Also, any future development would have to continue to provide utilities to your property. If they were to be modified, that would need to be done in coordination with the developer and yourself.

Q: How will I know if there is any proposed development in the future?

A: The City Code requires neighborhood meetings for any development over 1,000 SF in building area, so you would receive a notice at that time.

Rezoning Justification Report



Project Request: Rezoning application from Alachua County Agriculture to Community Commercial (CC) and RSF-4

Location: 12200 block of US Highway 441

Parcel Number: 05898-005-000

Acreage: Approximately 28.2 Acres

Prepared By: Clay Sweger, AICP, LEED AP
eda consultants, inc.

Agent for: 441 Development Group of Alachua County, LLC

Date: March 31, 2020 Revised (April 14, 2020 and May 8, 2020)

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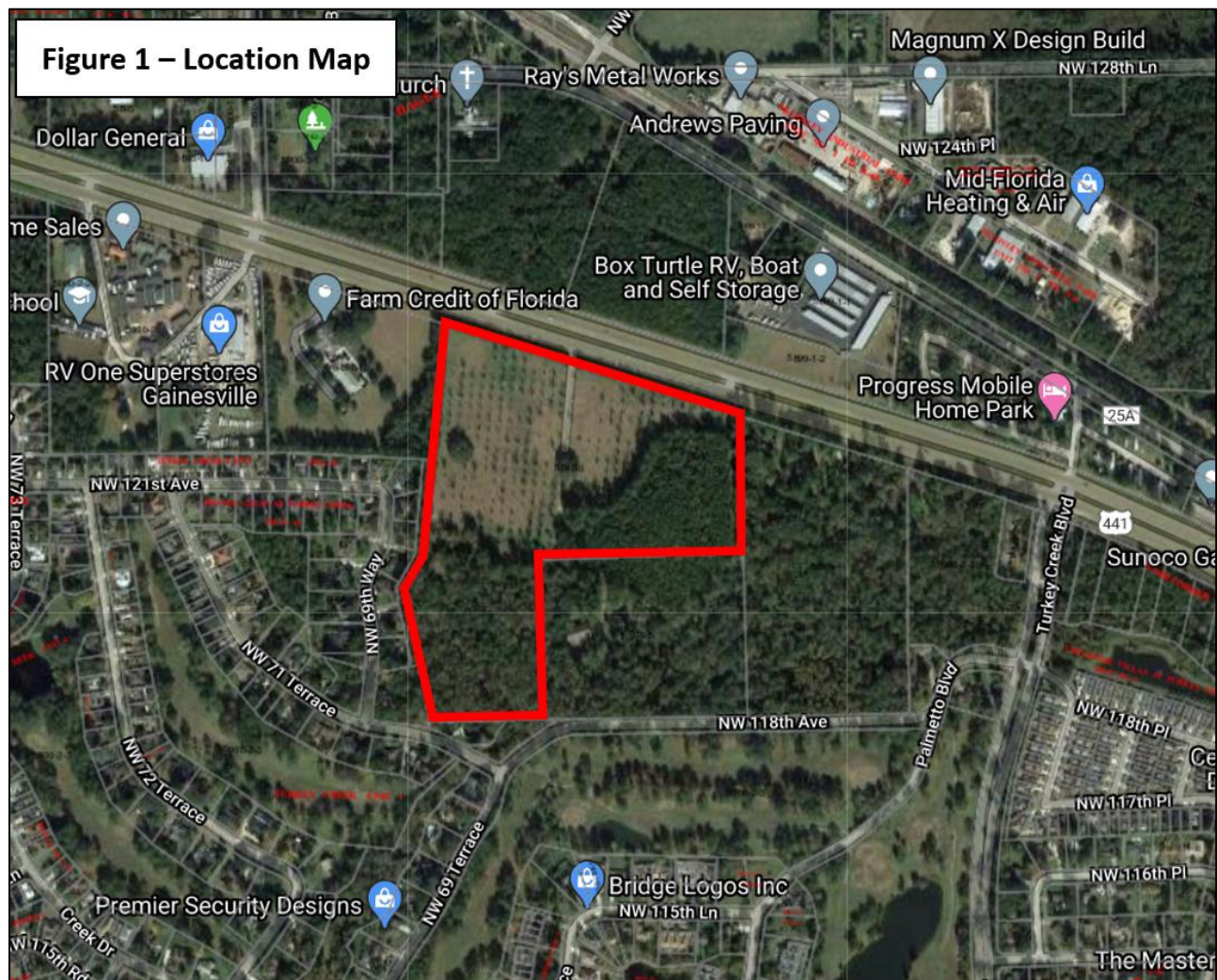
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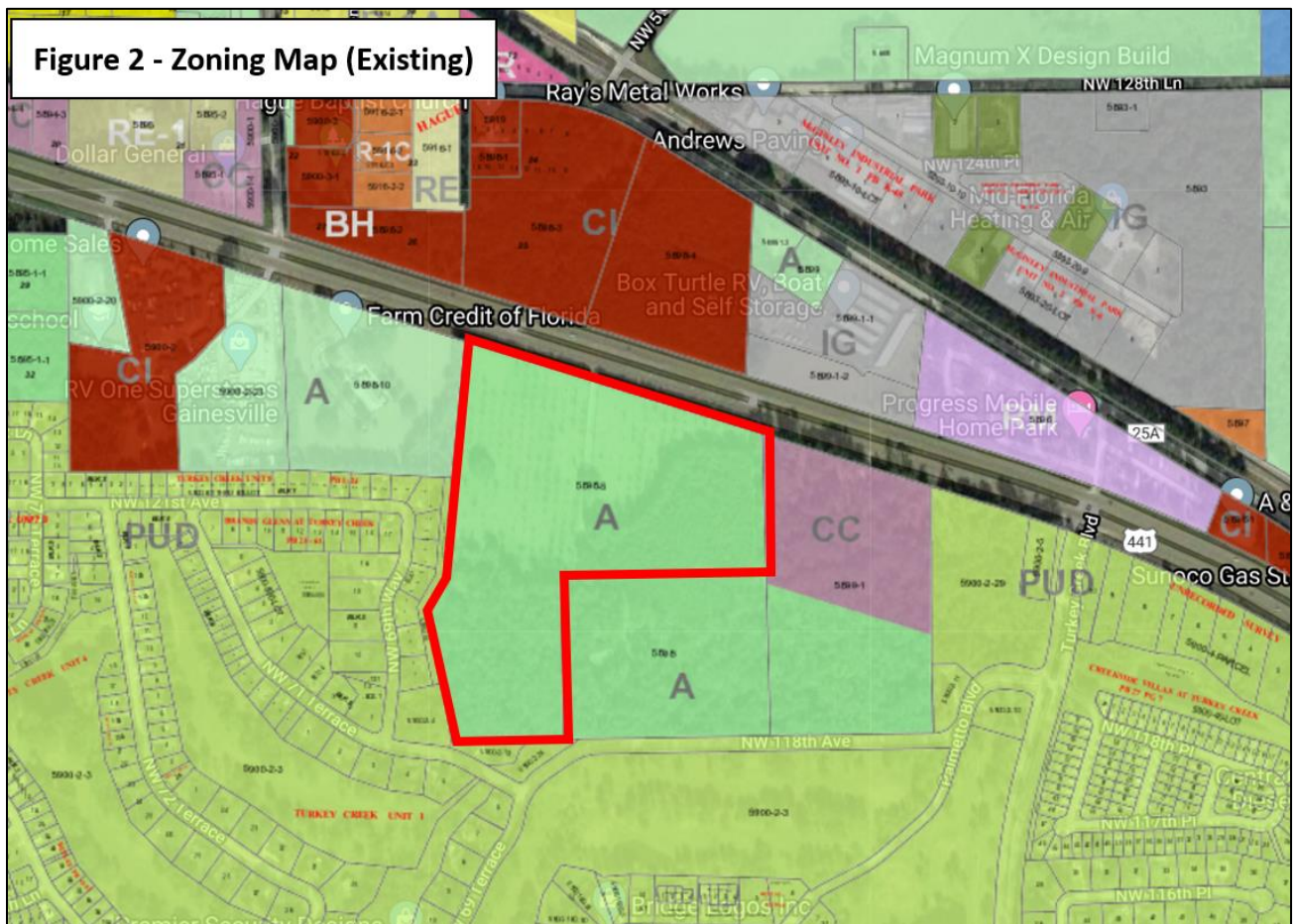
Background

The subject property is located at the 12200 block of NW US Highway 441 (see figure below). The proposal concerns the approximated 28.2 acre tax parcel 05898-005-000, which is located within Section 28, Township 8, Range 19. The future land use designation on the subject property is divided between Community Commercial (northern approximately 18 acres) and Moderate Density Residential (southern approximately 10.2 acres), approved by the City of Alachua in 2009. The current zoning on the parcel is Alachua County Agriculture, which is not consistent with the underlying land use designations. This proposal is to change the zoning of the northern approximately 18 acres to Community Commercial (CC) and the southern approximately 10.2 acres to RSF-4.



Statement of Proposed Change

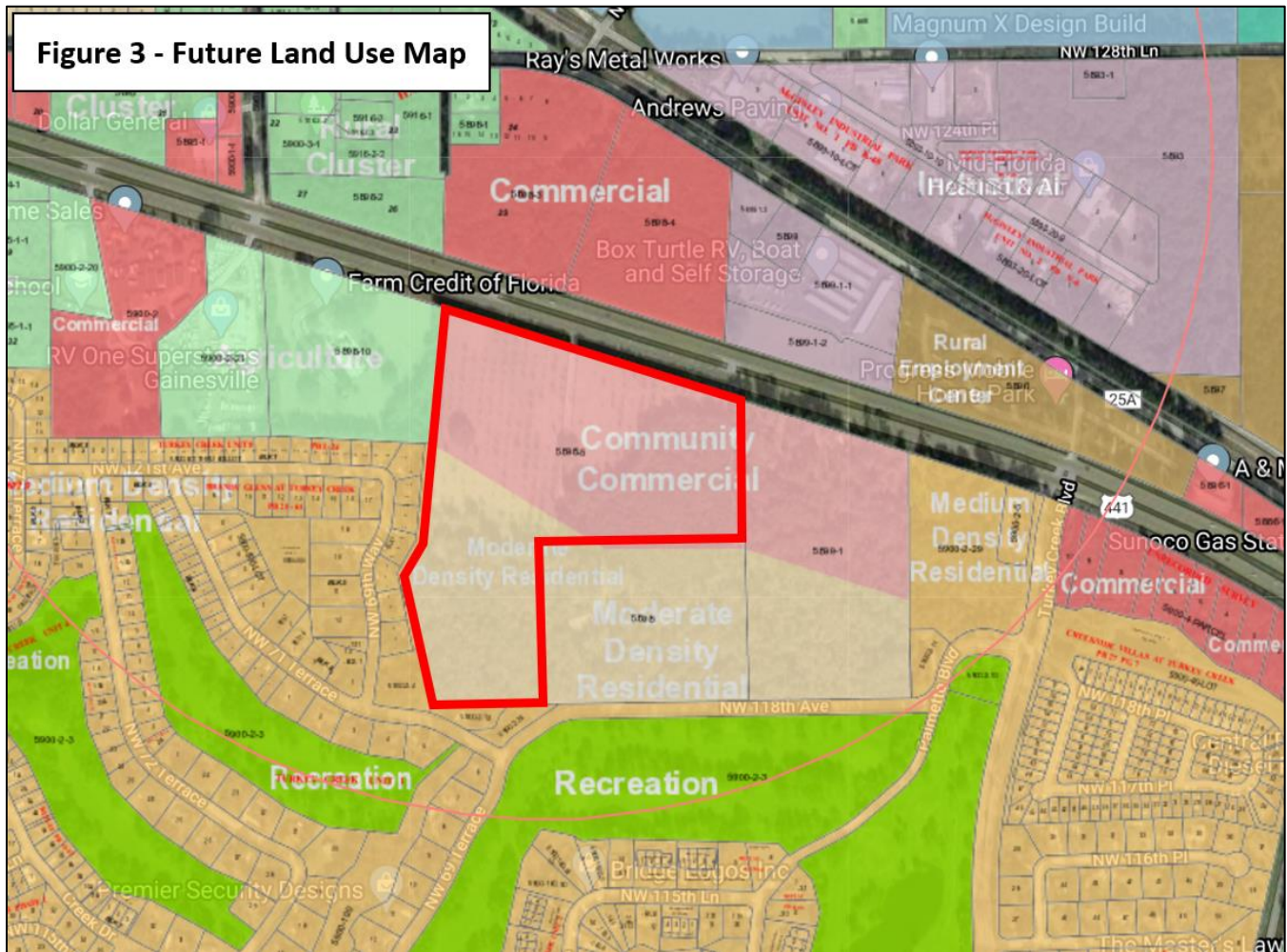
The property owner requests to amend the Official Zoning Atlas from Alachua County Agriculture to Community Commercial (CC) and RSF-4. Figure 2 below illustrates the existing zoning of the parcel of Alachua County Agriculture. The proposed rezoning would place a zoning designation that is consistent with the underlying land use designation of Community Commercial and Moderate Density Residential.



Currently, the subject property is partially utilized as an orchard and is bounded to the north by US 441 Farm Credit & Turkey Creek subdivision to the west, a single family residence and Turkey Creek subdivision to the south and a single family residence to the east.

Placing the Community Commercial zoning district on the northern portion of the property that has the underlying Community Commercial land use designation and direct access to a state arterial highway is logical and appropriate. In addition, the proposed RSF-4 zoning on the southern portion of the property is consistent with the surrounding residential uses.

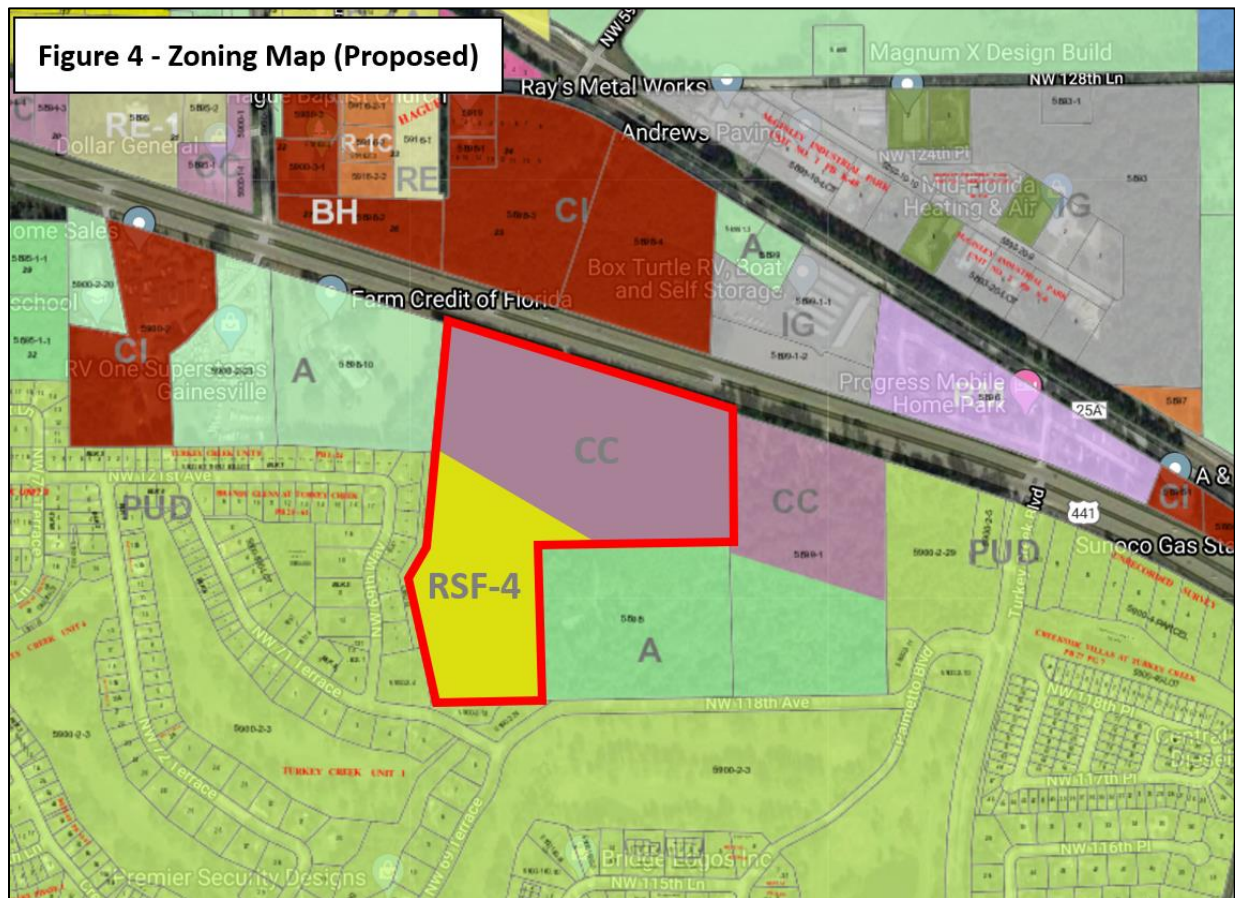
The future land use map is below:



As described in the City of Alachua Land Development Code, the Community Commercial zoning district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

In addition, the Land Development Code identifies the RSF-4 zoning as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district.

Figure 4 below illustrates the proposed zoning district designations on the subject property. Given the location of this property, a portion of which already has the matching Community Commercial land use designation, it is logical to change the property to CC zoning, which is consistent with the City's Comprehensive Plan Future Land Use Map. Existing design and performance standards in the City of Alachua Future Land Use Element Policy 1.3.d. and Sections 6.6.3 and 6.8 of the City of Alachua Land Development Code will ensure adequate buffering and design between any adjacent residential uses and the proposed Commercial uses on the property. In addition, the proposed RSF-4 zoning designation is consistent with the underlying land use designation of Moderate Density Residential and serves as an implementing zoning designation.



As described above, the proposed Community Commercial zoning district is appropriate for this property as it has arterial roadway frontage, provides goods and services to neighboring areas and provides for buffering to ensure compatibility with the neighbors. In addition, the RSF-4 zoning proposed on the southern portion of the property is appropriate as it allows the same residential uses as surrounding this area to the west, south and east.

Comprehensive Plan Consistency

This rezoning application as a whole, along with the following summary of the applicable elements, demonstrates that the application is internally consistent with the City of Alachua Comprehensive Plan and the underlying Community Commercial and Moderate Density Residential future land use designations.

Vision Element:

I. INTRODUCTION

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

II. VISION STATEMENT

The City of Alachua will be a vibrant, growing, economically and culturally diverse community, which takes great pride in the fact that it has maintained its strong sense of community, its small-town atmosphere, a strong recreation program, the charm of its downtown, and has preserved and protected its heritage and environment. It is proud of the state of the art educational facilities, which work hand-in-hand with Alachua's employers to make certain that its young people have challenging career opportunities at home. Alachua will become a leader in innovative techniques to ensure quality, well-planned growth and provide for a safe and convenient transportation environment. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will strive to be continually recognized by its peers as an example of what can happen when citizens, business communities, schools, and government work together for the common good.

III. GOALS TO IMPLEMENT THE VISION

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

Consistency: As indicated throughout this report, the Vision Element and goals to implement this vision embodies the intent of this zoning change application. The development of the subject property with commercial uses along US 441 within the area proposed as CC zoning will directly support the City's vision of encouraging business development along US 441. The proposed RSF-4 zoning on the portion of property furthest from US-441 will allow for residential development near this commercial area allowing future residents to live near they

work along the US 441 corridor. The US 441 corridor within the City of Alachua has increased in significance over the years. This urban development pattern is evident in the establishment of two (2) large Developments of Regional Impact and numerous high-tech and industrial related businesses. The City's Vision Statement includes Goal 1 which targets this area as the Corporate Corridor. This corridor has attracted businesses that serve the City as well as a larger regional market. The proposed rezoning will enhance the opportunity for a local business to grow at its existing location.

GOAL 4: Housing: The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe, affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

Consistency: As indicated throughout this report, the Vision Element and goals to implement this vision embodies the intent of this zoning change application. The development of the subject property with commercial uses along US 441 within the area proposed as CC zoning will directly support the City's vision of encouraging business development along US 441. The proposed RSF-4 zoning on the portion of property furthest from US-441 will allow for residential development near this commercial area allowing future residents to live near they work along the US 441 corridor.

Future Land Use Element:

Consistency: As illustrated throughout this report, the proposed zoning change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map.

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

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

Consistency: The intent of this application is to demonstrate that the proposed zoning change is compatible with the surrounding area, consistent with the City of Alachua land use patterns and Comprehensive Plan, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities. The eventual development of this property will attract more business and employment opportunities to the City of Alachua and will therefore support local economic prosperity. This application addresses each of these issues and therefore demonstrates consistency with Goal 1 of the Future Land Use Element.

Objective 1.2: *Residential: The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.*

Consistency: The proposed RSF-4 residential zoning designation on the southern portion of the property will provide additional acreage for urban residential infill development activity.

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

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

Consistency: The proposed RSF-4 residential zoning designation on the southern portion of the property will provide additional acreage for urban residential infill development activity.

Objective 1.3 Commercial: The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Consistency: As described in the Objective listed above, the proposed CC zoning district is consistent with the existing Community Commercial land use category. The City of Alachua provides a set of allowable uses in the CC zoning district that are compatible with the mix of uses in the surrounding area and the overall theme of the 441 Corporate Corridor as identified within the Comprehensive Plan. Specifically, Commercial uses are designed to provide for general commercial uses, as well as more intense commercial and highway commercial uses. These commercial activities are appropriate in this urbanized area and along the US 441 corridor.

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

- 1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;*
- 2. Buffering from adjacent existing/potential uses;*

3. *Open space provisions and balance of proportion between gross floor area and site size;*
4. *Adequacy of pervious surface area in terms of drainage requirements;*
5. *Placement of signage;*
6. *Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;*
7. *Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;*
8. *Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;*
9. *Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and*
10. *Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*
11. *Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.*

Consistency: **Any future development on the subject property within the proposed Community Commercial zoning district area will comply with these design standards that help ensure that quality designed development will occur.**

Policy 1.3.e The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established strip commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area. Judging the suitability of a location for an extension of strip commercial development activities shall be based upon the following minimum criteria:

1. *Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets. Access points for strip commercial complexes shall seek to minimize points of conflict by utilizing frontage roads, providing cross access between parcels or installing shared use curb cuts for access driveways to the maximum extent feasible.*
2. *Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of strip commercial development.*
3. *A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.*

Consistency: The subject property lies within the core of the 441 Corporate Corridor. The proposed CC zoning along the north side of the property should be considered to be infill in nature within an established commercial area along 441.

In addition, all proposed development within the portion of the property with a Community Commercial future land use designation and CC zoning will comply with the listed design standards, including setbacks, buffers, pedestrian and vehicular connectivity.

Policy 1.3.f The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas.

- 1. The City of Alachua shall establish a Gateway Activity Center at the interchange of US 441 and Interstate 75. The City shall establish the boundaries of the activity center based on the conceptual map provided herein and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.*
- 2. The City of Alachua shall establish the US 441 corridor as a Corporate Corridor Activity Center. The City shall establish the boundaries of the activity center and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to implement the economic development objectives of the Vision 2010 Plan and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.*

Consistency: This Corporate Corridor has attracted businesses that serve the City as well as a larger regional market. The development of the northern portion of the subject property as a commercial project will directly support the City's vision of the US 441 'Corporate Corridor' activity center. The US 441 corridor within the City of Alachua has increased in significance over the years. Overall, this urban development pattern is evident in the establishment of two (2) large Developments of Regional Impact (Progress Center and Turkey Creek) and numerous high-tech and industrial related businesses, including San Felasco Tech City, Sabine, Progress Corporate Park and McGinley Industrial Park.

The subject property will provide an area prime for commercial development along the US 441 activity center and therefore, this vision for the subject property is consistent with the 441 Corporate Corridor Activity Center concept.

Goal 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Consistency: The development of the subject property shall be consistent with this goal. The site shall discourage urban sprawl due to its immediate proximity to several existing non-residential developments along the US 441 Corporate Corridor and residential developments

recessed somewhat from the roadway. Appropriate buffering shall be provided as part of any future development.

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

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

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

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

Goal 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area (known as the Downtown Redevelopment Area) and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Objective 4.1 Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Consistency: The potential future development of this site as both a commercial site and a residential development is infill in nature based on the existing business on the patterns indicated on the existing City of Alachua future land use map. In addition, this property lies within the center of the 441 Corporate Corridor, which encourages non-residential development on the northern portion of this property.

Objective 5.1: Natural features:

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

Consistency: Any future development shall be conducted in a manner that ensures soil protection and provides sound engineering practices that work with the existing characteristics of the site. The entire parcel has Arredondo Sand: 0-5 Percent Slopes, Kanapaha Sand: 0-5 Percent Slopes and Tavares Sand: 0-5 Percent Slopes. According to the *Soil Survey of Alachua County Florida*, all are level and/or gently sloping with Tavares and Arredondo fairly well drained and Kanapaha more poorly drained. As a majority of the site along US 441 to be developed has Arredondo and/or Tavares sand, soil conditions do not pose any impediments to development in these areas due to existing site conditions. The portions of Kanapaha sand that may be within future development area will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.

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

Policy 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: As described in the ‘Public Facilities Analysis’ portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus demonstrating compliance with this policy.

Transportation Element:

The proposed zoning change and the subsequent list of potential allowable uses will not result in an increase in traffic impacts (based on land use maximum development scenarios) that will exceed acceptable Level of Service standards and are consistent with the provisions outlined in this element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

Consistency with this element is demonstrated in the ‘Public Facilities Analysis’ and the ‘Suitability Analysis’ sections of the report, which includes consistency with the following key provisions:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

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

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

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quantity.

Conservation & Open Space Element:

The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.1: Conservation Designations

Consistency: There are no existing or proposed conservation areas within the subject property.

Objective 1.2: Native Communities and Ecosystems

Consistency: Based on available information, no significant native communities and ecosystems have been documented on the subject property. However, prior to any proposed site development, the land shall be thoroughly examined for environmental resources.

Objective 1.3: Listed Species

Consistency: Based on available information, no listed species have been documented on the subject property. However, prior to any proposed site development, the land shall be thoroughly examined for environmental resources.

Objective 1.4: Air Quality

Consistency: The subject property is proposed as a commercial development and will not create any detriment to the air quality.

Objective 1.5: Soils

Consistency: As described in the 'Suitability Analysis' section of this application, the entire parcel has Arredondo Sand: 0-5 Percent Slopes, Kanapaha Sand: 0-5 Percent Slopes and Tavares Sand: 0-5 Percent Slopes. According to the *Soil Survey of Alachua County Florida*, all are level and/or gently sloping with Tavares and Arredondo fairly well drained and Kanapaha more poorly drained. As a majority of the site along US 441 to be developed has Arredondo and/or Tavares sand, soil conditions do not pose any impediments to development in these areas due to existing site conditions. The portions of Kanapaha sand that may be within future

development area will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.

Objective 1.6: Mineral Resources

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

Objective 1.7: Geological Resources

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

Objective 1.8: Hazardous Materials

Consistency: There shall be no hazardous materials within the subject property.

Objective 1.9: Agriculture and Silviculture

Consistency: There is an orchard on the property and would be removed when/if that portion of the property is developed.

Objective 1.10: Wetlands

Consistency: According to the U.S. Fish and Wildlife Service National Wetlands Inventory map (see Figure 6), there is a wetland area associated with the branch of Turkey Creek that passes throughout the property. At the time of development review, the specific limits of these areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR).

Objective 1.11: Open and Green Space

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

Objective 1.12: Water Resources

Consistency: A portion of Turkey Creek with an associated wetland does cross through the southern portion of the property and at the time of development, shall be specifically delineated and any required protective creek buffers shall be applied to the property. Future development on the subject property shall be connected to centralized water and sewer facilities and therefore, should not negatively affect the quality of local water resources.

At the time of development review, the specific limits of the surface water areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan. At a minimum, any development proposed on the property in the future shall adhere to the surface water buffer requirements found in Policy 1.12.d of the

Conservation and Open Space Element of the Comprehensive Plan. These buffers are indicated below:

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water	100' average 75' minimum

Intergovernmental Coordination Element:

The subject property is located within the City of Alachua and its jurisdiction and no change in the jurisdiction line is proposed. Therefore, no impact to the lands within the County's jurisdiction is proposed. However, notice of the application shall be given to all applicable agencies throughout the land use change application process.

Capital Improvements Element:

Public facilities are available to serve the project site and are currently operating within the acceptable level of service standards outlined within the Comprehensive Plan. However, during the development plan review process, any necessary required capital improvements agreed upon by the City and developer shall be provided.

Economic Element:

As listed in the following applicable sections of the Economic Element, the provision of adequate land for commercial development in the City of Alachua is a high priority. The development of a portion of the subject property as a commercial development is consistent with the existing development patterns in the City and will support these policies.

Mission Statement: The economic mission of the City of Alachua is to ensure that its citizens, business communities, schools, government, and area stakeholders work together for the common good to provide well-planned growth and an excellent quality of life for the community.

Goal 1: *To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.*

Objective 1.8 Real Estate Analysis

The City of Alachua should proactively identify real estate market needs and encourage appropriate real estate uses in target areas.

Consistency: The subject property is located in the center of the 441 Corporate Corridor and is in close proximity of properties containing commercial land use designations. Further, this zoning change of the northern portion of the property from Alachua County Agriculture to Community Commercial will allow for the growth and/or expansion of new businesses in the City of Alachua. Therefore, this parcel appears to be a prime location of commercial development, in accordance with the intent of this policy. In addition, the proposed RSF-4 residential zoning designation on the southern portion of the property will provide additional acreage for urban residential infill development activity.

Public Facilities Analysis (Concurrency Impact Analysis)

A rezoning change can often result in changes in overall impacts on public facilities. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning land use categories.

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.1, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any proposed development allowed in the proposed Community Commercial and RSF-4 zoning districts will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Project Impact: The maximum trip generation estimate based on the proposed zoning designations are described below:

Zoning Designation	Acreage	Max. Density/Intensity	Max Development Scenario
CC	18 (MOL)	0.5 FAR	392,040 Square Feet
RSF-4	10.2 (MOL)	4 UPA	40 Units

Traffic:

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
820	392,040 SF	Shopping Center	37.75 / 1,000 SF	14,799

210	40	Single Family	9.52/Unit	381
Total Daily Trips (ADT)				15,180

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
820	392,040 SF	Shopping Center	3.81 / 1,000 SF	1,493
210	40	Single Family	0.99/Unit	40
Total Daily Trips (PM PEAK)				1,533

Increase in Daily Trips

- ADT: 15,180 ADT
- PM PEAK: 1,533 ADT

Affected Roadway Segments

- US 441 Segment 3/4
- US 441 Segment 6
- US 441 Segment 7

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 6 (15,180 ADT, 1,533 PM Peak)
- 70% Distribution on US 441 Segment 7 (10,626 ADT, 1,073 PM Peak)
- 30% Distribution on US 441 Segment ¾ (4,554 ADT, 460 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6	US 441 Segment 7	US 441 Segment 3/4
Maximum Service Volume	45,700	43,000	45,700
Existing Traffic and Reserved Trips	21,850	23,279	24,307
Project Trips (Net ADT)	15,180	10,626	4,554
Available Capacity	8,670	9,095	16,839

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

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

Traffic System Category	US 441 Segment 6	US 441 Segment 7	US 441 Segment 3/4
Maximum Service Volume	4,110	3,870	4,110
Existing Traffic and Reserved Trips	2,014	2,082	2,433
Project Trips (Net PM Peak)	1,533	1,073	460
Available Capacity	563	715	1,217

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

The table above indicates that the existing transportation network and the affected road segments provide sufficient available capacity to serve future development activity on the project site.

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 18,755 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact – Proposed Zoning ¹	49,204 GPD
--	------------

1. Per 64E-6.008, F.A.C. (Shopping Center): $(18 \text{ AC} \times 43,560 \text{ SF/AC} \times 0.5 \text{ FAR}) \times 0.1 \text{ GAL/SF} = 39,204 \text{ GPD}$
2. Formula for Single Family: 250 Gal/Unit per day: $250 \times 40 = 10,000 \text{ GPD}$

Sanitary Sewer Impacts

System Category	GPD
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	729,000
Reserved Capacity	127,878
Project Demand	49,204
Residual Capacity	593,918

Source:

City of Alachua Public Services Department, January 2020

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quantity.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 18,755 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact – Proposed Zoning ¹	50,204 GPD
---	------------

1. Per 64E-6.008, F.A.C. (Shopping Center): $(18 \text{ AC} \times 43,560 \text{ SF/AC} \times 0.5 \text{ FAR}) \times 0.1 \text{ GAL/SF} = 39,204 \text{ GPD}$
2. Formula for Single Family: 275 Gal/Unit per day: $275 \times 40 = 11,000 \text{ GPD}$

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,295,603
Reserved Capacity ²	135,767
Project Demand	50,204
Residual Capacity	818,426

Source:

City of Alachua Public Services Department, January 2020

Solid Waste:

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

Maximum Development Scenario Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). As shown in the following table, based on generic non-residential calculations, no net increase will occur for potential solid waste impact and adequate capacity is available to support this development.

Solid Waste Impact per Net Decrease

Solid Waste Impact – Proposed Zoning ¹	931 Tons
---	----------

1. Formula*: $((12 \text{ lbs per } 1,000 \text{ SF/day} \times 392,040 \text{ SF}) \times 365 \text{ days/year}) / 2,000 = 858 \text{ Tons/Year}$

*Source: *Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

2. Formula: $0.73 \text{ tons/per capita per year} (40 \text{ units} \times 2.5/\text{unit} \times 0.73 = 73 \text{ Tons/Year})$

Recreation:

The proposed rezoning to RSF-4 will provide allow up to 40 residential units with a maximum potential impact of $40 \text{ DU} \times 2.37 \text{ persons/DU} \times 5 \text{ acres}/1,000 \text{ persons} = 0.47 \text{ acres}$. As shown in the following table, there is adequate available recreation acreage available to support this development.

Table 5a. Recreational Impacts - Final Development Orders	
System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	50.78
Reserved Capacity ³	2.22
Available Recreation Acreage	82.49
1. Table 5c. Recreational Facilities 2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 1.2.b, Recreation Element Formula: $10,155 \text{ persons} / (5 \text{ acres} / 1,000 \text{ persons})$ 3. Table 1	

Drainage:

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

Consistency: The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any development on this site will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(1) Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) Consistent with Comprehensive Plan

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed CC and RSF-4 zoning districts are the implementing districts for the CC on Moderate Density Residential land use designations. In addition, this property is located along the US 441 Corporate Corridor which the Comprehensive Plan promotes the northern portion of the property as a commercial area.

(b) Consistent with Ordinances

Consistency: As demonstrated in this application, the rezoning request is consistent with the all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and neighborhood meeting with the public.

If the property is rezoned from Alachua County Agriculture to Community Commercial and RSF-4, the owner will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code. In addition, any future expansion or development of the subject property shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.

(c) Logical Development Pattern

Consistency: The rezoning request will create a logical development pattern. It will allow the expansion commercial of business along the 441 Corporate Corridor (in the proposed CC zoning area), thus resulting in an infill pattern. In recent years, this area has grown more commercial in nature, including City-approved applications for additional commercial zoning in the vicinity of the subject property. In addition, the subject property is located along an arterial state road in the urban core of the City and centralized public utilities presently serve the site. The proposed CC zoning will thus be a logical extension of this current development pattern. The proposed RSF-4 zoning area will also allow for infill development in a manner that is compatible with the surrounding areas.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern. The property is located in the urbanized area of Alachua along a state arterial highway with existing commercial land use designation. This request will allow for an infill development on the property.

(e) Incompatible with Adjacent Lands

Consistency: This zoning change request will not result in any incompatibility with adjacent lands.

Compatibility with adjacent land uses is a key factor when considering a proposed rezoning application. The following list of adjacent uses and accompanying map (Figure 5) illustrates the existing zoning districts for the surrounding properties:

The existing land uses and zoning districts of the adjacent properties are as follows:

- North:* US 441 / Undeveloped Property
CI Zoning
- East:* Vacant Land / Single Family Residence
CC / Ag Zoning
- West:* Farm Credit / Turkey Creek Subdivision
Agriculture / PD Zoning
- South:* Turkey Creek Subdivision
PUD Zoning



The subject property will be developed in a similar fashion to other parcels along US 441 with a mix of commercial and residential zoning designations. Due to the existing urban development pattern in the area, the development of this property commercially is infill in nature and is compatible to the adjacent developments.

The City of Alachua Land Development Code contains compatibility standards for non-residential development when located adjacent to residential development. Section 6.6.3, shown below addresses residential protection standards when a non-residential developed is located within 500 feet of any residential district. These standards would apply to development or redevelopment of the subject property.

6.6.3 Residential protection standards.

(A) *General conditions.* As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any

potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

- (1) *Hours of operation and deliveries.* Hours of operation and deliveries.
- (2) *Activities that generate potential adverse impacts.* Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.
- (3) *Placement of trash receptacles.* Placement of trash receptacles.
- (4) *Loading and delivery area.* Location of loading and delivery areas.
- (5) *Lighting.* Lighting location, intensity, and hours of illumination.
- (6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.
- (7) *Additional landscaping and buffering to mitigate adverse impacts.* Additional landscaping and buffering to mitigate adverse impacts.
- (8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.
- (9) *Preservation of natural lighting and solar access.* Preservation of natural lighting and solar access.
- (10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.
- (11) *Paving and parking areas.* Paving to control dust.
- (12) *Placement or configuration of site design.* Placement or configuration of site design.

(B) *Height and setbacks.* Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.

In addition, Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also ensure compatibility.

(f) *Adverse Effect on Local Character*

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The subject property is located in the urbanized area of the City in an area that has increasingly become more commercial in character. In addition, the property is located along a major arterial (US 441 corridor). The proposed CC zoning is compatible with the highway-oriented development along US 441. In addition, the proposed RSF-4 zoning in the southern portion of the property is compatible with the surrounding residential uses in the area.

(g) Not Deviate from Pattern of Development

Consistency: The proposed rezoning is consistent with the pattern of development on the northern portion of the parcel. The pattern in the area is a combination of highway-oriented development and residential and this would involve infill development on the site.

(h) Encourage Sprawl

Consistency: The subject property is located in the urbanized area of the City of Alachua. This rezoning should be considered infill (not sprawl) due to its location in the urbanized area along a state arterial road. The following Urban Sprawl Analysis indicates that the rezoning should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators

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

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

Consistency: This proposed zoning change is in a geographic area that is already developed in the City of Alachua. The portion that is under consideration has developable land area that can be developed without impacting the existing creek on the southern portion of the site.

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

Consistency: The subject property is currently served by existing public utilities and has access to an existing public street (US 441). No extensions of public infrastructure would be required.

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

Consistency: The subject property does contain a remnant agricultural use (orchard) on the property.

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

Consistency: The proposed rezoning from Alachua County Agriculture will provide commercially-zoned land along the US 441 corridor along with supportive residential uses in a strategic location that will serve the needs of the local community.

(i) *Spot Zoning*

Consistency: Several parcels in the immediate area currently have a similar commercial and residential zoning designations and is part of a larger pattern along the 441 corporate corridor. Therefore, because in part that the existing commercial and residential development pattern exists, the proposed rezoning is not spot zoning.

(j) *Public Facilities*

Consistency: As demonstrated in the Public Facilities Analysis section of this report, adequate facilities exist to serve the site and any development of the property will not create a negative impact on these facilities. There are existing public facilities and services available to serve the property with existing potable water and sanitary sewer service in proximity to the project site.

(k) *No Adverse Effect on the Environment*

Consistency: As demonstrated in the Suitability Analysis section of this report (see below), the only environmentally sensitive area on the project site is Turkey Creek at the southern edge and will be avoided/protected per Code and therefore, there is no adverse effect on the environment due to this rezoning.

Suitability Analysis

The following analysis included in the suitability analysis is provided to address the issue of on-site natural resources and potential impacts caused by the requested zoning change:

Wetlands / Creeks:

According to the U.S. Fish and Wildlife Service National Wetlands Inventory map below, there is a wetland area associated with the branch of Turkey Creek that passes throughout the southern portion of the property. At the time of development review, the specific limits of these areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR).



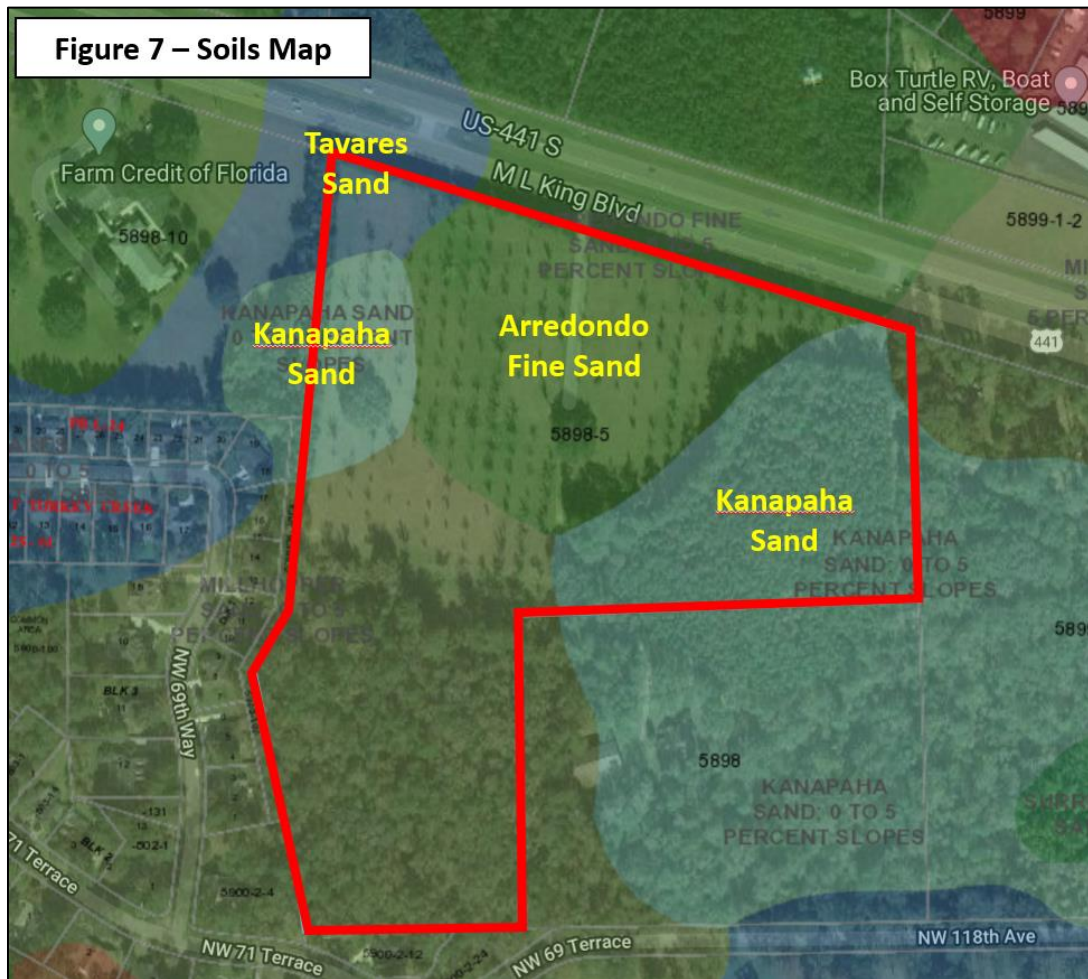
At a minimum, any development proposed on the property in the future shall adhere to the surface water buffer requirements found in Policy 1.12.d of the Conservation and Open Space Element of the Comprehensive Plan. These buffers are indicated below:

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water	100' average 75' minimum

Soils:

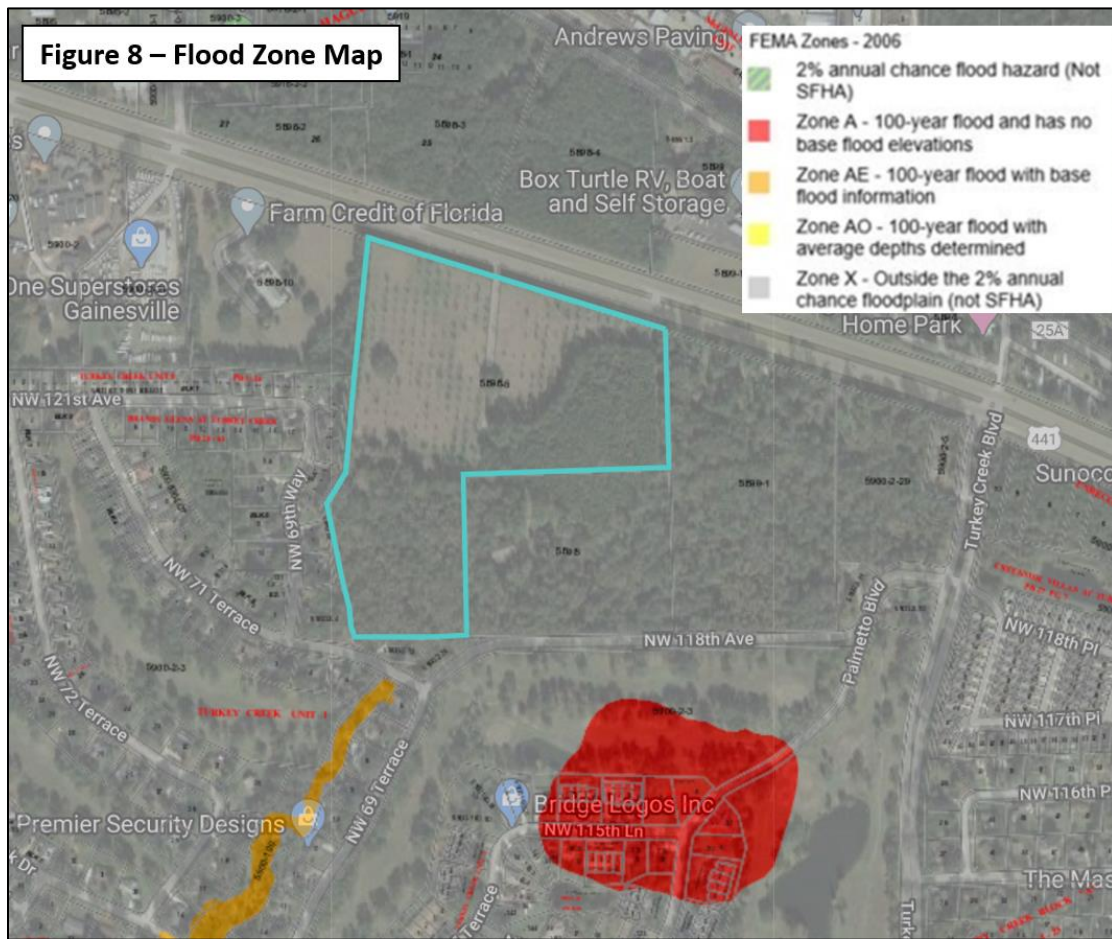
The following map (Figure 7) illustrates the soil types for the subject property and the immediate area:



The entire parcel has Arredondo Sand: 0-5 Percent Slopes, Kanapaha Sand: 0-5 Percent Slopes and Tavares Sand: 0-5 Percent Slopes. According to the *Soil Survey of Alachua County Florida*, all are level and/or gently sloping with Tavares and Arredondo fairly well drained and Kanapaha more poorly drained. As a majority of the site along US 441 to be developed has Arredondo and/or Tavares sand, soil conditions do not pose any impediments to development in these areas due to existing site conditions. The portions of Kanapaha sand that may be within future development area will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.

100-Year Flood Zone / Flood Potential:

The subject parcel is not located within the FEMA 100-year flood zone, as indicated in Figure 8. Therefore, no issues related to flood potential are associated with this property.

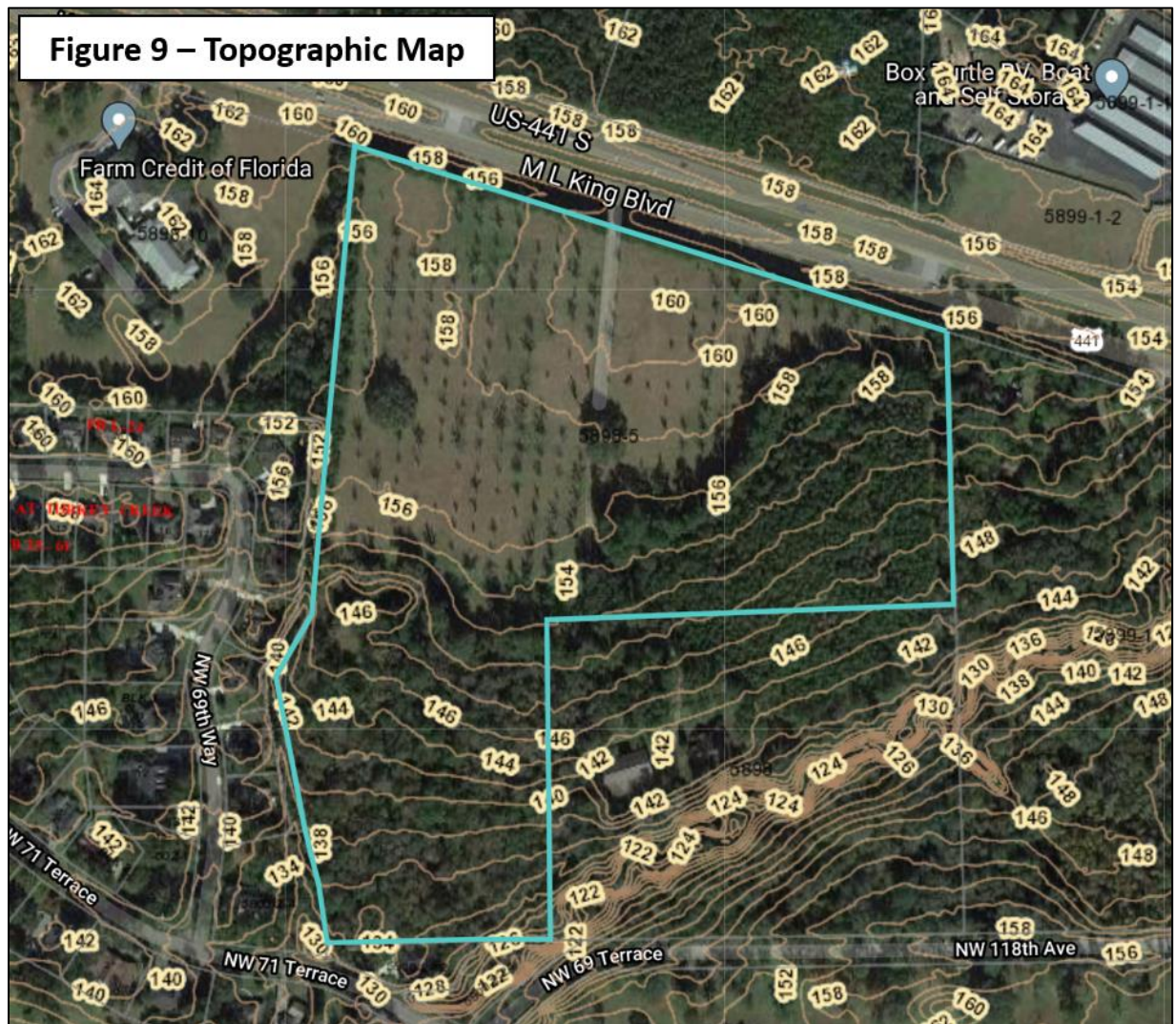


Wellfield Protection Zone:

The subject property is not located in a wellfield protection zone.

Topography:

Figure 9 illustrates the topography on the subject parcel. The parcel elevation decreases slightly from north (US 441) to the southernmost portion of the property, which includes an existing creek area.



Legion Auxiliary's first National Convention in the early 1920s when the red poppy was adopted as The American Legion Family's memorial flower.

to honor a fallen soldier. They brought a beer and a Dixie cup to place on the monument along with the flag and poppy. Asked why they left a beer, they

HEA PLA BOA AL

Notice is Board of t on June 9, the James located at to conside the City (LDRs) a to exempt the LDRs relating to Section 2. City Com to the req amending staff repor relating to and Table of such n 2.2.12 re amending review of to minor 2.4.9 to review o creating s approval amendme for infra relating 1 (3) relat family d townhom amending accessory relating to Section (private i to impro amending of "mixe "dwellin and "sub the LDR consider

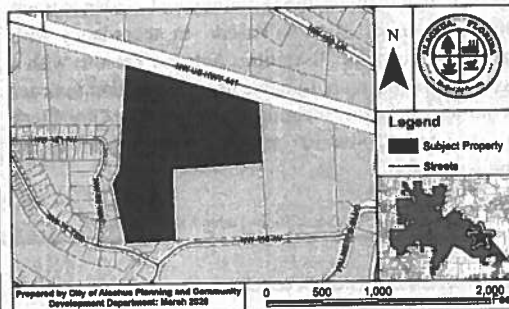
At the p and be h the appli Planning 15100 N regular t 6:00 p.m sent to th and Con 32616. Florida made at proceed to ensur made, w which th the Ame disabilit to partic at (386) public h



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 9, 2020 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for 441 Development Group of Alachua County, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agriculture (Alachua County) to Community Commercial (CC) on ± 18 acres and to Residential Single Family - 4 (RSF-4) on ± 10.2 acres on a ± 28.2 acre subject property. The property subject to the proposed amendment is located south of NW US Highway 441, approximately 1,300 feet west of the intersection of NW US Highway 441 and Turkey Creek Boulevard and approximately 800 feet east of the intersection of NW US Highway 441 and County Road 237; consisting of Tax Parcel Number 05898-005-000. FLUM: Community Commercial (± 18 acres) and Moderate Density Residential (± 10.2 acres); Existing Zoning: Agriculture (Alachua County).



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

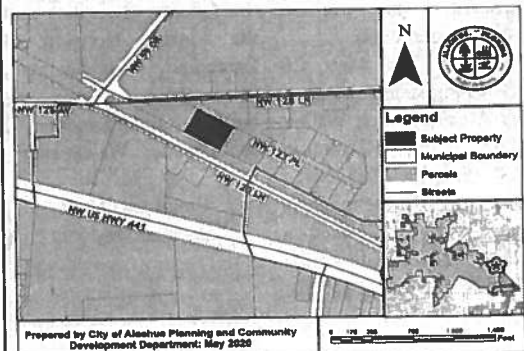
(Published: Alachua County Today - May 28, 2020)



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Board of Adjustment of the City of Alachua will hold a public hearing on June 8, 2020, at 5:30 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Andrews Paving, Inc., property owner, for consideration of a request for a Zoning Variance Permit to reduce the minimum side setback from 15 feet as required by Section 5.1.3 and Table 5.1-3 of the City of Alachua Land Development Regulations (LDRs) to a minimum side setback of 10 feet. The subject property is located at located at 6327 NW 123rd Place in the McGinley Industrial Park. Tax Parcel 05893-010-007. FLUM: Industrial; Zoning: Industrial General (IG).



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

(Published: Alachua County Today - May 28, 2020)

OBITUARIES



WEBB, ROSE LEE ROBINSON
Rose Lee Robinson Webb, age 86, daughter of the late Leroy Robinson Sr. & Isabella Terry Robinson, went home to be with the Lord on May 23, 2020 at the home of her daughter, Wanda, in Archer, Florida surrounded by her loving family.

Ms. Webb was a lifetime Member of Saint Joseph Missionary Baptist Church. The Homegoing Celebration will be held 2:30PM Saturday, May 30, 2020, at Saint Joseph Missionary Baptist Church (Archer, FL) with her Pastor, Reverend Dr. Willie Calson, as the Eulogist & her grandson-in-law, Elder Kenyada Feathers as the Officiant. Ms. Webb will be viewed at the Funeral Home on Friday 2:00-7:00PM - At the Church on Saturday 30 Minutes prior to the Services - And with the Processional. The Procession will form at the residence of her daughter, Wanda Oats, 15130 SW 175th Ave, Archer, FL at 1:45PM.

Those left to cherish her memory are her sons - Luther Curtis, Jr. (& Aleria) of Raleigh, FL; Clarence Curtis (& Pearl) and Daniel Curtis and Tresay Curtis of Archer, FL; daughter - Wanda Oats of Archer, FL; brothers - Leroy Robinson Jr. (& Rosa) of Archer, FL (Willie James Robinson, Sr. preceded her in death); son-in-law - Ronald K. Oats of Williston, FL; And a host of grandchildren, great grandchildren, great-great grandchildren, nieces, cousins & friends.

We're asking that the COVID-19 Mandates are followed as we gather for this occasion.

Arrangements Entrusted To
DUNCAN BROTHERS' FUNERAL HOME
428 NW 8TH ST
Gainesville, FL



WHITEHEAD, PATRICK
Williston, Florida - Patrick Whitehead, served our country for three years in the United States Army and received an honorable discharge. He was affectionately known to many as A Truck Driver, he will be missed and remembered by his wife; Pamela Whitehead. Children: Larissa Chantelle Whitehead, Jonathan Thurman, who preceded him in death and Patrick Whitehead Jr. granddaughter: Mariah Kahlyn Cherry, siblings, Leon-dea Rackard (stacy) Tenika Jones, Audrey Whitehead, Jennifer Whitehead, Samantha Whitehead, Tywanda Hall and Tina Hardge. The Celebration of life for our beloved husband, father, grandfather, brother, nephew, and cousin will be held at a later date. Arrangements has been under the direction of D Williams Mortuary Service, 6120 SW 13th Street, Gainesville, Florida.

Dwilliamsmortuary.com
"Serving With
A Spirit Of Excellence"
352-204-2381

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express condolences and
celebrate the life of your
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POWERED BY THE SUN

STORMS

From Page A3

utilities plan to shift to single-serve packaging of food and revamp sleeping arrangements for restoration crews that could require single occupancy in hotels or need for more smaller sleeper vehicles.

They also cautioned

that post-storm recovery assistance from utility crews based in other states might not be as large as in past years, as each state deals with issues related to the coronavirus.

Florida's emergency-management division has also been taking internal steps to ward off its own disaster fatigue.

"We're making sure that we're rotating people

on and off on weekends to give them time off with their families," Moskowitz said. "Obviously, we're boosting morale around here. We're letting people bring their dogs to work. Because, look, mental health is an important aspect of what we do around here. We've been working 18-hour days since the beginning of March."

LAWSUIT

From Page A3

insufficiencies that would

support a motion to dismiss," Kramer's response to the motion states.

The case is on an expedited schedule so it can be resolved before

the election.

Kramer is an assistant state attorney. McCallum is a former prosecutor now in private practice.

TAX

From Page A3

Institute, a non-partisan research organization, said that sales tax losses, alone, could soon hit \$800 million-a-month, initially caused by the coronavirus shutdown but then followed by rising unemployment, which will slow tourist visits and consumer spending.

Florida's unemployment rate hit 12.9% in April, less than the national 14.7% level. But jobless numbers across the country are expected at least to near 16% by mid-summer, which will have its own jarring effect on Florida's tourist-driven economy.

"In other words, as people from other states face job losses and are unable to travel to Florida, tourism-generated economic activity and the state's revenue suffers," said Robert C. Osborne, board chair of the Florida Policy Institute.

Florida Republican leaders, though, are holding out hope for an economic bounce back. They say that tax collections will begin showing signs of recovery with restaurants, retailers and

other businesses coming back to life, even at reduced levels.

"Our ability to successfully navigate the current fiscal situation will require the same deliberate, professional, fact-based decision making we have employed in Florida for decades," Senate President Bill Galvano, R-Bradenton, said in a memo to senators after the monthly revenue numbers were released Tuesday.

Galvano also pointed out that while April's report showed collections plummeting, the state actually was over-estimate on collections by \$202.4 million for the first quarter of the year, somewhat easing the slap of that one-month plunge.

While Republicans don't seem eager to read-dress policy and spending decisions in a special session, some longtime allies of GOP leadership are urging dramatic steps.

Florida TaxWatch, the business-backed research organization, cited the decline in tax collections as a reason to urge lawmakers to work on a new revenue-producing gambling compact with the Seminole Tribe and to authorize the state to collect taxes on e-commerce and remote

vendors.

Both approaches could draw hundreds of millions of dollars into the state's pandemic-battered treasury.

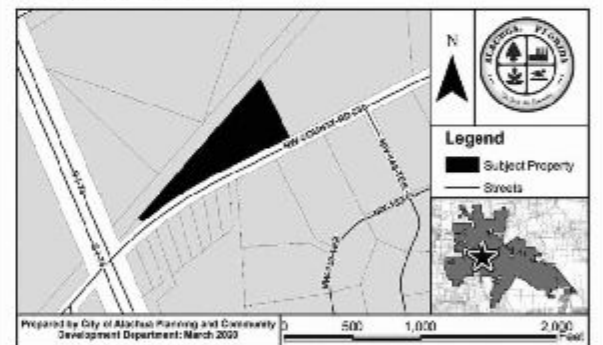
"We cannot afford continued inaction on these critical issues," said TaxWatch President and CEO Dominic Calabro. "Today, we again urge the Florida Legislature to take decisive action and activate these needed revenue sources, which will increase collections dramatically and help ensure a strong recovery for the Sunshine State."

Farmer, the Senate's incoming Democratic leader, also said that when it comes to potential budget cuts, his party wants to shield priorities that he fears Republicans would be prone to slash.

"For the first time in this budget, we didn't balance our books on the backs of hard-working Floridians," Farmer said. "But the big fear here is that if it's left to a non-transparent process, the lobby corps will swoop in and these books will get balanced by taking away money that Floridians need the most."

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 9, 2020 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural to Light & Warehouse Industrial (ILW) on a ±6.98 acre subject property. The property subject to the proposed amendment is located north of NW County Road 235, approximately 600 feet west of the intersection of NW County Road 235 and NW 148th Terrace; consisting of Tax Parcel Number 03918-003-000. Existing FLUM: Agriculture; Proposed FLUM: Industrial; Existing Zoning: Agriculture.

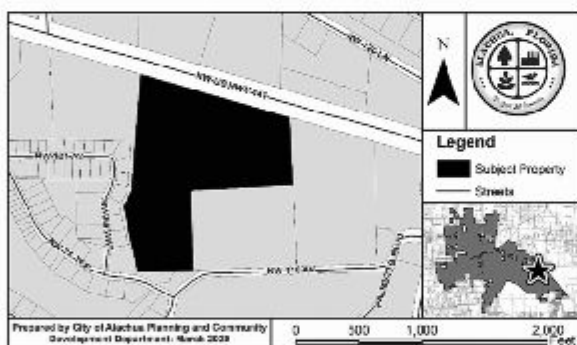


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

GF-GH056323

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

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

GF-GH056324



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AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(name)
SIGN ON 5/19/20 FOR THE 441 Development Group of Alachua County Rezoning (PZB)
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(signature)

4
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

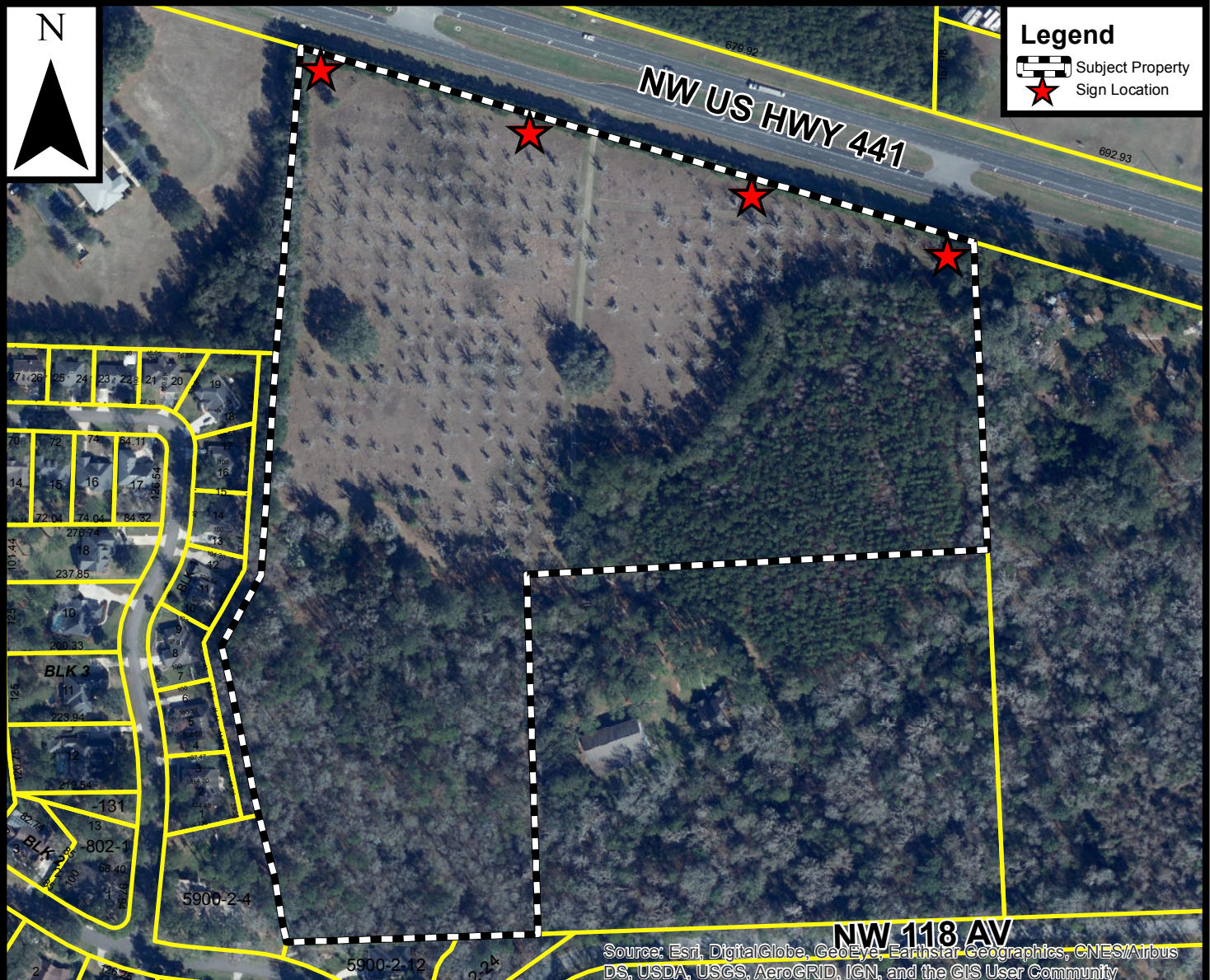
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.



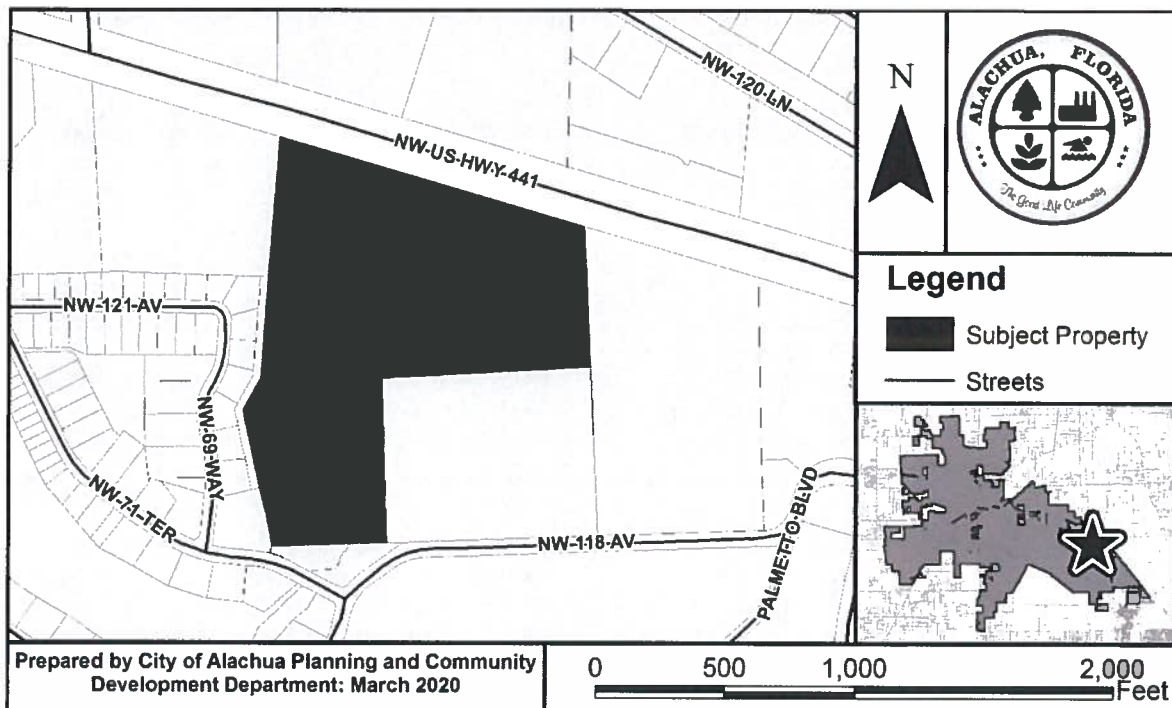
441 Development Group of Alachua County Rezoning



mailed
5/21/2020

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

05900-002-003
 TURKEY CREEK MASTER OWNERS
 ASSOCIATION INC
 1000 TURKEY CREEK BLVD
 ALACHUA, FL 32615

05899-001-001
 BTTOE LLC
 1155 WEST L ST
 BENICIA, CA 94510

05899-001-002
 BTTOE LLC
 1155 WEST L ST
 BENICIA, CA 94510

05900-002-024
 TURKEY CREEK MASTER OWNERS
 ASSOCIATION INC
 11609 NW 62ND PL
 GAINESVILLE, FL 32653-2708

05898-000-000
 TENNEY DAVID F & BRYN C
 12216 NW US HWY 441
 GAINESVILLE, FL 32653

05898-010-000
 FARM CREDIT OF NORTH FLORIDA
 12300 NW US HIGHWAY 441
 ALACHUA, FL 32615

05900-801-018
 HOUSE ELIZABETH H
 14 TURKEY CREEK
 ALACHUA, FL 32615

05900-803-012
 OULIGIAN MICHAEL E & ARLENE C
 161 TURKEY CREEK
 ALACHUA, FL 32615

05900-803-131
 OULIGIAN MICHAEL E & ARLENE C
 161 TURKEY CREEK
 ALACHUA, FL 32615

05900-005-006
 EDWARDS JOHNNY WAYNE & SUSAN M
 174 TURKEY CREEK
 ALACHUA, FL 32615

05900-006-035
 BAUCOM KEITH B & PHYLLIS A
 176 TURKEY CRK
 ALACHUA, FL 32615-9573

05900-005-004
 GODDARD-TEEL & TEEL W/H
 187 TURKEY CREEK
 ALACHUA, FL 32615

05900-002-004
 HOPE N FOREST PATRICIA W LIFE ESTATE
 19 TURKEY CREEK
 ALACHUA, FL 32615-9513

05900-801-004
 SANDERSON & SANDERSON TRUSTEES
 211 TURKEY CREEK
 ALACHUA, FL 32615

05900-002-012
 CASON JAMES D & VERONICA B
 215 TURKEY CREEK
 ALACHUA, FL 32615

05900-801-022
 WILLIAMS PATRICIA MICHELLE
 234 TURKEY CREEK
 ALACHUA, FL 32615

05900-802-001
 LECHER WILLIAM D
 269 TURKEY CREEK
 ALACHUA, FL 32615-9364

05899-001-000
 PROPERTY 441 LLC
 3007 SW 132ND TER
 ARCHER, FL 32618

05900-801-001
 HUTCHISON NOAH TODD & BECKY RAVN
 319 TURKEY CREEK
 ALACHUA, FL 32615

05900-005-007
 JEFFERS LYNN MARIE
 40 TURKEY CREEK
 ALACHUA, FL 32615

05900-801-026
 ANDERSON MARTY & REGINA
 438 TURKEY CREEK
 ALACHUA, FL 32615

05900-801-016
 DAVIS & ONDRUSEK H/W
 446 TURKEY CREEK
 ALACHUA, FL 32615

05900-005-005
 MAURER & MAURER
 45 TURKEY CRK
 ALACHUA, FL 32615-9500

05900-801-013
 TERRY TIMMY LEE JR
 455 TURKEY CREEK
 ALACHUA, FL 32615

05900-801-024
 TEIXEIRA DAVID ANTHONY & KATIE MARIE
 480 TURKEY CREEK
 ALACHUA, FL 32615

05898-002-000
 HENDERSON & HENDERSON JR CO-T
 5003 NW 19TH PL
 GAINESVILLE, FL 32605-3435

05900-801-010
 HERRON SHAUN J & ANITA L
 546 TURKEY CREEK
 ALACHUA, FL 32615

05900-803-011
 FLETCHER ERIC & MARIA
 563 TURKEY CREEK
 ALACHUA, FL 32615

05900-005-008
 COLLINS SHAUN M & MARION M
 587 TURKEY CREEK
 ALACHUA, FL 32615

05900-005-003
 PROCTOR CHARLES L & DIXIE L
 69 TURKEY CREEK
 ALACHUA, FL 32615

05900-830-014
BUEHN RICHARD G & DIANE K
715 TURKEY CREEK
ALACHUA, FL 32615

05900-830-018
MCSWAIN CHRISTOPHER & SHELLIE
717 TURKEY CREEK
ALACHUA, FL 32615

05900-830-015
TICAR ANN MARIE V & JEFFREY L
728 TURKEY CREEK
ALACHUA, FL 32615

05900-830-017
PFISTER & WITTER
734 TURKEY CREEK
ALACHUA, FL 32615

05900-801-020
MORRISON STEVEN D & NANCY J
745 TURKEY CREEK
ALACHUA, FL 32615

05900-803-014
WOODY JAMES R JR
902 TURKEY CREEK
ALACHUA, FL 32615

05900-802-003
TRAN TUYET
905 TURKEY CREEK
ALACHUA, FL 32615

05900-801-008
PROCKTER JULES & CAMILLE S
914 TURKEY CREEK
ALACHUA, FL 32615

05900-005-002
DEPAZ GILBERTO E & BRUNILDA G
92 TURKEY CREEK
ALACHUA, FL 32615

05898-003-000
RRW OF GAINESVILLE LLC
C/O MS MICHELLE SHEALY
GAINESVILLE, FL 32606-5247

05898-004-000
RRW OF GAINESVILLE LLC
C/O MS MICHELLE SHEALY
GAINESVILLE, FL 32606-5247

05898-005-000
441 DEVELOPMENT GROUP OF ALACHUA
COUNTY LLC
C/O MS MICHELLE SHEALY
GAINESVILLE, FL 32606-5247

05900-830-016
ENTRUST HOLDINGS LLC
PO BOX 1119
ALACHUA, FL 32616

05900-100-000
TURKEY CREEK MASTER OWNERS AS
PO BOX 14705030
GAINESVILLE, FL 32614

05900-803-001
CHESTNUT FUNERAL HOME INC
PO BOX 5932
GAINESVILLE, FL 32627

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
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Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

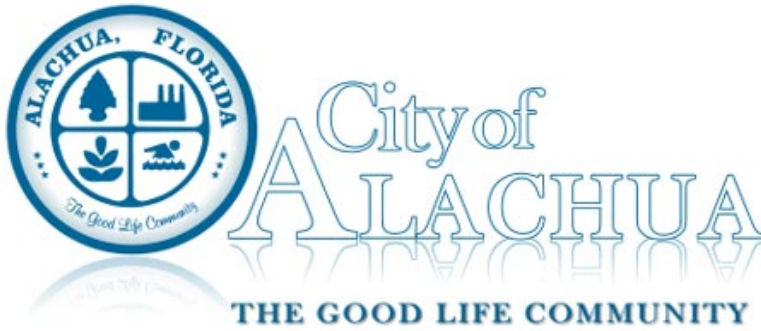
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616



Board/Committee Agenda Item

MEETING DATE: 6/9/2020

SUBJECT: Small Scale Comprehensive Plan Amendment: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, to amend the Future Land Use Map (FLUM) from Agricultural to Industrial on a ±6.98 acre subject property. The property subject to the proposed amendment is located north of NW County Road 235. Consisting of Tax Parcel Number 03918-003-000 (Legislative Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment EDA Consultants, Inc. on behalf of Black Flag Metalsmith, LLC to the City Commission with a recommendation to approve upon making the following motion:

Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Black Flag Metalsmith, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.

Summary

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) which would amend the FLUM Designation of the subject property from Agriculture to Industrial.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas which proposes to amend the zoning of the subject property from Agricultural (A) to Light & Warehouse Industrial (ILW).

The subject property is located north of NW County Road 235 approximately 600 feet west of the intersection of NW County Road 235 and NW 148th Terrace. The property historically has consisted of natural vegetation, however, a large portion of the site was recently cleared.

The property is generally surrounded by single-family residential uses to the south, industrial uses (Sandvik Mining) to the east, a CSX rail line to the north, and Interstate 75 to the west.

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

ATTACHMENTS:

Description

- ▣ Staff Report & Staff Supporting Materials
- ▣ Draft Ordinance
- ▣ Application & Supporting Materials
- ▣ Public Notice Materials for the 6/9/20 PZB Meeting



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

June 9, 2020

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Agriculture to Industrial
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP EDA Consultants, Inc.
PROPERTY OWNER:	Black Flag Metalsmith, LLC
LOCATION:	North of NW County Road 235, approximately 600 feet west of the intersection of NW County Road 235 and NW 148 th Terrace
PARCEL ID NUMBER:	03918-003-000
ACREAGE:	±6.98 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment EDA Consultants, Inc. on behalf of Black Flag Metalsmith, LLC to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	<i>Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Black Flag Metalsmith, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.</i>

SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) which would amend the FLUM Designation of the subject property from Agriculture to Industrial.

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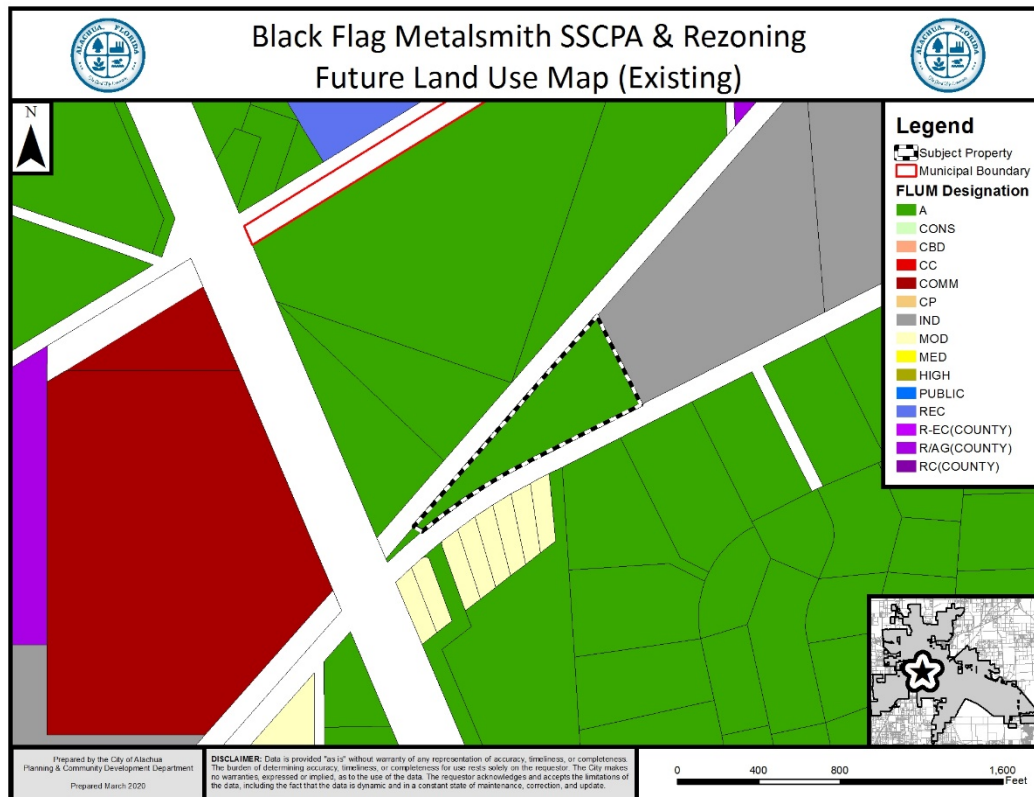
The property is generally surrounded by single-family residential uses to the south, industrial uses (Sandvik Mining) to the east, a CSX rail line to the north, and Interstate 75 to the west. See Map 3., Vicinity Map, and Table 2, Surrounding Land Uses, below.

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

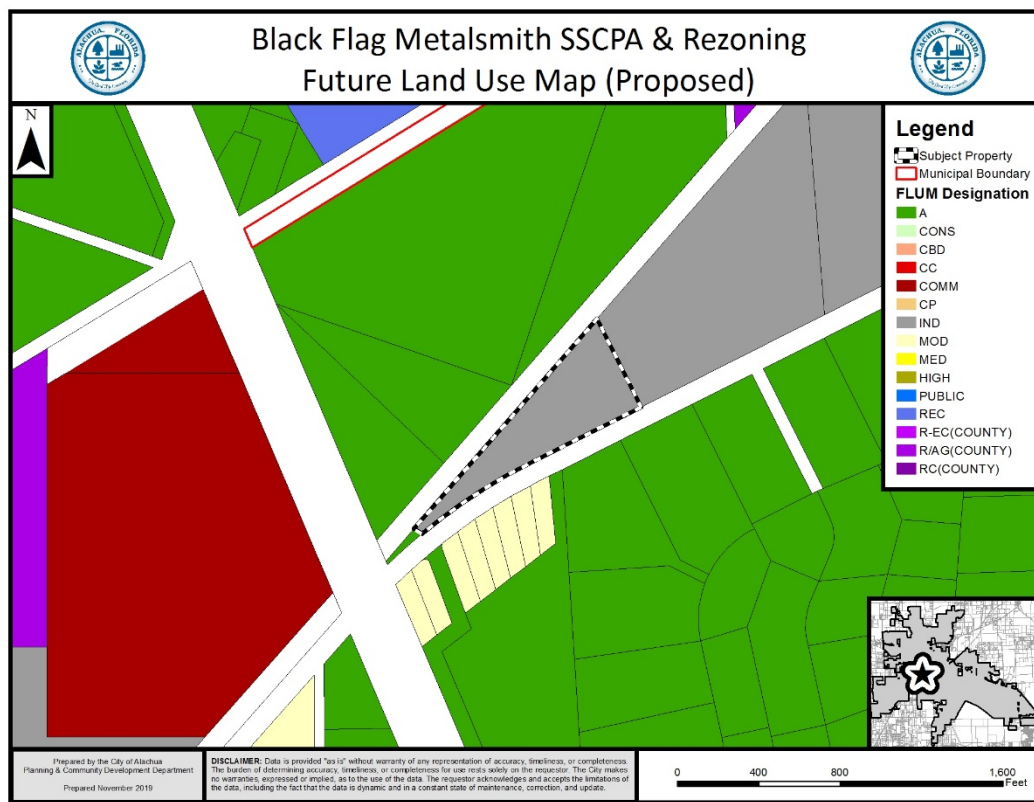
Table 1. Comparison of Existing / Proposed FLUM Designations

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Industrial
Max. Gross Density:	1 dwelling unit	N/A
Floor Area Ratio:	N/A	152,024 square feet
Typical Uses:	Agricultural Activities; Limited Commercial Uses on a Limited Scale Serving or Ancillary to Agricultural Uses; Rural Residential Uses	Warehouse / Distribution; Manufacturing Facilities; Flex Facilities (Research & Development, Office Showrooms, Limited Retail)
Net Increase/ Decrease:	<i>Decrease of 1 dwelling unit Increase of 152,024 square feet non-residential uses</i>	

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

The property historically has consisted of natural vegetation, however, a large portion of the site was recently cleared.

SURROUNDING USES

The subject property is located in an area primarily consisting single family residential uses to the south and industrial uses (Sandvik Mining) to the east.

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

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

Map 3. Vicinity Map

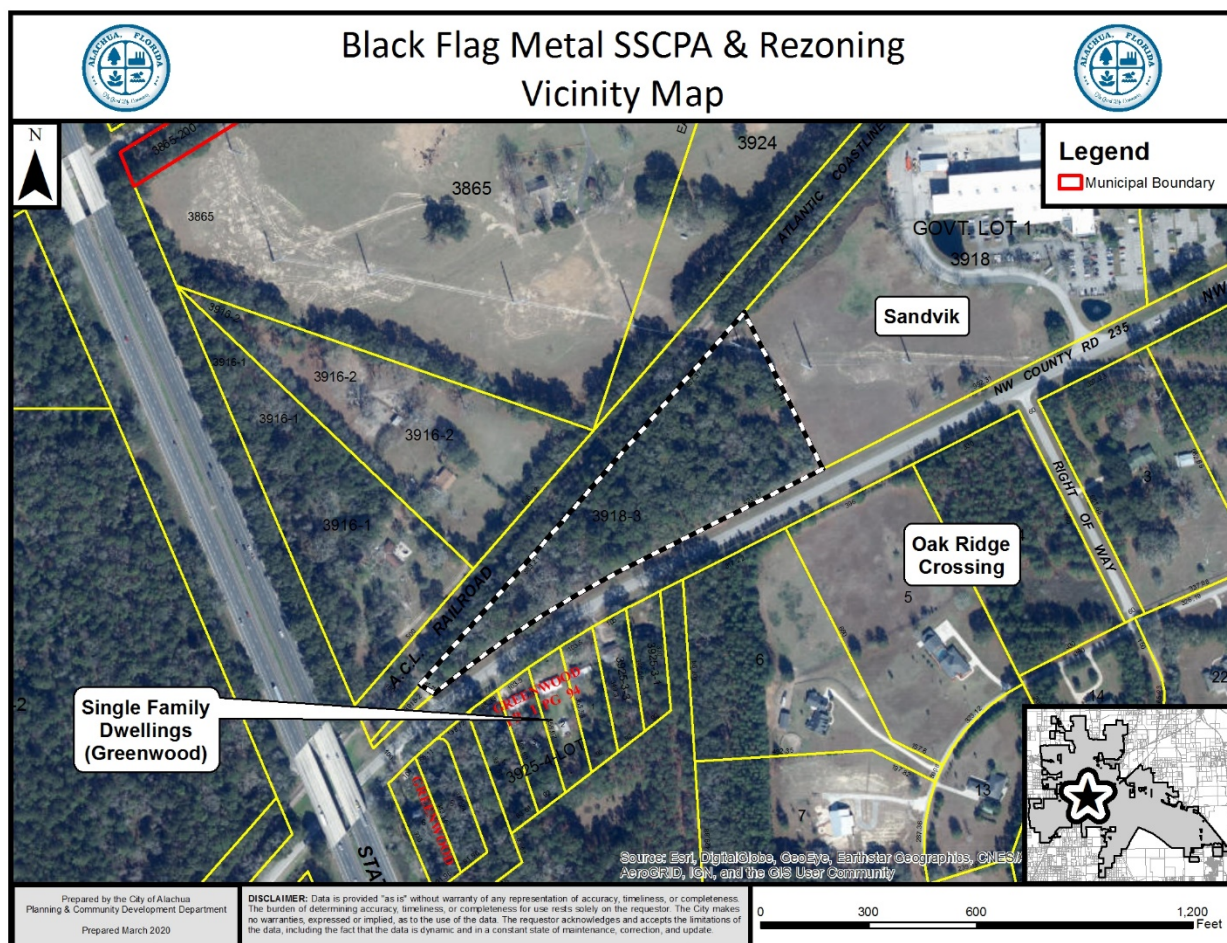


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	CSX Rail Line	Agriculture	Agricultural
South	Single Family Residential Uses: Oak Ridge Crossing & Greenwood Subdivisions	Agriculture; Moderate Density Residential	Residential Single Family – 3 (RSF-3); Planned Unit Development (PUD)
East	Interstate 75; Vacant Parcel	Agriculture	Agricultural
West	Sandvik Mining	Industrial	Industrial General (IG)

NEIGHBORHOOD MEETING

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

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

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

The Neighborhood Meeting was held on February 26, 2020 at the Alachua Branch of the Alachua County Library, located at 14913 NW 140th Street. The applicant was present and available to answer questions. As evidenced by materials submitted by the applicant, three (3) persons attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

NEEDS ANALYSIS

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

The proposed amendment would provide additional land designated for industrial uses within the City. The subject property is located proximate to existing industrial development. Sandvik Mining is located to the east of the subject property. In addition, the subject property is located along a County maintained collector roadway, and potable water and wastewater services are proximate to the subject property. Future development will be required to connect to potable water and wastewater systems.

The applicant contends that while there are many parcels with the Industrial FLUM Designation within the City, a large majority of these parcels are not immediately available for development as small-scale industrial uses for a number of reasons, including the following: properties may already be developed, are not for sale, do not have proper access to a collector or arterial road; do not have utilities readily available or are part of a master planned corporate/tech park which are catering to alternate types of industries.

URBAN SPRAWL ANALYSIS

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

An evaluation of each primary indicator is provided below.

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

Evaluation & Findings: The subject property is located adjacent to lands presently designated for and developed with an industrial use.

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

Evaluation & Findings: The subject property is located proximate to existing urban land uses, including an existing industrial use (Sandvik) which is located east of the subject property and is contiguous to the subject property.

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

Evaluation & Findings: The subject property is located in an area where urban development presently exists. In addition, the subject property is located with frontage along a County maintained collector road and along a rail line, which avail themselves for industrial uses. Potable water and wastewater facilities are located proximate to the subject property, and any future development will be required to connect to these facilities.

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

Evaluation & Findings: An Environmental Conditions & Site Suitability Analysis is provided separately within this report. The subject property is not known to contain any environmental features which would significantly affect future development. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

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

Evaluation & Findings: The subject property, while having an Agriculture FLUM Designation, is only approximately 6.98 acres in size, thus limiting its potential use for agricultural activities. The properties surrounding the subject property are mostly developed, with Interstate 75 located to the west and a CSX rail line located to the north.

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

Evaluation & Findings: The subject property is located near existing public facilities and services, including water, wastewater, and electric services.

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

Evaluation & Findings: The subject property is located near existing public facilities and services, including water, wastewater, and electric services.

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

Evaluation & Findings: The subject property is located proximate to existing residential and nonresidential development. The development of the subject property would represent a logical extension of urban areas, as the subject property is located adjacent to existing urban development.

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

Evaluation & Findings: The subject property is located in an area with existing urban uses, including residential and industrial uses.

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

Evaluation & Findings: The subject property is located proximate to existing urban areas. While not necessarily infill development, the proposed amendment is supportive of such concepts. The proposed FLUM Designation would result in a logical extension of urban uses.

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

Evaluation & Findings: The subject property is located proximate to existing industrial uses and lands designated for urban uses.

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

Evaluation & Findings: The subject property is located adjacent to existing industrial uses, and along a rail line. The existing land uses and rail line support the use of the property for an industrial use.

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

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

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

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

Evaluation & Findings: The subject property is located in an area proximate to existing industrial development. The subject property is not known to contain any environmental features which would significantly affect future development. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

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

Evaluation & Findings: The subject property is located proximate to existing potable water, wastewater, and electric services. Any development that may occur on the subject property will be required to connect to potable water and wastewater services at the time of development.

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

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

- (IV) Promotes conservation of water and energy.

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

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

Evaluation & Findings: Agricultural activities do not presently take place on the property. The proposed amendment would not affect agricultural areas or activities.

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

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

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

Evaluation & Findings: Industrial uses generally do not directly support the demands for the residential population, therefore the criteria of this section do not appear to apply to the proposed amendment.

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

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.5: Industrial

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

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

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Size of Building	Manufacturing	Building Area Coverage
Regional Warehouse	100,000 sq.ft Maximum	None permitted	50% maximum
Bulk Warehouse	1.5 million sq.ft maximum	None permitted	50% maximum
Heavy Distribution	500,000 sq.ft. maximum	None permitted	40% maximum

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

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

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

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

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

Policy 1.5.c: Waste and salvage operations, including but not limited to, junk yards, landfills, and recycling drop off centers, may be allowed by special exception in the Industrial land use category. These operations shall address impacts, such as noise, lighting, fumes, odors, hazardous materials, pests, and other performance standards established by City, State and Federal regulations. These operations shall not be located adjacent to residential districts.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Analysis of Consistency with Objective 1.5 and Policies 1.5.a – 1.5.d: The proposed amendment would apply the Industrial FLUM Designation to the subject property. The lands contiguous to the east of the subject property presently have an Industrial FLUM Designation and is developed (Sandvik Mining), therefore, an existing pattern of Industrial uses within the surrounding area is present.

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

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

retention of existing native vegetation will be encouraged as one method of protecting slopes.

- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property is not known to contain any environmental features which would significantly affect future development. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

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

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

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current

facility capacities, the development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities.

GOAL 9: Water and Wastewater Service:

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

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.1: The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured

as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed

species and their habitat, and prevent extinction of or reduction in populations of listed species.

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

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

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

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e: An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

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

Analysis of Consistency with Objective 1.7: Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

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

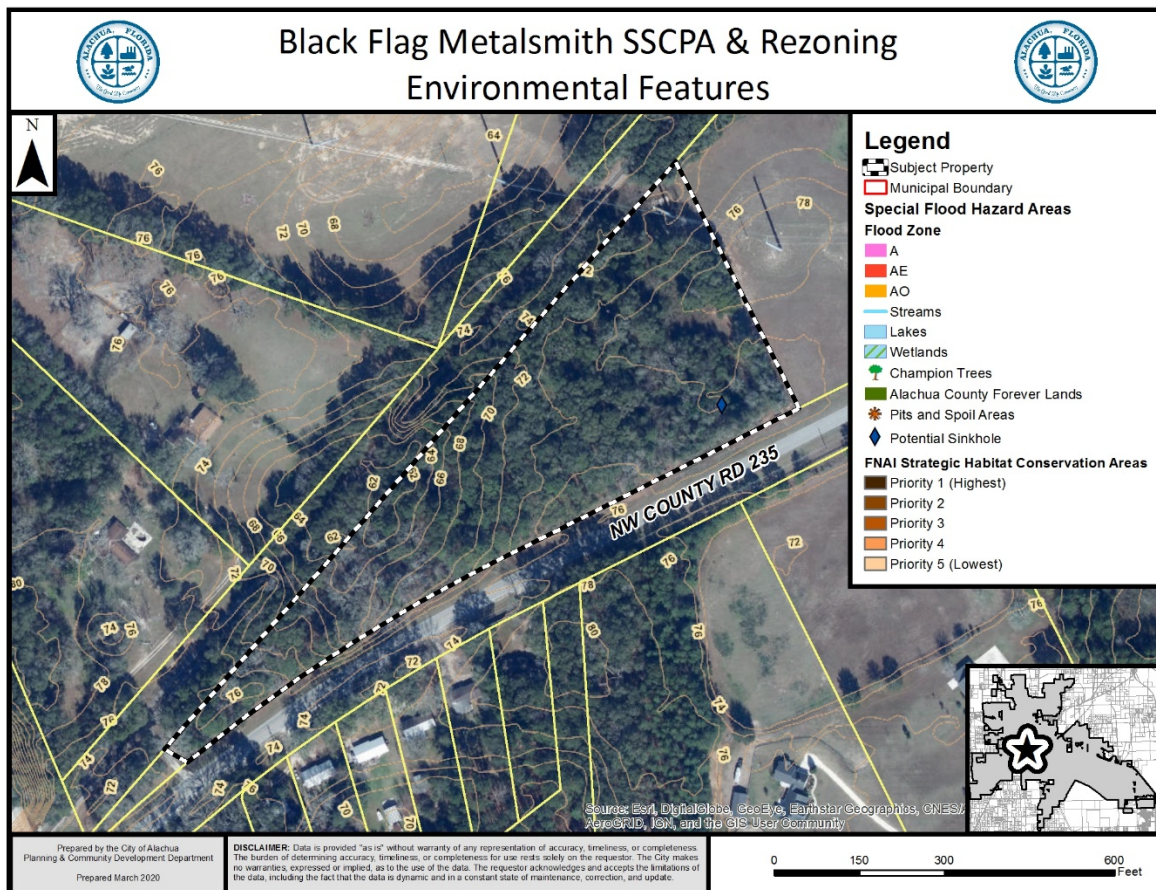
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD)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

Creeks and Streams

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

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

Map 3. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

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

Soil Survey

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

There are 2 soil types found on the subject property:

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Kendrick Sand (2-5% slopes)

Hydrologic Soil Group: B

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

Evaluation: All of the soil types present pose minimal limitations to urban development and therefore should present little to no impacts to any future development of the property.

Flood Potential

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

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property.

Evaluation: Further evaluation of the potential sinkhole area will be needed should future development of the site be proposed.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Industrial
Max. Gross Density:	0.2 dwelling units/acre	None
Floor Area Ratio:	N/A	0.50 FAR
Maximum Density:	1 dwelling unit	N/A
Maximum Intensity:	N/A	152,024 square feet

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

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

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
N/A	CR 235 (from South City Limits to CR 241)	2/U	Collector	Urban	D

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

Table 4. Potential Trip Generation¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Light Industrial ² (ITE Code 110)	754 (377 / 377)	106 (93 / 13)	96 (12 / 84)

1 Source: ITE Trip Generation, 10th Edition.
2 Formula: ITE Code 110: AADT – 4.96 trips per 1,000 square feet x 152,024 square feet (50% entering/50% exiting); AM Peak Hour – 0.70 trips per 1,000 square feet x 152,024 square feet (88% entering/12% exiting); PM Peak Hour – 0.63 trips per 1,000 square feet x 152,024 square feet (13% entering/87% exiting).

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

Traffic System Category	CR 235 from South City Limits to CR 241 ¹
Average Annual Daily Trips	
Maximum Service Volume ²	15,120
Existing Traffic ³	5,867
Reserved Trips ⁴	542
Available Capacity ⁴	8,711
Maximum AADT Generated by Amendment	754
Residual Capacity After Potential Development's Impacts⁵	7,957
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2020. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua May 2020 Development Monitoring Report. ⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.	

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

Traffic System Category	CR 235 from South City Limits to CR 241 ¹
PM Peak Hour Trips	
Maximum Service Volume ²	1,359
Existing Traffic ³	558
Reserved Trips ⁴	58
Available Capacity ⁴	743
Maximum PM Peak Hour Trips Generated by Amendment	96
Residual Capacity After Potential Development's Impacts⁵	647
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2020. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua May 2020 Development Monitoring Report. ⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.	

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

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,295,000
Reserved Capacity ²	110,345
Available Capacity	894,655
Projected Potable Water Demand from Application ³	600
Residual Capacity	894,055
Percentage of Permitted Design Capacity Utilized	61.13%

Sources:

1 City of Alachua Public Services Department, April 2020.

2 City of Alachua May 2020 Development Monitoring Report.

3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 6 loading bays x 100 gallons per loading bay.

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

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	675,000
Reserved Capacity ²	105,494
Available Capacity	719,506
Projected Sanitary Sewer Demand from Application ³	600
Residual Capacity	718,906
Percentage of Permitted Design Capacity Utilized	52.07%

Sources:

1 City of Alachua Public Services Department, April 2020.

2 City of Alachua May 2020 Development Monitoring Report.

Source: Chapter 64E-6, Florida Administrative Code; Formula 6 loading bays x 100 gallons per loading bay.

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

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	41,19200	7,517.54
Reserved Capacity ²	7,929.39	1,447.11
Demand Generated by Application ³	1,824.29	332.93
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year).		
² City of Alachua May 2020 Development Monitoring Report.		
³ Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996		
⁴ New River Solid Waste Facility. April 2020.		

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

Recreation Facilities

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

Public School Facilities

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

**EXHIBIT “A”
TO
BLACK FLAG METALSMITH, LLC
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
STAFF REPORT**



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 5, 2020

Also sent by electronic mail to csweger@edafl.com

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

RE: Completeness Review: Black Flag SSCPA and Rezoning Applications

Dear Mr. Sweger:

On February 27, 2020, the City of Alachua received your applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Black Flag Metalsmith, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of the ±6.98 acre subject property, comprised of Tax Parcel Number 03918-003-000, from Agriculture to Industrial and to rezone the subject property from Agriculture (A) to Light & Warehouse Industrial (ILW).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Thursday, March 12, 2020**. With the exception of mailing labels, digital submission of the materials to the project planner is acceptable.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

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

In order to provide complete applications, you must address the following:

SSCPA Application:

1. **Comprehensive Plan Amendment Application Attachment #4., Needs Analysis:** Provide an analysis demonstrating the necessity for the increase in area designated Industrial. See Chapter 163.3177(1)(f)3., Florida Statutes.

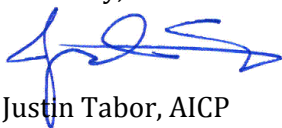
2. **Comprehensive Plan Amendment Application Attachment #7., Mailing Labels:** Please ensure the most recent public notification mailing list for persons and organizations on file with the City is utilized. The updated list is accessible on the City's web site.

Rezoning Application:

1. **Rezoning Attachment #6., Mailing Labels:** Please ensure the most recent public notification mailing list for persons and organizations on file with the City is utilized. The updated list is accessible on the City's web site.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 16, 2020

Sent by electronic mail to csweger@edaf.com

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

RE: Development Review Team (DRT) Summary for: Black Flag SSCPA and Rezoning Applications

Dear Mr. Sweger:

On February 27, 2020, the City of Alachua received your applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Black Flag Metalsmith, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of the ±6.98 acre subject property, comprised of Tax Parcel Number 03918-003-000, from Agriculture to Industrial and to rezone the subject property from Agriculture (A) to Light & Warehouse Industrial (ILW). The applications were determined to be complete on March 11, 2020.

The applications have been reviewed by the City's Development Review Team (DRT). Upon review of the applications and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, April 2, 2020**. The revised applications and materials may be submitted by electronic mail to the project planner (printed copies are not required). If all comments are addressed by the resubmission date above, the application may be scheduled for the **May 12, 2020 Planning & Zoning Board (PZB) Meeting**.

Upon receipt of your revised applications, Staff will notify you of any remaining insufficiencies which must be resolved before the items may be scheduled for public hearings before the PZB. Please note that if Staff determines that the revised submissions require outside technical review by the City, your applications may be delayed in order to allow for adequate review time. You must provide 2 *double-sided, three-hole punched sets* of the application packages and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no later than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard*. A PZB hearing date will be scheduled upon receiving your revised applications and upon a confirmation that the comments below have been satisfactorily addressed.

Please address the following:

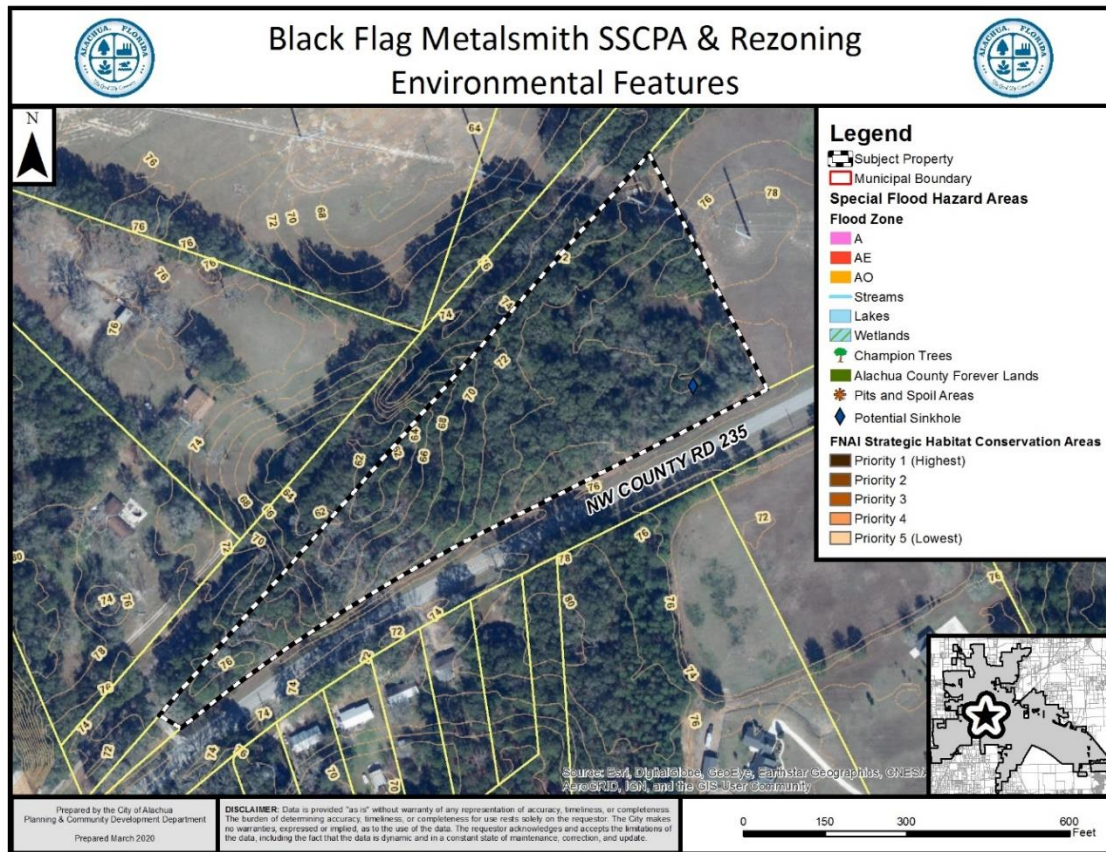
SSCPA & Rezoning Applications

1. Environmental Analysis

- a. GIS desktop data indicates a sinkhole may be present near the southeast property corner (seen Environmental Features map below). Further evaluation of this area will be required

prior to any future development of the property. Please update the Environmental Analysis accordingly.

- b. Under the Flood Zone/Flood Potential section, correct reference to 'all of the parcels'.



2. Comprehensive Plan Consistency Analysis
 - a. Policy 1.5.a, FLUE: Clarify the availability of wastewater facilities.
 - b. Policies 1.5.a, 1.5.d, 2.4.a and 2.4.b, 2.4.c – 2.4.e, 2.5.a and 2.5.b, FLUE, and Objective 4.1, CFNGAR: Clarify references to 'redevelopment'.
 - c. Objective 4.1, CFNGAR Element: Future development will be required to connect to potable water and wastewater facilities. Revise response accordingly.
 - d. Objective 1.7, COSE: Address the potential sinkhole as discussed in comment 1.a. above.
3. Public Facilities Impact Analysis
 - a. Solid Waste: The reports state, "... no net increase will occur for potential solid waste impact..." The existing land use/zoning designations are Agriculture (no solid waste generated), and the proposed land use/zoning designations are business designations. Please address.
 - b. Drainage: Clarify reference to 'redevelopment'.
4. Miscellaneous
 - a. Throughout reports: CR 235 is identified as an arterial roadway. CR 235 is designated as a collector roadway.
 - b. Page 1, Background: Update the County Road number.
 - c. Section 6.8 of the LDRs will likely not be applicable to future development of the subject property, given its location and the uses permitted within the proposed zoning designation. Please revise the applications accordingly.

SSCPA Application

5. Urban Sprawl Analysis

- a. The Urban Sprawl Analysis should include a brief narrative describing the Chapter 163 requirements.
- b. Urban Sprawl Indicator 1: Revise references to existing wetland and presumed creek. No such features appear to exist on site.
- c. Urban Sprawl Indicator 2: Please clarify the availability of wastewater facilities and what the statement “[d]evelopment under these conditions will be required.”

6. Minor Revisions

- a. Correct the grammatical number (e.g. “these parcels”) in the paragraph below Figure 3 on page 3.
- b. It appears an excerpt of the standards for rezoning are included on pp. 21 – 23 (Note the “urban sprawl indicators” are applicable to this application. See other comments above concerning the Urban Sprawl Analysis).

Rezoning Application

7. Standards for Rezoning

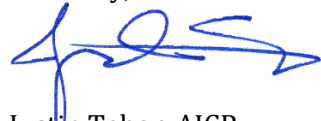
- a. Response to 2.4.2(E)(1)(h):
 - i. Urban Sprawl Indicator 1: Revise references to existing wetland and presumed creek. No such features appear to exist on site.
 - ii. Urban Sprawl Indicator 2: Please clarify the availability of wastewater facilities and what the statement “[d]evelopment under these conditions will be required.”

8. Miscellaneous

- a. There are several references throughout the application to the ‘underlying land use designation’ as currently being Industrial. While a companion SSCPA application is under review and proposes to amend the FLUM Designation from Agriculture to Industrial, please clarify within the Rezoning application the current and proposed FLUM Designations. This includes, but may not be limited to:
 - i. Page 1: Final sentence of final paragraph;
 - ii. Page 2: Final sentence of first paragraph;
 - iii. Figure 3: Label as “Proposed” Future Land Use Map, and add map depicting existing FLUM;
 - iv. Page 4: Second sentence of first paragraph and final paragraph below Figure 4;
 - v. Comprehensive Plan Consistency: Response to Goal 1 and Objective 1.5, FLUE;
 - vi. Standards for Rezoning: Response to 2.4.2(E)(1)(a).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

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

April 1, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

**Re: Development Review Team (DRT) Summary for:
Black Flag SSCPA and Rezoning Applications**

Dear Mr. Tabor:

The applicant's responses to the DRT comments issued on March 16, 2020 are below.

SSCPA & Rezoning Applications

1. Environmental Analysis

a. GIS desktop data indicates a sinkhole may be present near the southeast property corner (seen Environmental Features map below). Further evaluation of this area will be required prior to any future development of the property. Please update the Environmental Analysis accordingly.

RESPONSE: Additional geotechnical analysis will be performed prior to development plan submittal for the property.

b. Under the Flood Zone/Flood Potential section, correct reference to 'all of the parcels'.

RESPONSE: Reference to multiple parcels has been corrected.

2. Comprehensive Plan Consistency Analysis

a. Policy 1.5.a, FLUE: Clarify the availability of wastewater facilities.

RESPONSE: The project will connect to wastewater facilities, as required by code.

b. Policies 1.5.a, 1.5.d, 2.4.a and 2.4.b, 2.4.c – 2.4.e, 2.5.a and 2.5.b, FLUE, and Objective 4.1, CFNGAR: Clarify references to 'redevelopment'.

RESPONSE: Reference to redevelopment has been removed.

c. Objective 4.1, CFNGAR Element: Future development will be required to connect to potable water and wastewater facilities. Revise response accordingly.

RESPONSE: Noted- development will connect to water and wastewater as required by code.

d. Objective 1.7, COSE: Address the potential sinkhole as discussed in comment 1.a. above.

RESPONSE: Additional geotechnical analysis will be performed prior to development plan submittal for the property.

3. Public Facilities Impact Analysis

a. Solid Waste: The reports state, "... no net increase will occur for potential solid waste impact..." The existing land use/zoning designations are Agriculture (no solid waste generated), and the proposed land use/zoning designations are business designations. Please address.

RESPONSE: The response for solid waste has been amended.

b. Drainage: Clarify reference to 'redevelopment'.

RESPONSE: Reference to redevelopment has been removed.

4. Miscellaneous

a. Throughout reports: CR 235 is identified as an arterial roadway. CR 235 is designated as a collector roadway.

RESPONSE: CR 235 is now referred to as a collector roadway throughout the justification report.

b. Page 1, Background: Update the County Road number.

RESPONSE: The county road number has been updated to CR 235.

c. Section 6.8 of the LDRs will likely not be applicable to future development of the subject property, given its location and the uses permitted within the proposed zoning designation. Please revise the applications accordingly.

RESPONSE: Noted- references to Section 6.8 have been removed.

SSCPA Application

5. Urban Sprawl Analysis

a. The Urban Sprawl Analysis should include a brief narrative describing the Chapter 163 requirements.

RESPONSE: See revised Urban Sprawl indicators section on page 23

b. Urban Sprawl Indicator 1: Revise references to existing wetland and presumed creek. No such features appear to exist on site.

RESPONSE: The response has been revised to remove reference to wetland and creek.

c. Urban Sprawl Indicator 2: Please clarify the availability of wastewater facilities and what the statement "[d]evelopment under these conditions will be required."

RESPONSE: Future development will connect to water and wastewater service as required by code.

6. Minor Revisions

a. Correct the grammatical number (e.g. "these parcels") in the paragraph below Figure 3 on page 3.

RESPONSE: Reference to multiple parcels has been amended.

b. It appears an excerpt of the standards for rezoning are included on pp. 21 – 23 (Note the "urban sprawl indicators" are applicable to this application. See other comments above concerning the Urban Sprawl Analysis).

RESPONSE: Yes- this section has been revised to state how it applies to the proposed land use change in relation to the zoning application.

Rezoning Application

7. Standards for Rezonings

a. Response to 2.4.2(E)(1)(h):

i. Urban Sprawl Indicator 1: Revise references to existing wetland and presumed creek. No such features appear to exist on site.

RESPONSE: The response has been revised to remove reference to wetland and creek.

ii. Urban Sprawl Indicator 2: Please clarify the availability of wastewater facilities and what the statement “[d]evelopment under these conditions will be required.”

RESPONSE: Future development will connect to water and wastewater service as required by code.

8. Miscellaneous

a. There are several references throughout the application to the ‘underlying land use designation’ as currently being Industrial. While a companion SSCPA application is under review and proposes to amend the FLUM Designation from Agriculture to Industrial, please clarify within the Rezoning application the current and proposed FLUM Designations. This includes, but may not be limited to:

i. Page 1: Final sentence of final paragraph;

ii. Page 2: Final sentence of first paragraph;

iii. Figure 3: Label as “Proposed” Future Land Use Map, and add map depicting existing FLUM;

iv. Page 4: Second sentence of first paragraph and final paragraph below Figure 4;

v. Comprehensive Plan Consistency: Response to Goal 1 and Objective 1.5, FLUE;

vi. Standards for Rezoning: Response to 2.4.2(E)(1)(a).

RESPONSE: References have been corrected to refer to the (proposed) Industrial Future Land Use.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 6, 2020

Sent by electronic mail to csweger@edafl.com

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

RE: Planning & Zoning Board (PZB) Public Hearings: Black Flag SSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 1, 2020, the City of Alachua received your revised applications and materials for the Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Black Flag Metalsmith, LLC. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard*. The applications are **tentatively** scheduled for the **May 12, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, April 28, 2020**. Materials may be submitted earlier than this date. **Please note due to the COVID-19 pandemic, the May 12, 2020 PZB Meeting may be cancelled based upon guidance from the Centers for Disease Control (CDC) and other federal and state agencies. Staff will notify you of any changes to the public hearing schedule.**

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, April 27, 2020**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, May 11, 2020**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

ORDINANCE 20-XX

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 ±6.98 ACRE PROPERTY FROM AGRICULTURE TO INDUSTRIAL; LOCATED NORTH OF COUNTY ROAD 235, APPROXIMATELY 600 FEET WEST OF THE INTERSECTION OF COUNTY ROAD 235 AND NW 148TH TERRACE; TAX PARCEL NUMBER 03918-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Small Scale Comprehensive Plan Amendment (“Amendment”), as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed Amendment on June 9, 2020 by the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held duly advertised public hearings on _____, 2020 and _____, 2020 on the proposed Amendment and provided for and received public participation; and,

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Comprehensive Plan Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Agriculture to Industrial on a ±6.98 acre subject property, consisting of Tax Parcel Number 03918-003-000, in accordance with the legal descriptions found in Exhibit “A” and map found in Exhibit “B” attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

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

PASSED on first reading the ____ day of _____, 2020.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____ day of _____, 2020.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

Adam Boukari, City Manager/Clerk

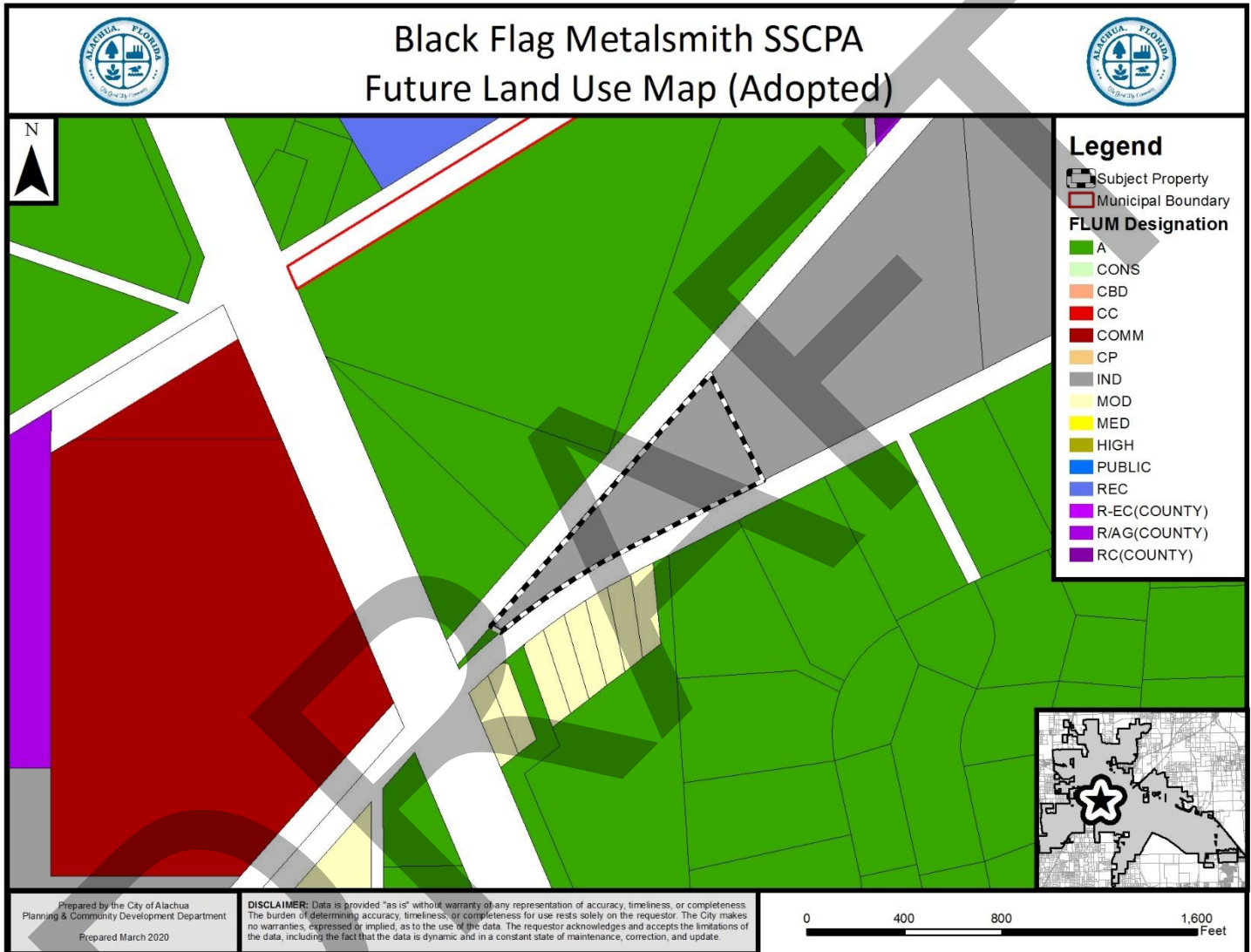
Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

Part of Government Lots 1, 2 and 3, lying in Section 22, Township 8 South, Range 18 East, lying South of A.C.L. Railroad (now Seaboard Coastline Railroad), and North of State Road No. 235 described as: starting at the NW corner of the NE quarter of Section 22, Township 8 South, Range 18 East, thence run South 00°20'48" West, 2,407.72 feet to the Northerly right of way line of S.R. 235; thence run South 68°15'11" West along said right of way a distance of 992.31 feet to the point of beginning; from the Point of Beginning run North 21°44'49" West a distance of 482.44 feet to the Southerly right of way line of the Seaboard Coastline Railroad; thence run South 46°03'11" West along said right of way a distance of 1340.58 feet; thence run South 52°15'41" East 46.31 feet to the Northerly right of way of S.R. 235 said point being on a curve; thence run Easterly along said right of way and curve, said curve having a radius of 2914.79 feet, a central angle of 12°01'38", an arc length of 611.86 feet to the P.C. of said curve, thence continue along said right of way 610.32 feet to the point of beginning.

EXHIBIT “B”





City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

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

☐ Large Scale Comprehensive Plan Amendment (greater than 10 acres)

☒ Small Scale Comprehensive Plan Amendment (10 acres or less)

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

A. PROJECT

1. Project Name: Proposed Land Use Change - 13218 NW CR 235
2. Address of Subject Property: 13218 NW CR 235
3. Parcel ID Number(s): 03918-003-000
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: Agricultural
6. Proposed Future Land Use Map Designation: Industrial
7. Acreage: 6.98 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Principal / Dir. of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd Street
City: Gainesville State: FL ZIP: 32606
Telephone: () 352-373-3541 FAX: () N/A e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Black Flag Metalsmith, LLC
Mailing Address: 9744 NW 27th Place
City: Gainesville State: FL ZIP: 32606

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
 - (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
 - (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
 - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
 - (IV) Promotes conservation of water and energy;
 - (V) Preserves agricultural areas and activities;

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

Revised 9/1/2011

Page 1 of 2

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs;
 - (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
 - (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.
3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
 4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
 6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
 7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
 8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.
 9. Legal description with tax parcel number.
 10. Proof of ownership.
 11. Proof of payment of taxes.
 12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

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


Signature of Applicant


Signature of Co-applicant

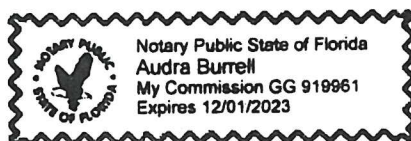
Clay Sweger, Principal
Typed or printed name and title of applicant


Typed or printed name of co-applicant

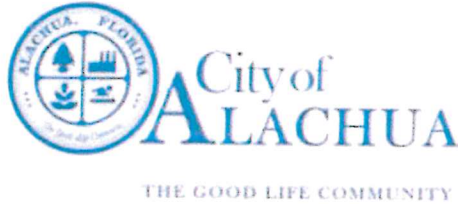
State of Florida County of Alachua

The foregoing application is acknowledged before me this 24 day of February, 2020, by Clay Sweger, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL



Audra Burrell
Signature of Notary Public, State of Florida



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13218 NW County Rd 235

Parcel ID Number(s): 03918-003-000

Acreage: 6.98 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Chris Privette

Title: Owner

Company (if applicable): Black Flag Metalsmith

Mailing Address: 9744 NW 27th PL

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-870-6431

FAX: _____

e-mail: chris@blackflagmetalsmith.com

C. AUTHORIZED AGENT

Name: Clay Sweger

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd St

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: 352-373-7249

e-mail: csweger@edafi.com

D. REQUESTED ACTION:

Rezoning, Comprehensive Plan Amendment, and Site Plan

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

Christopher A. Privette
Signature of Applicant

Signature of Co-applicant

Christopher A. Privette

Typed or printed name and title of applicant

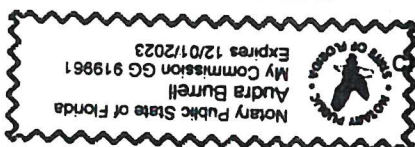
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 26 day of February, 2020 by Christopher

Privette, who is/are personally known to me, or who has/have produced Florida Driver License
as identification.

NOTARY SEAL



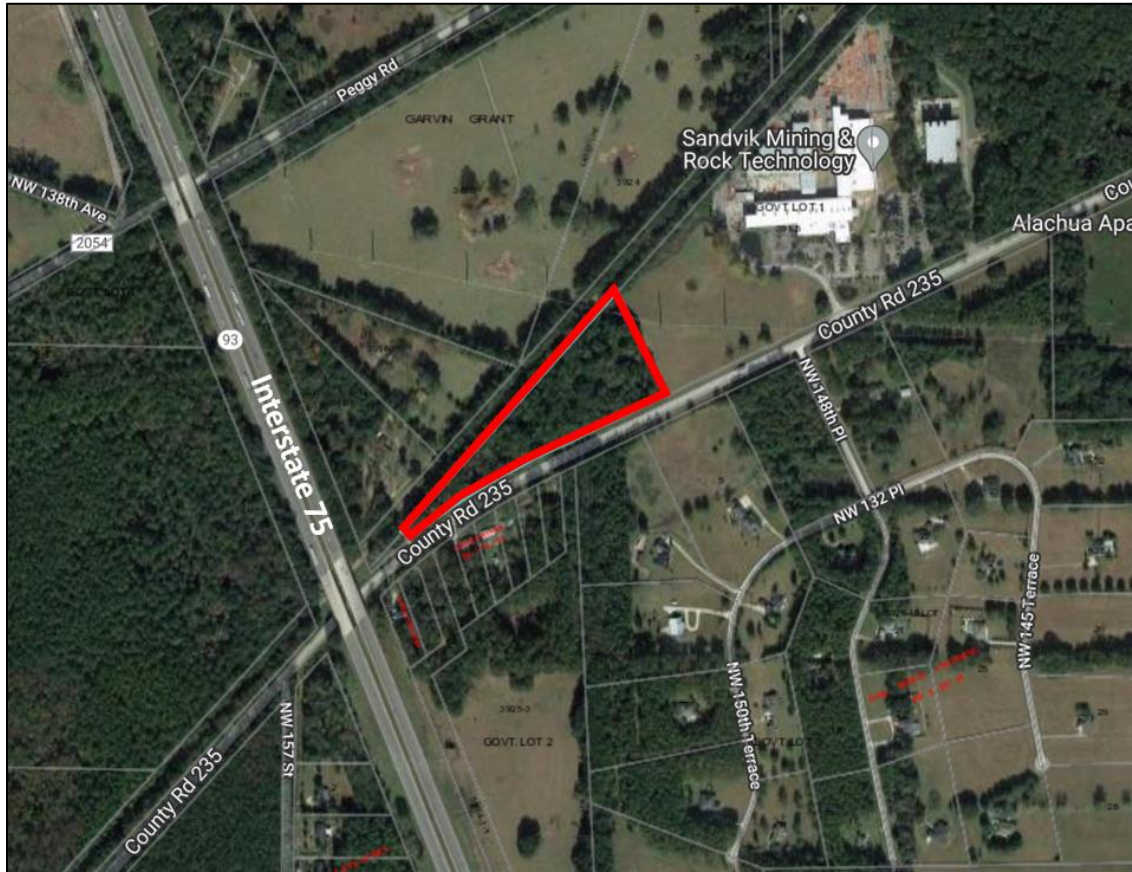
Audra Burrell
Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



engineers • surveyors • planners, inc.

Comprehensive Plan Land Use Change Justification Report



Project Request: Land Use change application from Agricultural to Industrial

Location: 13218 NW County Road 235

Parcel Number: 03918-003-000

Acreage: Approximately 6.98 Acres

Prepared By: Clay Sweger, AICP, LEED AP
eda engineers-surveyors-planners, inc.

Agents for: Black Flag Metalsmith, LLC

Date: March 11, 2020 (Revised April 1, 2020 and April 6, 2020)

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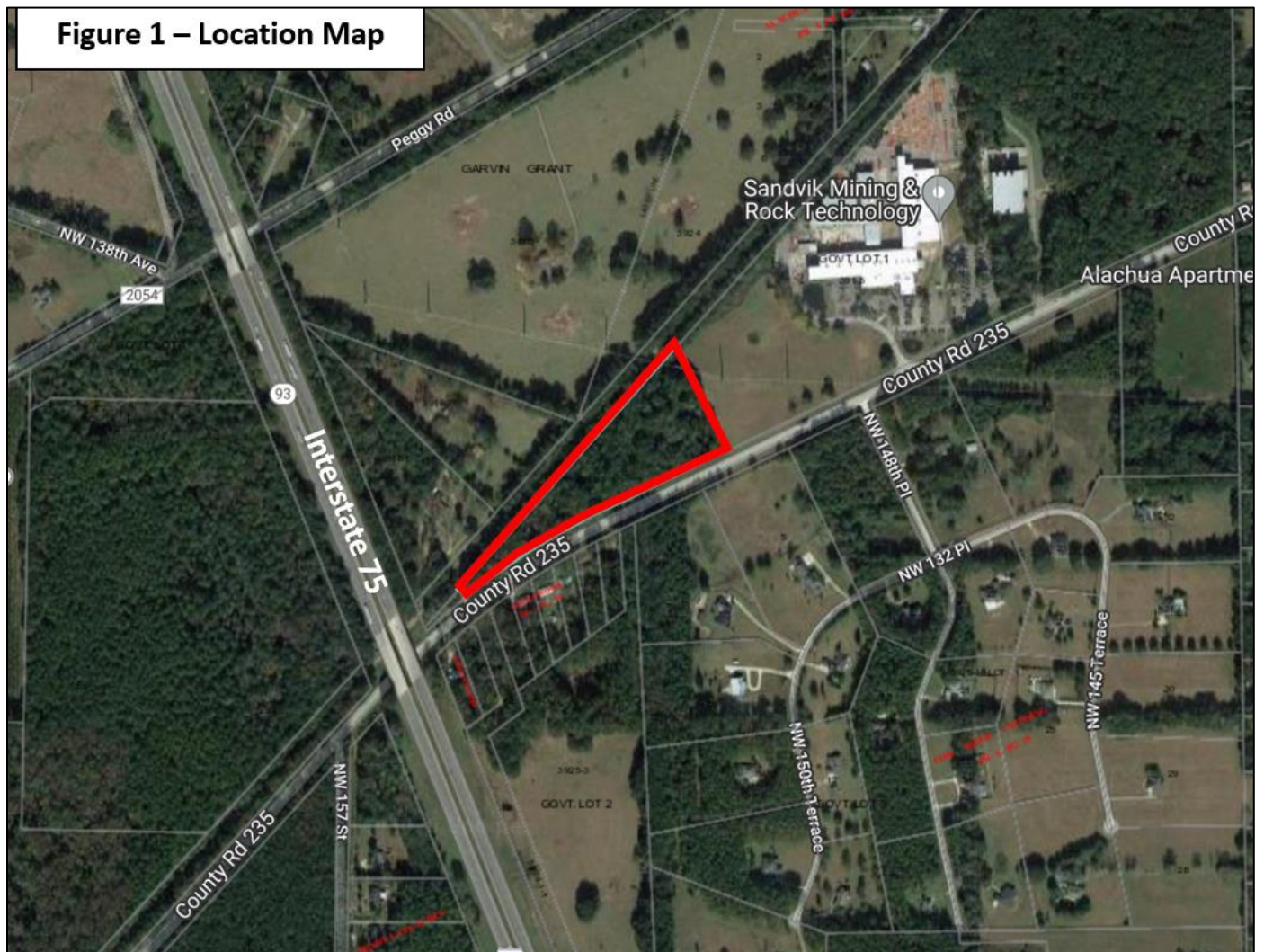
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Background

The subject property is located at 13218 NW County Road 235 (see Figure 1 below), consisting of approximately 6.98 acres.

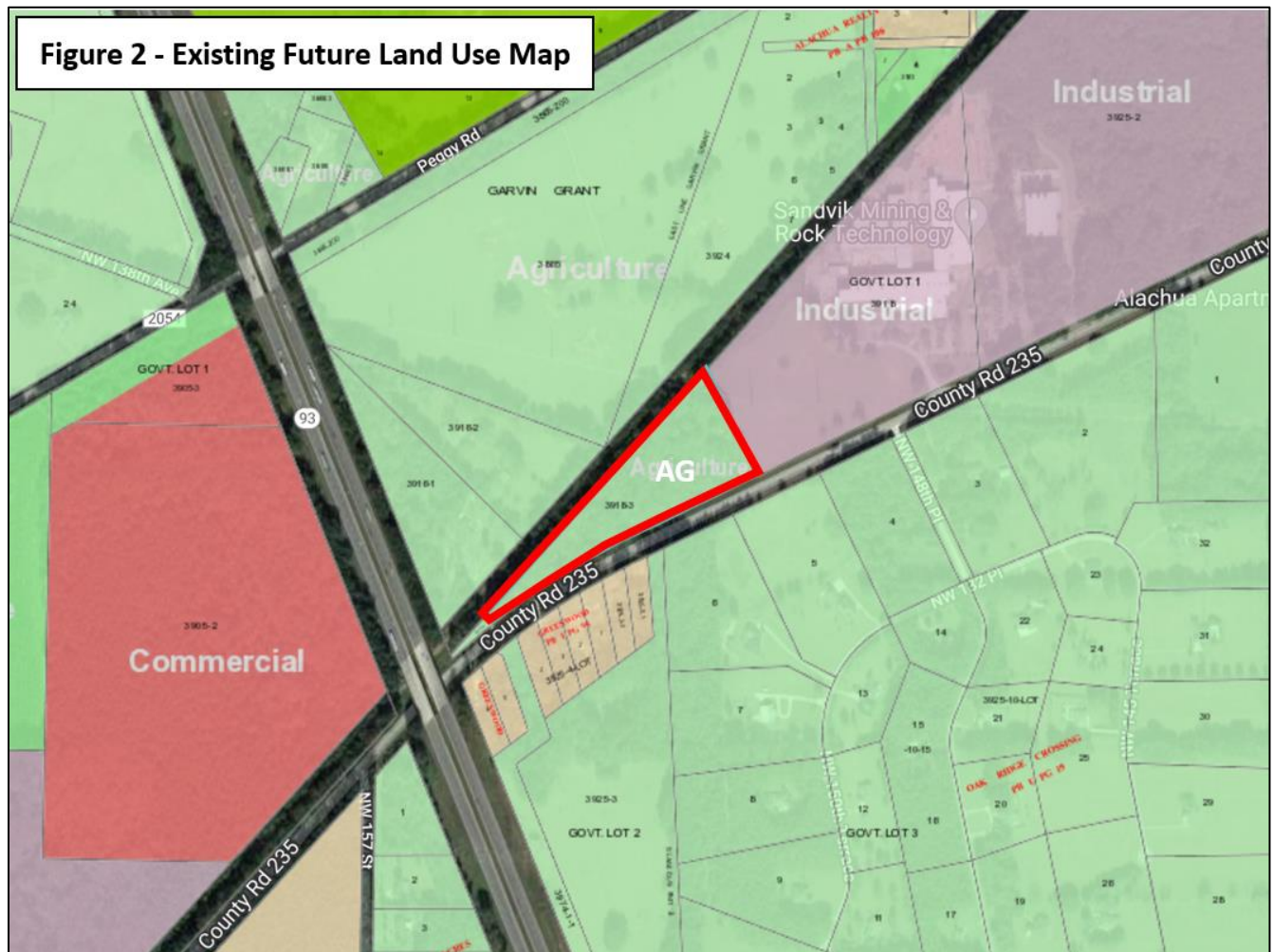


The tax parcel associated with this request is 03918-003-000 located within Section 22, Township 8, Range 18. The parcel is presently undeveloped and the Future Land Use map and zoning designation is Agricultural.

Statement of Proposed Change

The property owner requests to amend the future land use map from Agricultural to Industrial on approximately 6.98 acres on parcel number 03918-003-000. Figure 2 below illustrates the existing land use designation at the site (Agricultural).

The subject parcel is immediately bounded to the north by a CSX rail line, to the east by the Sandvik industrial facility, to the south by County Road 235 and to the west by vacant property.

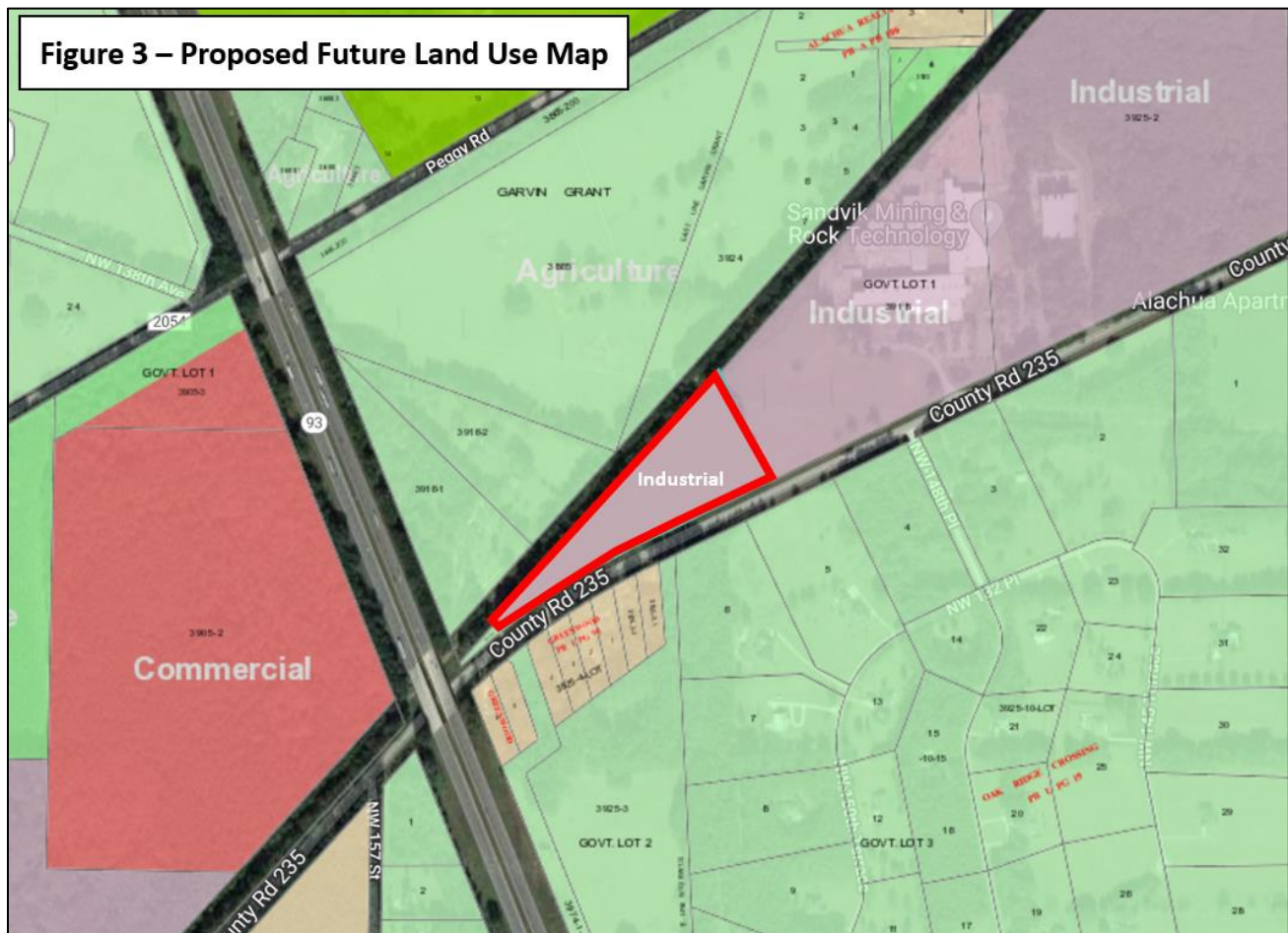


The City of Alachua Comprehensive Plan generally describes the Industrial future land use designation in the following Objective and Policy:

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

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

Figure 3 below illustrates the proposed future land use map on the approximately 6.98-acre subject parcel. It is logical to change this parcel to the Industrial land use designation given the existing industrial uses to the east (Sandvik), a CSX railway to the north and a county collector road to the south. This is consistent with the development pattern established in the City's Comprehensive Plan Future Land Use Map. Existing design and performance standards in the City of Alachua Future Land Use Element Policy 1.5.d. and Section 6.6.3 of the City of Alachua Land Development Code will ensure adequate buffering and design between any adjacent residential uses and the proposed Industrial uses on the property.



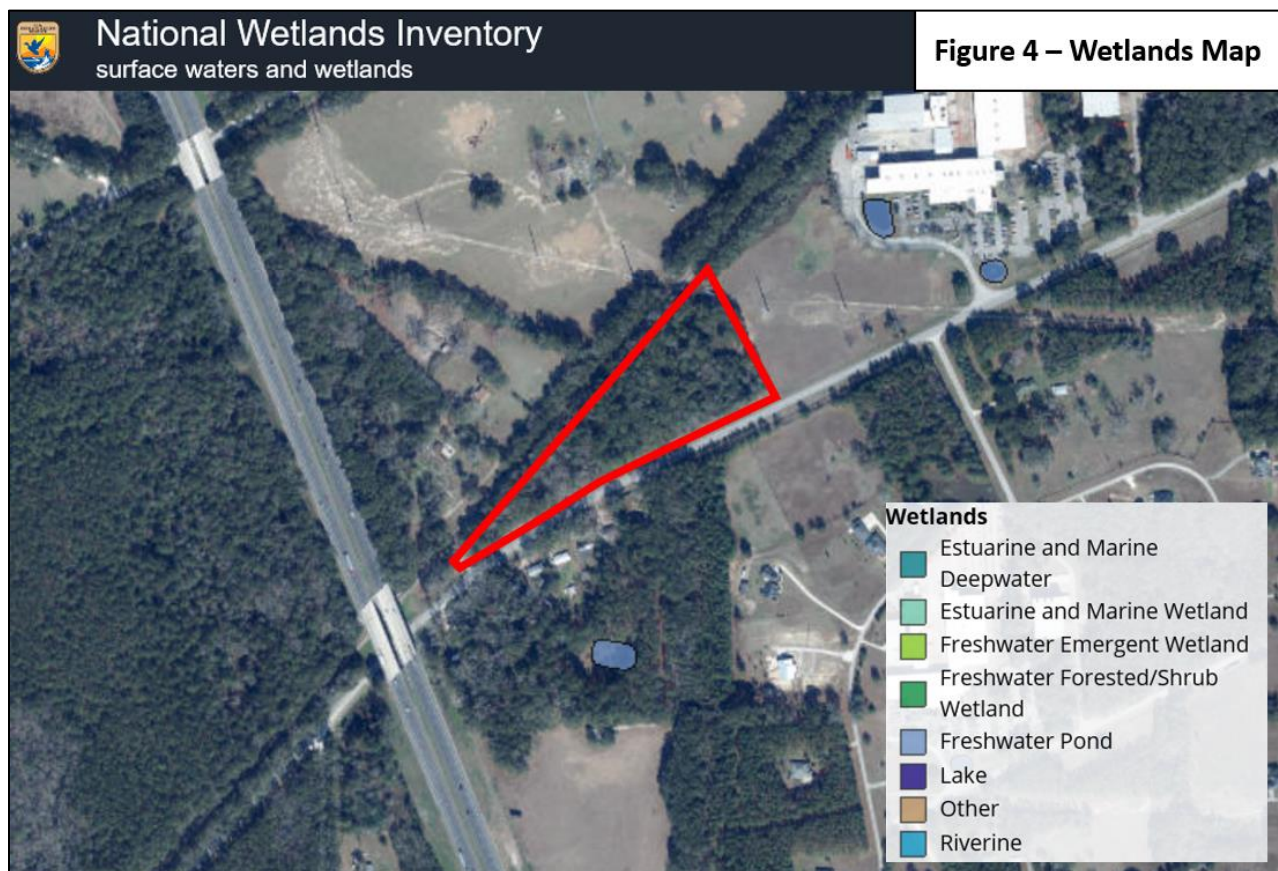
As described above, the proposed Industrial land use designation is appropriate for this parcel based on the Future Land Use designation of Industrial, the types of surrounding uses (industrial, railroad and county collector road) and the subsequent general compatibility with surrounding land use categories

Environmental Analysis

The subject property is an undeveloped site. There are no known or observed environmentally sensitive resources on the site, as described below:

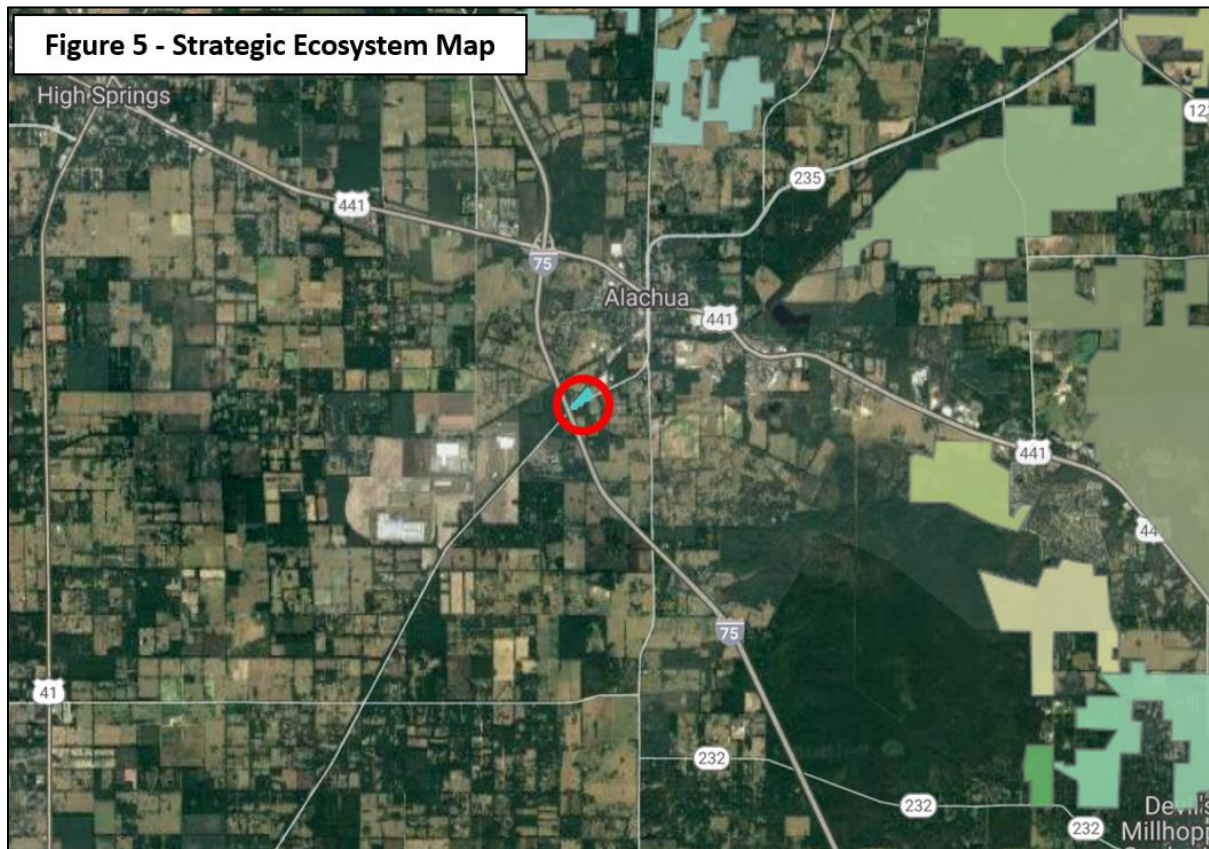
Wetlands:

There are no wetlands on the site, as indicated in the National Wetlands Inventory map below:



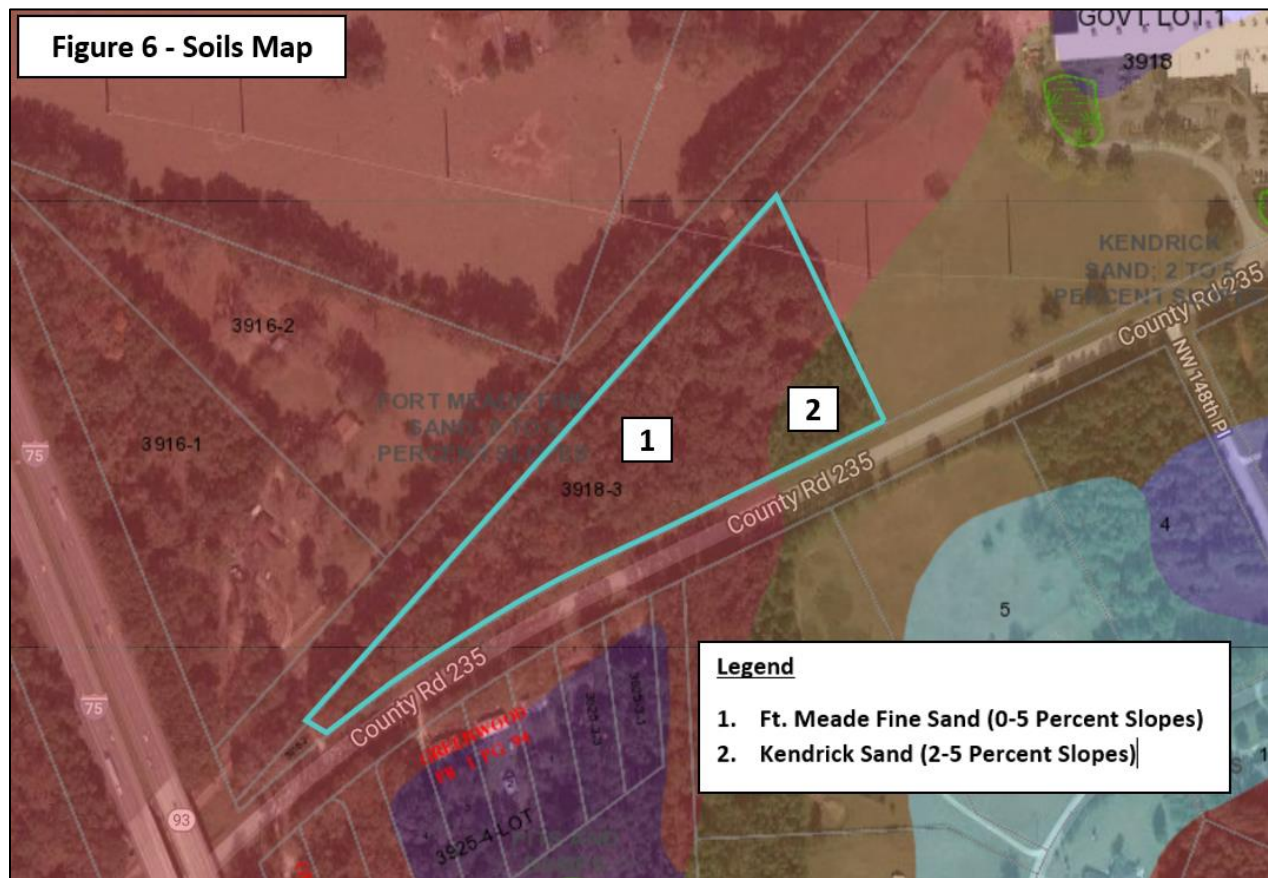
Strategic Ecosystems:

The property does not include any mapped Strategic Ecosystems on the site, as indicated in the County Strategic Ecosystems map below:



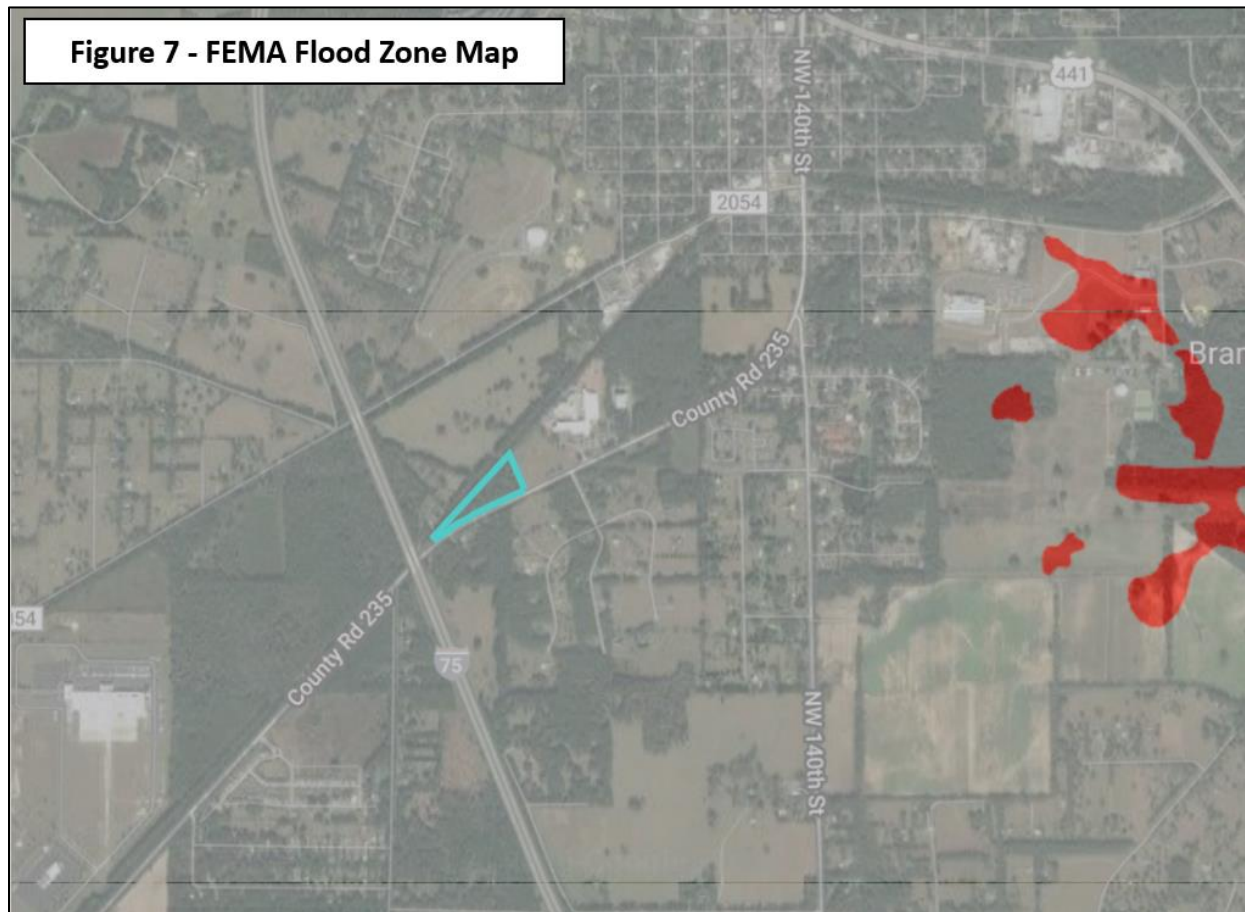
Soils:

Soils on the site include Fort Meade Fine Sand; 0 to 5 percent slopes and Kendrick Sand; 2-5 percent slopes. According to the *Soil Survey of Alachua County Florida*, Fort Meade Fine Sand, 0 to 5 percent slopes is “a nearly level to gently sloping, well drained soil in both small and large areas on the gently rolling uplands...This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.” Kendrick Sand, 2-5 percent slopes, is “gently sloping, well drained soil in both small and large areas on the gently rolling uplands...the soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.”



100-Year Flood Zone / Flood Potential:

The subject parcel is not located within the FEMA 100-year flood zone, as indicated in Figure 8. Therefore, no issues related to flood potential are associated with this property. The parcel is in Flood Zone X, outside the 0.2% annual chance of flood hazard.



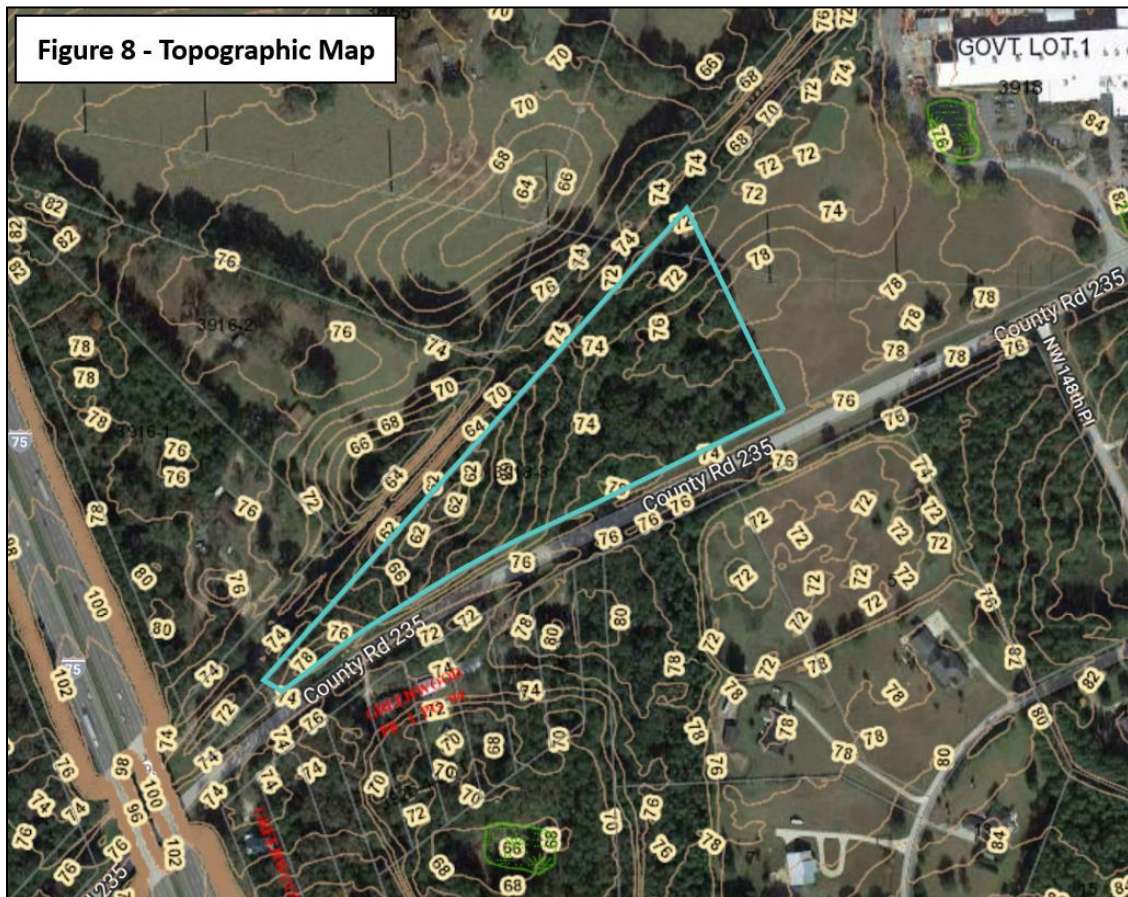
Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone.

Topography:

Figure 9 illustrates the topography on the subject parcel. The site elevation has gentle slopes with the exception of a low point near the CSX railway. No issues related to topographic constraints are associated with this property.

GIS desktop data indicates a sinkhole may be present near the southeast property corner – further evaluation of this area will be completed and provided to the city prior to any development plan approval.



Comprehensive Plan Consistency

This comprehensive plan amendment application justification report, along with the following summary of the applicable elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed land use change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map, the Transportation Element, Community Facilities and Natural Groundwater Recharge Element, Conservation/Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element.

Future Land Use Element:

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

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

Consistency: The intent of this application is to bring the subject parcel into City of Alachua' Industrial land use designation, which is consistent with the existing land development pattern in the area and thus will appropriately allow for future economic development activity on the site.

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

Consistency: As described in the Objective listed above, the proposed Industrial land use designation is consistent with this Objective. The City of Alachua provides a set of allowable uses in the Industrial land use designation that are compatible with the adjacent land uses and the future land use map. Therefore, it is an appropriate land use designation to permit and promote broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

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

Consistency: The uses in allowed in the proposed Industrial land use designation is proposed on a parcel of land in an area that is conveniently served by a county collector roadway, a rail line and city centralized utilities. In addition, performance standards in Policy 1.5.d for industrial uses will ensure that new development will be compatible with surrounding uses. In addition, utility service is available to serve the proposed industrial uses on the site.

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

Consistency: Future development on the property will be consistent with the uses listed above and therefore will be consistent with the intent of the Industrial future land use category.

Policy 1.5.d The City shall develop performance standards for industrial uses in order to address the following:

1. *Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;*
2. *Buffering from adjacent existing/potential uses;*
3. *Open space provisions and balance of proportion between gross floor area and site size;*
4. *Adequacy of pervious surface area in terms of drainage requirements;*
5. *Placement of signage;*
6. *Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;*
7. *Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;*
8. *Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;*
9. *Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and*
10. *Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*
11. *Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres **by** (Note: the word “by” should be “but”) 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.*

Consistency: Any future development on the subject property under the Industrial land use designation will comply with these design standards that help ensure that quality designed development will occur.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

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

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

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

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

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

Consistency: Any future development on the subject property under the Industrial land use designation will comply with the tree protection requirements of the Future Land Use Element and Land Development Code.

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

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

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

Consistency: Any future development on the subject property under the Industrial land use designation will comply with the open space requirements of the Future Land Use Element and Land Development Code.

Objective 5.1: Natural features:

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

Consistency: Any future development shall be conducted in a manner that ensures soil protection and provides sound engineering practices that work with the existing characteristics

of the site. As indicated in the Environmental Analysis portion of this report, soils at the site include Fort Meade Fine Sand; 0 to 5 percent slopes) and Kendrick Sand (2 to 5 percent slopes). These soil types have minimal limitations for urban development.

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

Policy 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: Any future development at the site will be required to meet concurrency standards as stated in the Comprehensive Plan. Because this land use change involves a parcel with an industrial land use and zoning category, there will be no impacts to Public Schools facilities. As described in the 'Public Facilities Analysis' portion of this report, adequate facilities (capacity) are currently available.

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

Policy 9.1: *Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.*

Consistency: Any new development at this site will be required to connect to public potable water and wastewater facilities, if available, as indicated above.

Transportation Element:

GOAL 1: *Provide for a traffic circulation system, which serves existing and future land uses.*

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

Consistency: The project site is located on an adjacent collector roadway with adequate capacity to serve future on-site development and therefore, the proposed zoning change will not result in an increase in traffic impacts that will exceed the adopted Level of Service standards consistent with the Transportation Element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

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

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

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quantity.

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

Conservation & Open Space Element:

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

Objective 1.1: Conservation Designations

Consistency: There are no existing or proposed conservation areas within the subject property.

Objective 1.2: Native Communities and Ecosystems

Consistency: Based on available information, no significant native communities and ecosystems have been documented on the subject property.

Objective 1.3: Listed Species

Consistency: Based on available information, no listed species have been documented on the subject property.

Objective 1.4: Air Quality

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

Objective 1.5: Soils

Consistency: As described in the 'Environmental Analysis' section of this application, there are two soil types present on this site, both providing minimal limitations to development.

Objective 1.6: Mineral Resources

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

Objective 1.7: Geological Resources

Consistency: Based on available information, no geological features have been documented on the subject property. GIS desktop data indicates a sinkhole may be present near the southeast property corner – further evaluation of this area will be completed and provided to the city prior to any development plan approval.

Objective 1.8: Hazardous Materials

Consistency: Based on available information, no hazardous materials have been documented on the subject property. Any hazardous materials stored or used at this site in the future would have to be registered and regulated by the Alachua County Hazardous Materials Management Code.

Objective 1.9: Agriculture and Silviculture

Consistency: There are no agriculture and silvicultural operations within the subject property.

Objective 1.10: Wetlands

Consistency: As noted in the Environmental Analysis section of this report, according to the National Wetlands Inventory database, no wetlands are located on the project site.

Objective 1.11: Open and Green Space

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

Objective 1.12: Water Resources

Consistency: As noted in the Environmental Analysis section of this report, according to the National Wetlands Inventory database, no regulated water resources are located on the project site.

Capital Improvements Element:

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

Consistency: No development is proposed as part of this land use change request. However, any future development activity on this parcel would require an analysis for availability of public facilities consistent with adopted LOS standards and will be subject to development review and concurrency analysis at the time of development application.

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

Public Facilities Analysis (Concurrency Impact Analysis)

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.1, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that “the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities.” Based upon maximum development scenarios, any proposed development allowed in the proposed Industrial land use designation will operate within the level of service standards outlined in the Code. In addition, since there is no residential component, there is no impact on public schools facilities and recreation.

The maximum development scenario for the subject parcel is shown in the table below using the floor area ratios (FAR) established in Future Land Use Element Policy 1.5.d(11):

Parcel Number	Acreage	FAR	Maximum Developable Acreage based on FAR	Maximum Building Square Footage based on FAR
03918-003-000	6.98	0.5	6.98	152,024
TOTAL:	6.98	0.5	6.98	152,024

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed Industrial land use designation for the 152,024 building square footage (as calculated above) is illustrated in the tables below:

Traffic (using the ITE 10th Edition):

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	AVERAGE RATE	DAILY TRIPS (ADT)
110	152,024 SF	General Light Industrial	4.96 / 1,000 SF	754
Total Daily Trips (ADT)				754

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
110	152,024 SF	General Light Industrial	0.63 / 1,000 SF	96
Total Daily Trips (PM PEAK HOUR OF ADJACENT STREET TRAFFIC)				96

Affected Roadway Segments

- CR 235 (SCL to CR 241)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on CR 235 (754 ADT, 96 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	6,883
Project Trips (Net ADT)	754
Available Capacity	7,483

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

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

Traffic System Category	CR 235
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	660
Project Trips (Net PM Peak)	96
Available Capacity	603

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

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

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 600 GPD may occur.

The 0.5 FAR would allow up to 152,024 square feet of building square footage (see earlier table in the Public Facilities Analysis section). Using Table 6.1-2 in the City of Alachua Land Development Code, there is a requirement for 1 loading space for buildings ranging from 5,000 – 24,999 square feet. Extrapolating from this, $152,024 \text{ square feet} / 24,999 = 6$. The resulting requirement would be for 6 loading bays. Calculating this for wastewater impact: $6 \times 100 \text{ GPD} = 600 \text{ GPD}$

If wastewater services become available to the site, adequate capacity is available to support this parcel in the future, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact – Proposed Zoning ¹	600 GPD
--	---------

1. Per 64E-6.008, F.A.C. (Warehouse): $6 \times 100 \text{ GAL/Loading Bay} = 600 \text{ GPD}$

Sanitary Sewer Impacts

<u>System Category</u>	<u>GPD</u>
Treatment Plant Current Permitted Capacity	1,500,000

Less Actual Treatment Plant Flows	729,000
Reserved Capacity	127,878
Parcel Demand for Site	600
Residual Capacity	642,522

Source:

City of Alachua Public Services Department, January 2020

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quantity.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 600 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact – Proposed Zoning ¹	600 GPD
---	---------

1. Per 64E-6.008, F.A.C. (Warehouse): (6 x 100 GAL/Loading Bay = 600 GPD)

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,295,603
Reserved Capacity ²	135,767
Parcel Demand for Site	600
Residual Capacity	868,030

Source:

City of Alachua Public Services Department, January 2020

Solid Waste:

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

Maximum Development Scenario Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). As shown in the following table, based on generic non-residential calculations, additional waste will be generated as a result of this future land use change, but adequate capacity is available to support development and will be demonstrated at the time of development plan approval.

Solid Waste Impact per Net Decrease

Solid Waste Impact – Proposed Zoning ¹	333 Tons
---	----------

1. Formula*: $((12 \text{ lbs per } 1,000 \text{ SF/day} \times 152,024 \text{ SF}) \times 365 \text{ days/year}) / 2,000 = 333 \text{ Tons/Year}$

*Source: *Environmental Engineering: A Design Approach*, Cincero and Cincero, 1996

Recreation:

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

Drainage:

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

Consistency: The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new development on this site will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

Compatibility

Compatibility with adjacent land uses is a key factor when considering a proposed land use change application. This land use change request will not result in any incompatibility with adjacent lands. The following list of adjacent uses and accompanying map (Figure 10) illustrate the existing uses for the surrounding properties:

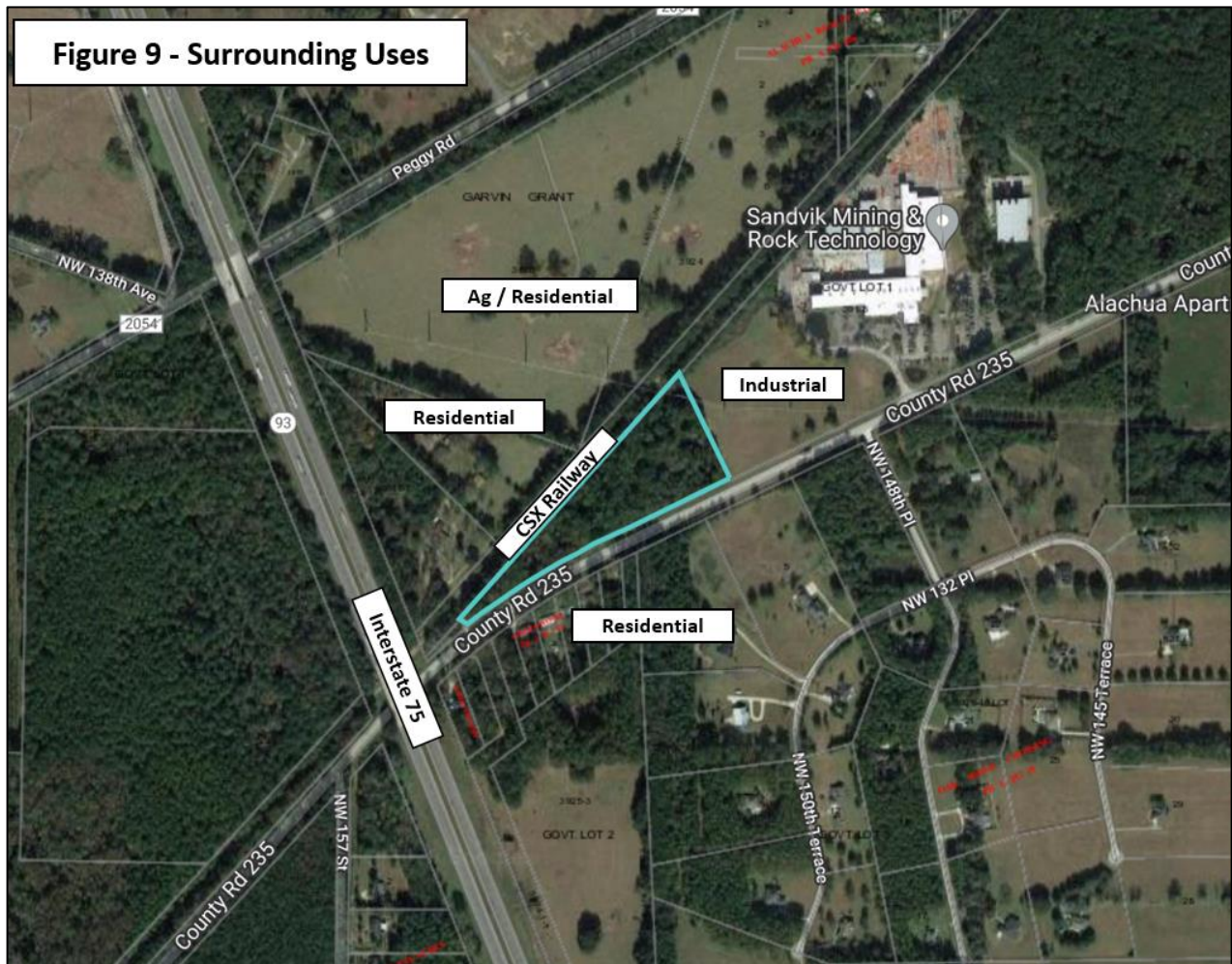
The existing uses and zoning districts of the adjacent properties are as follows:

North: CSX Railway / Residential / Agricultural
Agricultural Zoning

East: Sandvik Industrial
IG Industrial Zoning

West: Interstate 75 / Vacant Land
Agricultural Zoning

South: County Road 235 / Residential
RSF-3, PD & Agricultural Zoning



The subject parcel is abutting existing industrial development to the east. The CSX Railroad ROW is also located on the north side, and a county collector road to the south.

The City of Alachua Land Development Code contains compatibility standards for non-residential development when located adjacent to residential development. Section 6.6.3, shown below addresses residential protection standards when a non-residential developed is located within 500 feet of any residential district. These standards would apply to future development of the subject property.

6.6.3 Residential protection standards.

(A) *General conditions. As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:*

- (1) *Hours of operation and deliveries.* Hours of operation and deliveries.
- (2) *Activities that generate potential adverse impacts.* Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.
- (3) *Placement of trash receptacles.* Placement of trash receptacles.
- (4) *Loading and delivery area.* Location of loading and delivery areas.
- (5) *Lighting.* Lighting location, intensity, and hours of illumination.
- (6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.
- (7) *Additional landscaping and buffering to mitigate adverse impacts.* Additional landscaping and buffering to mitigate adverse impacts.
- (8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.
- (9) *Preservation of natural lighting and solar access.* Preservation of natural lighting and solar access.
- (10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.
- (11) *Paving and parking areas.* Paving to control dust.
- (12) *Placement or configuration of site design.* Placement or configuration of site design.
- (B) *Height and setbacks. Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.*

Consistency with Land Development Code

Section 2.2.4 (E) (1) of the Land Development Code provides Standards for site-specific amendments to the Official Zoning Atlas, which are largely applicable to land use map changes as well. Consistency with these requirements is described below.

(a) Consistent with Comprehensive Plan.

Consistency: The proposed land use change is consistent with the Comprehensive Plan as outlined in the 'Comprehensive Plan Consistency' section of this report.

(b) Consistent with ordinances.

Consistency: The proposed land use change is consistent with all applicable City ordinances. Any future development activity or use of the land shall comply with the City's Land Development Code and Code of Ordinances.

(c) Logical development pattern.

Consistency: The land use change will create a logical development pattern that meshes future development potential with the existing land use map and existing development. There is existing development to the east and south of the project site, there is urban land use designations to the east, south and west and there are public utilities serving the site. Further development based on the development pattern in place creates a logical development pattern.

(d) Premature development.

Consistency: The land use change will not allow premature development on the site. As stated, there is existing development to the east and south of the project site, there is urban land use designations to the east, south and west and there are public utilities serving the site. Development that is infill in nature that utilized public utilities are not premature in nature.

(e) Incompatible with adjacent lands.

Consistency: The land use change will not be incompatible with adjacent lands. As stated, there is existing development to the east and south of the project site, there is urban land use designations to the east, south and west and there are public utilities serving the site. Development consistent with this pattern will not be incompatible.

(f) Adverse Effect on Local Character

Consistency: The proposed land use change will not result in an adverse effect on the local character of the area. Several parcels in the immediate area currently have industrial and commercial designations. In addition, the property is located along the CSX Railroad ROW. The proposed industrial land use is compatible with the existing development in the area.

(g) Not Deviate from Pattern of Development

Consistency: The proposed land use change is consistent with the existing pattern of development in the area. There is currently a mix of non-residential and residential land uses.

(h) Encourage Sprawl

Consistency: The subject property is located in the urbanized area of the City of Alachua. This land use change should be considered infill (not sprawl) due to its location in the urbanized area and due to the fact that there is existing development in multiple directions.

The following Urban Sprawl Analysis indicates that the land use change should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators

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

An evaluation of each primary indicator is provided below.

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

Consistency: The subject property is proposed for industrial development, but is located in a sector of the City that has a mix of residential and non-residential uses which promotes a variety of development types.

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

Consistency: The subject property is located along a county collector road and along an active railway with industrial and commercial land uses on two sides, which is suitable for development and is not rural in character.

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

Consistency: The subject property, when developed, will not create a radial, strip, isolated or ribbon pattern based on its proximity to existing development and a county collector roadway.

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

Consistency: GIS data available from Alachua County appears to indicate that there are no sensitive/regulated natural resources on the project site.

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

Consistency: The subject property is undeveloped but is not presently being utilized for agricultural uses.

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

Consistency: The subject property, when developed, will maximize use of the existing public facilities and services which are in place to serve the site. The subject property will be located within the City's potable water and wastewater service area, and will be required to connect to those systems.

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

Consistency: The proposed land use change will allow industrial development that will allow for the timely and efficient use of the land as there are currently public facilities available to serve the site. All available public facilities will be utilized on the property.

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

Consistency: The proposed land use change will allow industrial development that will allow for the timely and efficient use of the land as there are currently public facilities available to serve the site.

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

Consistency: The subject property is located along county collector road, an active railway and between industrial and commercially-zoned properties – a clear pattern of urban development.

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

Consistency: The land use change to industrial on the subject property will encourage infill development rather than discourage or inhibit this activity as it is an appropriate location for development and has public facilities available to serve the site.

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

Consistency: The subject property is proposed for industrial which will further support the existing functional mix of uses in the area, including industrial, office, commercial and residential.

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

Consistency: The subject property is located along a county collector roadway with adequate capacity to serve the site. In addition, the property is located adjacent to an active rail line the could be accessed from the property. There are also related land uses in the immediate area that is accessible, including the Sandvik property immediately east of the property.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) “Urban Form” criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. An analysis of the proposed amendment’s consistency with Section 163.3177 shows that it meets five of the eight urban form criteria (below):

This Comprehensive Plan Amendment application has been analyzed to determine whether the proposed change incorporates a development pattern or urban form that achieves four criteria indicating that it discourages urban sprawl.

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

Consistency: This proposed land use change is in a geographic area that includes developable land area that can be developed without impacting any significant natural resources.

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

Consistency: Utilities are available to serve the property and future development will connect to city water and wastewater, as required by the Land Development Code. The property also has access to existing a public street (CR 235).

3. Promotes conservation of water and energy.

Consistency: The subject property, when developed will promote conservation of water and energy by connecting to centralized public utilities that are more efficient providers of utility resources and avoid less efficient systems like private wells and septic systems.

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

Consistency: The subject property as an industrial development will help support the existing combination of residential and non-residential uses that are located within the immediate area.

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

Consistency: The proposed land use change will create new industrial lands in an area where there is currently a mix of non-residential and residential land uses.

(i) Spot Zoning

Consistency: The proposed land use change is not spot zoning as there is existing industrial and commercial land abutting to the east and nearby to the west and will contribute to that existing zoning pattern.

(j) Public Facilities

Consistency: As demonstrated in the Public Facilities Analysis section of this report, adequate facilities exist to serve the site and any future development of the parcel will not create a negative impact on these facilities if potable water and/or wastewater become available.

(k) No Adverse Effect on the Environment

Consistency: As demonstrated in the Environmental Analysis section of this report (see above), there are no documented environmentally sensitive areas on the project site. Therefore, there are no adverse effects on the environment due to the proposed land use designation.

Needs Analysis

State Requirements

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

Magnitude of Proposed Designation

In addition to the new state policy direction explained above, the proposed land use change application is minor in scale and does not significantly increase potential impacts to the area in terms of a maximum

buildout scenario based on the FAR. As detailed in the Public Facilities Impact Analysis section of this report, the following illustrates the projected maximum development scenario of the proposed land use designation:

Proposed FLUM Designation	Acreage	Max. Intensity	Max Development
Industrial	6.98 (MOL)	0.5 FAR	152,024 Square Feet

The maximum development scenario indicated above is minor in scale when comparing the entirety of the nearby urbanized area. Further, due to the unique configuration of the property boundaries, it is very likely that the ultimate development scenario will be far less than the maximum allowable square footage indicated above, thus reducing the scale of the project even more.

To further elaborate as to the small scale of this land use change request, it is helpful to compare the acreage of the project (and associated permitted development) in relation to the entirety of the city limits. The proposed map change of approximately 6.98 acres is well below 1% of the entire acreage of the City of Alachua. Further, the project acreage is easily below 5% of the existing Industrial land use map area.

As to need, where there are many parcels with the Industrial future land use designation within the City of Alachua today, a large majority of them are not immediately available for development as small-scale industrial uses for a number of reasons, including the following; properties may already be developed, are not for sale, do not have proper access to a collector or arterial road, do not have utilities readily available or are part of a master planned corporate/tech park which are catering to alternate types of industries.

Overall

The existing City of Alachua future land use designation of Industrial allows for a variety of light industrial, warehousing and office uses. While the request will change the FLUM designation and will intensify the site in relation to allowable entitlements, the permitted uses are compatible with the area and are at a relatively small scale that will not negatively affect the public infrastructure / level of service standards in the area. The proposed Industrial FLUM designation will allow the expansion of an existing business along the already developed County Road 235 roadway as an urban infill type project.

Parcel: 03918-003-000

Search Date: 2/24/2020 at 1:15:28 PM

Taxpayer: MALLARD & THOMPSON	Legal: COM 210 FT NE/LY FROM INT E R/W I-75 AND S R/W ACL RR POB: NE/LY ALONG R/W 1340.58 FT S 21 DEG E 482.44 FT SW/LY ALONG R/W TO PT 226 FT EAST OF E R/W I-75 N 52 DEG W 46.31 FT TO POB OR 4739/1884
Mailing: 9310 NW 188TH WAY ALACHUA, FL 32615	
Location:	
Sec-Twn-Rng: 22-08-18	
Property Use: 00000 - VACANT	
Tax Jurisdiction: ALACHUA - 1700	
Area: 8-18 RURAL	
Subdivision: N/A	

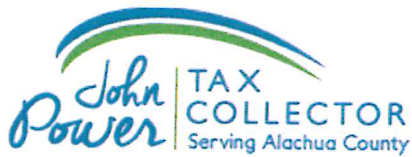
	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	VACANT	19728	0	0	19728	0	19728	19728	0	0	19728	19728
2018	VACANT	19700	0	0	19700	0	19700	19700	0	0	19700	19700
2017	Vacant	19700	0	0	19700	0	19700	19700	0	0	19700	19700
2016	Vacant	19700	0	0	19700	0	19700	19700	0	0	19700	19700
2015	Vacant	19700	0	0	19700	0	19700	19700	0	0	19700	19700
2014	Vacant	19700	0	0	19700	0	19700	19700	0	0	19700	19700

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
0100	SFR	A	AGRICULTURE	1	6.85	298386	AC

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2018-03-23	25000	Vac	01-Qualified Examina of Deed	4586	0408	WD
2017-03-14	100	Vac	11-Corrective Deed	4500	1796	QD
2017-03-07	100	No	11-Corrective Deed	4499	0971	QD
1986-01-22	0	No	11-Corrective Deed	1616	0099	WD
1977-01-01	44900	No	Q-OLD SALE - QUALIFIED	1054	156	WD



2018 Roll Details — Real Estate Account At 13218 NW COUNTY RD 235

Real Estate Account #03918 003 000



Parcel details



Latest bill



View/Print full bill history

Print this page

2019

2018

2017

2016

...

2002

PAID

PAID

PAID

PAID

PAID

[Apply for the 2020 Installment Payment Plan](#)



Get Bills by Email

PAID 2019-05-14 \$586.20

Receipt #18-0169399

Owner: MALLARD & THOMPSON

9310 NW 188TH WAY

ALACHUA, FL 32615

Situs: 13218 NW COUNTY RD 235

Account number: 03918 003 000

Alternate Key: 1014235

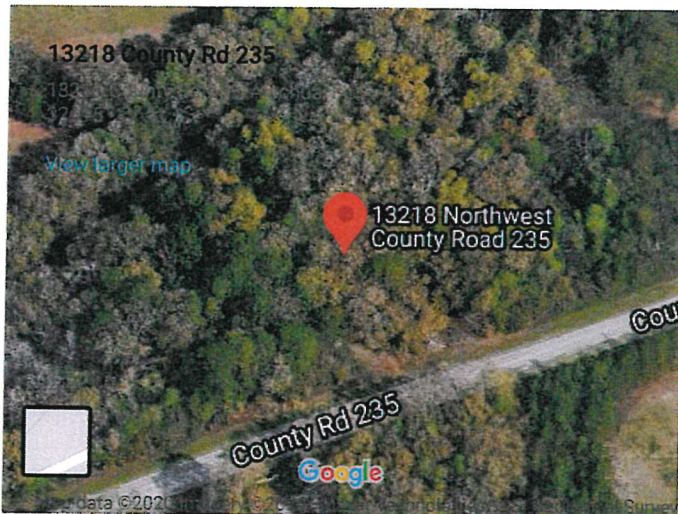
Millage code: 1700

Millage rate: 22.5620

Assessed value: 19,700

School assessed value: 19,700

Unimproved land value: 19,700



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill



View

Ad valorem: \$444.48

Non-ad valorem: \$99.81

Total Discountable: 544.29

No Discount NAVA: 0.00

Total tax: \$544.29

Legal description

COM 210 FT NE/LY FROM INT E R/W I-75 AND S R/W ACL RR POB: NE/LY ALONG R/W 1340.58 FT S 21 DEG E 482.44 FT SW/LY ALONG R/W TO PT 226 FT EAST OF E R/W I-75 N 52 DEG W 46.31 FT TO POB OR 4586/0408

Location

Book, page, item: 4586-0408-

Prepared by and return to:
JOHN F. ROSCOW, IV

Doc Stamp-Deed: \$420.00



HOLDEN, CARPENTER & ROSCOW, PL
5608 NW 43rd Street
Gainesville, FL 32653
352-373-7788
File Number: 19-1065.as
Will Call No.: ASHLEY

\$60,000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of December, 2019 between JASON MALLARD, a married man and COLBY THOMPSON, married man whose post office address is 9310 NW 188TH WAY, Alachua, FL 32615, grantor, and BLACK FLAG MEATLSMITH, LLC, a Florida Limited Liability Company whose post office address is 9744 NW 27TH PLACE, Gainesville, FL 32606, grantee:

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

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

Part of Government Lots 1, 2 and 3, lying in Section 22, Township 8 South, Range 18 East, lying South of A.C.L. Railroad (now Seaboard Coastline Railroad), and North of State Road No. 235 described as: starting at the NW corner of the NE quarter of Section 22, Township 8 South, Range 18 East, thence run South 00°20'48" West, 2,407.72 feet to the Northerly right of way line of S.R. 235; thence run South 68°15'11" West along said right of way a distance of 992.31 feet to the point of beginning; from the Point of Beginning run North 21°44'49" West a distance of 482.44 feet to the Southerly right of way line of the Seaboard Coastline Railroad; thence run South 46°03'11" West along said right of way a distance of 1340.58 feet; thence run South 52°15'41" East 46.31 feet to the Northerly right of way of S.R. 235 said point being on a curve; thence run Easterly along said right of way and curve, said curve having a radius of 2914.79 feet, a central angle of 12°01'38", an arc length of 611.86 feet to the P.C. of said curve, thence continue along said right of way 610.32 feet to the point of beginning.

Parcel Identification Number: 03918-003-000

Subject to taxes for 2020 subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

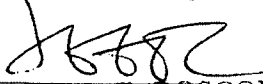
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said

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

Signed, sealed and delivered in our presence:


 Witness Name: JOHN F. ROSCOW, IV


JASON MALLARD (Seal)

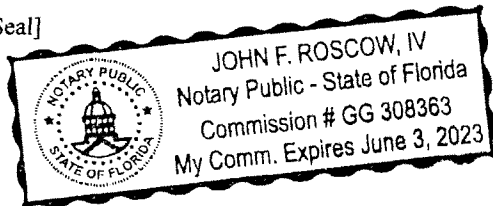

 Witness Name: ASHLEY M. SWIGER

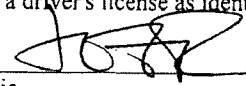

COLBY THOMPSON (Seal)

State of Florida
 County of Alachua

The foregoing instrument was acknowledged before me this 12th day of December, 2019 by JASON MALLARD and COLBY THOMPSON, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]




 Notary Public

Printed Name: _____

My Commission Expires: _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
BLACK FLAG METALSMITH LLC

Filing Information

Document Number	L16000074325
FEI/EIN Number	81-2296291
Date Filed	04/14/2016
Effective Date	04/14/2016
State	FL
Status	ACTIVE

Principal Address

9744 NW 27TH PL
GAINESVILLE, FL 32606

Mailing Address

9744 NW 27TH PL
GAINESVILLE, FL 32606

Registered Agent Name & Address

PRIVETTE, SARAH M
9744 NW 27TH PL
GAINESVILLE, FL 32606

Name Changed: 02/11/2019

Authorized Person(s) Detail

Name & Address

Title VMG

PRIVETTE, SARAH M
9744 NW 27TH PL
GAINESVILLE, FL 32606

Title P

Privette, Christopher A
9744 NW 27TH PL
GAINESVILLE, FL 32606

Annual Reports

Report Year	Filed Date
-------------	------------

2017	01/22/2017
2018	03/19/2018
2019	02/11/2019

Document Images

02/11/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
01/22/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- Florida Limited Liability	View image in PDF format

Legal Description

Parcel Number 03918-003-000

(From Deed)

Part of Government Lots 1, 2 and 3, lying in Section 22, Township 8 South, Range 18 East, lying South of A.C.L. Railroad (now Seaboard Coastline Railroad), and North of State Road No. 235 described as: starting at the NW corner of the NE quarter of Section 22, Township 8 South, Range 18 East, thence run South $00^{\circ}20'48''$ West, 2,407.72 feet to the Northerly right of way line of S.R. 235; thence run South $68^{\circ}15'11''$ West along said right of way a distance of 992.31 feet to the point of beginning; from the Point of Beginning run North $21^{\circ}44'49''$ West a distance of 482.44 feet to the Southerly right of way line of the Seaboard Coastline Railroad; thence run South $46^{\circ}03'11''$ West along said right of way a distance of 1340.58 feet; thence run South $52^{\circ}15'41''$ East 46.31 feet to the Northerly right of way of S.R. 235 said point being on a curve; thence run Easterly along said right of way and curve, said curve having a radius of 2914.79 feet, a central angle of $12^{\circ}01'38''$, an arc length of 611.86 feet to the P.C. of said curve, thence continue along said right of way 610.32 feet to the point of beginning.

NEIGHBORHOOD WORKSHOP NOTICE

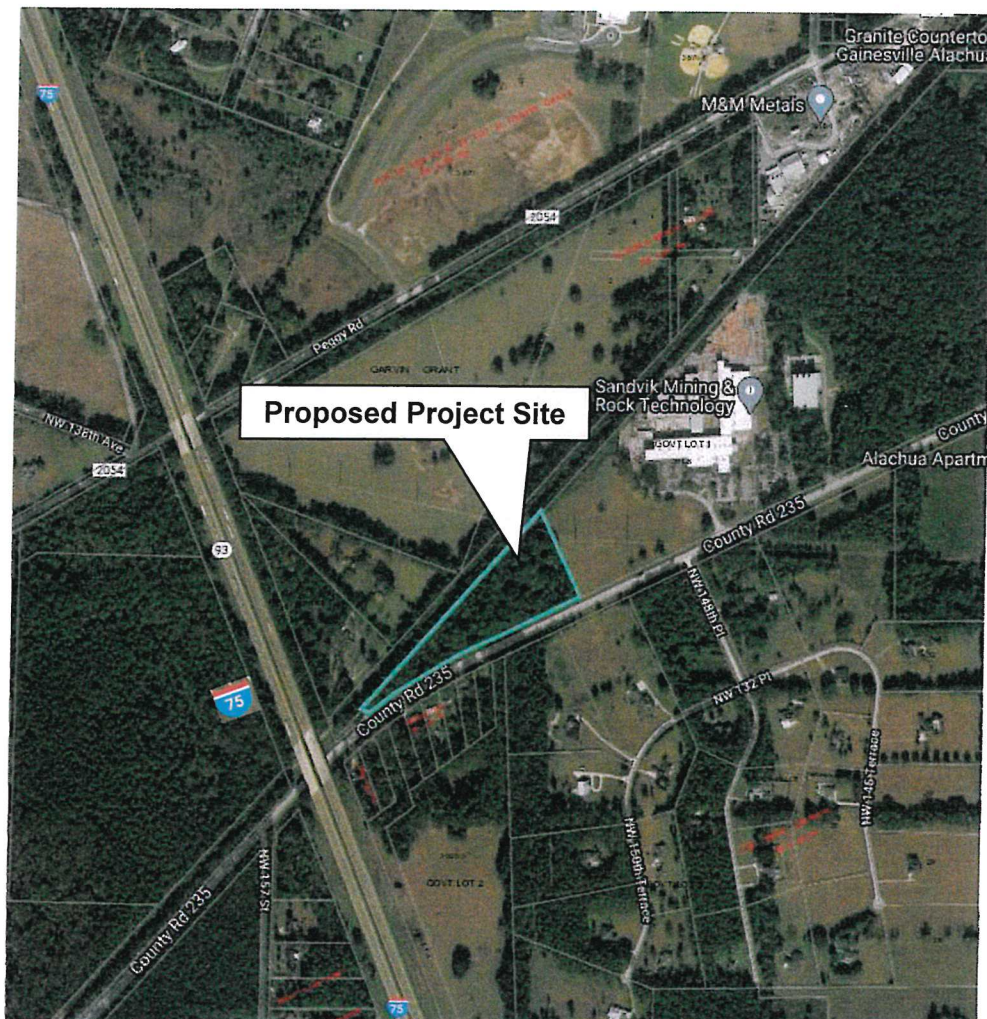
Date: February 26, 2020

Time: 6:00 PM

Place: Alachua Branch Library
14913 NW 140th Street
Alachua, FL 32615

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed land use map change from Agriculture to Industrial, a proposed rezoning from Agriculture to Light and Warehouse Industrial (ILW), and a proposed development plan located at 13218 NW County Rd. 235 on tax parcel number 03918-003-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



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

03925-010-005
LARSEN ERIC & CHRISTINA M
15000 NW 132ND PL
ALACHUA,32615

03865-000-000
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA,32616-1360

03924-000-000
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA,32616-1360

03925-004-003
HOLTON HEIRS & HOLTON
13115 NW COUNTY RD 235
ALACHUA,32615

03925-010-004
FAGAN THEODORE JR & LA SHAN
789 N COUNTY RD 33 PO BOX 587
ASHFORD,36312

03916-001-000
BJORGE DEBORAH
13116 NW COUNTY RD 235
ALACHUA,32615

03925-004-001
HODGES DONALD
24521 NW 94TH AVE
ALACHUA,32615-7814

03918-000-000
CITIZENS & SOUTHERN
13500 NW COUNTY RD 235
ALACHUA,32615-6150

03974-001-001
BOWMAN DOUGLAS L & MANDY G
PO BOX 251
ALACHUA,32616

03925-004-006
GROVES OLIVIA ANN U
9118 SW 122ND ST
GAINESVILLE,32608-5742

03925-004-004
MELVIN LOIS C LIFE ESTATE
13107 NW COUNTY ROAD 235
ALACHUA,32615-6153

03925-003-003
HELLE DUANE
13217 NW CR 235
ALACHUA,32615

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE,32601

03925-003-001
HELLE DUANE
13217 NW CR 235
ALACHUA,32615

03925-003-000
BOWMAN & GUEST
PO BOX 251
ALACHUA,32616-0251

03918-002-000
CHERRY & DOUGHETY
PO BOX 452
ALACHUA,32616-0452

03925-004-002
JACOBI JONATHON
13123 NW COUNTY RD 235
ALACHUA,32615

03918-003-000
MALLARD & THOMPSON
9310 NW 188TH WAY
ALACHUA,32615

03925-004-005
HISS STEVEN A
13019 NW COUNTY ROAD 235
ALACHUA,32615-6153

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5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

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Alachua, FL 32615

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Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615



Neighborhood Meeting - Sign-in Sheet

Project: Proposed Land Use Map Change, Rezoning, and Development Plan

Date & Time: February 26, 2020 at 6:00 PM

Location: Alachua Branch Library
14913 NW 140th St
Alachua, FL 32615

[illegible]

Neighborhood Meeting Minutes

Project: Proposed Land Use Change, Rezoning & Development Plan

Meeting Date & Time: February 26, 2020 at 6:00 PM

Location: Alachua Library Branch
14913 NW 140th Street
Alachua, FL 32615

Community Participants: 5

Project Representatives: Clay Sweger, eda

Meeting Minutes:

Clay Sweger introduced eda and the project, a proposed land use map change from Agriculture to Industrial, a proposed rezoning from Agriculture to Light and Warehouse Industrial (ILW), and a proposed development plan located at 13218 NW County Rd. 235 on tax parcel number 03918-003-000. The development plan proposes two buildings (one 9,000 SF building and another 6,000 SF building) along with associated parking lot, infrastructure, stormwater area, etc.

The floor was then opened for questions from the meeting attendees:

Q: Will there be only one access point on CR 235?

A: Yes, there will be only one access point. It is shown on the proposed development plan.

Q: Who cleared the trees?

A: Some trees were harvested by the previous property owner per proper permitting.

Q: We understand what will be in the proposed 9,000 SF building, but what will be in the other building?

A: At this time, the other building is proposed to attract another local business, which has not yet been determined.

Q: What kind of uses can be in that extra building?

A: Only uses that are allowed in the ILW zoning would be allowed, which is light industrial-type uses.

Q: What is the timeline for this project?

A: The land use and zoning change applications are proposed to be submitted tomorrow and will likely go to the P&Z board in April and City Commission in May. We will then submit the

proposed development plan application which will go through an approximately 3 month review process.

Q: Will there be site lighting?

A: The only lighting that we are proposing is some lighting on the buildings themselves and will comply with the City's land development code regulations.

Q: We are concerned with traffic, will there be turn lanes?

A: The connection to County Road 235 will be permitted through Alachua County and they will make a determination on what improvements are required in the right of way.

■ Editor: Bryan Boukari
■ Reporters: C.M. Walker, Ray Carson,

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Please include your name, ad-
dress, and day and evening
phone numbers for verifica-
tion. Letters MUST be signed.

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Email our assignment editor at
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CHURCH, BIRTH & WED-
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INSIDE ALACHUA COUNTY TODAY...

CHURCH
DIRECTORY...A3
CLASSIFIEDS...A4
EVENTS.....A3
JOBS.....A7
BUSINESS &
SERVICES
DIRECTORY...A7



Jesse says,

*"It's not
hard to meet
expenses –
they're
everywhere."*

may not be to another and
vice versa. I know someone
that the minute they get out
of work they head for the
liquor store. No cracks
towards what they like but
I like heading to church
and being with my church
family. Both feed the
individuals need.

We went back to our
church this past Sunday at
Pine Grove Baptist Church
on 39th in Gainesville. Most
of us wore a mask unless
they were at the pulpit or in
the sound booth (the two in
the sound booth are married
to each other). When we
had our traditional meet
and greet time, we turned
and waived at each other.
Our service lasted about 50
minutes. We were spread
out and we had taped pews
so that folks could only sit
every third row. Most of our

income for us. You know
the drill—if you happen to
have a little extra and want
to help us out, we would
be more than happy to
accept your donation. Send
donations to: The Alachua
Woman's Club, P.O. Box
374, Alachua, FL 32616.

I don't know how many
of you have seen the "Adopt
a Senior" on Facebook.
Parents post information
about their senior, where
they are graduating from
and little about what they
did in high school. Then
some tell what college or
work plans the student has
and then several pictures of
the student. Individuals can
then go on the Facebook
site and adopt the senior.
I have adopted four. They
are diverse in their plans,
for the future. It's been

forget one meeting, now I don't really
know what we did at the meeting, but
I remember how she treated me. I
had just found out I had breast cancer
and we all circled up and she led a
prayer for me. I will never forget
the feeling you get when a group is

fun to either take or mail
something to them. I know
it has been sad that they
couldn't walk the stage like
everyone else in the past
has, or have prom, or senior
day and the list goes on.
But I believe these young
people, whether graduating
from high school or college,
will be better prepared
when life hits them full on.

One of the things I
have noticed is that several
folks, now that they can
get out of the house if they
wish, are just not being

for fish.

nice people. Or if someone
is being difficult the other
person's reaction is just
as negative. I guess folks
that are generally positive
and happy want to share
that and the same goes for
the folks who are negative,
and nothing is ever right.
It's been hard for some to
be cooped up. Many have
been all by themselves and
it hasn't been easy. Not
making excuses for any of
us. But remember words
can hurt. Our words should
be used to feed others,

encouraging them and not

bringing them down. Just
being a nice person.

Until next week.
My internet went down
yesterday, Sunday and they
won't be able to get out here
and fix it until Saturday. I
might have a few unhappy
moments myself this week.
What did we every do
before technology?

Blessings to all of you

Email editor@
alachuatoday.com

Shirley Green Brown

AWC President

Alachua City Commission

#

Email editor@
alachuatoday.com



City of ALACHUA

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

The City of Alachua City Commission will hold a
public hearing on a proposed ordinance on June 8, 2020,
at 6:00 p.m. The hearing will be held in the James A.
Lewis Commission Chambers of City Hall, at 15100
NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 20-01

AN ORDINANCE OF THE CITY OF ALACHUA,
FLORIDA, AMENDING CHAPTER 10 OF
THE CITY'S CODE OF ORDINANCES BY
ADDING A NEW ARTICLE III. ECONOMIC
DEVELOPMENT; PROVIDING FOR THE
CREATION OF A BUSINESS INCENTIVE
PROGRAM; ESTABLISHING THE BUSINESS
DEVELOPMENT ELECTRIC DISCOUNT,
ELECTRIC CONTRIBUTION IN AID OF
CONSTRUCTION PROGRAM, EXPEDITED
PERMITTING SERVICE, INCUBATOR /
ACCELERATOR GRADUATE LEASE SUBSIDY,
SMALL BUSINESS ASSISTANCE PROGRAM,
TECH MATCHING GRANT FUND; PROVIDING
FOR THE ADMINISTRATION OF THE BUSINESS
INCENTIVE PROGRAM; PROVIDING FOR THE
FUNDING FOR THE BUSINESS INCENTIVE
PROGRAM; PROVIDING FOR CODIFICATION
OF THIS AMENDMENT IN THE CITY'S CODE
OF ORDINANCES; 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 proposed ordinance.
Copies of the proposed ordinance and related materials
are available for public inspection at the Office of
the City Clerk, 15100 NW 142nd Terrace, Monday-
Thursday between the hours of 7:30 a.m. to 6 p.m.
the Thursday prior to the City Commission meeting.
**Written comments on the proposed ordinance may
be sent to the following address: City of Alachua,
Attn: Executive Department, P.O. Box 9, Alachua,
FL 32616.** Notice is given pursuant to Section 286.0105,
Florida Statutes, that in order to appeal any decision
made at these public hearings, you will need to ensure
that a verbatim record is made. In accordance with the
Americans with Disabilities Act, any persons with a
disability requiring reasonable accommodation in order
to participate in this meeting should call the City Clerk
at (386) 418-6100 ext. 101 at least 48 hours prior to the
public hearing.

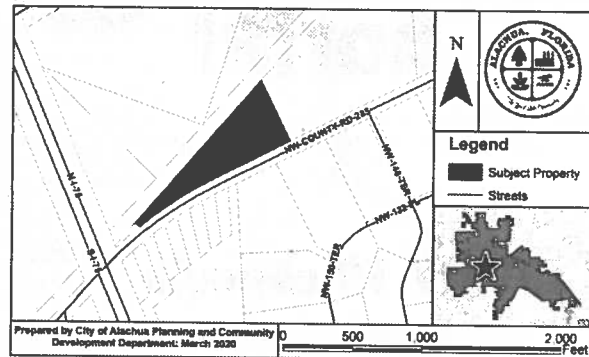
(Published: Alachua County Today - May 28, 2020)



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 9, 2020 at 6:00 p.m. The hearing will be held
in the James A. Lewis Commission Chambers in City
Hall, located at 15100 NW 142nd Terrace, Alachua,
Florida, to consider the following: A request by Clay
Sweger, AICP, LEED AP, of EDA Consultants, Inc.,
applicant and agent for Black Flag Metalsmith, LLC,
property owner, for consideration of a Small Scale
Comprehensive Plan Amendment to the City of
Alachua Future Land Use Map (FLUM), to amend the
FLUM from Agricultural to Industrial on a ±6.98 acre
subject property. The property subject to the proposed
amendment is located north of NW County Road 235,
approximately 600 feet west of the intersection of NW
County Road 235 and NW 148th Terrace; consisting of
Tax Parcel Number 03918-003-000. Existing FLUM:
Agriculture; Existing Zoning: Agricultural.



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

(Published: Alachua County Today - May 28, 2020)

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LOCAL&STATE

Mickie Anderson, editor
mickie.anderson@gvillesun.com

Hurricane season collides with virus

By Jim Turner
News Service of Florida

TALLAHASSEE — With the six-month Atlantic hurricane season starting Monday, emergency-management officials have changed how Florida will respond to storms as they grapple with the coronavirus pandemic.

Disaster managers, already working long days because of the pandemic, have modified hurricane plans on issues such as evacuations, shelters and conditions for relief crews because of the virus.

"You know it's not usual that we've been in the (Emergency Operations Center) for three months doing planning before hurricane season, (but) that's going to give us a leg up in a lot of ways because we've been thinking about it day in and day out here," Florida Division of Emergency Management Director Jared Moskowitz said.

The hope is always for an inactive hurricane season, but forecast models aren't crafted for comfort.

"We'll have to see what

the season does.," Moskowitz said. "They say it's going to be an active season. Remember, we had 18 named storms last year. And we almost got (Hurricane) Dorian. So, you know, we'll just have to see what it brings us."

Arthur, which threatened the Carolinas as a tropical storm this month, started checking off the list of storm names for the 2020 season, which will last on the calendar from Monday through Nov. 30. Then came Tropical Storm Bertha, which formed off the Carolinas on Wednesday.

Last week, the National Oceanic and Atmospheric Administration became the latest organization to forecast an above-active hurricane season, with 13 to 19 named storms, of which six to 10 should reach hurricane status. The range is consistent with other forecasters that presume a La Niña weather pattern rushing warm water into the Atlantic.

In its forecast, NOAA also pointed to warmer-than-average sea surface

temperatures in the tropical Atlantic Ocean and Caribbean Sea, reduced vertical wind shear, weaker tropical Atlantic trade winds and an enhanced west African monsoon wind system. All are factors for above-average storm activity.

"Similar conditions have been producing more active seasons since the current high-activity era began in 1995," a NOAA news release said.

Mixing the forecasts with the virus, the state has created a reserve of 10 million face masks, 1 million face shields, and 5 million gloves.

The approach to shelters and evacuations also will be different.

"We've been always telling people to leave. Now, potentially, county emergency managers will be saying, 'Know your home, know your (flood) zone,'" Moskowitz said. "So, if you live in a surge zone, yes, you'll still have to get out. But if your house was a new construction. It's built to code and we get a Category 1 or Category 2 storm, perhaps they'll decide that the

safest place for you to be is in your home. So, the issue is shelter in place. That's clearly different."

People who go to shelters are less likely to be crowded into single large rooms. Caps will be placed, maybe 50 people to a shelter, or evacuees could be spread across complexes such as schools, where each classroom could be used by five to 10 people. Another possibility is that people could find themselves filling hotels that would otherwise be low on occupancy.

"We've developed an app that hotels can sign up," Moskowitz said. "We have 200 hotels so far signed up to do non-congregate sheltering. So instead of going to a shelter, you'd be assigned potentially to go to a hotel."

Additionally, utility officials told regulators this month that plans are underway to establish more staging areas to reduce crowds of relief workers who would be needed to restore electricity after storms. Also, the

See STORMS, A9

Prosecutor's election suit moves forward

By Cindy Swirko
cindy.swirko@gvillesun.com

The lawsuit by prosecutor Brian Kramer seeking to have his opponent in the race for state attorney ruled unqualified will go on after a judge in Leon County on Tuesday would not dismiss the case.

Gainesville attorney Beverly McCallum filed the motion, contending that voters should decide who will replace Bill Cervone as the Eighth Circuit state attorney.

"Were (Kramer) to succeed, he would be certified as unopposed and automatically become the top, state-level law-enforcement official in the Eighth Circuit without a single voter's casting of a ballot," the motion states, adding that "the body of law stands for the proposition that even close questions should be decided

in favor of widening — not narrowing, the field of candidates on the ballot, so that the people have a right to vote for the candidate of their choice."

McCallum in December was suspended from practicing law for 15 days by the Florida Supreme Court after the Florida Bar found misconduct in McCallum's complaint of misconduct by judges in the Fifth Circuit, headquartered in Ocala.

Kramer's legal complaint contends the suspension disqualifies her under a requirement in the Florida Constitution that a state attorney be a member of the Florida Bar for the previous five years. By being unable to practice, he believes, she was not a Bar member.

McCallum's motion to dismiss "fails to identify any pleading

See LAWSUIT, A9

Sharp drop in state tax collections threatens pay raises, programs

By John Kennedy
Gannett Florida

TALLAHASSEE — The coronavirus's financial hit on the Florida economy is coming into sharper focus, with a new report showing state tax collections falling almost \$900 million short in April.

And May is likely to be worse, analysts say.

Gov. Ron DeSantis has not yet acted on a \$93.2 billion budget proposal approved by the Legislature in March. But the spending

plan is expected to need dramatic retooling, even if helped by federal aid, state reserves and the governor's anticipated vetoing of hundreds of millions of dollars in programs and projects to reduce costs.

"We are whistling past the graveyard when it comes to our budget," said Sen. Gary Farmer, D-Lighthouse Point. "The idea that we are going to have enough resources in this upcoming budget year is just ridiculous."

Farmer, along with

Senate and House Democrats, have been pushing Florida's ruling Republican leaders to call a special session to rework the budget ahead of it going into effect, July 1.

Included in the \$93.2 billion budget which DeSantis will soon review are pay raises for teachers and state workers, affordable housing dollars and environmental spending that Democrats will defend, Farmer said.

But DeSantis, along with House and Senate leaders,

have ignored the demands, suggesting they want to wait and factor-in whatever additional aid may be coming from Congress. The state has drawn \$4.6 billion through the federal coronavirus relief package and is looking for authority to use at least some of this money to cover revenue losses.

Still, the latest report from state economists shows April's revenue down \$878.1 million from its expected level. The bulk of the loss, \$598.2 million,

comes from a drop in expected sales tax collections, the state's biggest source of revenue.

But the report reflects collections in the month of March, when Florida's economy was slowing

before hitting almost a full stop that lasted through April. That month's anticipated tax loss is almost certain to be even larger.

The Florida Policy

See TAX, A9

YEAR 2045 GAINESVILLE METROPOLITAN AREA LONG-RANGE TRANSPORTATION PLAN COMMUNITY VIRTUAL PUBLIC WORKSHOP

June 9, 2020

6:00 p.m. to 8:00 p.m.

6:00 p.m. Presentation

We need your opinion.
Come share your ideas.

Virtual workshop access
by computer, tablet or
smartphone at:

<https://global.gotomeeting.com/join/757207837>

You can also dial in using your phone.

United States: +1 (646) 749-3112

Access Code: 757-207-837

Get the GoToMeeting app at <https://global.gotomeeting.com/install/610160477>

The Metropolitan Transportation Planning Organization for the Gainesville Urbanized Area is updating its Long-Range Transportation Plan. This workshop will address:

- Alternative 1 - Revenue forecast emphasis on transit projects;
- Alternative 2 - Revenue forecast emphasis on roadway capacity projects;
- Congested transportation system network corridors; and
- Transportation system network capacity needs.

Visit the Year 2045 plan update website at <http://ncfpc.org/mtpo/LRTP.html> and Facebook Page at www.facebook.com/GainesvilleMTPo for more information.

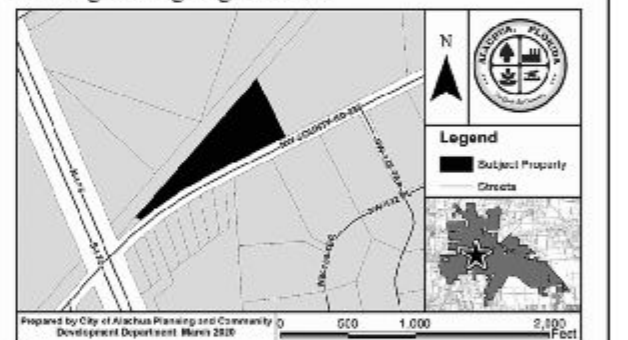
Due to the COVID-19 Public Health Emergency, the Year 2045 Long-Range Transportation Plan Workshop will meet virtually on June 9, 2020 at 6:00 p.m. The workshop will be conducted via communications media technology. The workshop is a virtual public meeting, as permitted by Florida Governor's Executive Order No. 2020-69.

Public participation is solicited without regard to race, color, national origin, sex, age, disability, familial status, religious status, marital status, sexual orientation or gender identity. Any person requiring special assistance or accommodations, under the Americans with Disabilities Act (ADA) or persons who require translation services (free of charge), to participate in this workshop should contact Michael Escalante at 352.955.2200, extension 114, forty-eight (48) hours prior to the workshop.



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 9, 2020 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM from Agricultural to Industrial on a ±6.98 acre subject property. The property subject to the proposed amendment is located north of NW County Road 235, approximately 600 feet west of the intersection of NW County Road 235 and NW 148th Terrace; consisting of Tax Parcel Number 03918-003-000. Existing FLUM: Agriculture; Existing Zoning: Agricultural.



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

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
SIGN ON 5/19/20 FOR THE Black Flag SSCPA & Rezoning (PZB)
(name) (date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(signature)

4
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

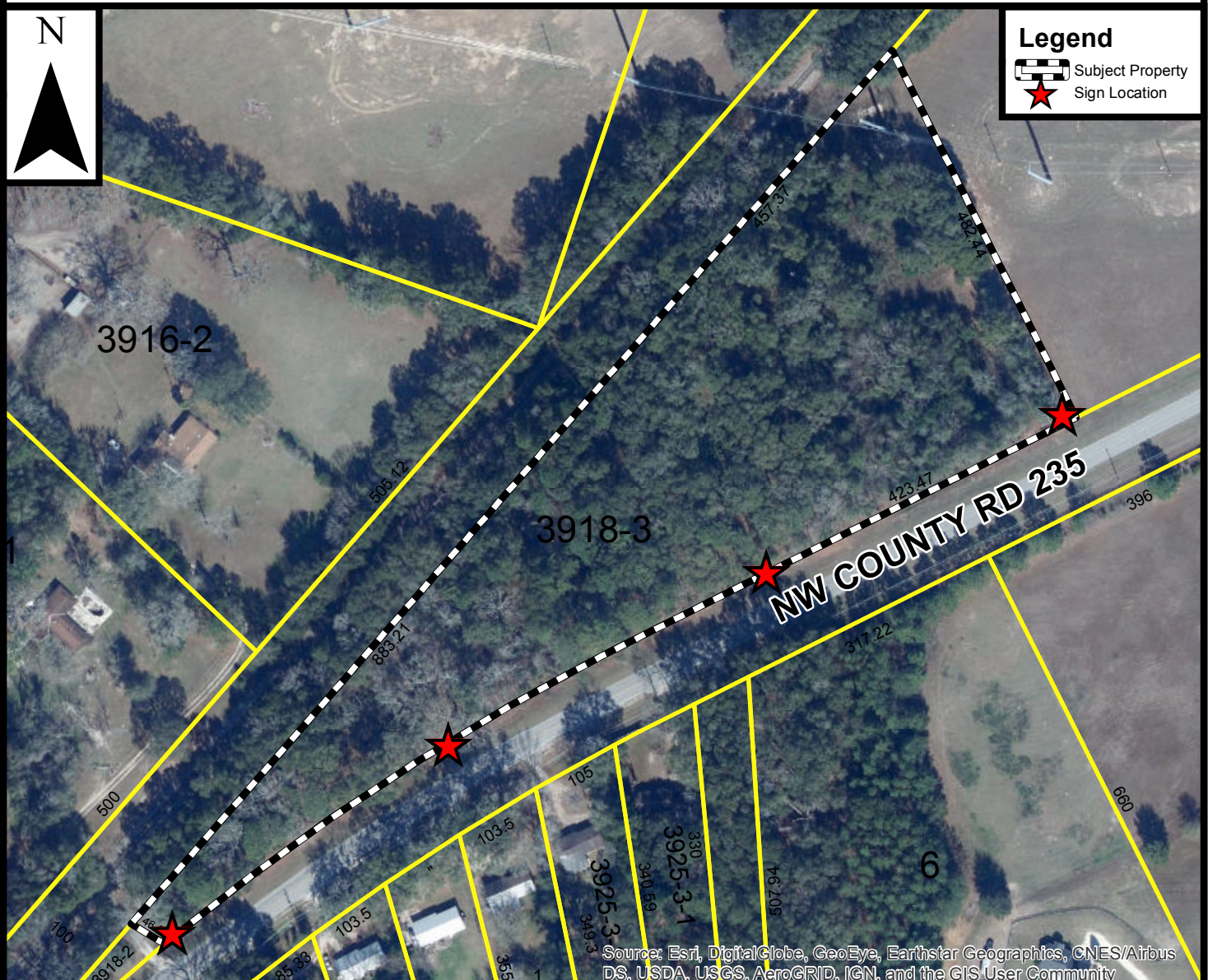
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.



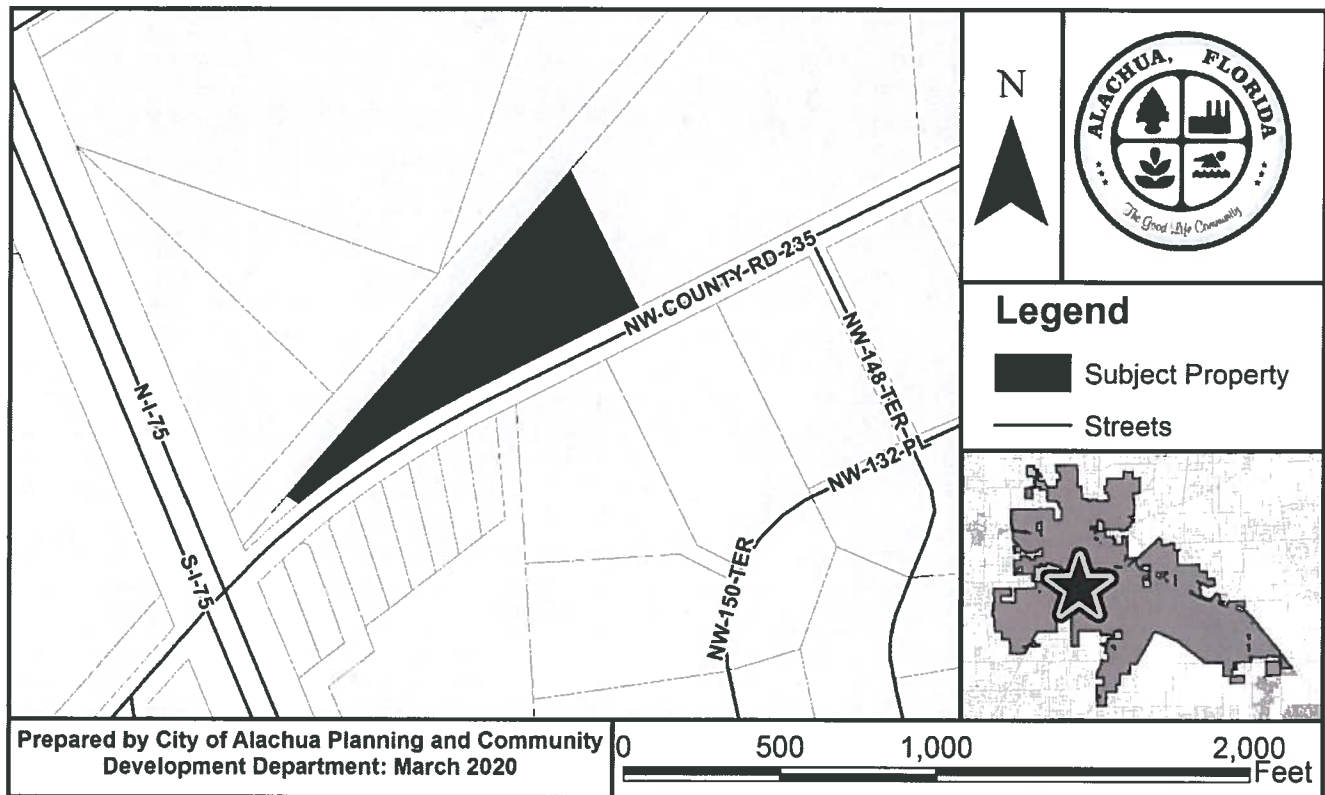
Black Flag Metalsmith SSCPA & Rezoning



Mailed
5/21/2020

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 9, 2020 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM from Agricultural to Industrial on a ± 6.98 acre subject property. The property subject to the proposed amendment is located north of NW County Road 235, approximately 600 feet west of the intersection of NW County Road 235 and NW 148th Terrace; consisting of Tax Parcel Number 03918-003-000. Existing FLUM: Agriculture; Existing Zoning: Agricultural.



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



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

03865-000-000
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03925-004-003
HOLTON HEIRS & HOLTON
13115 NW COUNTY RD 235
ALACHUA, FL 32615

03916-001-000
BJORGE DEBORAH
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-004-006
GROVES OLIVIA ANN U
9118 SW 122ND ST
GAINESVILLE, FL 32608-5742

03925-003-003 & 03925-003-001
HELLE DUANE
13217 NW CR 235
ALACHUA, FL 32615

03918-002-000
CHERRY & DOUGHETY
PO BOX 452
ALACHUA, FL 32616-0452

03918-003-000
MALLARD & THOMPSON
9310 NW 188TH WAY
ALACHUA, FL 32615

03925-010-005
LARSEN ERIC & CHRISTINA M
15000 NW 132ND PL
ALACHUA, FL 32615

03924-000-000
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03925-010-004
FAGAN THEODORE JR & LA SHAN
789 N COUNTY RD 33
PO BOX 587
ASHFORD, AL 36312

03925-004-001
HODGES DONALD
24521 NW 94TH AVE
ALACHUA, FL 32615-7814

03974-001-001
BOWMAN DOUGLAS L & MANDY G
PO BOX 251
ALACHUA, FL 32616

03925-004-004
MELVIN LOIS C LIFE ESTATE
13107 NW COUNTY ROAD 235
ALACHUA, FL 32615-6153

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03925-003-000
BOWMAN & GUEST
PO BOX 251
ALACHUA, FL 32616-0251

03925-004-002
JACOBI JONATHON
13123 NW CR 235
ALACHUA, FL 32615

03925-004-005
HISS STEVEN A
13019 NW CR 235
Alachua, FL 32615-6153

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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Assistant Director of Planning
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Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

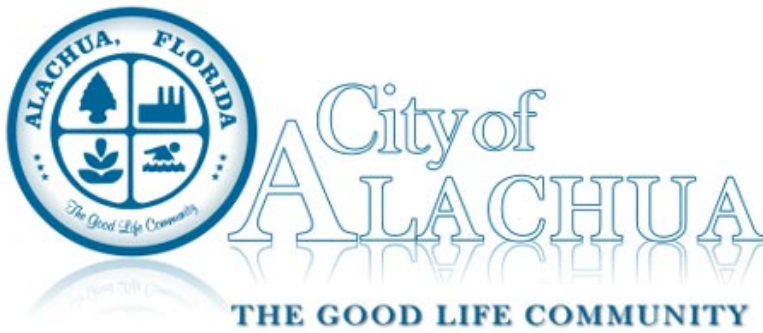
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh and Jean Calderwood
PO Box 2307
Alachua, FL 32616



Board/Committee Agenda Item

MEETING DATE: 6/9/2020

SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, to amend the Official Zoning Atlas from Agricultural to Light & Warehouse Industrial (ILW) on a ±6.98 acre subject property. Consisting of Tax Parcel Number 03918-003-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Black Flag Metalsmith, LLC to the City Commission with a recommendation to approve upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Black Flag Metalsmith, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.

Summary

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of the rezoning of the subject property from Agricultural (A) to Light & Warehouse Industrial (ILW).

The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Industrial.

The subject property is located north of NW County Road 235 approximately 600 feet west of the intersection of NW County Road 235 and NW 148th Terrace. The property historically has consisted of natural vegetation, however, a large portion of the site was recently cleared.

The property is generally surrounded by single-family residential uses to the south, industrial uses (Sandvik Mining) to the east, a CSX rail line to the north, and Interstate 75 to the west.

The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

and business needs, and more specifically.

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Light & Warehouse Industrial zone district is established and described in Section 3.5.2(G) of the City's Land Development Regulations (LDRs):

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

ATTACHMENTS:

Description

- ☐ Staff Report & Staff Supporting Materials
- ☐ Draft Ordinance
- ☐ Application & Supporting Materials
- ☐ Public Notice Materials for the 6/9/20 PZB Meeting



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

June 9, 2020

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural (A) to Light & Warehouse Industrial (ILW)
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP EDA Consultants, Inc.
PROPERTY OWNER:	Black Flag Metalsmith, LLC
LOCATION:	North of NW County Road 235, approximately 600 feet west of the intersection of NW County Road 235 and NW 148 th Terrace
PARCEL ID NUMBER:	03918-003-000
ACREAGE:	±6.98 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Black Flag Metalsmith, LLC to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Black Flag Metalsmith, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.</i>

SUMMARY

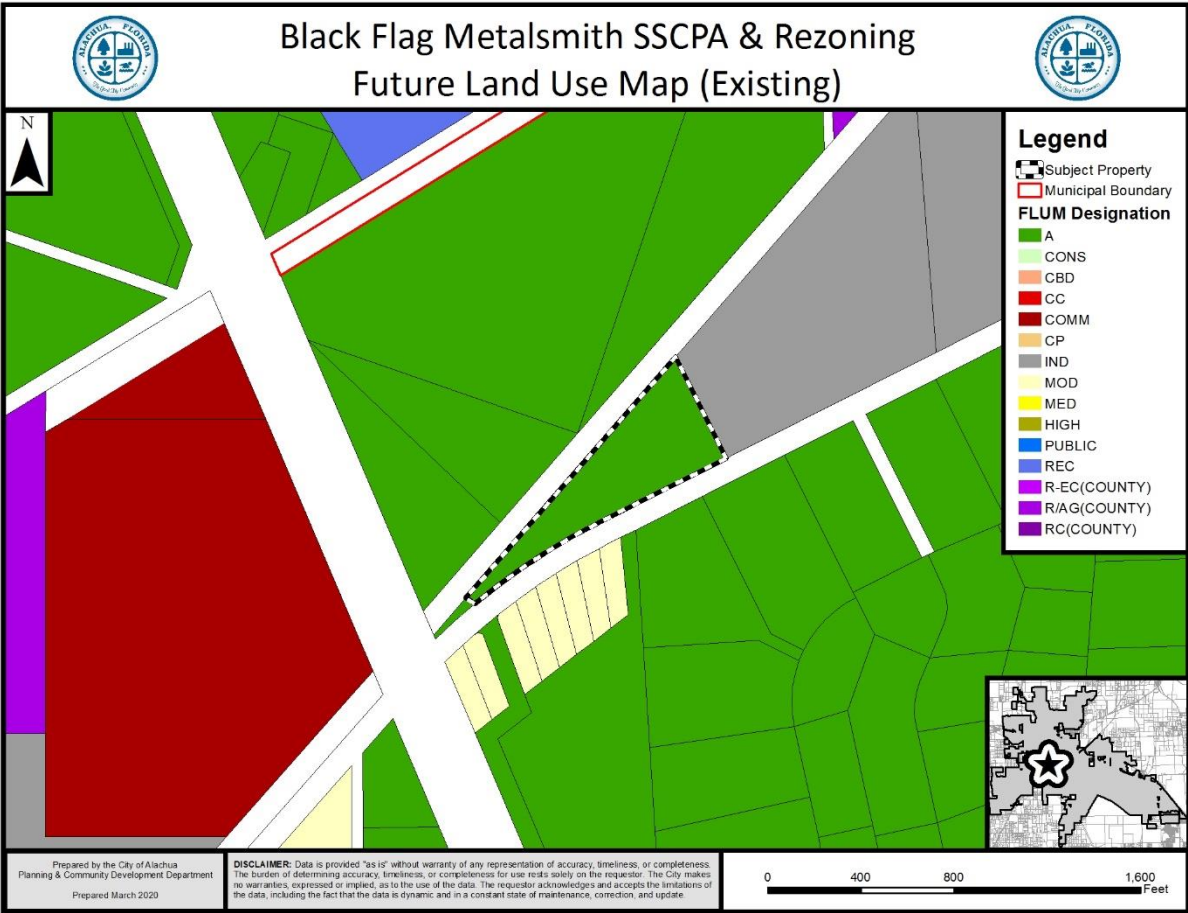
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The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Industrial.

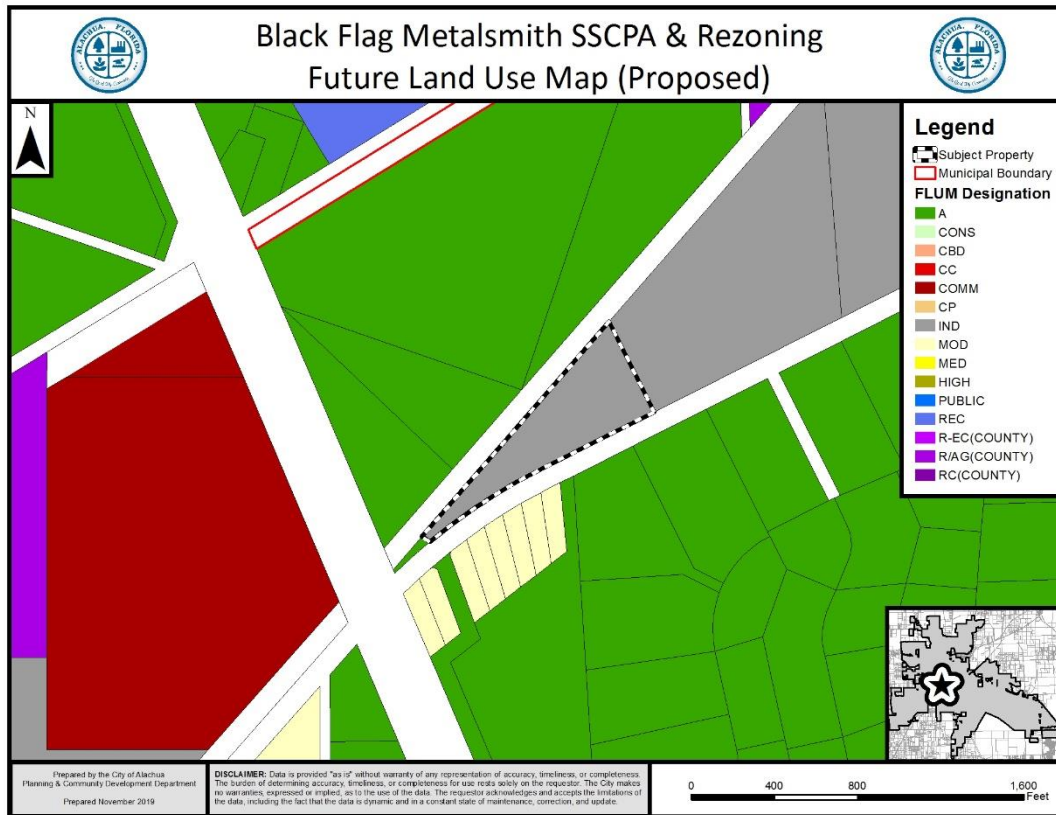
The subject property is located north of NW County Road 235 approximately 600 feet west of the intersection of NW County Road 235 and NW 148th Terrace. The property historically has consisted of natural vegetation, however, a large portion of the site was recently cleared.

The property is generally surrounded by single-family residential uses to the south, industrial uses (Sandvik Mining) to the east, a CSX rail line to the north, and Interstate 75 to the west. See Map 5., Vicinity Map, and Table 1, Surrounding Land Uses, below.

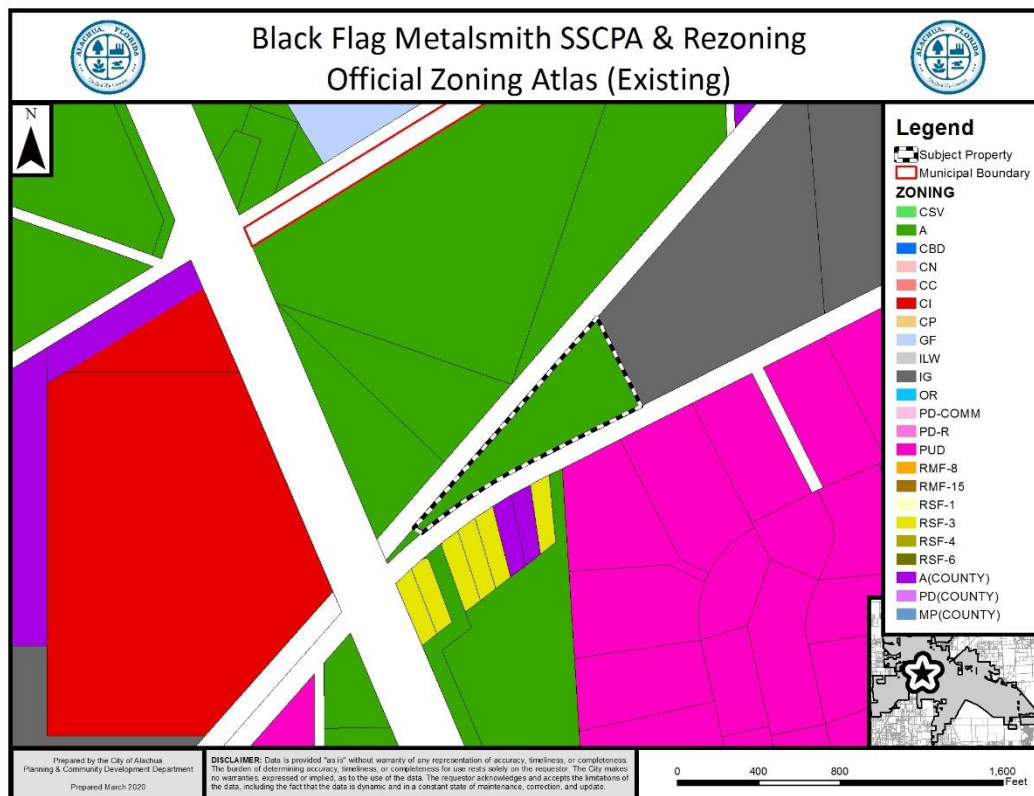
Map 1. Existing Future Land Use Map with Subject Property



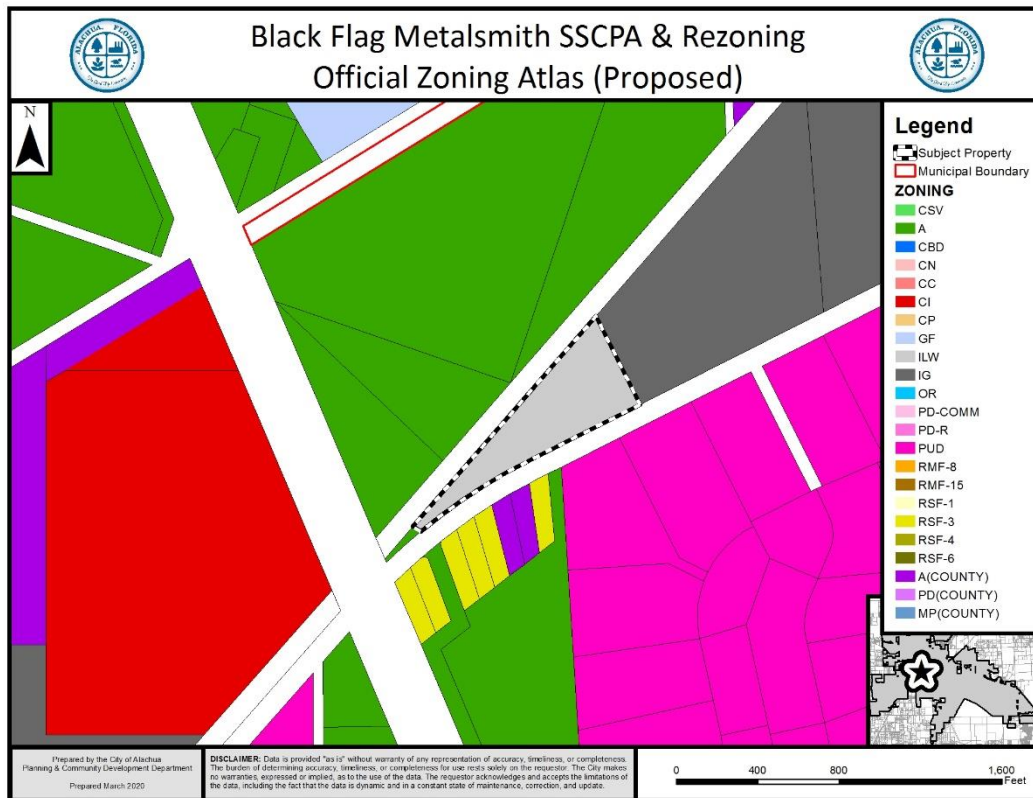
Map 2. Proposed Future Land Use Map with Subject Property



Map 3. Existing Official Zoning Atlas with Subject Property



Map 4. Proposed Official Zoning Atlas with Subject Property



The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

- (A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;
- (B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
- (C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and
- (D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Light & Warehouse Industrial zone district is established and described in Section 3.5.2(G) of the City's Land Development Regulations (LDRs):

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

EXISTING USES

The property historically has consisted of natural vegetation, however, a large portion of the site was recently cleared.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District
Zoning District:	Agricultural (A)	Light & Warehouse Industrial (ILW)
Max. Gross Density/ Maximum number of Dwelling Units:	0.2 dwellings/acre <i>Maximum 1dwelling unit on the subject property</i>	None
Floor Area Ratio/ Maximum Intensity:	N/A	1.0 FAR for parcel ≤ 1 acre; 0.75 FAR for parcels > 1 acre but < 5 acres; 0.50 FAR for parcels ≥ 5 acres <i>Maximum 152,024 square feet nonresidential uses on the subject property*</i>
Permitted Uses:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units	Building, heating, plumbing, or electrical contractors; Industrial Services; Light Manufacturing; Offices; Warehouse & Freight Movement; Wholesale Sales

The subject property is located in an area primarily consisting single family residential uses to the south and industrial uses (Sandvik Mining) to the east.

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

Black Flag Metal SSCPA & Rezoning
Vicinity Map

Legend
Municipal Boundary

Single Family Dwellings (Greenwood)

Sandvik

Oak Ridge Crossing

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airphoto, IGN, and the GIS User Community

0 300 600 1,200 Feet

Prepared by the City of Alachua
Planning & Community Development Department
Prepared March 2020

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	CSX Rail Line	Agriculture	Agricultural
South	Single Family Residential Uses: Oak Ridge Crossing & Greenwood Subdivisions	Agriculture; Moderate Density Residential	Residential Single Family – 3 (RSF-3); Planned Unit Development (PUD)
West	Interstate 75; Vacant Parcel	Agriculture	Agricultural
East	Sandvik Mining	Industrial	Industrial General (IG)

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

A Neighborhood Meeting was held on February 26, 2020 at the Alachua Branch of the Alachua County Library, located at 14913 NW 140th Street. The applicant was present and available to answer questions. As evidenced by materials submitted by the applicant, three (3) persons attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from an Agricultural (A) to Light & Warehouse Industrial (ILW). Table 2 shows the proposed FLUM Designation and the proposed corresponding zoning designation. The proposed zoning designation is consistent with the existing FLUM Designation for the properties subject to this application.

Table 2. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent
03918-003-000	±6.98	Industrial	Light & Warehouse Industrial (ILW)	☒

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.5: Industrial

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

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

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Size of Building	Manufacturing	Building Area Coverage
Regional Warehouse	100,000 sq.ft Maximum	None permitted	50% maximum
Bulk Warehouse	1.5 million sq.ft maximum	None permitted	50% maximum
Heavy Distribution	500,000 sq.ft. maximum	None permitted	40% maximum

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

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

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

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

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

Policy 1.5.c: Waste and salvage operations, including but not limited to, junk yards, landfills, and recycling drop off centers, may be allowed by special exception in the Industrial land use category. These operations shall address impacts, such as noise, lighting, fumes, odors, hazardous materials, pests, and other performance standards established by City, State and Federal regulations. These operations shall not be located adjacent to residential districts.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

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

impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Analysis of Consistency with Objective 1.5 and Policies 1.5.a – 1.5.d: The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the FLUM Designation of the subject property from Agriculture to Industrial. The proposed Industrial FLUM Designation is consistent with the proposed ILW zoning designation.

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

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

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

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where

necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property is not known to contain any environmental features which would significantly affect future development. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

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

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

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, the development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer

Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.1: The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

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

FACILITY TYPE
Solid Waste Landfill

LEVEL OF SERVICE STANDARD
.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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

1. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

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

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e: An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

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

Analysis of Consistency with Objective 1.7: Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

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

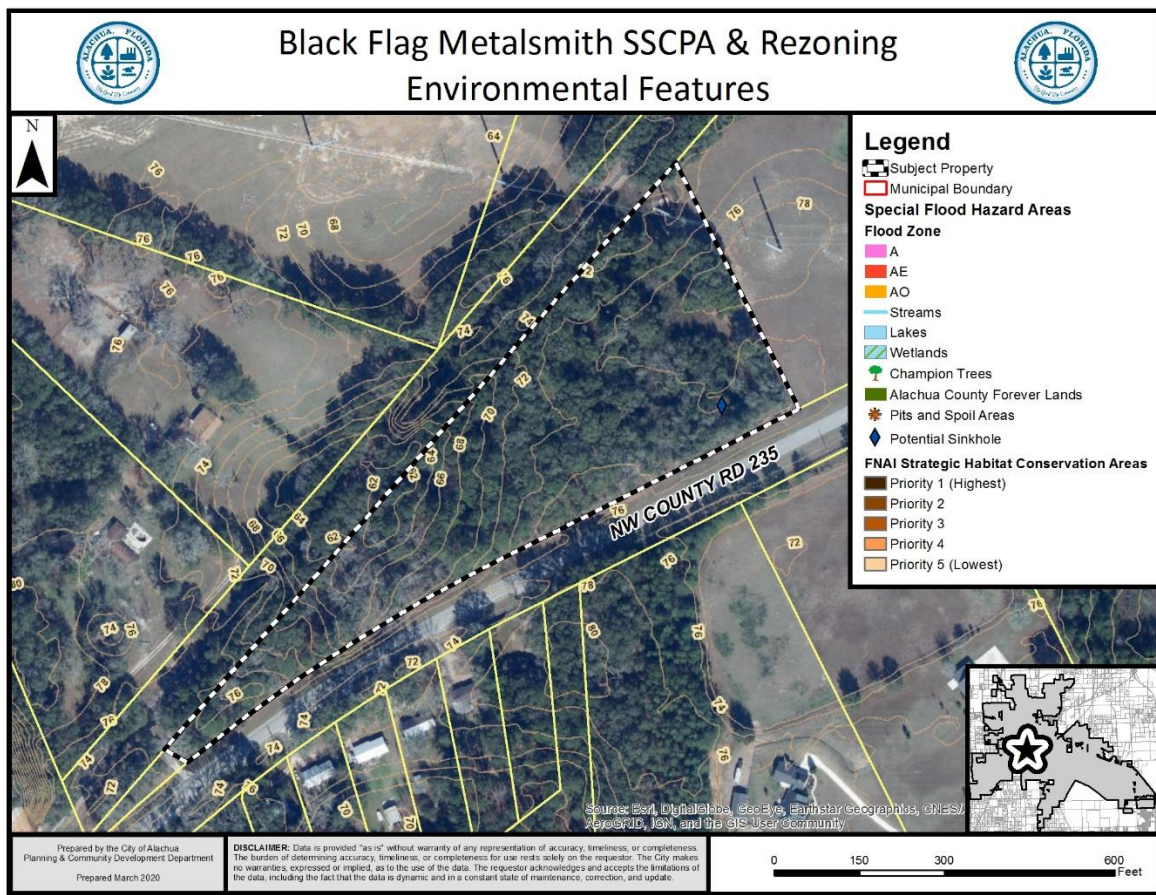
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD)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

Creeks and Streams

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

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

Map 4. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by

experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

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

Soil Survey

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

There are 2 soil types found on the subject property:

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Kendrick Sand (2-5% slopes)

Hydrologic Soil Group: B

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

Evaluation: All of the soil types present pose minimal limitations to urban development and therefore should present little to no impacts to any future development of the property.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas

with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property.

Evaluation: Further evaluation of the potential sinkhole area will be needed should future development of the site be proposed.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

- (a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan is provided within this report.

- (b) ***Consistent with Ordinances*** – The amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation and Findings: An analysis of the application's compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City's Code of Ordinances.

- (c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: The property is contiguous to lands zoned Industrial General (IG). The ILW zoning district generally permits less intensive industrial uses, when compared to the IG zoning district. While the proposed rezoning would extend lands with an industrial zoning designation closer to existing single-family residential uses, it is expected that potential impacts to existing residential uses could be reduced or mitigated through the residential protection standards established in Section 6.6.3 of the LDRs. Section 6.6.3 allows for additional conditions to be imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. Such conditions may include limitations on hours of operations and deliveries; activities which may generate adverse impacts; placement of trash receptacles; the location of loading and delivery areas; exterior lighting; placement of outdoor machines; the provision of additional landscaping and buffering; height restrictions; preservation of natural light; ventilation and control of odors and fumes; and the placement and configuration of the site.

- (d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation and Findings: The subject property is located in an area with existing residential and industrial development. Future development of the property would not create premature development in an undeveloped or rural area.

- (e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation and Findings: The lands to the east are zoned IG, and a CSX rail line exists to the north of the subject property. Areas to the south contain existing single family residential uses. However, it is expected that potential impacts to existing residential uses could be reduced or mitigated through the residential protection standards established in Section 6.6.3 of the LDRs. Section 6.6.3 allows for additional conditions to be imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development.

- (f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation and Findings: The subject property is located along a County maintained collector road. The proposed ILW zoning district is less intensive than the IG zoning district which is the zoning of the lands contiguous to the east of the subject property.

- (g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The lands to the east of the subject property are zoned IG, which permits heavy industrial uses. The proposed ILW zoning district generally permits less intensive light manufacturing uses. While the proposed rezoning would extend lands with an industrial zoning designation closer to existing single-family residential uses, it is expected that potential impacts to existing residential uses could be reduced or mitigated through the residential protection standards established in Section 6.6.3 of the LDRs.

- (h) ***Encourage Sprawl*** – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation and Findings: Chapter 163.3164(51), Florida Statutes, defines “urban sprawl” as, “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.” Staff finds that the proposed amendment does not constitute urban sprawl.

- (i) ***Spot Zoning*** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation and Findings: The lands to the east of the subject property are zoned IG, which permits heavy industrial uses. The proposed ILW zoning district generally permits less intensive light manufacturing uses. The proposed amendment will not result in creation of isolated zoning districts.

- (j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property is located within the City of Alachua’s utility service area. Future development would be served by the City’s potable water and wastewater systems. Any future development will be required to connect to public water and wastewater infrastructure. As demonstrated in the public facilities analysis provided in this report, based upon current facility

capacity, the proposed amendment would not result in any adverse impacts to roads, parks, potable water, sanitary sewer, or solid waste facilities.

- (k) **No Adverse Effect on the Environment** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

PUBLIC FACILITIES IMPACT

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

	Existing Zoning District	Proposed Zoning District
Zoning District:	Agricultural	Light & Warehouse Industrial (ILW)
Max. Gross Density:	0.2 dwelling units/acre	None
Floor Area Ratio:	N/A	0.50 FAR
Maximum Density:	1 dwelling unit	N/A
Maximum Intensity:	N/A	152,024 square feet

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

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

Table 4. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
N/A	CR 235 (from South City Limits to CR 241)	2/U	Collector	Urban	D

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

Table 5. Potential Trip Generation¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Light Industrial ² (ITE Code 110)	754 (377 / 377)	106 (93 / 13)	96 (12 / 84)

¹ Source: ITE Trip Generation, 10th Edition.
² Formula: ITE Code 110: AADT – 4.96 trips per 1,000 square feet x 152,024 square feet (50% entering/50% exiting); AM Peak Hour – 0.70 trips per 1,000 square feet x 152,024 square feet (88% entering/12% exiting); PM Peak Hour – 0.63 trips per 1,000 square feet x 152,024 square feet (13% entering/87% exiting).

Table 6a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	CR 235 from South City Limits to CR 241 ¹
Average Annual Daily Trips	
Maximum Service Volume ²	15,120
Existing Traffic ³	5,867
Reserved Trips ⁴	542
Available Capacity ⁴	8,711
Maximum AADT Generated by Amendment	754
Residual Capacity After Potential Development's Impacts⁵	7,957

¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2020.
³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
⁴ Source: City of Alachua May 2020 Development Monitoring Report.
⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

Table 6b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	CR 235 from South City Limits to CR 241 ¹
PM Peak Hour Trips	
Maximum Service Volume ²	1,359
Existing Traffic ³	558
Reserved Trips ⁴	58
Available Capacity ⁴	743
Maximum PM Peak Hour Trips Generated by Amendment	96
Residual Capacity After Potential Development's Impacts⁵	647

¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2020.
³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
⁴ Source: City of Alachua May 2020 Development Monitoring Report.
⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of any affected roadway segments and the development of the property at its

maximum development potential is therefore acceptable. Concurrency and impacts to the City's transportation system will be reevaluated at the site plan or preliminary plat review stage.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,295,000
Reserved Capacity ²	110,345
Available Capacity	894,655
Projected Potable Water Demand from Application ³	600
Residual Capacity	894,055
Percentage of Permitted Design Capacity Utilized	61.13%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2020. ² City of Alachua May 2020 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 6 loading bays x 100 gallons per loading bay.	

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

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	675,000
Reserved Capacity ²	105,494
Available Capacity	719,506
Projected Sanitary Sewer Demand from Application ³	600
Residual Capacity	718,906
Percentage of Permitted Design Capacity Utilized	52.07%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2020. ² City of Alachua May 2020 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula 6 loading bays x 100 gallons per loading bay.	

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

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	41,19200	7,517.54
Reserved Capacity ²	7,929.39	1,447.11
Demand Generated by Application ³	1,824.29	332.93
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year).		
² City of Alachua May 2020 Development Monitoring Report.		
³ Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996		
⁴ New River Solid Waste Facility, April 2020.		

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT “A”
TO
BLACK FLAG METALSMITH, LLC
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

Table 4.1-1. Table of Allowed Uses

Table 4.1-1. Table of Allowed Uses																								
P = Permitted use					S = Special exception permit					A = Allowed in the PD districts					Blank cell = Prohibited									
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3)	
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND		EC
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P						P	P	P	P	P	P		P	P			A	A	A	A		
Dwelling, manufactured home		P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)	
Dwelling, mobile home		P					P	P															4.3.1(A)(1)	

Dwelling, multiple-family					S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached					P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P		P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S		P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P		P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P															4.3.1(A)(1)
Upper story dwelling								P	P	P	P	P	P	P	P				A		A	A	
Group living																							
Co-housing		P				P	P	P															4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P						A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S		P	P	P													4.3.1(B)(2)(c)
Dormitory		P						S	P			P				S				A	A		4.3.1(B)(3)
Group home (15 or more residents)		S				S		S	S	S										A			
Roominghouse				S	S	S		P	P														

PUBLIC AND INSTITUTIONAL USES																								
	Community services																							
Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P					P			A	A	4.3.2(A)
Youth club facility						S	P	P	P	P		P	P	P					P			A	A	4.3.2(A)
	Day care																							
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)
	Educational facilities																							
College or university							S		P	P	S		P	P	P	P	P	P	A	A	A	A		
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)

Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																						
Government maintenance, storage, and distribution facility													S	S	P		P	P	A		A	4.3.2(D)
Government office										P		P	P	P	P		P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P	A	A	A	A	4.3.2(D)
Health care facilities																						
Blood collection facility														P	P	P	P	A		A		
Birth center										P	S	P	P	P	P			A		A	A	
Hospital		S						S	S			P	P			P	P	A		A	A	4.3.2(E)(1)
Medical and dental clinic										P	S	P	P	P	P			A		A	A	
Medical and dental lab												P		P	P	P	P	A		A		
Medical marijuana dispensing																						
Outpatient facility								S	S		S	P	P	P				A		A	A	4.3.2(E)(2)
Institutions																						

Assisted living facility		S		S	S			P	P	S								A	A	A	A	
Auditorium											S	P	P	S	P	P		A			A	4.3.2(F)(1)
Convention center											S	P	P	S	P	S		A			A	4.3.2(F)(1)
Drug and alcohol treatment facility												P										
Nursing home		S						S	S	P		P	P					A		A		
Psychiatric treatment facility												P						A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																						
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P			A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P							

Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A			
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P		A	A	A	A		
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P		A	A	A	A		
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P	P					P			P		A	A	A	A		
Public safety																										
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)	
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)	
Transportation																										
Airport		S										S		S			S	P					A			
Airplane landing strip		S										S		S			S	P		A	A		A	4.3.2(H)(1)		
Helicopter landing facilities		S							S	S		S	S	S	S	S	S	P		A			A	4.3.2(H)(2)		

Passenger terminal, surface transportation													S			P	P	P	P	P	A				
Utilities																									
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)	
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)	
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)	
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)	
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)		
AGRICULTURE																									
Agriculture																									
General use category		P																							
Medical marijuana cultivation																									
Non-medical marijuana cultivation																									

Animal husbandry																			
General use category	P																		
Horticulture																			
General use category	P																		
Agriculture support and services (directly related)																			
Agricultural processing	P																		4.3.3(A)(1), (2)
Agri-education	P																		4.3.3(A)(1)
Agri-entertainment	P																		4.3.3(A)(1)
Custom operator	P																		4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments	P																		4.3.3(A)(1), (3)
Equestrian facility	P											S	S						4.3.3(A)(1)
Farm co-op	P																		4.3.3(A)(1)
Farm machinery repair	S																		4.3.3(A)(1)

Farm market	P																		A			4.3.3(A)(1)
Farm produce stand	P																		A			4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)	P																					4.3.3(A)(1)
Nursery, commercial	S																		A			4.3.3(A)(1), (4)
Nursery, production	P	S	S	S	S	S								P								4.3.3(A)(1), (4)
Pet farm	P																					4.3.3(A)(1)
Sawmill	S																					4.3.3(A)(1), (5)
Stable	P																					4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																						
Agricultural research facility	P													P	P	P						4.3.3(B)(1)
Animal care business	P														P							
Auction arena for livestock	S														S	S						

Central farm distribution hub for agricultural products	P														P	P					4.3.3(B)(1)
Equestrian facility	P																				4.3.3(B)(2)
Fair grounds	S																	A			
Farm machinery repair	P											P		P							
Farm machinery sales, rental, and service	P											P		P				A			
Stable	P																				4.3.3(B)(3)
Animal sales, service and care																					
Animal hospital	P										P		S					A			4.3.3(C)(1)
Animal shelter	S										S							A			4.3.3(C)(2)
Animal grooming	P										P	P	P			P		A			
Kennel, indoor	P						S	S		S	P		S	P	P			A		A	4.3.3(C)(3)
Kennel, outdoor	P										P		P		P			A			4.3.3(C)(4)
Veterinary clinic	P										P	P	P	P				A		A	4.3.3(C)(5)
BUSINESS																					

Eating establishments																								
Ice cream shop									S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only									S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating									S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service													P		P	S	S			A			A	4.3.4(A)(2)
Specialty eating establishment									S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																								
Conference center		S							S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																						4.3.4(B)(2)
Industrial services																								
Building, heating, plumbing, or electrical contractors															P	P	P		A					
Electric motor repair																		P					4.3.4(C)(1)	
Fuel oil distributor																		P						
General industrial service												P	P	P	P	P	P					A		

[illegible]

Business services												P	P	P	P	P	P					A		A	A		
Financial services												P	P	P	P	P	P					A		A	A		
Professional services										S		P	P	P	P	P	P					A		A	A		
Radio and television broadcasting studio														P	P	P	P	P	P			A			A		
Sales														P	P	P	P					A		A	A		
Parking, commercial																											
Parking lot														P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)		
Parking structure														P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)			
Recreation/entertainment, indoor																											
Banquet hall														P	P	P	P			P	A		A	A	4.3.4(F)(1)		
Commercial recreation, indoor								S	S					P	P	P	P		P	P	A	A	A	A			
Internet Café/simulated gaming establishment																											
Neighborhood recreation center				S	S	S			P	P			P				P			P	A	A	A				
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S		P	P	P	P	P	P	P			A	A	A	A			

Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater											S	P	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P			P						
Arena, amphitheater, auditorium, stadium		S										S	S	S			S	P	A	A	A	A		4.3.4(F)(1)
Commercial recreation, outdoor		S												P				P	A		A	A		
Golf course, private		P	P	P	P	P	P	P	P						P		P				A	A	A	
Retail sales and services																								
Auction house		P													P				A					4.3.4(G)
Bar, nightclub, or cocktail lounge											S	P	P	P					A		A			4.3.4(G)(1)
Convenience store								S	S		P	P	S	P	P		S		A	A	A			4.3.4(G)(2)
Department or discount store												P	P	P					A		A			4.3.4(G)
Drug store or pharmacy (stand alone)												P	P	P	P				A					4.3.4(G)(3)
Crematory		S													S		P					A		4.3.4(G)

Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution									S	S	P	P	P	P	P	P	P		A	A	A	A		4.3.4(G)(4)
Funeral home									S			P	P	P					A					4.3.4(G)
General media store												P	P	P	P				A	A	A			4.3.4(G)
Liquor store												S	P	P	P				A		A			4.3.4(G)
Laundromat														P	P				A					4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop														P					A					4.3.4(G)(8)
Precious metals dealer														P					A					4.3.4(G)(9)
Personal services establishment								S	S			P	P	P	P	P			A		A			4.3.4(G)(6)
Repair establishment												S	P	P	P				A					4.3.4(G)
Sales establishment								S	S			S	P	P	P	P			A	A	A			4.3.4(G)
Tattoo parlor/Body-piercing studio														P					A					4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P				A		A			4.3.4(G)(7)

Large-scale retail establishments ≥ 80,000 sf														S		S																	4.3.4(G)(7)
Self-service storage																																	
All uses														P		P	S			P												4.3.4(H)	
Sexually oriented business																																	
Sexually oriented cabaret																P																	4.3.4(I)
Sexually oriented media store																P																	4.3.4(I)
Sexually oriented motion picture theater																P																	4.3.4(I)
Sex shop																P																	4.3.4(I)
Vehicles, sales and services																																	
Automobile body shop																P		P	P														4.3.4(J)(1)
Automobile parts sales														S		P		P		A													
Automobile rental and sales														S		P				A													4.3.4(J)(2)
Automobile repair and servicing		S														S		P		A													4.3.4(J)(3)
Automobile service station													S	S	P	P		P		A													

Automobile service station with wash and detail															P					A				
Boat and marine rental and sales													P		P					A				4.3.4(J)(4)
Carwash or auto detailing															P					A				4.3.4(J)(5)
Gasoline sales												S	P	P	P		S			A		A		4.3.4(J)(6)
Recreational vehicle rental and sales															P			P		A				4.3.4(J)(2)
Taxicab service													P	P	P					A				
Tire sales and mounting													P		P					A				4.3.4(J)(7)
Towing service															P					A				4.3.4(J)(8)
Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast			P	S	S	S	S			S	S	S	S		P		P			A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								

Tire disposal or recycling																		S						4.3.4(M)(3)
Waste composting		S																P						
Wholesale sales																								
All uses																	S	P	P	P				
¹ This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.																								

EXHIBIT “B”
TO
BLACK FLAG METALSMITH, LLC
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 5, 2020

Also sent by electronic mail to csweger@edafl.com

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

RE: Completeness Review: Black Flag SSCPA and Rezoning Applications

Dear Mr. Sweger:

On February 27, 2020, the City of Alachua received your applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Black Flag Metalsmith, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of the ±6.98 acre subject property, comprised of Tax Parcel Number 03918-003-000, from Agriculture to Industrial and to rezone the subject property from Agriculture (A) to Light & Warehouse Industrial (ILW).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Thursday, March 12, 2020**. With the exception of mailing labels, digital submission of the materials to the project planner is acceptable.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

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

In order to provide complete applications, you must address the following:

SSCPA Application:

1. **Comprehensive Plan Amendment Application Attachment #4., Needs Analysis:** Provide an analysis demonstrating the necessity for the increase in area designated Industrial. See Chapter 163.3177(1)(f)3., Florida Statutes.

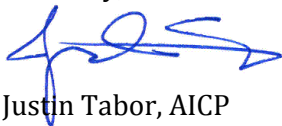
2. **Comprehensive Plan Amendment Application Attachment #7., Mailing Labels:** Please ensure the most recent public notification mailing list for persons and organizations on file with the City is utilized. The updated list is accessible on the City's web site.

Rezoning Application:

1. **Rezoning Attachment #6., Mailing Labels:** Please ensure the most recent public notification mailing list for persons and organizations on file with the City is utilized. The updated list is accessible on the City's web site.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 16, 2020

Sent by electronic mail to csweger@edaf.com

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

RE: Development Review Team (DRT) Summary for: Black Flag SSCPA and Rezoning Applications

Dear Mr. Sweger:

On February 27, 2020, the City of Alachua received your applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Black Flag Metalsmith, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of the ±6.98 acre subject property, comprised of Tax Parcel Number 03918-003-000, from Agriculture to Industrial and to rezone the subject property from Agriculture (A) to Light & Warehouse Industrial (ILW). The applications were determined to be complete on March 11, 2020.

The applications have been reviewed by the City's Development Review Team (DRT). Upon review of the applications and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, April 2, 2020**. The revised applications and materials may be submitted by electronic mail to the project planner (printed copies are not required). If all comments are addressed by the resubmission date above, the application may be scheduled for the **May 12, 2020 Planning & Zoning Board (PZB) Meeting**.

Upon receipt of your revised applications, Staff will notify you of any remaining insufficiencies which must be resolved before the items may be scheduled for public hearings before the PZB. Please note that if Staff determines that the revised submissions require outside technical review by the City, your applications may be delayed in order to allow for adequate review time. You must provide 2 *double-sided, three-hole punched sets* of the application packages and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no later than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard*. A PZB hearing date will be scheduled upon receiving your revised applications and upon a confirmation that the comments below have been satisfactorily addressed.

Please address the following:

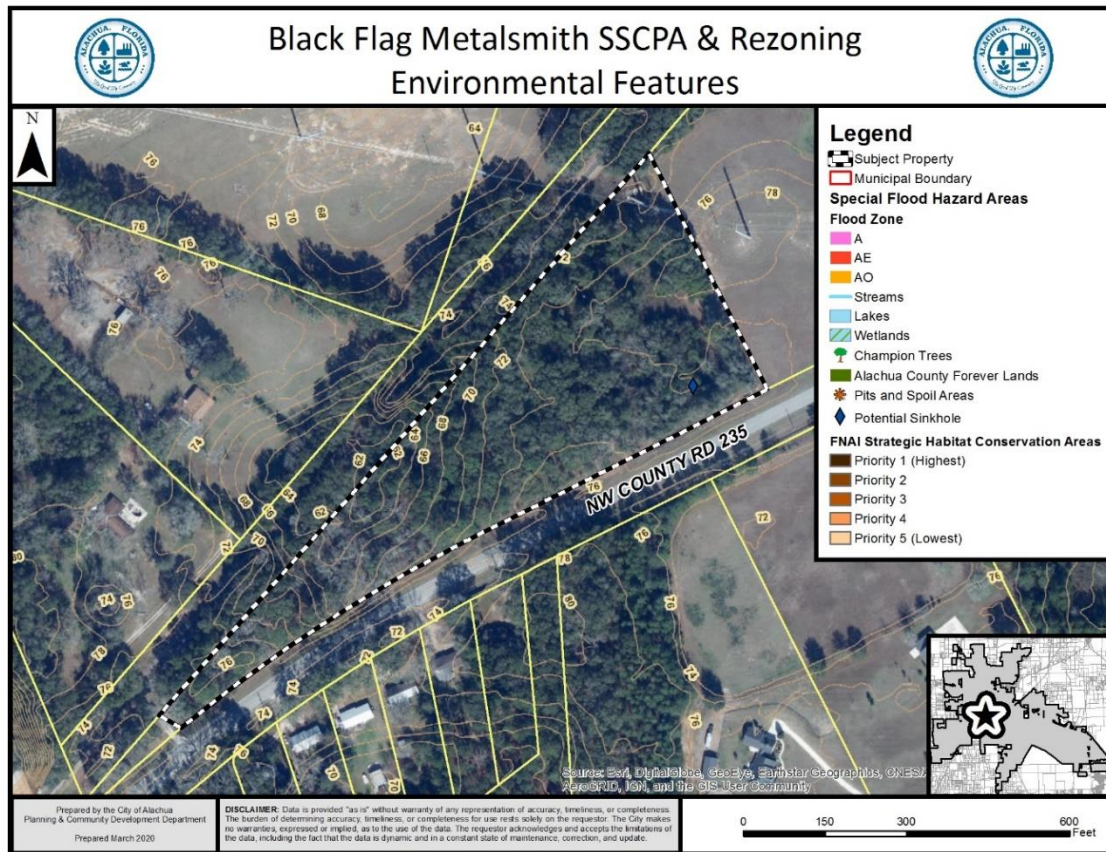
SSCPA & Rezoning Applications

1. Environmental Analysis

- a. GIS desktop data indicates a sinkhole may be present near the southeast property corner (seen Environmental Features map below). Further evaluation of this area will be required

prior to any future development of the property. Please update the Environmental Analysis accordingly.

- b. Under the Flood Zone/Flood Potential section, correct reference to 'all of the parcels'.



2. Comprehensive Plan Consistency Analysis

- Policy 1.5.a, FLUE: Clarify the availability of wastewater facilities.
- Policies 1.5.a, 1.5.d, 2.4.a and 2.4.b, 2.4.c – 2.4.e, 2.5.a and 2.5.b, FLUE, and Objective 4.1, CFNGAR: Clarify references to 'redevelopment'.
- Objective 4.1, CFNGAR Element: Future development will be required to connect to potable water and wastewater facilities. Revise response accordingly.
- Objective 1.7, COSE: Address the potential sinkhole as discussed in comment 1.a. above.

3. Public Facilities Impact Analysis

- Solid Waste: The reports state, "... no net increase will occur for potential solid waste impact..." The existing land use/zoning designations are Agriculture (no solid waste generated), and the proposed land use/zoning designations are business designations. Please address.
- Drainage: Clarify reference to 'redevelopment'.

4. Miscellaneous

- Throughout reports: CR 235 is identified as an arterial roadway. CR 235 is designated as a collector roadway.
- Page 1, Background: Update the County Road number.
- Section 6.8 of the LDRs will likely not be applicable to future development of the subject property, given its location and the uses permitted within the proposed zoning designation. Please revise the applications accordingly.

SSCPA Application

5. Urban Sprawl Analysis

- a. The Urban Sprawl Analysis should include a brief narrative describing the Chapter 163 requirements.
- b. Urban Sprawl Indicator 1: Revise references to existing wetland and presumed creek. No such features appear to exist on site.
- c. Urban Sprawl Indicator 2: Please clarify the availability of wastewater facilities and what the statement “[d]evelopment under these conditions will be required.”

6. Minor Revisions

- a. Correct the grammatical number (e.g. “these parcels”) in the paragraph below Figure 3 on page 3.
- b. It appears an excerpt of the standards for rezoning are included on pp. 21 – 23 (Note the “urban sprawl indicators” are applicable to this application. See other comments above concerning the Urban Sprawl Analysis).

Rezoning Application

7. Standards for Rezoning

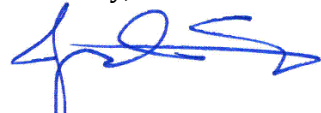
- a. Response to 2.4.2(E)(1)(h):
 - i. Urban Sprawl Indicator 1: Revise references to existing wetland and presumed creek. No such features appear to exist on site.
 - ii. Urban Sprawl Indicator 2: Please clarify the availability of wastewater facilities and what the statement “[d]evelopment under these conditions will be required.”

8. Miscellaneous

- a. There are several references throughout the application to the ‘underlying land use designation’ as currently being Industrial. While a companion SSCPA application is under review and proposes to amend the FLUM Designation from Agriculture to Industrial, please clarify within the Rezoning application the current and proposed FLUM Designations. This includes, but may not be limited to:
 - i. Page 1: Final sentence of final paragraph;
 - ii. Page 2: Final sentence of first paragraph;
 - iii. Figure 3: Label as “Proposed” Future Land Use Map, and add map depicting existing FLUM;
 - iv. Page 4: Second sentence of first paragraph and final paragraph below Figure 4;
 - v. Comprehensive Plan Consistency: Response to Goal 1 and Objective 1.5, FLUE;
 - vi. Standards for Rezoning: Response to 2.4.2(E)(1)(a).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

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

April 1, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

**Re: Development Review Team (DRT) Summary for:
Black Flag SSCPA and Rezoning Applications**

Dear Mr. Tabor:

The applicant's responses to the DRT comments issued on March 16, 2020 are below.

SSCPA & Rezoning Applications

1. Environmental Analysis

a. GIS desktop data indicates a sinkhole may be present near the southeast property corner (seen Environmental Features map below). Further evaluation of this area will be required prior to any future development of the property. Please update the Environmental Analysis accordingly.

RESPONSE: Additional geotechnical analysis will be performed prior to development plan submittal for the property.

b. Under the Flood Zone/Flood Potential section, correct reference to 'all of the parcels'.

RESPONSE: Reference to multiple parcels has been corrected.

2. Comprehensive Plan Consistency Analysis

a. Policy 1.5.a, FLUE: Clarify the availability of wastewater facilities.

RESPONSE: The project will connect to wastewater facilities, as required by code.

b. Policies 1.5.a, 1.5.d, 2.4.a and 2.4.b, 2.4.c – 2.4.e, 2.5.a and 2.5.b, FLUE, and Objective 4.1, CFNGAR: Clarify references to 'redevelopment'.

RESPONSE: Reference to redevelopment has been removed.

c. Objective 4.1, CFNGAR Element: Future development will be required to connect to potable water and wastewater facilities. Revise response accordingly.

RESPONSE: Noted- development will connect to water and wastewater as required by code.

d. Objective 1.7, COSE: Address the potential sinkhole as discussed in comment 1.a. above.

RESPONSE: Additional geotechnical analysis will be performed prior to development plan submittal for the property.

3. Public Facilities Impact Analysis

a. Solid Waste: The reports state, "... no net increase will occur for potential solid waste impact..." The existing land use/zoning designations are Agriculture (no solid waste generated), and the proposed land use/zoning designations are business designations. Please address.

RESPONSE: The response for solid waste has been amended.

b. Drainage: Clarify reference to 'redevelopment'.

RESPONSE: Reference to redevelopment has been removed.

4. Miscellaneous

a. Throughout reports: CR 235 is identified as an arterial roadway. CR 235 is designated as a collector roadway.

RESPONSE: CR 235 is now referred to as a collector roadway throughout the justification report.

b. Page 1, Background: Update the County Road number.

RESPONSE: The county road number has been updated to CR 235.

c. Section 6.8 of the LDRs will likely not be applicable to future development of the subject property, given its location and the uses permitted within the proposed zoning designation. Please revise the applications accordingly.

RESPONSE: Noted- references to Section 6.8 have been removed.

SSCPA Application

5. Urban Sprawl Analysis

a. The Urban Sprawl Analysis should include a brief narrative describing the Chapter 163 requirements.

RESPONSE: See revised Urban Sprawl indicators section on page 23

b. Urban Sprawl Indicator 1: Revise references to existing wetland and presumed creek. No such features appear to exist on site.

RESPONSE: The response has been revised to remove reference to wetland and creek.

c. Urban Sprawl Indicator 2: Please clarify the availability of wastewater facilities and what the statement "[d]evelopment under these conditions will be required."

RESPONSE: Future development will connect to water and wastewater service as required by code.

6. Minor Revisions

a. Correct the grammatical number (e.g. "these parcels") in the paragraph below Figure 3 on page 3.

RESPONSE: Reference to multiple parcels has been amended.

b. It appears an excerpt of the standards for rezoning are included on pp. 21 – 23 (Note the "urban sprawl indicators" are applicable to this application. See other comments above concerning the Urban Sprawl Analysis).

RESPONSE: Yes- this section has been revised to state how it applies to the proposed land use change in relation to the zoning application.

Rezoning Application

7. Standards for Rezonings

a. Response to 2.4.2(E)(1)(h):

i. Urban Sprawl Indicator 1: Revise references to existing wetland and presumed creek. No such features appear to exist on site.

RESPONSE: The response has been revised to remove reference to wetland and creek.

ii. Urban Sprawl Indicator 2: Please clarify the availability of wastewater facilities and what the statement “[d]evelopment under these conditions will be required.”

RESPONSE: Future development will connect to water and wastewater service as required by code.

8. Miscellaneous

a. There are several references throughout the application to the ‘underlying land use designation’ as currently being Industrial. While a companion SSCPA application is under review and proposes to amend the FLUM Designation from Agriculture to Industrial, please clarify within the Rezoning application the current and proposed FLUM Designations. This includes, but may not be limited to:

i. Page 1: Final sentence of final paragraph;

ii. Page 2: Final sentence of first paragraph;

iii. Figure 3: Label as “Proposed” Future Land Use Map, and add map depicting existing FLUM;

iv. Page 4: Second sentence of first paragraph and final paragraph below Figure 4;

v. Comprehensive Plan Consistency: Response to Goal 1 and Objective 1.5, FLUE;

vi. Standards for Rezoning: Response to 2.4.2(E)(1)(a).

RESPONSE: References have been corrected to refer to the (proposed) Industrial Future Land Use.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 6, 2020

Sent by electronic mail to csweager@edafl.com

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

RE: Planning & Zoning Board (PZB) Public Hearings: Black Flag SSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 1, 2020, the City of Alachua received your revised applications and materials for the Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Black Flag Metalsmith, LLC. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard*. The applications are **tentatively** scheduled for the **May 12, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, April 28, 2020**. Materials may be submitted earlier than this date. **Please note due to the COVID-19 pandemic, the May 12, 2020 PZB Meeting may be cancelled based upon guidance from the Centers for Disease Control (CDC) and other federal and state agencies. Staff will notify you of any changes to the public hearing schedule.**

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, April 27, 2020**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, May 11, 2020**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

ORDINANCE 20-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ON A ±6.98 ACRE PROPERTY; LOCATED NORTH OF COUNTY ROAD 235, APPROXIMATELY 600 FEET WEST OF THE INTERSECTION OF COUNTY ROAD 235 AND NW 148TH TERRACE; CONSISTING OF TAX PARCEL NUMBER 03918-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas (“Amendment”), as described below, has been filed with the City; and

WHEREAS, on May 28, 2020, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”); and

WHEREAS, on June 9, 2020, the LPA conducted a quasi-judicial public hearing on the proposed Amendment and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, on _____, 2020, and on _____, 2020, the City advertised public hearings to be held before the City Commission; and

WHEREAS, on _____, 2020, and on _____, 2020, the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City’s Comprehensive Plan and the City’s Land Development Regulations (“LDRs”); and

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

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) to Light & Warehouse Industrial (ILW) for Tax Parcel Number 03918-003-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

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

PASSED on First Reading the _____ day of _____ 2020.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____ 2020.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

Adam Boukari, City Manager/Clerk

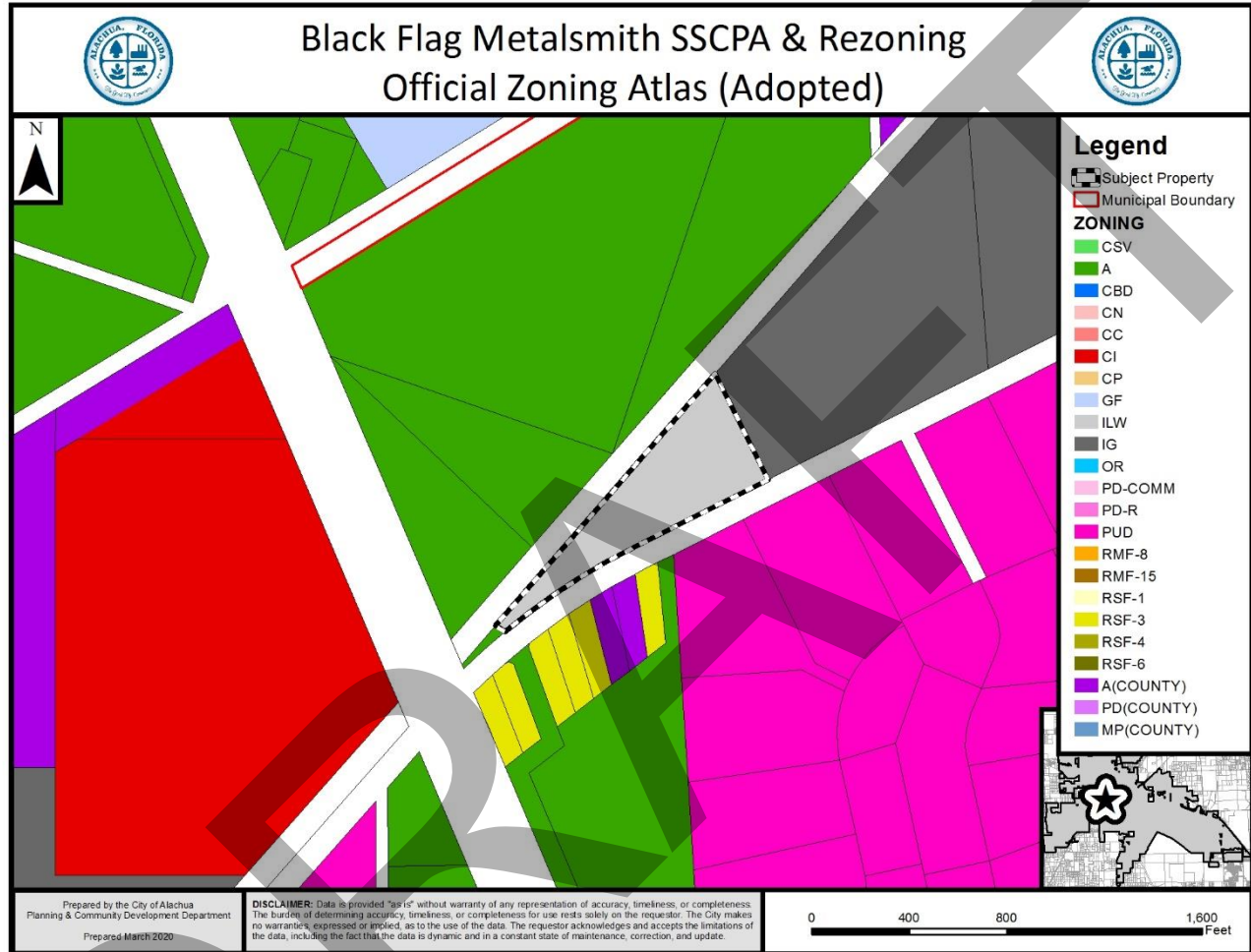
Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

Part of Government Lots 1, 2 and 3, lying in Section 22, Township 8 South, Range 18 East, lying South of A.C.L. Railroad (now Seaboard Coastline Railroad), and North of State Road No. 235 described as: starting at the NW corner of the NE quarter of Section 22, Township 8 South, Range 18 East, thence run South 00°20'48" West, 2,407.72 feet to the Northerly right of way line of S.R. 235; thence run South 68°15'11" West along said right of way a distance of 992.31 feet to the point of beginning; from the Point of Beginning run North 21°44'49" West a distance of 482.44 feet to the Southerly right of way line of the Seaboard Coastline Railroad; thence run South 46°03'11" West along said right of way a distance of 1340.58 feet; thence run South 52°15'41" East 46.31 feet to the Northerly right of way of S.R. 235 said point being on a curve; thence run Easterly along said right of way and curve, said curve having a radius of 2914.79 feet, a central angle of 12°01'38", an arc length of 611.86 feet to the P.C. of said curve, thence continue along said right of way 610.32 feet to the point of beginning.

EXHIBIT "B"





THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Proposed Rezoning - 13218 NW CR 235
2. Address of Subject Property: 13218 NW CR 235
3. Parcel ID Number(s): 03918-003-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Industrial
6. Existing Zoning Designation: Agricultural
7. Proposed Zoning Designation: ILW (Light & Warehouse Industrial)
8. Acreage: 6.98 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Principal / Dir. of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd Street
City: Gainesville State: FL ZIP: 32606
Telephone: () 352-373-3541 FAX: () N/A e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Black Flag Metalsmith, LLC
Mailing Address: 9744 NW 27th Place
City: Gainesville State: FL ZIP: 32606

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

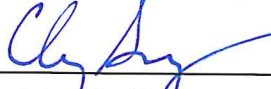
1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
 - i. *Consistent with Comprehensive Plan*
The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.
 - ii. *Consistent with Ordinances*
The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.
 - iii. *Logical Development Pattern*
The proposed amendment would result in a logical and orderly development pattern.
 - iv. *Pre-Mature Development*
The proposed amendment will not create premature development in undeveloped or rural areas.
 - v. *Incompatible with Adjacent Lands*
The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.
 - vi. *Adverse Effect on Local Character*
The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.
 - vii. *Not Deviate from Pattern of Development*
The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.
 - viii. *Encourage Sprawl*
The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.
 - ix. *Spot Zoning*
The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).
 - x. *Public Facilities*
The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.
 - xi. *No Adverse Effect on the Environment*
The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.
9. Legal description with tax parcel number.

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

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

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



Signature of Applicant

Signature of Co-applicant

Clay Sweger

Typed or printed name and title of applicant

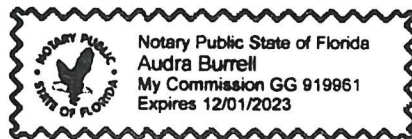
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 24 day of February, 2020 by Clay Sweger

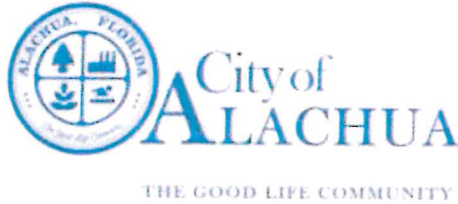
_____, who is/are personally known to me, or who has/have produced _____
as identification.

NOTARY SEAL



Audra Burrell

Signature of Notary Public, State of Florida



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13218 NW County Rd 235

Parcel ID Number(s): 03918-003-000

Acreage: 6.98 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Chris Privette

Title: Owner

Company (if applicable): Black Flag Metalsmith

Mailing Address: 9744 NW 27th PL

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352 870-6431

FAX: _____

e-mail: chris@blackflagmetal.com

C. AUTHORIZED AGENT

Name: Clay Sweger

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd St

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: 352-373-7249

e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning, Comprehensive Plan Amendment, and Site Plan

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

Christopher A. Privette
Signature of Applicant

Signature of Co-applicant

Christopher A. Privette

Typed or printed name and title of applicant

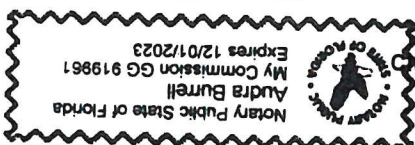
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 26 day of February, 2020 by Christopher

Privette, who is/are personally known to me, or who has/have produced Florida Driver License
as identification.

NOTARY SEAL



Audra Burrell

Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department

PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014

Parcel: 03918-003-000

Search Date: 2/24/2020 at 1:15:28 PM

Taxpayer:	MALLARD & THOMPSON	Legal: COM 210 FT NE/LY FROM INT E R/W I-75 AND S R/W ACL RR POB: NE/LY ALONG R/W 1340.58 FT S 21 DEG E 482.44 FT SW/LY ALONG R/W TO PT 226 FT EAST OF E R/W I-75 N 52 DEG W 46.31 FT TO POB OR 4739/1884
Mailing:	9310 NW 188TH WAY ALACHUA, FL 32615	
Location:		
Sec-Twn-Rng:	22-08-18	
Property Use:	00000 - VACANT	
Tax Jurisdiction:	ALACHUA - 1700	
Area:	8-18 RURAL	
Subdivision:	N/A	

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	VACANT	19728	0	0	19728	0	19728	19728	0	0	19728	19728
2018	VACANT	19700	0	0	19700	0	19700	19700	0	0	19700	19700
2017	Vacant	19700	0	0	19700	0	19700	19700	0	0	19700	19700
2016	Vacant	19700	0	0	19700	0	19700	19700	0	0	19700	19700
2015	Vacant	19700	0	0	19700	0	19700	19700	0	0	19700	19700
2014	Vacant	19700	0	0	19700	0	19700	19700	0	0	19700	19700

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
0100	SFR	A	AGRICULTURE	1	6.85	298386	AC

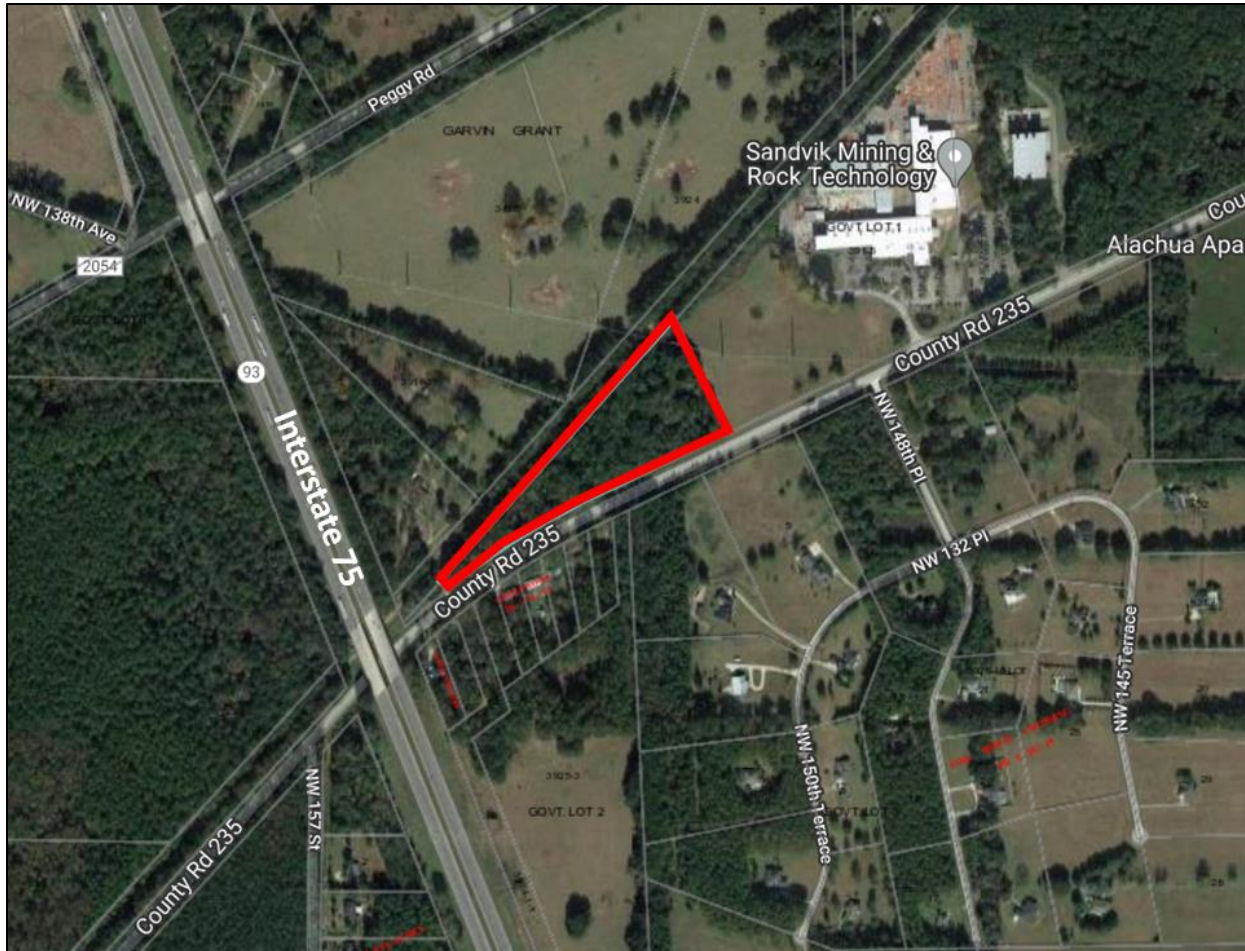
Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2018-03-23	25000	Vac	01-Qualified Examina of Deed	4586	0408	WD
2017-03-14	100	Vac	11-Corrective Deed	4500	1796	QD
2017-03-07	100	No	11-Corrective Deed	4499	0971	QD
1986-01-22	0	No	11-Corrective Deed	1616	0099	WD
1977-01-01	44900	No	Q-OLD SALE - QUALIFIED	1054	156	WD



engineers • surveyors • planners, inc.

Rezoning Justification Report



Project Request: Rezoning application from Agricultural to ILW (Light & Warehouse Industrial)

Location: 13218 NW County Road 235

Parcel Number: 03918-003-000

Acreage: Approximately 6.98 Acres

Prepared By: Clay Sweger, AICP, LEED AP
eda engineers-surveyors-planners, inc.

Agents for: Black Flag Metalsmith, LLC

Date: February 27, 2020 (Revised April 1, 2020)

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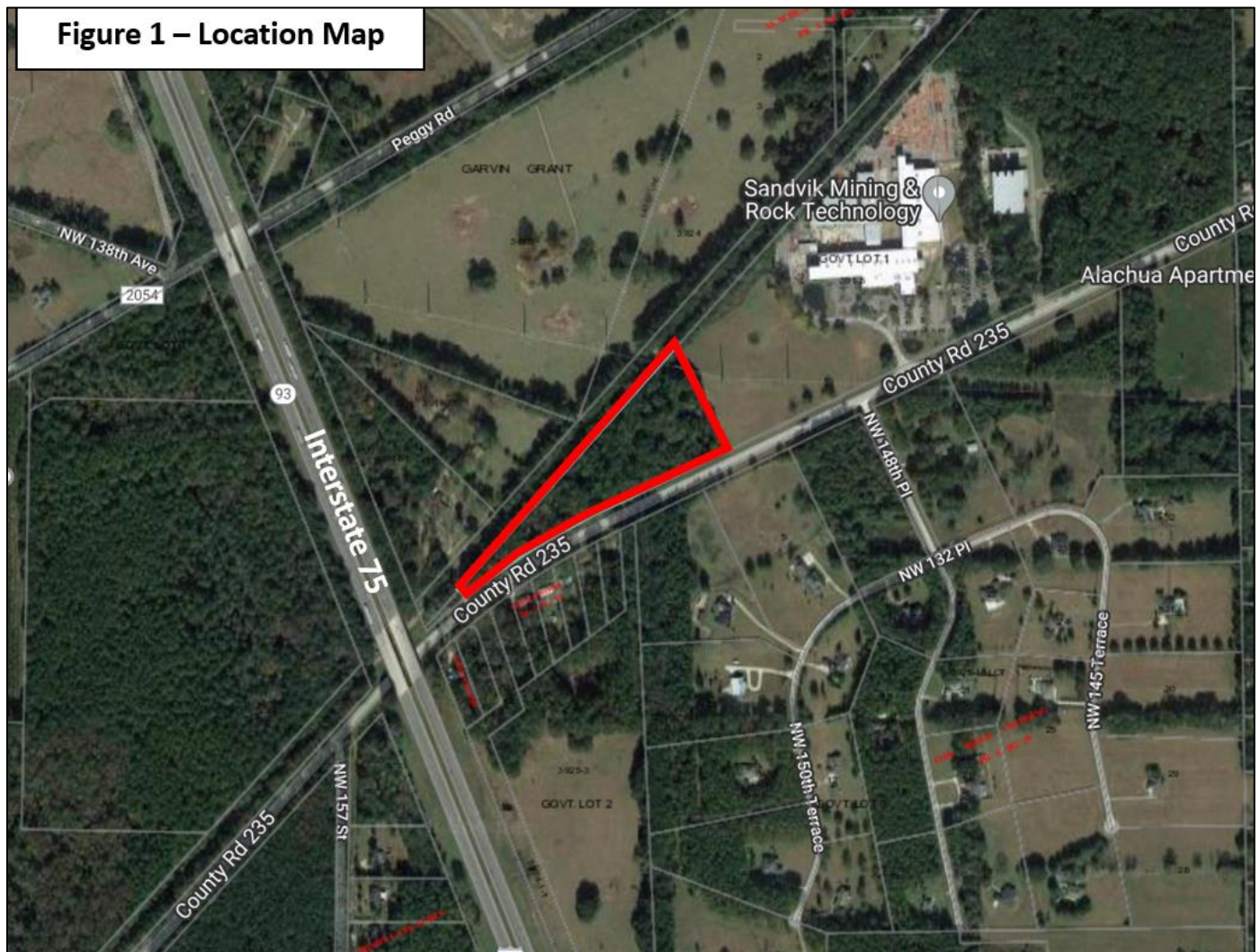
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Background

The subject property is located at 13218 NW County Road 235 (see Figure 1 below), consisting of approximately 6.98 acres.

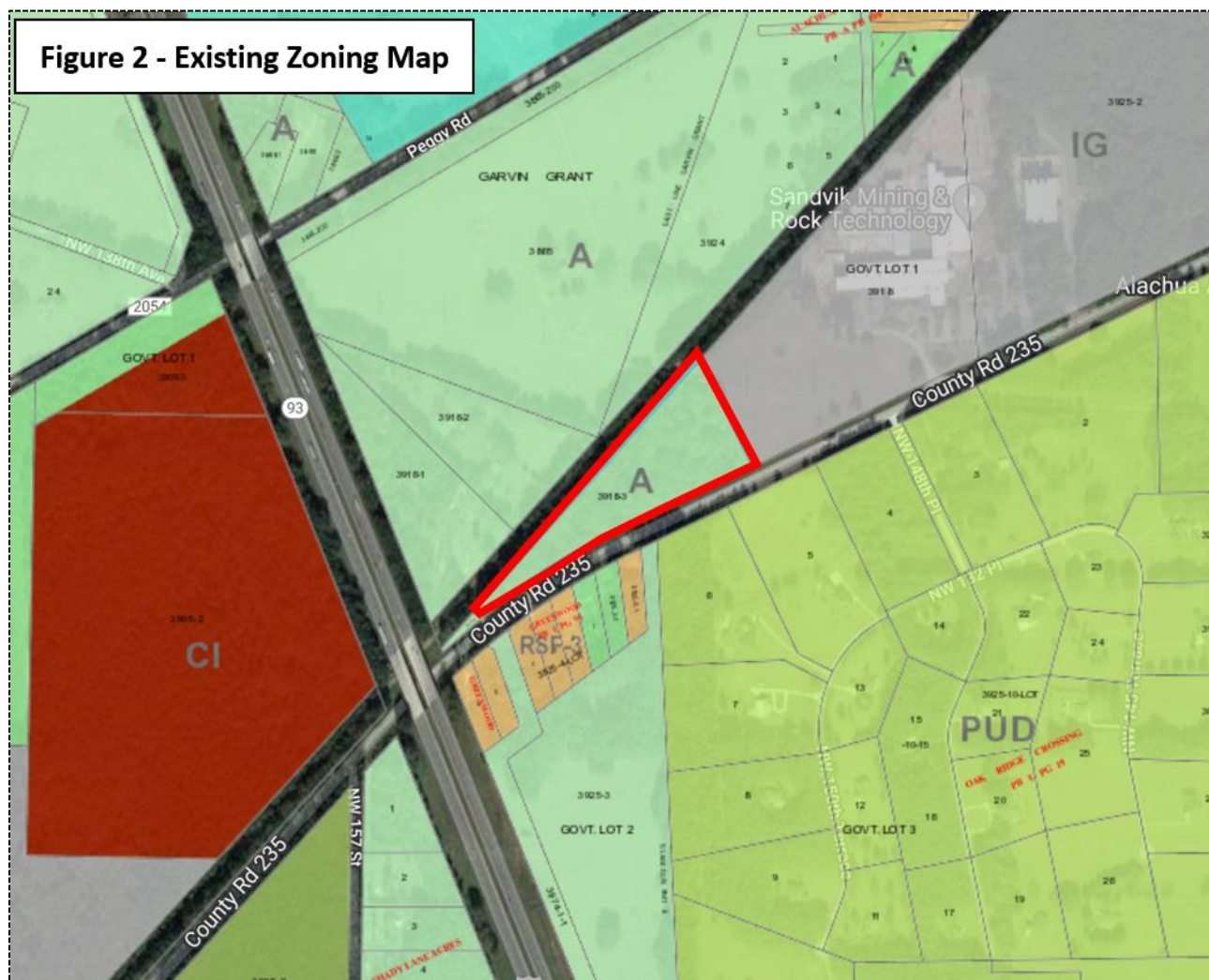


The tax parcel associated with this request is 03918-003-000 located within Section 22, Township 8, Range 18. The parcel is presently undeveloped and the Future Land Use map designation is Agricultural. The current zoning on the parcel is Agricultural, which is consistent with the City of Alachua's underlying land use designation of Agricultural. This application accompanies a Comprehensive Plan Amendment request to change the Future Land Use on the property to Industrial.

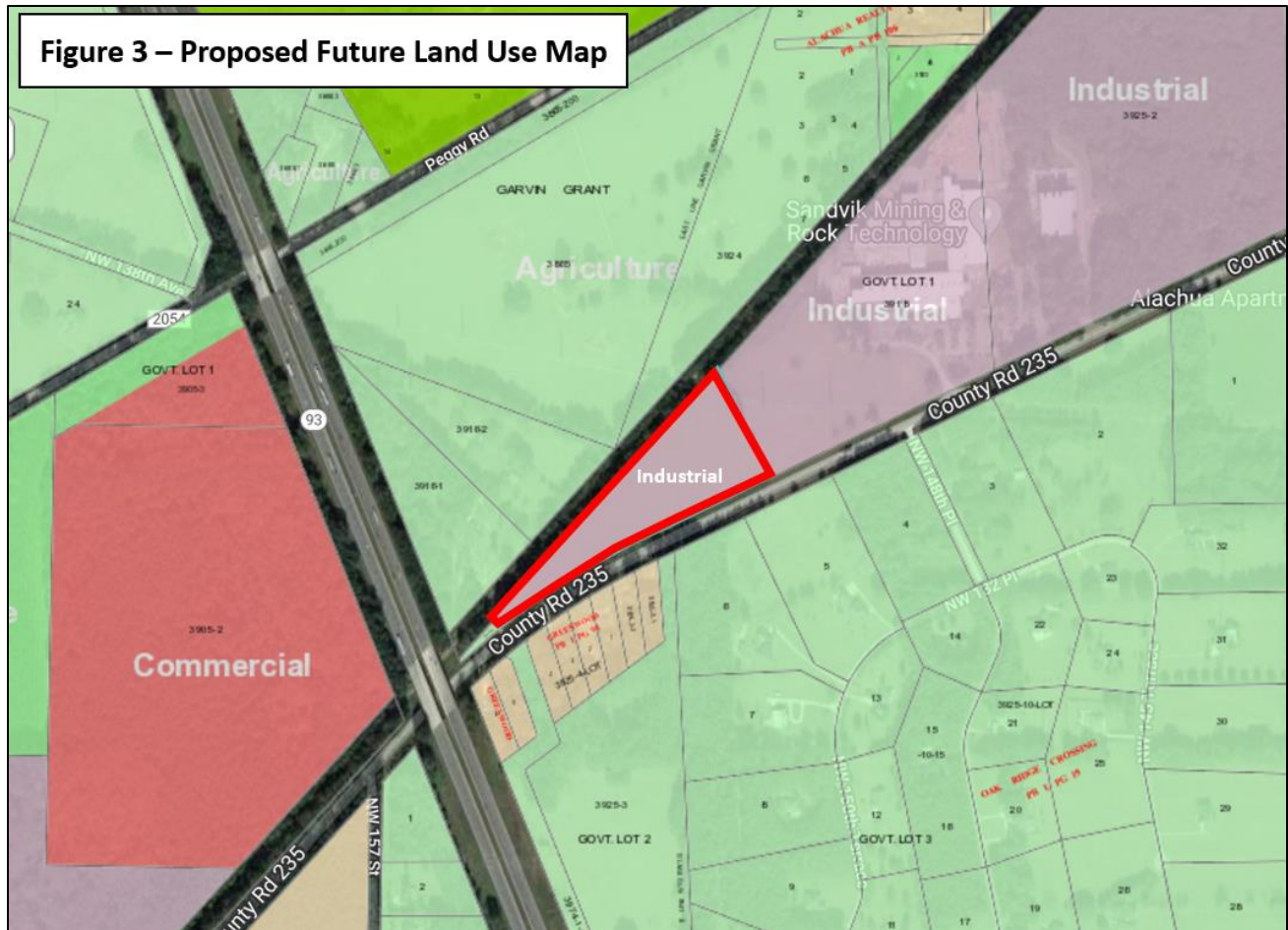
Statement of Proposed Change

The property owner requests to amend the Official Zoning Atlas from Agricultural to ILW (Light & Warehouse Industrial) on approximately 6.98 acres on parcel number 03918-003-000. Figure 2 below illustrates the existing zoning at the site. The proposed rezoning would place a zoning designation that is consistent with the (proposed) underlying future land use designation of Industrial.

The subject parcel is immediately bounded to the north by a CSX rail line, to the east by the Sandvik industrial facility, to the south by County Road 235 and to the west by vacant property.



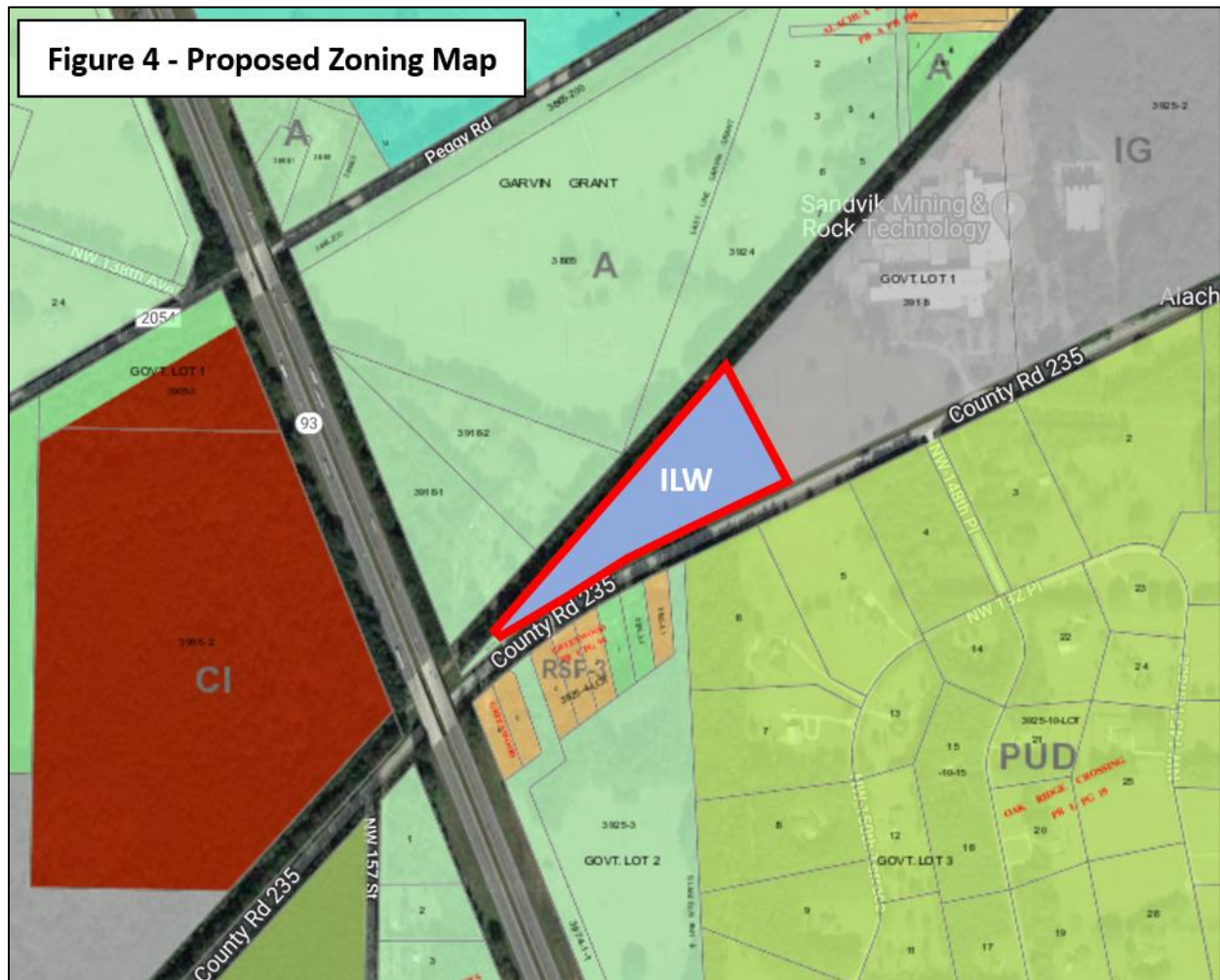
The (proposed) Future Land Use map is illustrated below in Figure 3:



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

Figure 4 below illustrates the proposed ILW zoning district on the approximately 6.98-acre subject parcel. It is logical to change this parcel to the ILW zoning district given the existing industrial uses to the east (Sandvik), a CSX railway to the north, a county collector road to the south and the fact that they already have a City of Alachua Industrial future land use category. This is consistent with the accompanying application for a proposed change to the City’s Comprehensive Plan Future Land Use

Map to Industrial for this property. Existing design and performance standards in the City of Alachua Future Land Use Element Policy 1.5.d. and Section 6.6.3 of the City of Alachua Land Development Code will ensure adequate buffering and design between any adjacent residential uses and the proposed Industrial uses on the property.



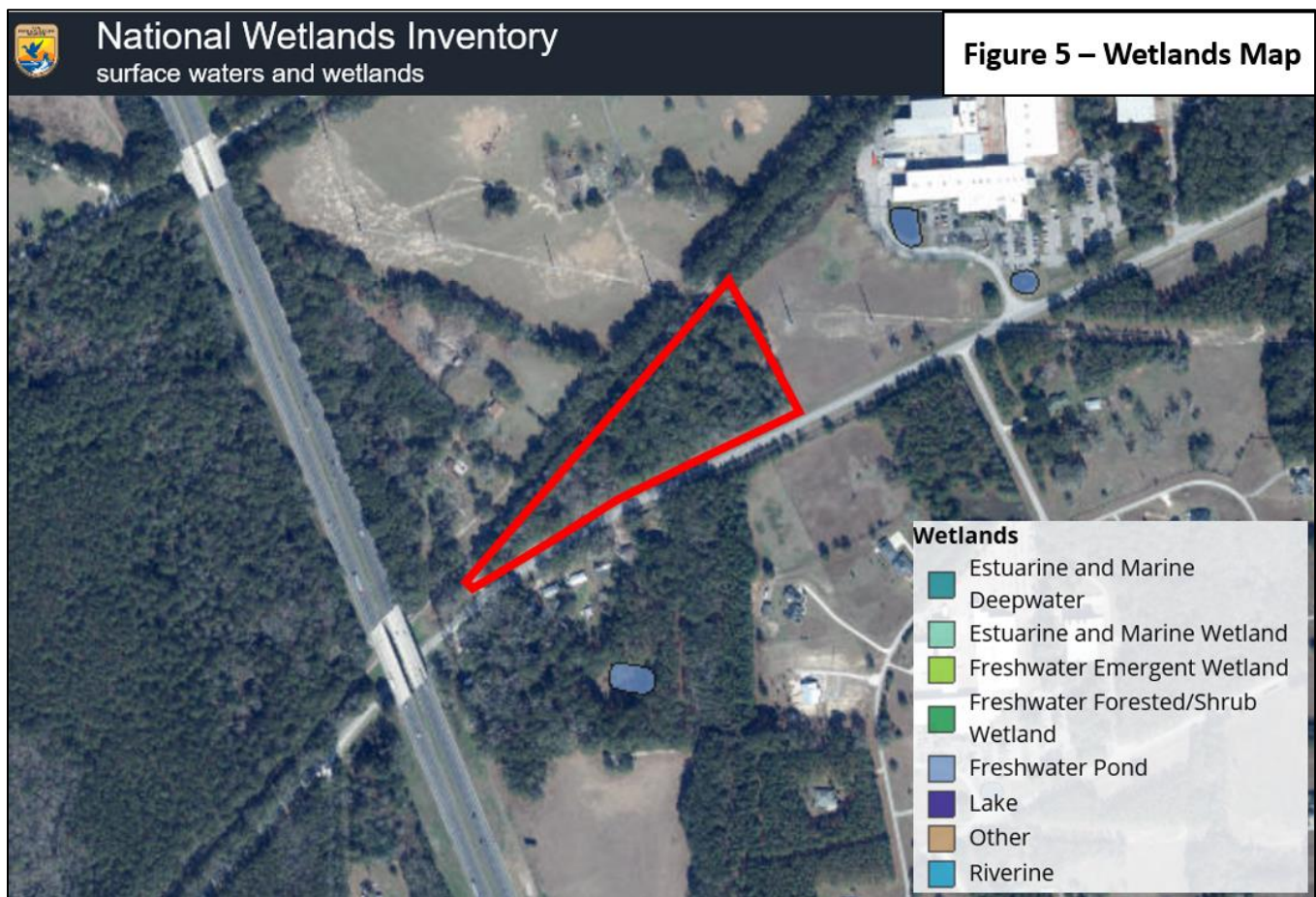
As described above, the proposed ILW zoning district is appropriate for this parcel based on the Future Land Use designation of Industrial, the types of surrounding uses (industrial, railroad and county collector road) and the subsequent general compatibility with surrounding land use categories.

Environmental Analysis

The subject property is an undeveloped site. There are no known or observed environmentally sensitive resources on the site, as described below:

Wetlands:

There are no wetlands on the site, as indicated in the National Wetlands Inventory map below:



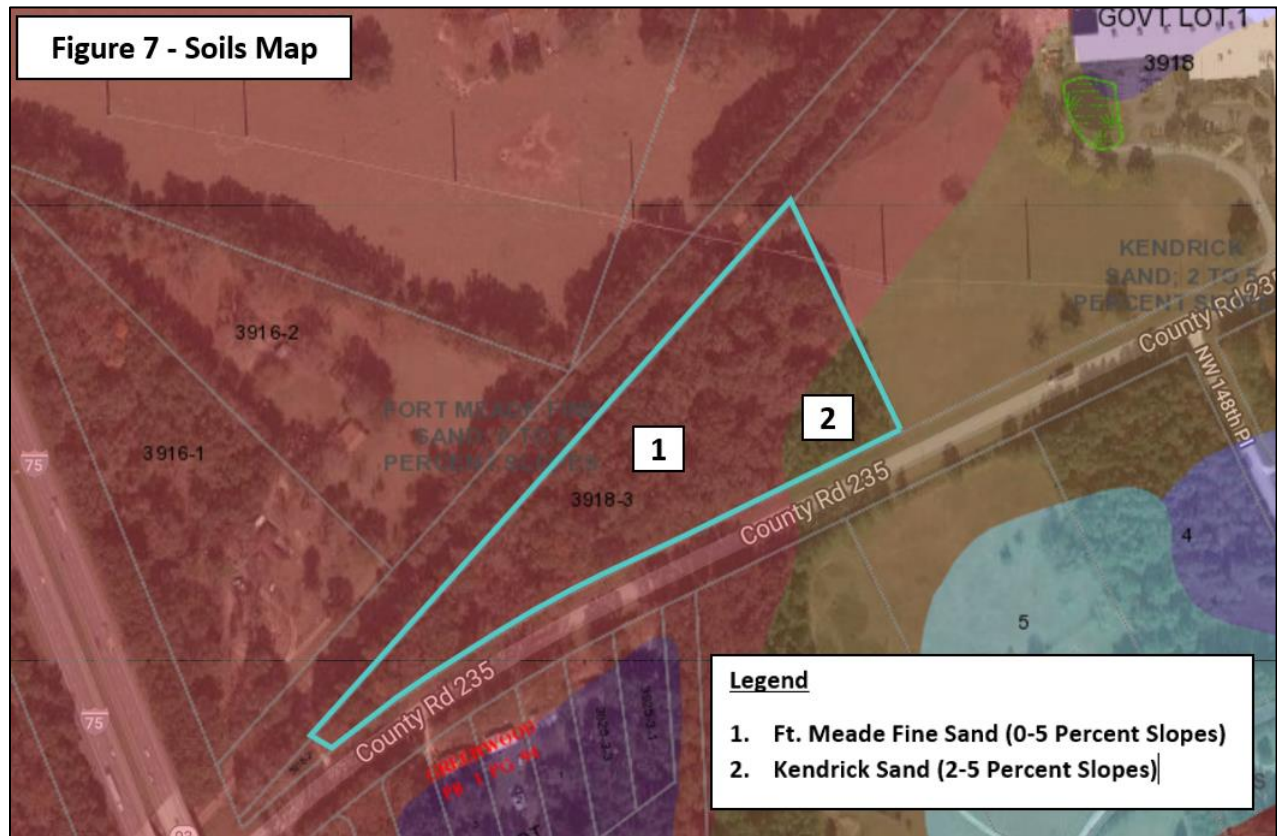
Strategic Ecosystems:

The property does not include any mapped Strategic Ecosystems on the site, as indicated in the County Strategic Ecosystems map below:



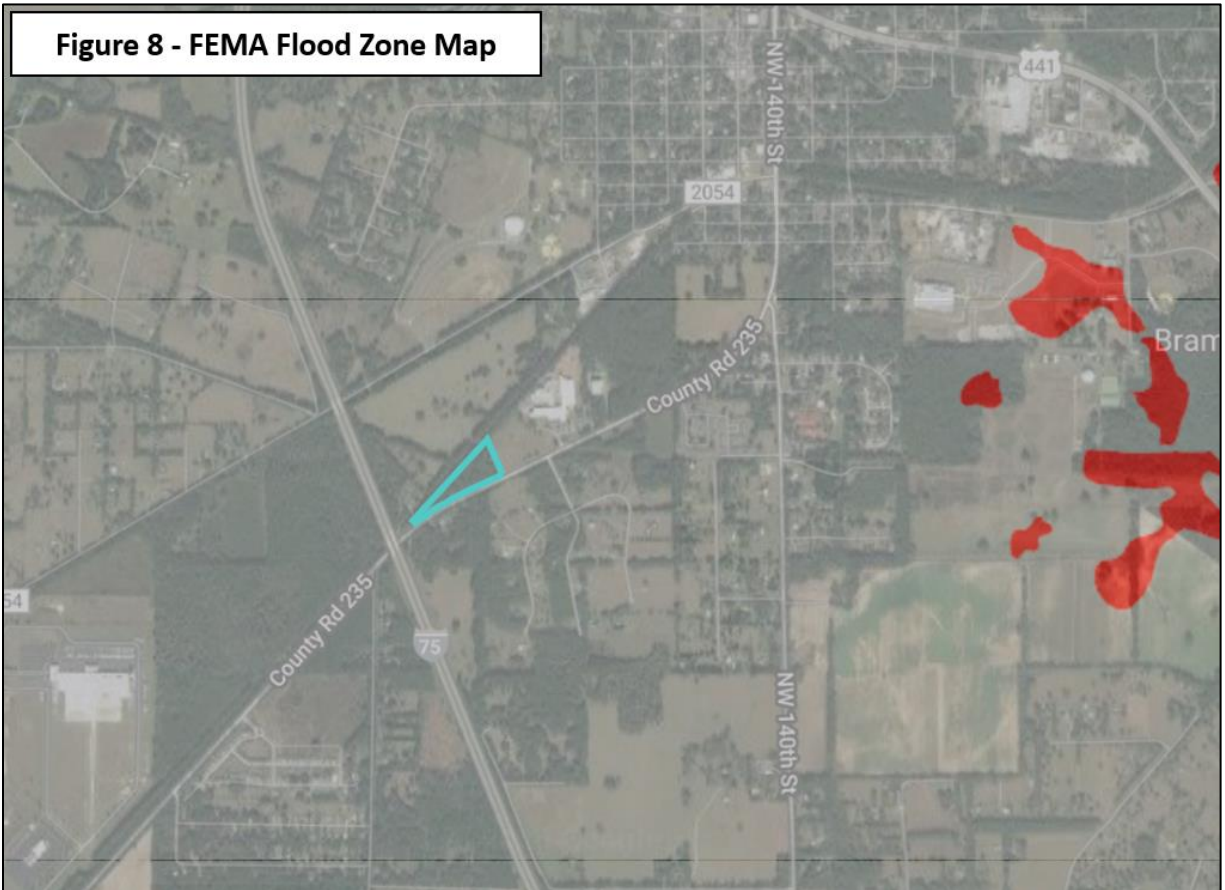
Soils:

Soils on the site include Fort Meade Fine Sand; 0 to 5 percent slopes and Kendrick Sand; 2-5 percent slopes. According to the *Soil Survey of Alachua County Florida*, Fort Meade Fine Sand, 0 to 5 percent slopes is “a nearly level to gently sloping, well drained soil in both small and large areas on the gently rolling uplands...This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.” Kendrick Sand, 2-5 percent slopes, is “gently sloping, well drained soil in both small and large areas on the gently rolling uplands...the soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.”



100-Year Flood Zone / Flood Potential:

The subject parcel is not located within the FEMA 100-year flood zone, as indicated in Figure 8. Therefore, no issues related to flood potential are associated with this property. The parcel is in Flood Zone X, outside the 0.2% annual chance of flood hazard.



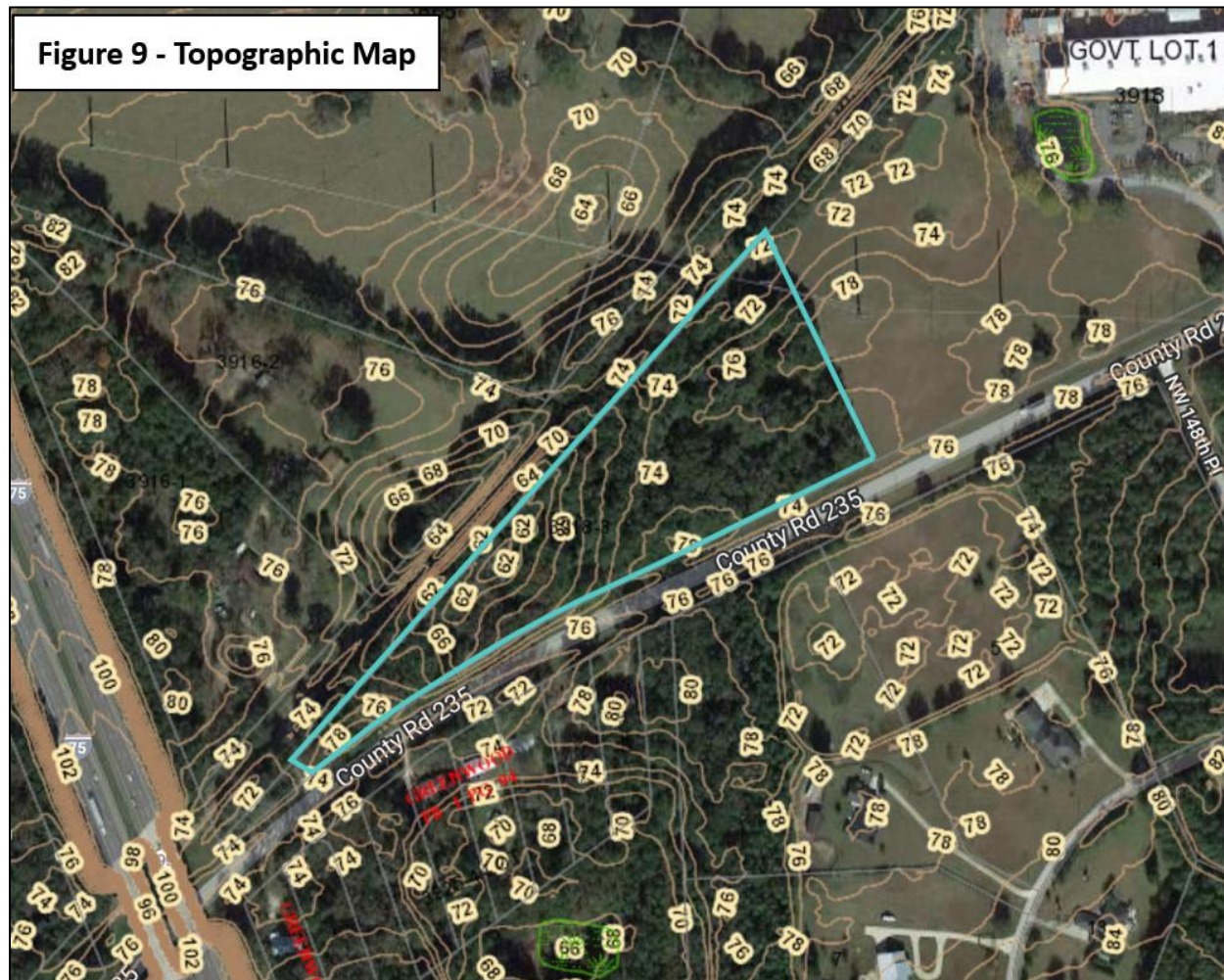
Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone.

Topography:

Figure 9 illustrates the topography on the subject parcel. The site elevation has gentle slopes with the exception of a low point near the CSX railway. No issues related to topographic constraints are associated with this property.

GIS desktop data indicates a sinkhole may be present near the southeast property corner – further evaluation of this area will be completed and provided to the city prior to any development plan approval.



Comprehensive Plan Consistency

This rezoning application justification report, along with the following summary of the applicable elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan and the underlying Industrial future land use category. The proposed zoning change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map, the Transportation Element, Community Facilities and Natural Groundwater Recharge Element, Conservation/Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element.

Future Land Use Element:

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

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

Consistency: The intent of this application is to bring the subject parcel into City of Alachua zoning consistency with the (proposed) Industrial future land use category and thus allow for future economic development activity on the site. The proposed Industrial use is consistent with adjacent land uses in the area.

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

Consistency: As described in the Objective listed above, the proposed ILW zoning district is consistent with the proposed Industrial land use category. The City of Alachua provides a set of allowable uses in the ILW zoning district that are compatible with the adjacent land uses and the future land use map. Therefore, it is an appropriate zoning district to implement the proposed Industrial land use designation on this site.

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

Consistency: The uses in allowed in the proposed ILW zoning district allow only a portion of the uses outlined in the Industrial future land use designation – those uses that are of lower intensity and off-site impacts. In addition, performance standards in Policy 1.5.d for industrial uses will ensure that new development will be compatible with surrounding uses. In addition, utility service is available to serve the proposed industrial uses on the site.

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

Consistency: The uses in the proposed ILW zoning are consistent with the proposed Industrial future land use category as described above.

Policy 1.5.d The City shall develop performance standards for industrial uses in order to address the following:

1. *Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;*
2. *Buffering from adjacent existing/potential uses;*
3. *Open space provisions and balance of proportion between gross floor area and site size;*
4. *Adequacy of pervious surface area in terms of drainage requirements;*
5. *Placement of signage;*
6. *Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;*
7. *Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;*
8. *Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;*
9. *Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and*
10. *Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*
11. *Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres **by** (Note: the word “by” should be “but”) 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.*

Consistency: **Any future development on the subject property under the ILW zoning category will comply with these design standards that help ensure that quality designed development will occur.**

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

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

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

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

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

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

Consistency: Any future development on the subject property under the ILW zoning category will comply with the tree protection requirements of the Future Land Use Element and Land Development Code.

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

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

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

Consistency: Any future development on the subject property under the ILW zoning category will comply with the open space requirements of the Future Land Use Element and Land Development Code.

Objective 5.1: Natural features:

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

Consistency: Any future development shall be conducted in a manner that ensures soil protection and provides sound engineering practices that work with the existing characteristics of the site. As indicated in the Environmental Analysis portion of this report, soils at the site include Fort Meade Fine Sand; 0 to 5 percent slopes) and Kendrick Sand (2 to 5 percent slopes). These soil types have minimal limitations for urban development.

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

Policy 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: Any future development at the site will be required to meet concurrency standards as stated in the Comprehensive Plan. Because this rezoning involves a parcel with an industrial land use and zoning category, there will be no impacts to Public Schools facilities. As described in the 'Public Facilities Analysis' portion of this report, adequate facilities (capacity) are currently available.

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

Policy 9.1: *Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.*

Consistency: Any new development at this site will be required to connect to public potable water and wastewater facilities, if available, as indicated above.

Transportation Element:

GOAL 1: *Provide for a traffic circulation system, which serves existing and future land uses.*

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

Consistency: The project site is located on an adjacent county collector roadway with adequate capacity to serve future on-site development and therefore, the proposed zoning change will

not result in an increase in traffic impacts that will exceed the adopted Level of Service standards consistent with the Transportation Element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

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

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

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quantity.

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

Conservation & Open Space Element:

The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.1: Conservation Designations

Consistency: There are no existing or proposed conservation areas within the subject property.

Objective 1.2: Native Communities and Ecosystems

Consistency: Based on available information, no significant native communities and ecosystems have been documented on the subject property.

Objective 1.3: Listed Species

Consistency: Based on available information, no listed species have been documented on the subject property.

Objective 1.4: Air Quality

Consistency: There are no development proposals associated with this rezoning, therefore there are no air quality impacts. Any future development proposal associated with this parcel will meet the City's air quality standards.

Objective 1.5: Soils

Consistency: As described in the 'Environmental Analysis' section of this application, there are two soil types present on this site, both providing minimal limitations to development.

Objective 1.6: Mineral Resources

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

Objective 1.7: Geological Resources

Consistency: Based on available information, no geological features have been documented on the subject property. GIS desktop data indicates a sinkhole may be present near the southeast property corner – further evaluation of this area will be completed and provided to the city prior to any development plan approval.

Objective 1.8: Hazardous Materials

Consistency: Based on available information, no hazardous materials have been documented on the subject property. Any hazardous materials stored or used at this site in the future would have to be registered and regulated by the Alachua County Hazardous Materials Management Code.

Objective 1.9: Agriculture and Silviculture

Consistency: There are no agriculture and silvicultural operations within the subject property.

Objective 1.10: Wetlands

Consistency: As noted in the Environmental Analysis section of this report, according to the National Wetlands Inventory database, no wetlands are located on the project site.

Objective 1.11: Open and Green Space

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

Objective 1.12: Water Resources

Consistency: As noted in the Environmental Analysis section of this report, according to the National Wetlands Inventory database, no regulated water resources are located on the project site.

Capital Improvements Element:

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

Consistency: No development is proposed as part of this rezoning request. However, any future development activity on this parcel would require an analysis for availability of public facilities consistent with adopted LOS standards and will be subject to development review and concurrency analysis at the time of development application.

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

Public Facilities Analysis (Concurrency Impact Analysis)

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.1, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that “the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities.” Based upon maximum development scenarios, any proposed development allowed in the proposed Light and Warehouse Industrial (ILW) zoning district will operate within the level of service standards outlined in the Code. In addition, since there is no residential component, there is no impact on public schools facilities and recreation.

The maximum development scenario for the subject parcel is shown in the table below using the floor area ratios (FAR) established in Future Land Use Element Policy 1.5.d(11):

Parcel Number	Acreage	FAR	Maximum Developable Acreage based on FAR	Maximum Building Square Footage based on FAR
03918-003-000	6.98	0.5	6.98	152,024
TOTAL:	6.98	0.5	6.98	152,024

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed ILW zoning district for the 152,024 building square footage (as calculated above) is illustrated in the tables below:

Traffic (using the ITE 10th Edition):

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	AVERAGE RATE	DAILY TRIPS (ADT)
110	152,024 SF	General Light Industrial	4.96 / 1,000 SF	754
Total Daily Trips (ADT)				754

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
110	152,024 SF	General Light Industrial	0.63 / 1,000 SF	96
Total Daily Trips (PM PEAK HOUR OF ADJACENT STREET TRAFFIC)				96

Affected Roadway Segments

- CR 235 (SCL to CR 241)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on CR 235 (754 ADT, 96 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	6,883
Project Trips (Net ADT)	754
Available Capacity	7,483

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

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

Traffic System Category	CR 235
-------------------------	--------

Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	660
Project Trips (Net PM Peak)	96
Available Capacity	603

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

The table above indicates that the existing transportation network and the affected road segments provide sufficient available capacity to serve future development activity on the rezoning site. It should be noted that, since this application involves only the rezoning of a parcel, capacity will not be reserved and any future development at the site will have to meet concurrency requirements at the time of application,

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 600 GPD may occur.

The 0.5 FAR would allow up to 152,024 square feet of building square footage (see earlier table in the Public Facilities Analysis section). Using Table 6.1-2 in the City of Alachua Land Development Code, there is a requirement for 1 loading space for buildings ranging from 5,000 – 24,999 square feet. Extrapolating from this, $152,024 \text{ square feet} / 24,999 = 6$. The resulting requirement would be for 6 loading bays. Calculating this for wastewater impact: $6 \times 100 \text{ GPD} = 600 \text{ GPD}$

If wastewater services become available to the site, adequate capacity is available to support this parcel in the future, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact – Proposed Zoning ¹	600 GPD
--	---------

1. Per 64E-6.008, F.A.C. (Warehouse): $6 \times 100 \text{ GAL/Loading Bay} = 600 \text{ GPD}$

Sanitary Sewer Impacts

System Category	GPD
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	729,000
Reserved Capacity	127,878

Parcel Demand for Site	600
Residual Capacity	642,522

Source:

City of Alachua Public Services Department, January 2020

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quantity.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 600 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact – Proposed Zoning ¹	600 GPD
---	---------

1. Per 64E-6.008, F.A.C. (Warehouse): (6 x 100 GAL/Loading Bay = 600 GPD

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,295,603
Reserved Capacity ²	135,767
Parcel Demand for Site	600
Residual Capacity	868,030

Source:

City of Alachua Public Services Department, January 2020

Solid Waste:

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

Maximum Development Scenario Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). As shown in the following table, based on generic non-residential calculations, additional waste will be generated as a result of this rezoning, but adequate capacity is available to support development and will be demonstrated at the time of development plan approval.

Solid Waste Impact per Net Decrease

Solid Waste Impact – Proposed Zoning ¹	333 Tons
---	----------

1. Formula*: ((12 lbs per 1,000 SF/day x 152,024 SF) x 365 days/year) / 2,000 = 333 Tons/Year

**Source: Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

Recreation:

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

Drainage:

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

Consistency: The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new development on this site will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(1) Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed ILW zoning is the appropriate implementing district for the proposed Industrial land use category.

(b) Consistent with Ordinances

Consistency: As demonstrated in this application, the rezoning request is consistent with the all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and neighborhood meeting with the public.

If the parcel is rezoned to ILW, development on the site will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code. In addition, any future development on the subject parcel shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.

(c) *Logical Development Pattern*

Consistency: The rezoning request will create a logical development pattern. It will allow for new development abutting existing industrial development along a county collector road an existing active CSX railroad track.

(d) *Pre-Mature Development*

Consistency: This rezoning request will not result in a pre-mature development pattern. The property is located in the urbanized area of Alachua near abutting a CSX railway, County Road 235 and near Interstate 75. Also, there is existing industrial and commercial zoned properties immediate abutting the property to the east and nearby to the west. Public utilities are also nearby to serve development on-site.

(e) *Incompatible with Adjacent Lands*

Consistency: This zoning change request will not result in any incompatibility with adjacent lands.

Compatibility with adjacent land uses is a key factor when considering a proposed rezoning application. The following list of adjacent uses and accompanying map (Figure 10) illustrate the existing uses for the surrounding properties:

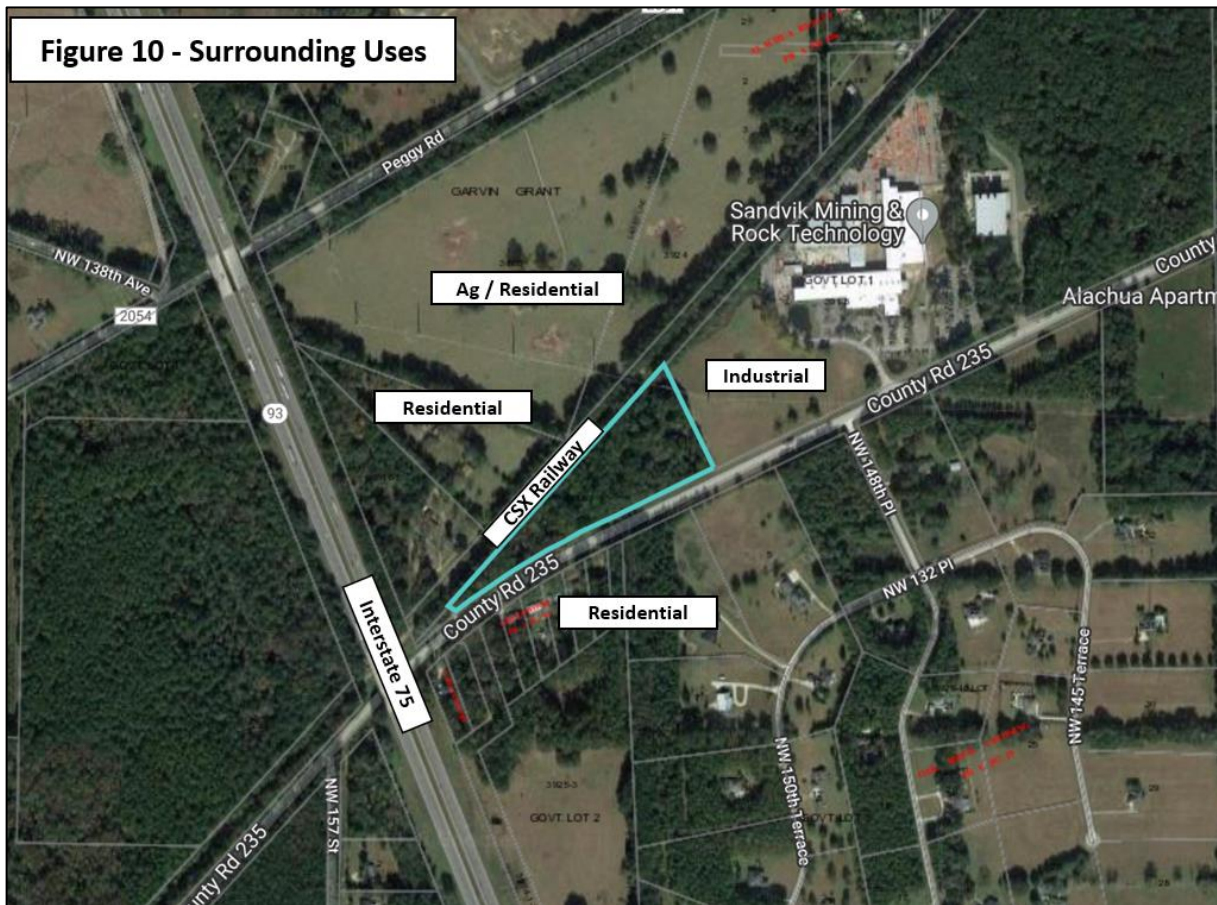
The existing uses and zoning districts of the adjacent properties are as follows:

North: CSX Railway / Residential / Agricultural
Agricultural Zoning

East: Sandvik Industrial
IG Industrial Zoning

West: Interstate 75 / Vacant Land
Agricultural Zoning

South: County Road 235 / Residential
RSF-3, PD & Agricultural Zoning



The subject parcel is abutting existing industrial development to the east. The CSX Railroad ROW is also located on the north side, and a county collector road to the south.

The City of Alachua Land Development Code contains compatibility standards for non-residential development when located adjacent to residential development. Section 6.6.3, shown below addresses residential protection standards when a non-residential developed is located within 500 feet of any residential district. These standards would apply to future development of the subject property.

6.6.3 Residential protection standards.

(A) *General conditions. As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:*

- (1) *Hours of operation and deliveries. Hours of operation and deliveries.*

(2) *Activities that generate potential adverse impacts.* Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.

(3) *Placement of trash receptacles.* Placement of trash receptacles.

(4) *Loading and delivery area.* Location of loading and delivery areas.

(5) *Lighting.* Lighting location, intensity, and hours of illumination.

(6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.

(7) *Additional landscaping and buffering to mitigate adverse impacts.* Additional landscaping and buffering to mitigate adverse impacts.

(8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.

(9) *Preservation of natural lighting and solar access.* Preservation of natural lighting and solar access.

(10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.

(11) *Paving and parking areas.* Paving to control dust.

(12) *Placement or configuration of site design.* Placement or configuration of site design.

(B) *Height and setbacks. Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.*

(f) *Adverse Effect on Local Character*

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. Several parcels in the immediate area currently have industrial and commercial designations. In addition, the property is located along the CSX Railroad ROW. The proposed ILW zoning is compatible with the existing development in the area.

(g) *Not Deviate from Pattern of Development*

Consistency: The proposed rezoning is consistent with the existing pattern of development in the area. There is currently a mix of non-residential and residential land uses.

(h) *Encourage Sprawl*

Consistency: The subject property is located in the urbanized area of the City of Alachua. This rezoning should be considered infill (not sprawl) due to its location in the urbanized area and due to the fact that there is existing development in multiple directions.

The following Urban Sprawl Analysis indicates that the rezoning should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators

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

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

Consistency: This proposed zoning change is in a geographic area that includes developable land area that can be developed without impacting any significant natural resources.

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

Consistency: Utilities are available to serve the property and future development will connect to city water and wastewater, as required by the Land Development Code. The property also has access to existing a public street (CR 235).

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

Consistency: The subject property does not contain agricultural or silviculture areas and thus preserves those areas and activities.

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

Consistency: The proposed rezoning will create new industrially zoned lands in an area where there is currently a mix of non-residential and residential land uses.

(i) Spot Zoning

Consistency: The proposed rezoning is not spot zoning as there is existing industrial and commercial land abutting to the east and nearby to the west and will contribute to that existing zoning pattern.

(j) Public Facilities

Consistency: As demonstrated in the Public Facilities Analysis section of this report, adequate facilities exist to serve the site and any future development of the parcel will not create a negative impact on these facilities if potable water and/or wastewater become available.

(k) *No Adverse Effect on the Environment*

Consistency: As demonstrated in the Environmental Analysis section of this report (see above), there are no documented environmentally sensitive areas on the project site. Therefore, there are no adverse effects on the environment due to the proposed rezoning.



2018 Roll Details — Real Estate Account At 13218 NW COUNTY RD 235

Real Estate Account #03918 003 000

Parcel details

Latest bill

View/Print full bill history

Print this page

2019

PAID

2018

PAID

2017

PAID

2016

PAID

...

2002

PAID

[Apply for the 2020 Installment Payment Plan](#)

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PAID 2019-05-14 \$586.20

Receipt #18-0169399

Owner: MALLARD & THOMPSON

9310 NW 188TH WAY

ALACHUA, FL 32615

Situs: 13218 NW COUNTY RD 235

Account number: 03918 003 000

Alternate Key: 1014235

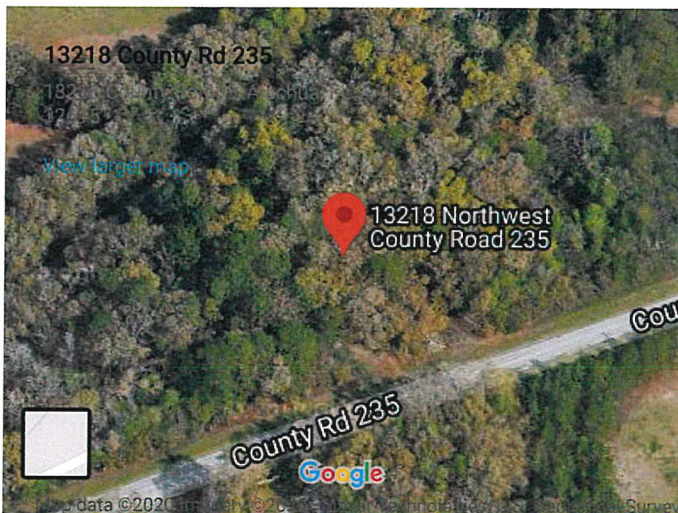
Millage code: 1700

Millage rate: 22.5620

Assessed value: 19,700

School assessed value: 19,700

Unimproved land value: 19,700



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$444.48

Non-ad valorem: \$99.81

Total Discountable: 544.29

No Discount NAVA: 0.00

Total tax: \$544.29

Legal description

COM 210 FT NE/LY FROM INT E R/W I-75 AND S R/W ACL RR POB: NE/LY ALONG R/W 1340.58 FT S 21 DEG E 482.44 FT SW/LY ALONG R/W TO PT 226 FT EAST OF E R/W I-75 N 52 DEG W 46.31 FT TO POB OR 4586/0408

Location

Book, page, item: 4586-0408-

Prepared by and return to:
JOHN F. ROSCOW, IV

Doc Stamp-Deed: \$420.00



HOLDEN, CARPENTER & ROSCOW, PL
5608 NW 43rd Street
Gainesville, FL 32653
352-373-7788
File Number: 19-1065.as
Will Call No.: ASHLEY

\$60,000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of December, 2019 between JASON MALLARD, a married man and COLBY THOMPSON, married man whose post office address is 9310 NW 188TH WAY, Alachua, FL 32615, grantor, and BLACK FLAG MEATLSMITH, LLC, a Florida Limited Liability Company whose post office address is 9744 NW 27TH PLACE, Gainesville, FL 32606, grantee:

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

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

Part of Government Lots 1, 2 and 3, lying in Section 22, Township 8 South, Range 18 East, lying South of A.C.L. Railroad (now Seaboard Coastline Railroad), and North of State Road No. 235 described as: starting at the NW corner of the NE quarter of Section 22, Township 8 South, Range 18 East, thence run South 00°20'48" West, 2,407.72 feet to the Northerly right of way line of S.R. 235; thence run South 68°15'11" West along said right of way a distance of 992.31 feet to the point of beginning; from the Point of Beginning run North 21°44'49" West a distance of 482.44 feet to the Southerly right of way line of the Seaboard Coastline Railroad; thence run South 46°03'11" West along said right of way a distance of 1340.58 feet; thence run South 52°15'41" East 46.31 feet to the Northerly right of way of S.R. 235 said point being on a curve; thence run Easterly along said right of way and curve, said curve having a radius of 2914.79 feet, a central angle of 12°01'38", an arc length of 611.86 feet to the P.C. of said curve, thence continue along said right of way 610.32 feet to the point of beginning.

Parcel Identification Number: 03918-003-000

Subject to taxes for 2020 subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

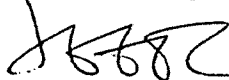
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

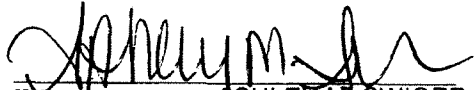
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said

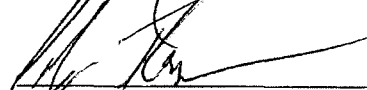
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: JOHN F. ROSCOW, IV


 Witness Name: ASHLEY M. SWIGER

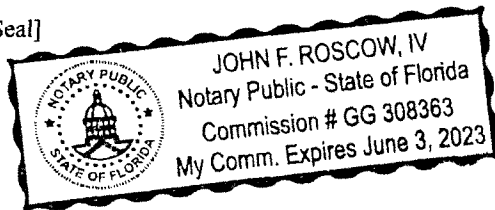

 JASON MALLARD (Seal)

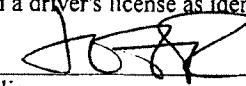

 COLBY THOMPSON (Seal)

State of Florida
 County of Alachua

The foregoing instrument was acknowledged before me this 12th day of December, 2019 by JASON MALLARD and COLBY THOMPSON, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]




 Notary Public

Printed Name: _____

My Commission Expires: _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
BLACK FLAG METALSMITH LLC

Filing Information

Document Number	L16000074325
FEI/EIN Number	81-2296291
Date Filed	04/14/2016
Effective Date	04/14/2016
State	FL
Status	ACTIVE

Principal Address

9744 NW 27TH PL
GAINESVILLE, FL 32606

Mailing Address

9744 NW 27TH PL
GAINESVILLE, FL 32606

Registered Agent Name & Address

PRIVETTE, SARAH M
9744 NW 27TH PL
GAINESVILLE, FL 32606

Name Changed: 02/11/2019

Authorized Person(s) Detail

Name & Address

Title VMG

PRIVETTE, SARAH M
9744 NW 27TH PL
GAINESVILLE, FL 32606

Title P

Privette, Christopher A
9744 NW 27TH PL
GAINESVILLE, FL 32606

Annual Reports

Report Year	Filed Date
-------------	------------

2017	01/22/2017
2018	03/19/2018
2019	02/11/2019

Document Images

02/11/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
01/22/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- Florida Limited Liability	View image in PDF format

Legal Description

Parcel Number 03918-003-000

(From Deed)

Part of Government Lots 1, 2 and 3, lying in Section 22, Township 8 South, Range 18 East, lying South of A.C.L. Railroad (now Seaboard Coastline Railroad), and North of State Road No. 235 described as: starting at the NW corner of the NE quarter of Section 22, Township 8 South, Range 18 East, thence run South 00°20'48" West, 2,407.72 feet to the Northerly right of way line of S.R. 235; thence run South 68°15'11" West along said right of way a distance of 992.31 feet to the point of beginning; from the Point of Beginning run North 21°44'49" West a distance of 482.44 feet to the Southerly right of way line of the Seaboard Coastline Railroad; thence run South 46°03'11" West along said right of way a distance of 1340.58 feet; thence run South 52°15'41" East 46.31 feet to the Northerly right of way of S.R. 235 said point being on a curve; thence run Easterly along said right of way and curve, said curve having a radius of 2914.79 feet, a central angle of 12°01'38", an arc length of 611.86 feet to the P.C. of said curve, thence continue along said right of way 610.32 feet to the point of beginning.

NEIGHBORHOOD WORKSHOP NOTICE

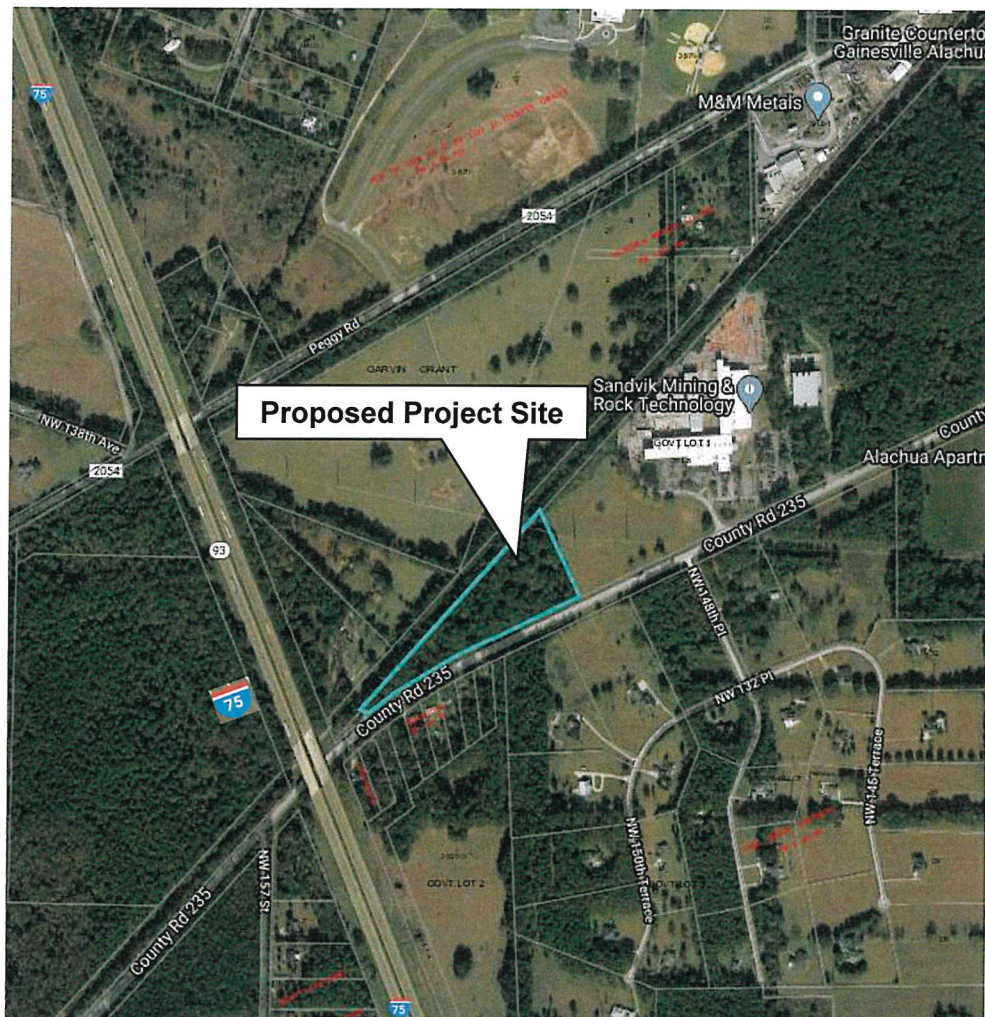
Date: February 26, 2020

Time: 6:00 PM

Place: Alachua Branch Library
14913 NW 140th Street
Alachua, FL 32615

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed land use map change from Agriculture to Industrial, a proposed rezoning from Agriculture to Light and Warehouse Industrial (ILW), and a proposed development plan located at 13218 NW County Rd. 235 on tax parcel number 03918-003-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



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

03925-010-005
LARSEN ERIC & CHRISTINA M
15000 NW 132ND PL
ALACHUA,32615

03865-000-000
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA,32616-1360

03924-000-000
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA,32616-1360

03925-004-003
HOLTON HEIRS & HOLTON
13115 NW COUNTY RD 235
ALACHUA,32615

03925-010-004
FAGAN THEODORE JR & LA SHAN
789 N COUNTY RD 33 PO BOX 587
ASHFORD,36312

03916-001-000
BJORGE DEBORAH
13116 NW COUNTY RD 235
ALACHUA,32615

03925-004-001
HODGES DONALD
24521 NW 94TH AVE
ALACHUA,32615-7814

03918-000-000
CITIZENS & SOUTHERN
13500 NW COUNTY RD 235
ALACHUA,32615-6150

03974-001-001
BOWMAN DOUGLAS L & MANDY G
PO BOX 251
ALACHUA,32616

03925-004-006
GROVES OLIVIA ANN U
9118 SW 122ND ST
GAINESVILLE,32608-5742

03925-004-004
MELVIN LOIS C LIFE ESTATE
13107 NW COUNTY ROAD 235
ALACHUA,32615-6153

03925-003-003
HELLE DUANE
13217 NW CR 235
ALACHUA,32615

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE,32601

03925-003-001
HELLE DUANE
13217 NW CR 235
ALACHUA,32615

03925-003-000
BOWMAN & GUEST
PO BOX 251
ALACHUA,32616-0251

03918-002-000
CHERRY & DOUGHETY
PO BOX 452
ALACHUA,32616-0452

03925-004-002
JACOBI JONATHON
13123 NW COUNTY RD 235
ALACHUA,32615

03918-003-000
MALLARD & THOMPSON
9310 NW 188TH WAY
ALACHUA,32615

03925-004-005
HISS STEVEN A
13019 NW COUNTY ROAD 235
ALACHUA,32615-6153

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

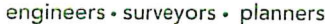
Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615



Neighborhood Meeting - Sign-in Sheet

Project: Proposed Land Use Map Change, Rezoning, and Development Plan

Date & Time: February 26, 2020 at 6:00 PM

Location: Alachua Branch Library
14913 NW 140th St
Alachua, FL 32615

[illegible]

Neighborhood Meeting Minutes

Project: Proposed Land Use Change, Rezoning & Development Plan

Meeting Date & Time: February 26, 2020 at 6:00 PM

Location: Alachua Library Branch
14913 NW 140th Street
Alachua, FL 32615

Community Participants: 5

Project Representatives: Clay Sweger, eda

Meeting Minutes:

Clay Sweger introduced eda and the project, a proposed land use map change from Agriculture to Industrial, a proposed rezoning from Agriculture to Light and Warehouse Industrial (ILW), and a proposed development plan located at 13218 NW County Rd. 235 on tax parcel number 03918-003-000. The development plan proposes two buildings (one 9,000 SF building and another 6,000 SF building) along with associated parking lot, infrastructure, stormwater area, etc.

The floor was then opened for questions from the meeting attendees:

Q: Will there be only one access point on CR 235?

A: Yes, there will be only one access point. It is shown on the proposed development plan.

Q: Who cleared the trees?

A: Some trees were harvested by the previous property owner per proper permitting.

Q: We understand what will be in the proposed 9,000 SF building, but what will be in the other building?

A: At this time, the other building is proposed to attract another local business, which has not yet been determined.

Q: What kind of uses can be in that extra building?

A: Only uses that are allowed in the ILW zoning would be allowed, which is light industrial-type uses.

Q: What is the timeline for this project?

A: The land use and zoning change applications are proposed to be submitted tomorrow and will likely go to the P&Z board in April and City Commission in May. We will then submit the

proposed development plan application which will go through an approximately 3 month review process.

Q: Will there be site lighting?

A: The only lighting that we are proposing is some lighting on the buildings themselves and will comply with the City's land development code regulations.

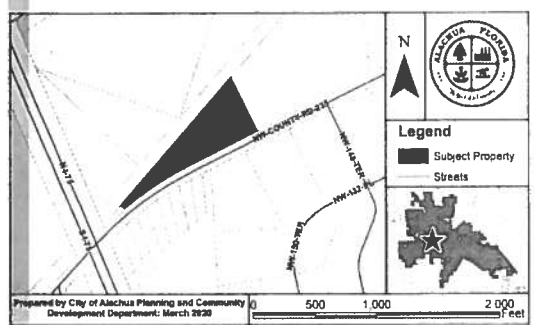
Q: We are concerned with traffic, will there be turn lanes?

A: The connection to County Road 235 will be permitted through Alachua County and they will make a determination on what improvements are required in the right of way.



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 9, 2020 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural to Light & Warehouse Industrial (ILW) on a ±6.98 acre subject property. The property subject to the proposed amendment is located north of NW County Road 235, approximately 600 feet west of the intersection of NW County Road 235 and NW 148th Terrace; consisting of Tax Parcel Number 03918-003-000. Existing FLUM: Agriculture; Proposed FLUM: Industrial; Existing Zoning: Agricultural.

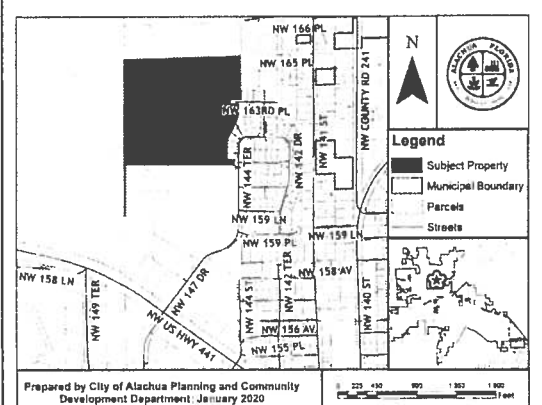


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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



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 8, 2020, 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 Christopher Gmuer, P.E., applicant and agent for Alachua Development Co., LLC, property owner, for consideration of the preliminary plat of Tara Baywood, which proposes the subdivision of a ±35.26 acre subject property into a maximum total of 211 townhouse lots, with associated common areas and right-of-way. The subject property is located north of Lowe's Home Improvement and the Baywood subdivision. Tax Parcel Number 03067-006-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family-6 ("RSF-6").

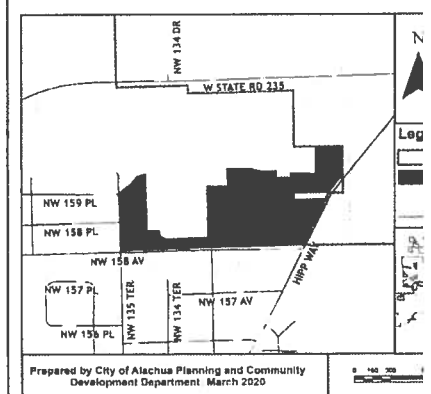


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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



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

Notice is hereby given that the Planning Board of the City of Alachua will hold a public hearing on June 9, 2020, 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 Anthony Brown, Jr. P.E. of JBrown Professional, applicant and agent for Bentley Timber, LLC, owner, for consideration of the preliminary Tolosa Phase 1, which proposes the subdivision of a ±18.74 acre subject property into a total of 100 lots, with associated common areas and right-of-way. The subject property is located north of NW 158th Avenue and Hippi Way. Tax Parcel Numbers 031-000-000-000 to 031-000-000-010. Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Planned Medium Density Residential ("PD-R").



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

OBITUARIES



WEBB, ROSE LEE ROBINSON
Rose Lee Robinson Webb, age 86, daughter of the late Leroy Robinson Sr. & Isabella Terry Robinson, went home to be with the Lord on May 23, 2020 at the home of her daughter, Wanda, in Archer, Florida surrounded by her loving family.

Ms. Webb was a lifetime Member of Saint Joseph Missionary Baptist Church.

The Homegoing Celebration will be held 2:30PM Saturday, May 30, 2020, at Saint Joseph Missionary Baptist Church (Archer, FL) with her Pastor, Reverend Dr. Willie Calson, as the Eulogist & her grandson-in-law, Elder Kenyada Feathers as the Officiant. Ms. Webb will be viewed at the Funeral Home on Friday 2:00-7:00PM - At the Church on Saturday 30 Minutes prior to the Services - And with the Processional. The Procession will form at the residence of her daughter, Wanda Oats, 15130 SW 175th Ave, Archer, FL at 1:45PM.

Those left to cherish her memory are her sons - Luther Curtis, Jr. (& Aleria) of Raleigh, FL; Clarence Curtis (& Pearl) and Daniel Curtis and Tresay Curtis of Archer, FL; daughter - Wanda Oats of Archer, FL; brothers - Leroy Robinson Jr. (& Rosa) of Archer, FL (Willie James Robinson, Sr. preceded her in death); son-in-law - Ronald K. Oats of Williston, FL; And a host of grandchildren, great grandchildren, great-great grandchildren, nieces, cousins & friends.

We're asking that the COVID-19 Mandates are followed as we gather for this occasion.

Arrangements Entrusted To
DUNCAN BROTHERS' FUNERAL HOME
428 NW 8TH ST
Gainesville, FL



WHITEHEAD, PATRICK
Williston, Florida - Patrick Whitehead, served our country for three years in the United States Army and received an honorable discharge. He was affectionately known to many as A Truck Driver, he will be missed and remembered by his wife; Pamela Whitehead. Children: Larissa Chantelle Whitehead, Jonathan Thurman, who preceded him in death and Patrick Whitehead Jr. granddaughter: Mariah Kahlyn Cherry, siblings, Leondea Rackard (stacy) Tenika Jones, Audrey Whitehead, Jennifer Whitehead, Samantha Whitehead, Tywanda Hall and Tina Hardge. The Celebration of life for our beloved husband, father, grandfather, brother, nephew, and cousin will be held at a later date. Arrangements has been under the direction of D Williams Mortuary Service, 6120 SW 13th Street, Gainesville, Florida.

Dwilliamsmortuary.com
"Serving With A Spirit Of Excellence"
352-204-2381

*When words fail,
We can help.*

Gainesville.com/obits
offers guestbooks,
photo galleries, and
slideshowes for you to
express condolences and
celebrate the life of your
friends and loved ones.

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POWERED BY THE SUN

STORMS

From Page A3

utilities plan to shift to single-serve packaging of food and revamp sleeping arrangements for restoration crews that could require single occupancy in hotels or need for more smaller sleeper vehicles.

They also cautioned

that post-storm recovery assistance from utility crews based in other states might not be as large as in past years, as each state deals with issues related to the coronavirus.

Florida's emergency-management division has also been taking internal steps to ward off its own disaster fatigue.

"We're making sure that we're rotating people

on and off on weekends to give them time off with their families," Moskowitz said. "Obviously, we're boosting morale around here. We're letting people bring their dogs to work. Because, look, mental health is an important aspect of what we do around here. We've been working 18-hour days since the beginning of March."

LAWSUIT

From Page A3

insufficiencies that would

support a motion to dismiss," Kramer's response to the motion states.

The case is on an expedited schedule so it can be resolved before

the election.

Kramer is an assistant state attorney. McCallum is a former prosecutor now in private practice.

TAX

From Page A3

Institute, a non-partisan research organization, said that sales tax losses, alone, could soon hit \$800 million-a-month, initially caused by the coronavirus shutdown but then followed by rising unemployment, which will slow tourist visits and consumer spending.

Florida's unemployment rate hit 12.9% in April, less than the national 14.7% level. But jobless numbers across the country are expected at least to near 16% by mid-summer, which will have its own jarring effect on Florida's tourist-driven economy.

"In other words, as people from other states face job losses and are unable to travel to Florida, tourism-generated economic activity and the state's revenue suffers," said Robert C. Osborne, board chair of the Florida Policy Institute.

Florida Republican leaders, though, are holding out hope for an economic bounce back. They say that tax collections will begin showing signs of recovery with restaurants, retailers and

other businesses coming back to life, even at reduced levels.

"Our ability to successfully navigate the current fiscal situation will require the same deliberate, professional, fact-based decision making we have employed in Florida for decades," Senate President Bill Galvano, R-Bradenton, said in a memo to senators after the monthly revenue numbers were released Tuesday.

Galvano also pointed out that while April's report showed collections plummeting, the state actually was over-estimate on collections by \$202.4 million for the first quarter of the year, somewhat easing the slap of that one-month plunge.

While Republicans don't seem eager to read-dress policy and spending decisions in a special session, some longtime allies of GOP leadership are urging dramatic steps.

Florida TaxWatch, the business-backed research organization, cited the decline in tax collections as a reason to urge lawmakers to work on a new revenue-producing gambling compact with the Seminole Tribe and to authorize the state to collect taxes on e-commerce and remote

vendors.

Both approaches could draw hundreds of millions of dollars into the state's pandemic-battered treasury.

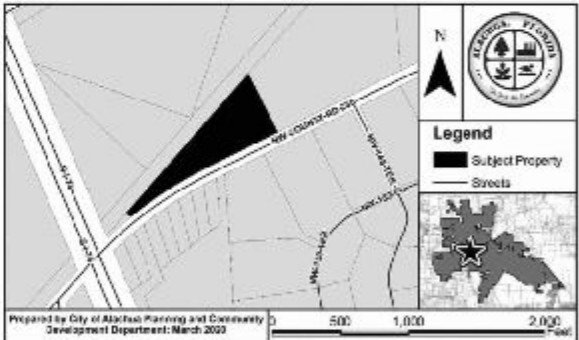
"We cannot afford continued inaction on these critical issues," said TaxWatch President and CEO Dominic Calabro. "Today, we again urge the Florida Legislature to take decisive action and activate these needed revenue sources, which will increase collections dramatically and help ensure a strong recovery for the Sunshine State."

Farmer, the Senate's incoming Democratic leader, also said that when it comes to potential budget cuts, his party wants to shield priorities that he fears Republicans would be prone to slash.

"For the first time in this budget, we didn't balance our books on the backs of hard-working Floridians," Farmer said. "But the big fear here is that if it's left to a non-transparent process, the lobby corps will swoop in and these books will get balanced by taking away money that Floridians need the most."

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

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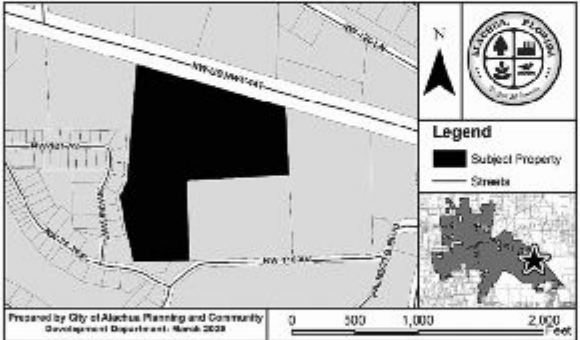


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GF-GH056323

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 9, 2020 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for 441 Development Group of Alachua County, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agriculture (Alachua County) to Community Commercial (CC) on ±18 acres and to Residential Single Family - 4 (RSF-4) on ±10.2 acres on a ±28.2 acre subject property. The property subject to the proposed amendment is located south of NW US Highway 441, approximately 1,300 feet west of the intersection of NW US Highway 441 and Turkey Creek Boulevard and approximately 800 feet east of the intersection of NW US Highway 441 and County Road 237; consisting of Tax Parcel Number 05898-005-000. FLUM: Community Commercial (±18 acres) and Moderate Density Residential (±10.2 acres); Existing Zoning: Agriculture (Alachua County).



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

GF-GH056324



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- Lowered our rates and added terms on personal loans.
- No payment for 90 days¹ for select loan² types
- Loan assistance programs available

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1 Payments may be deferred for the first 90 days; interest accrues from inception.
2 New loans only. Not valid for current FCU loans.

FCU is approved to offer SBA loan products under the SBA Express Program.



FOUNDP007 0520

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GF-GH042924

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
SIGN ON 5/19/20 ^(name) FOR THE Black Flag SSCPA & Rezoning (PZB)
_(date) _(state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(signature)

4
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

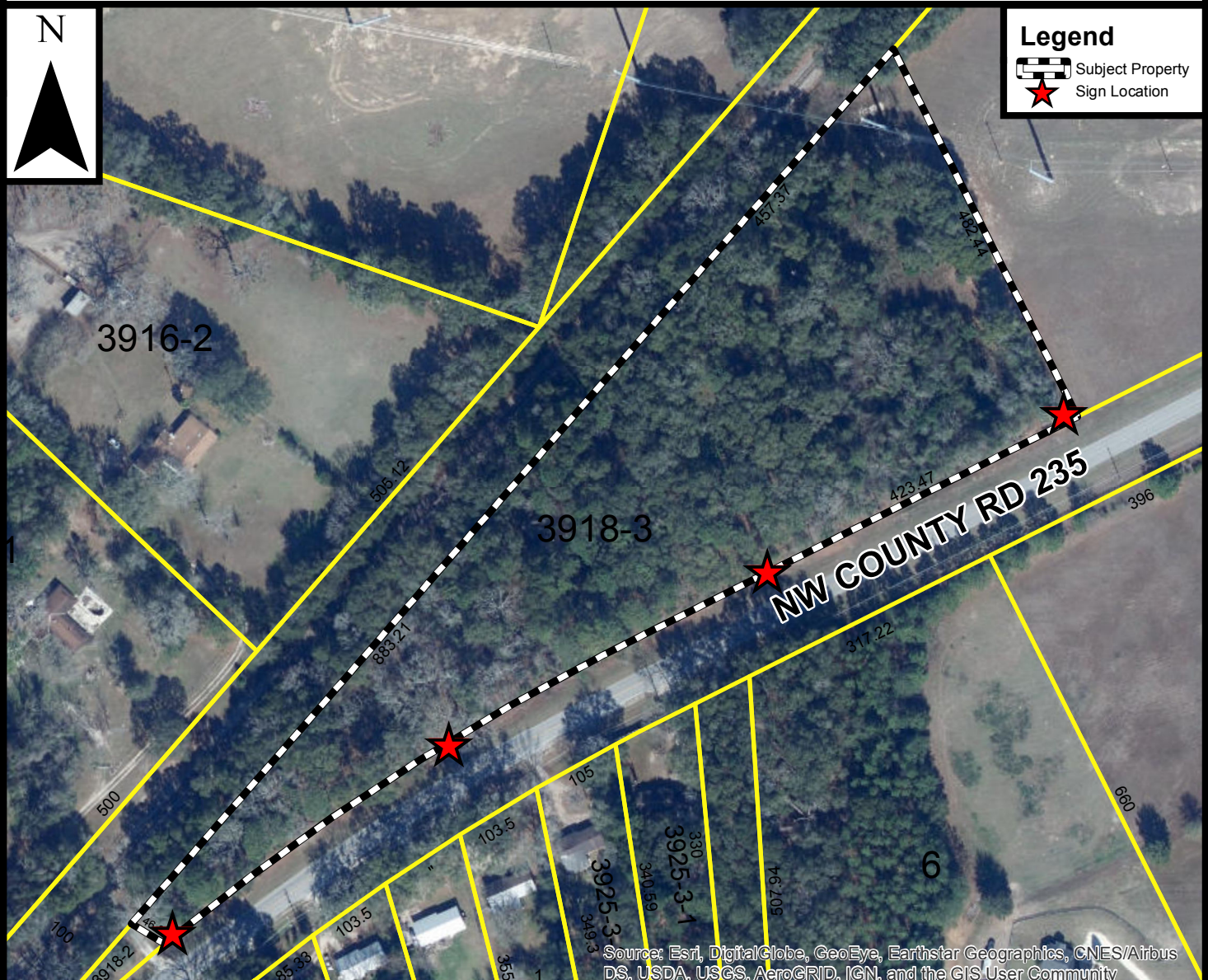
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.



Black Flag Metalsmith SSCPA & Rezoning





City of
ALACHUA

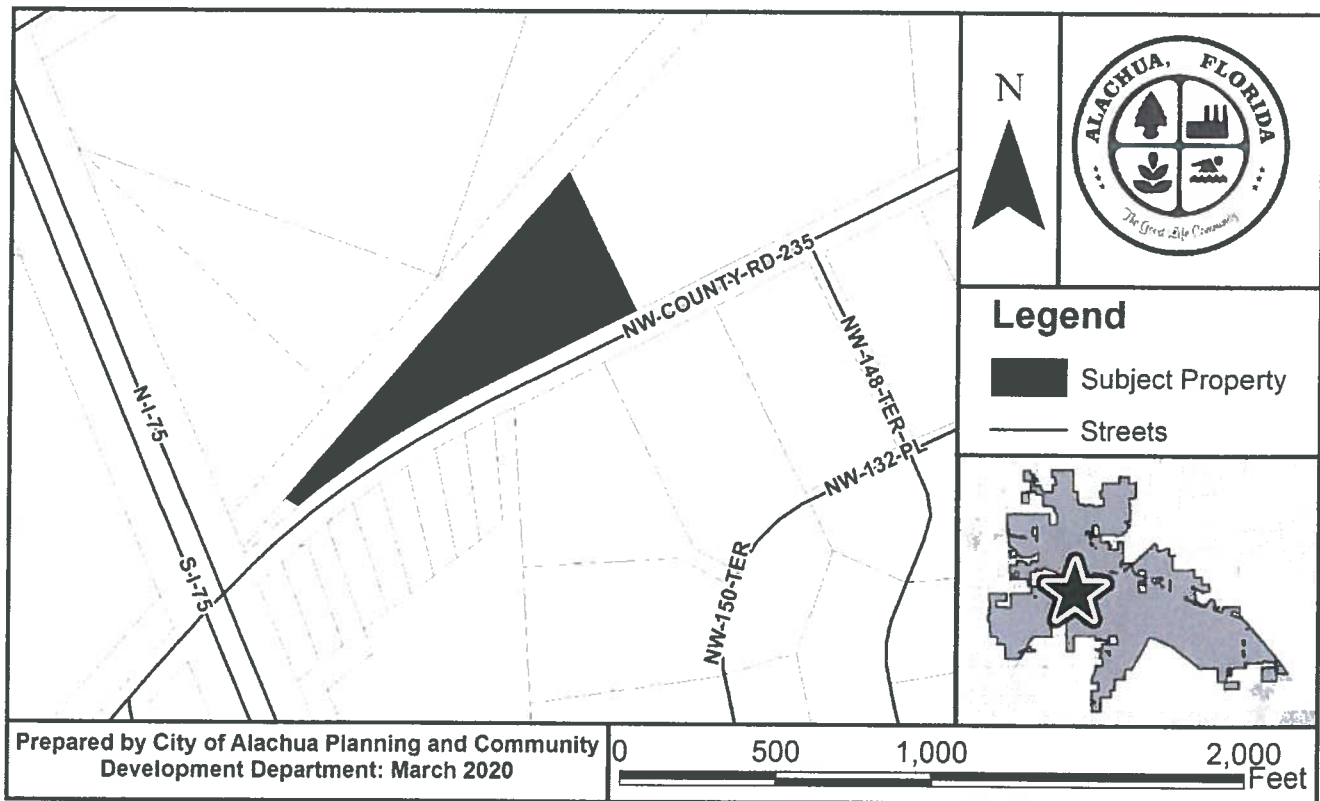
THE GOOD LIFE COMMUNITY™

Mailed

5/21/2020

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 9, 2020 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural to Light & Warehouse Industrial (ILW) on a ±6.98 acre subject property. The property subject to the proposed amendment is located north of NW County Road 235, approximately 600 feet west of the intersection of NW County Road 235 and NW 148th Terrace; consisting of Tax Parcel Number 03918-003-000. Existing FLUM: Agriculture; Proposed FLUM: Industrial; Existing Zoning: Agricultural.



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

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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

03865-000-000
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03925-004-003
HOLTON HEIRS & HOLTON
13115 NW COUNTY RD 235
ALACHUA, FL 32615

03916-001-000
BJORGE DEBORAH
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-004-006
GROVES OLIVIA ANN U
9118 SW 122ND ST
GAINESVILLE, FL 32608-5742

03925-003-003 & 03925-003-001
HELLE DUANE
13217 NW CR 235
ALACHUA, FL 32615

03918-002-000
CHERRY & DOUGHETY
PO BOX 452
ALACHUA, FL 32616-0452

03918-003-000
MALLARD & THOMPSON
9310 NW 188TH WAY
ALACHUA, FL 32615

03925-010-005
LARSEN ERIC & CHRISTINA M
15000 NW 132ND PL
ALACHUA, FL 32615

03924-000-000
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03925-010-004
FAGAN THEODORE JR & LA SHAN
789 N COUNTY RD 33
PO BOX 587
ASHFORD, AL 36312

03925-004-001
HODGES DONALD
24521 NW 94TH AVE
ALACHUA, FL 32615-7814

03974-001-001
BOWMAN DOUGLAS L & MANDY G
PO BOX 251
ALACHUA, FL 32616

03925-004-004
MELVIN LOIS C LIFE ESTATE
13107 NW COUNTY ROAD 235
ALACHUA, FL 32615-6153

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03925-003-000
BOWMAN & GUEST
PO BOX 251
ALACHUA, FL 32616-0251

03925-004-002
JACOBI JONATHON
13123 NW CR 235
ALACHUA, FL 32615

03925-004-005
HISS STEVEN A
13019 NW CR 235
Alachua, FL 32615-6153

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

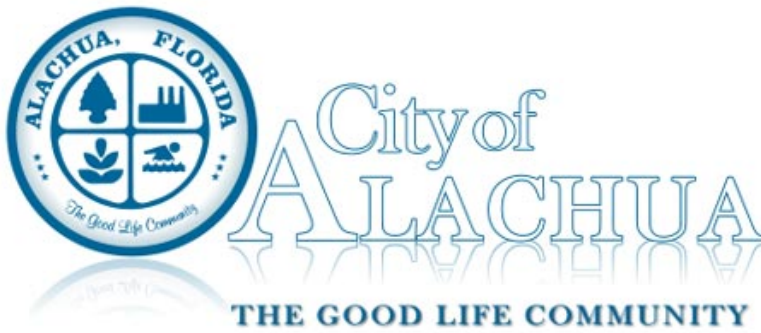
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh and Jean Caddlerwood
PO Box 2307
Alachua, FL 32616



Board/Committee Agenda Item

MEETING DATE: 6/9/2020

SUBJECT: LDR Text Amendments - A Staff-Initiated Amendment to the City's Land Development Regulations (Legislative).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

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 upon making the following motion:

Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.

Summary

This application is a Staff-initiated request to amend various sections of the Land Development Regulations (LDRs). The principle focus of the proposed amendments pertains to the site plan and subdivision review processes.

The current LDRs were adopted in February 2006. Since this time, the size and scope of residential and nonresidential development proposals within the City has changed. As such, over the past several years it has become apparent to City Staff, professional consultants (e.g., civil engineers and planners), developers, and land owners that certain changes could be made to the LDRs in order to more efficiently and effectively plan for future development.

City Staff has worked with stakeholders in order to better understand the concerns from these interests' perspectives. In June 2017, the City hosted a forum for residential developers and lenders. The forum included a panel of members with expertise in development, real estate, finance, and civic organization. The forum provided an opportunity for attendees to provide input on residential development in the City and hear the viewpoints of the panel members.

In early 2019, the City engaged the services of CHW Professional Consultants to host a stakeholder meeting to solicit feedback about potential improvements to the development review process. Members of the development, building, real estate law, residential, design and professional consultant communities were invited to participate in the stakeholder meeting which was held in February 2019.

The feedback received through these outreach events has been incorporated into the proposed amendments.

In summary of the substantive changes, the proposed amendments would:

- Amend Section 1.4.5 to add an exemption from the requirement to obtain any permits required by Article 2 of the

- Amend Section 1.4.5 to add an exemption from the requirement to obtain any permits required by Article 2 of the LDRs for projects identified in the adopted City of Alachua Long Range Transportation Plan.
- Amend Section 2.2.12 to establish an administrative withdrawal process for inactive applications for development permits.
- Amend Section 2.4.9:
 - to include additional development activities which may be reviewed through the minor site plan process.
 - to establish a new development permit for the review of infrastructure entitled infrastructure plans, creating standards of review, procedures for approval, approval with conditions, or denial, permit extensions, amendments, appeals, and the period of validity for infrastructure plans.
- Amend Section 2.4.10:
 - to remove an exemption from subdivision review for divisions of land into tracts five (5) acres or greater, to amend an existing exemption relating to nonresidential and multifamily development requiring site plan review to remove a requirement that such development may not create, relocate, or extend a street, and creating a new exemption relating to infrastructure plans.
 - to change the period of validity of a Preliminary Plat from a maximum of 18 months to a minimum of three (3) years and a maximum of six (6) years.
 - to define minor amendments to Preliminary Plats which may be approved by the LDR Administrator.
 - To allow a final plat to be reviewed concurrently with construction plans.
- Amend Section 6.8 to clarify the applicability of the design standards for business uses to existing development which proposes an addition, expansion, or renovation; to clarify the application of existing regulations; and to add a requirement for interconnectivity between adjacent compatible development.
- Amend Section 6.10 to reduce the required surety instrument for private improvements from 125% to 120%.
- Amend Section 7.4 to reduce the required surety instrument for public improvements from 125% to 120%.
- Amend Section 10.2 to create a new definition of “mixed-use” and to amend the definitions of “dwelling, multiple family”, “dwelling, townhouse”, and “subdivision”.

ATTACHMENTS:

Description

- ☐ Staff Report & Staff Supporting Materials
- ☐ Draft Ordinance
- ☐ Public Notice Materials for the 6/9/20 PZB Meeting



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

June 9, 2020

SUBJECT: A Staff-initiated amendment to the City's Land Development Regulations (LDRs)

APPLICANT/AGENT: City of Alachua

PROJECT PLANNERS: Kathy Winburn, AICP; Justin Tabor, AICP; Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find the proposed Text Amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.

RECOMMENDED MOTION: *Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.*

SUMMARY

This application is a Staff-initiated request to amend various sections of the Land Development Regulations (LDRs). The principle focus of the proposed amendments pertains to the site plan and subdivision review processes.

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City Staff has worked with stakeholders in order to better understand the concerns from these interests' perspectives. In June 2017, the City hosted a forum for residential developers and lenders. The forum included a panel of members with expertise in development, real estate, finance, and civic organization. The forum provided an opportunity for attendees to provide input on residential development in the City and hear the viewpoints of the panel members.

In early 2019, the City engaged the services of CHW Professional Consultants to host a stakeholder meeting to solicit feedback about potential improvements to the development review process. Members of the development, building, real estate law, residential, design and professional consultant communities were invited to participate in the stakeholder meeting which was held in February 2019.

The feedback received through these outreach events has been incorporated into the proposed amendments.

In summary of the substantive changes, the proposed amendments would:

- ❖ Amend Section 1.4.5 to add an exemption from the requirement to obtain any permits required by Article 2 of the LDRs for projects identified in the adopted City of Alachua Long Range Transportation Plan.
- ❖ Amend Section 2.2.12 to establish an administrative withdrawal process for inactive applications for development permits.
- ❖ Amend Section 2.4.9:
 - to include additional development activities which may be reviewed through the minor site plan process.
 - to establish a new development permit for the review of infrastructure entitled infrastructure plans, creating standards of review, procedures for approval, approval with conditions, or denial, permit extensions, amendments, appeals, and the period of validity for infrastructure plans.
- ❖ Amend Section 2.4.10:
 - to remove an exemption from subdivision review for divisions of land into tracts five (5) acres or greater, to amend an existing exemption relating to

nonresidential and multifamily development requiring site plan review to remove a requirement that such development may not create, relocate, or extend a street, and creating a new exemption relating to infrastructure plans.

- to change the period of validity of a Preliminary Plat from a maximum of 18 months to a minimum of three (3) years and a maximum of six (6) years.
- to define minor amendments to Preliminary Plats which may be approved by the LDR Administrator.
- To allow a final plat to be reviewed concurrently with construction plans.
- ❖ Amend Section 6.8 to clarify the applicability of the design standards for business uses to existing development which proposes an addition, expansion, or renovation; to clarify the application of existing regulations; and to add a requirement for interconnectivity between adjacent compatible development.
- ❖ Amend Section 6.10 to reduce the required surety instrument for private improvements from 125% to 120%.
- ❖ Amend Section 7.4 to reduce the required surety instrument for public improvements from 125% to 120%.
- ❖ Amend Section 10.2 to create a new definition of “mixed-use” and to amend the definitions of “dwelling, multiple family”, “dwelling, townhouse”, and “subdivision”.

PROPOSED LDR TEXT AMENDMENTS

The amendments summarized within this report do not include non-substantive amendments, such as revisions to cross-references, section titles referenced elsewhere in the LDRs, and corrections for internal consistency. Please reference Exhibit “A” of this report for all amendments, shown in ~~strikethrough~~ and underscore format.

AMENDING SECTION 1.4.5 RELATING TO EXEMPTIONS TO THE APPLICABILITY AND JURISDICTION OF THE LDRS

1.4.5 Exemptions.

(A) *Acquisition of interests in land by government and construction of public infrastructure for public purpose.*

(1) The provisions of these LDRs shall not require subdivision of land in accordance with Section 2.4.10 as a result of actions taken by the City of Alachua, Alachua County, the School Board of Alachua County, or the State of Florida to acquire land or interest in land for public use, right-of-way (ROW), or easements.

(2) The permits as set forth in Article 2, Administration, shall not be required for the following public infrastructure projects: ~~such as~~

(a) ~~R~~oad construction/reconstruction projects, water/wastewater line installations, and other similar projects, undertaken by the City of Alachua, Alachua County, or the State of Florida; or,

(b) Any project identified in the adopted City of Alachua Long Range Transportation Plan, provided however that when the roadway improvement will be performed by an entity other than the City of Alachua, Alachua County, or State of Florida, a surety device in accordance with Section 7.4. Improvement guarantees for public improvements, or Section 6.10, Improvement guarantees for private improvements, as applicable, shall be posted with the City.

AMENDING SECTION 2.1.1(B) AND TABLE 2.1-1 RELATING TO THE DEVELOPMENT REVIEW STRUCTURE

2.1.1 Summary of administration and review roles.

(B) *Development review structure.* Table 2.1-1, Development Review Structure, summarizes the review bodies and City staff that have specific permit review roles under these LDRs, and their responsibilities.

Table 2.1-1: Development Review Structure					
S = Staff Review C = Plan Consistency Review R = Review and Advise D = Final Decision A = Appeal					
Development Permit	LDR Administrator	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	City Commission	Hearing Officer
Text Amendment and General Amendment to Official Zoning Atlas (Section 2.4.1)	S		C/R	D	
Site Specific Official Zoning Atlas Amendment (Rezone) (Section 2.4.2)	S		C/R	D	
Planned Development (Section 2.4.3)	S		C/R	D	
Special Exception Permit for Building Greater Than or Equal to 80,000 Square Feet in Area (Section 2.4.4(C)(2))	C/S		C/R	D	
Special Exception Permit for uses other than building greater than or equal to 80,000 square feet in area (Section 2.4.4(C)(3))	C/S		D	A	
Historic Sites and Structures					
Historic Overlay District Classification (Section 2.4.5)	S		C/R	D	

Table 2.1-1: Development Review Structure					
S = Staff Review C = Plan Consistency Review R = Review and Advise D = Final Decision A = Appeal					
Development Permit	LDR Administrator	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	City Commission	Hearing Officer
Certificate of Appropriateness (Minor Review) (Section 2.4.6)	D	A			
Certificate of Appropriateness (Major Review) (Section 2.4.6)	C/S		D	A	
Variance Permits					
Zoning Variance Permit (Section 2.4.7(C))	C/S	D			
Subdivision Variance Permit (Section 2.4.7(D))	S		C/R	D	
Administrative Adjustment (Section 2.4.8)	D	A			
<u>Minor Site Plan (Section 2.4.9(B)(2)(a))</u>	<u>D</u>	<u>A</u>			
Site Plan (Building Less Than 80,000 square feet in Area) (Section 2.4.9(B)(2)(b))	C/S		D	A	
Site Plan (Building Greater Than or Equal to 80,000 square feet in Area) (Section 2.4.9(B)(2)(c))	C/S		C/R	D	
<u>Infrastructure Plan (Section 2.4.9(B)(2)(d))</u>	<u>C/S</u>			<u>D</u>	
Minor Site Plan (Section 2.4.9(J))	D	A			
Subdivision					
Minor Subdivision (Section 2.4.10(F))	S		C/R	D	
Major Subdivision					
Preliminary Plat (Section 2.4.10(G)(23))	S		C/R	D	
Construction Plans (Section 2.4.10(G)(34))	D			A	
Final Plat (Section 2.4.10(G)(6))	S			D	

Table 2.1-1: Development Review Structure					
S = Staff Review C = Plan Consistency Review R = Review and Advise D = Final Decision A = Appeal					
Development Permit	LDR Administrator	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	City Commission	Hearing Officer
Other Permits					
Sign Permit (Section 2.4.11)	D	A			
Temporary Use Permit (Section 2.4.12)	D	A			
Special Event Permit (Section 2.4.13)	D	A			
Certificate of Concurrence Compliance (Section 2.4.14)	D	A			
Certificate of LDR Compliance (Section 2.4.15)	D	A			
Special Permit (Section 2.4.16)	S		C/R/S	D	
Tree Removal Permit (Section 2.4.17)	D	A			
Mobile Home Move-on Permit (Section 2.4.18)	D	A			
Interpretation by LDR Administrator (Section 2.4.19)	D	A			
Appeals of Interpretation and Decision of LDR Administrator (Section 2.4.20)		D			
Vested Rights Certificate (Section 2.4.21)	C/S			D	
Beneficial Use Determination (Section 2.4.22)	S			D	R
Wellfield Exemption Permit (Section 2.4.23)	S		C/R	D	
Development Agreement (Section 2.5)	S		C/R	D	

AMENDING SECTION 2.1.2(A) RELATING TO THE POWERS AND DUTIES OF THE CITY COMMISSION

2.1.2 City Commission.

- (A) *Powers and duties.* In addition to any authority granted the City Commission by general or special law or the City Charter, the Commission shall have the following powers and duties:
- (1) *Amendments to LDR text.* To initiate, review, and decide applications to amend the text of these LDRs (Section 2.4.1, Text amendment).
 - (2) *General amendments to Official Zoning Atlas.* To initiate, review, and decide applications to general amendments to the Official Zoning Atlas (Section 2.4.1).
 - (3) *Site-specific amendments to Official Zoning Atlas (rezone).* To initiate, review, and decide applications on site-specific amendments to the Official Zoning Atlas (rezone) (Section 2.4.2).
 - (4) *Planned development district (PD) classification.* To review and decide recommendations from the PZB on PD Master Plans and amendments to the Official Zoning Atlas to a planned development (PD) district (Section 2.4.3).
 - (5) *Special exception permit for building greater than or equal to 80,000 square feet in area.* To review and decide applications on special exception permits for a building greater than or equal to 80,000 square feet in area (Section 2.4.4(C)(2)).
 - (6) *Historic Overlay (HO) District classification.* To initiate, review, and decide recommendations from the PZB on amendments to the Official Zoning Atlas to apply the Historic Overlay (HO) District classification (Section 2.4.5).
 - (7) *Subdivision variance permit.* To review and decide applications on subdivision variance permits from the subdivision standards (Section 2.4.7(D)).
 - (8) *Site plan for building greater than or equal to 80,000 square feet in area and infrastructure plan.* To review and decide applications for site plans consisting of a building greater than or equal to 80,000 square feet in area —(Section 2.4.9(D)(3)(2)(c)) and to review and decide applications for infrastructure plans (Section 2.4.9(D)(2)(d)).
 - (9) *Minor subdivision.* To review and decide applications for minor subdivisions (Section 2.4.10(F)).
 - (10) *Major subdivision preliminary plat.* To review and decide applications for major subdivision preliminary plats (Section 2.4.10(G)).
 - (11) *Major subdivision final plat.* To review and decide applications for major subdivision final plats (Section 2.4.10(G)).
 - (12) *Appeals of LDR Administrator on major construction plans.* To review and decide appeals on decisions of the LDR Administrator on major subdivision construction plans (Section 2.4.10(G)).
 - (13) *Appeal of PZB decisions.* To review and decide appeals on decisions of the PZB on:
 - (a) Special exception permits (Section 2.4.4).

- (b) Certificates of appropriateness (Section 2.4.6).
 - (c) Site plans consisting of a building less than 80,000 square feet in area (Section 2.4.9(D)(2)(b)).
- (14) *Special permit*. To review and decide applications for special permits (Section 2.4.16).
 - (15) *Vested rights certificate*. To review and decide applications for vested rights certificates (Section 2.4.22).
 - (16) *Beneficial use determination*. To review and decide applications for beneficial use determinations (Section 2.4.23).
 - (17) *Wellfield exemption permit*. To review and decide applications for wellfield exemption permits (Section 2.4.24).
 - (18) *Development agreements*. To review requests, and, where appropriate and in its sole discretion, enter into development agreements (Section 2.5).
 - (19) *Schedule of fees*. To approve by resolution a schedule of fees governing applications for permits and other permit approvals reviewed under these LDRs.
 - (20) *Other*. To take any other action not delegated to the PZB, BOA, Special Magistrate, LDR Administrator, Public Services Director or City Attorney, as the City Commission may deem desirable and necessary to implement the provisions of these LDRs.

AMENDING SECTION 2.2.3(B) RELATING TO THE REQUIREMENT TO HOLD PRE-APPLICATION CONFERENCES

2.2.3 Preapplication conference.

- (B) *Preapplication conference mandatory*. A preapplication conference is mandatory prior to submission of any application for:
 - (1) Site-specific amendments to the Official Zoning Atlas (rezoning) (Section 2.4.2);
 - (2) Text amendments to the LDRs (Section 2.4.1);
 - (3) Planned developments (Section 2.4.3);
 - (4) Historic Overlay District classification (Section 2.4.5);
 - (5) Site plans and infrastructure plans (Sections 2.4.9(D)(2)(b), (c), and (d));
 - (6) Special permits for land and/or water filling, or dredging (Section 2.4.16);
 - (7) Minor subdivisions (Section 2.4.10(F));
 - (8) Major subdivision preliminary plats (Section 2.4.10(G));
 - (9) Special exceptions (Section 2.4.4);
 - (10) Vested rights certificate (Section 2.4.22);
 - (11) Beneficial use determination (Section 2.4.23);
 - (12) Wellfield exemption permit (Section 2.4.24); and
 - (13) Development agreements (Section 2.5).

AMENDING SECTION 2.2.7(A) RELATING TO THE PREPARATION OF STAFF REPORTS

2.2.7 Preparation of staff report.

- (A) *Application subject to public hearing or to be reviewed by review body.* When an application is subject to a public hearing (see Table 2.2-1, Required Public Hearings) or will be considered by a decision-making or review body after it is determined complete, the LDR Administrator shall refer the application to the appropriate staff, outside expert consultants, and any other appropriate review agencies for comment, review the application, communicate with the applicant regarding any questions, and prepare a written staff report. The staff report shall be mailed-provided to the applicant and made available to the public a reasonable period of time before the first scheduled public hearing on the application. The staff report shall be addressed to the decision-making or review body and shall state whether the application complies with all appropriate standards of these LDRs. The staff report shall include a staff recommendation. Conditions for approval may also be recommended to eliminate any areas of noncompliance or to mitigate any adverse effects of the applications for development permit.

AMENDING SECTION 2.2.8(C) AND TABLE 2.2-1 RELATING TO PUBLIC HEARINGS

2.2.8 Scheduling public hearings.

- (C) *Public Hearings.* A public hearing shall be conducted by the appropriate decision-making or review bodies for applications for development permit as depicted in Table 2.2-1, Required Public Hearings, and in accordance with Section 2.3, Public hearing procedures.

Table 2.2-1. Required Public Hearings				
Q = Quasi-judicial hearing (Section 2.3.1);				
S = Standard public hearing (Section 2.3.2)				
Application Type	Review and/or Decision-Making Body			
	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	Hearing Officer	City Commission
Text amendment and general amendment to Official Zoning Atlas (Section 2.4.1)		S		S
Site-specific amendment to Official Zoning Atlas (Section 2.4.2, rezone)		Q		Q
Planned development (Section 2.4.3)		Q		Q
Special exception permit for building greater than or equal to 80,000 square feet in area (Section 2.4.4(C)(2))		Q		Q
Special exception permit for uses other than building greater than or equal to 80,000 square feet in area Section 2.4.4(C)(3))		Q		

Table 2.2-1. Required Public Hearings				
Q = Quasi-judicial hearing (Section 2.3.1);				
S = Standard public hearing (Section 2.3.2)				
Application Type	Review and/or Decision-Making Body			
	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	Hearing Officer	City Commission
Historic Overlay District classification (Section 2.4.5)		Q		Q
Certificate of appropriateness (Section 2.4.6)		Q		
Zoning variance permit (Section 2.4.7(C))	Q			
Subdivision variance permit (Section 2.4.7(D))		Q		Q
Site plan (building less than 80,000 square feet in area) Section 2.4.9(D)(2)(b))		Q		
Site plan (building greater than or equal to 80,000 square feet in area) (Section 2.4.9(D)(3)(2)(c))		Q		Q
<u>Infrastructure Plan (Section 2.4.9(D)(2)(d))</u>				Q
Minor subdivision (Section 2.4.10(F))		Q		Q
Major subdivision (Section 2.4.10(G))				
Preliminary plat		Q		Q
Final plat				Q
Special permits (Section 2.4.16)		Q		Q
Appeals of (Section 2.4.20)				
Interpretation and decision of LDR Administrator	S			
Decision on construction plans by LDR Administrator				S
Appeals of PZB decision (Section 2.4.21)				Q
Vested rights certificate (Section 2.4.22)				S
Wellfield exemption permit (Section 2.4.24)		Q		Q
Development agreement (Section 2.5)		S		S

AMENDING SECTION 2.2.9(E) AND TABLE 2.2-2 RELATING TO REQUIRED NOTICES AND TIMING OF SUCH NOTICES FOR PUBLIC HEARINGS

2.2.9 Public notification. All applications for development approval requiring public hearings shall comply with the Florida Statutes, Table 2.2-2, Timing of Required Notice, and the other provisions of this section with regard to public notification.

- (E) *Required notice and timing.* Unless otherwise expressly provided in State statutes or these LDRs, notice shall be provided in accordance with the following Table 2.2-2, Timing of Required Notice:

Table 2.2-2. Timing of Required Notice			
Application Type	Notice Required [1]		
	Written (mailed) (Subsection 2.2.9(B) of this section)	Published (Subsection 2.2.9(C) of this section)	Posted (Subsection 2.2.9(D) of this section)
Text amendment (Section 2.4.1)			
General amendment to Official Zoning Atlas (Section 2.4.1)	At least 14 days prior to first public hearing <u>s</u>	At least 10 days prior to first and second public hearings	
Site-specific amendment to Official Zoning Atlas (rezone) (Section 2.4.2)			At least 14 days prior to first and second public hearing <u>s</u>
Planned development (Section 2.4.3)			
Special exception permit (Section 2.4.4) and appeal of PZB decision on special exception (Section 2.4.21)	At least 14 days prior to public hearing <u>(s)</u>	At least 10 days prior to public hearing <u>(s)</u>	At least 14 days prior to public hearing <u>(s)</u>
Historic Overlay District classification (Section 2.4.5)	At least 14 days prior to first public hearing <u>s</u>	At least 10 days prior to first and second public hearing <u>s</u>	At least 14 days prior to first and second public hearing <u>s</u>
Certificate of appropriateness (Section 2.4.6)			
Variance permits (Section 2.4.7)			At least 14 days prior to public hearing <u>(s)</u>
Site plan <u>consisting of building less than 80,000 square feet in area</u> (Section 2.4.9(D)(2)(b)) and appeal of PZB decision on site plan (Section 2.4.21)	At least 14 days prior to public hearing <u>(s)</u>	<u>At least 10 days prior to public hearing(s)</u>	
<u>Site plan consisting of building greater than or equal to 80,000 square feet in area</u> (Section 2.4.9(D)(2)(c))			At least 14 days prior to public hearing <u>(s)</u>

Table 2.2-2. Timing of Required Notice			
Application Type	Notice Required [1]		
	Written (mailed) (Subsection 2.2.9(B) of this section)	Published (Subsection 2.2.9(C) of this section)	Posted (Subsection 2.2.9(D) of this section)
<u>Infrastructure plan (Section 2.4.9(D)(2)(d))</u>			
Appeals of interpretations and decisions of LDR Administrator (Section 2.4.20)			
Subdivisions (minor subdivision, major preliminary plat, major final plat) (Section 2.4.10)	At least 14 days prior to public hearing <u>(s)</u>		At least 14 days prior to public hearing <u>(s)</u>
Vested rights certificate (Section 2.4.22)		At least 10 days prior to public hearing	
Beneficial use determination (Section 2.4.23)		[2]	
Wellfield exemption permit (Section 2.4.24)	At least 14 days prior to public hearing	At least 10 days prior to first and second public hearings	At least 14 days prior to public hearing
Development agreement (Section 2.5)	At least 14 days prior to PZB public hearing. At least 14 days prior to first and second City Commission public hearings	At least 10 days prior to first and second public hearings	
[1] When multiple application types are processed simultaneously, notice requirements for each application type shall apply.			
[2] Notification of beneficial use determination hearings is at the discretion of the hearing officer.			

AMENDING SECTION 2.2.12 RELATING TO THE WITHDRAWAL OF APPLICATIONS;

2.2.12 ~~Request for w~~Withdrawal of application.

- (A) *Submission of request.* Any request for withdrawal of an application subject to a public hearing shall be submitted in writing to the LDR Administrator, or shall be made through a verbal request at a public hearing.

- (B) *Prior to notice of public hearing.* The LDR Administrator shall approve a request for withdrawal of an application, if it has been submitted prior to public notification on the application in accordance with Subsection 2.2.9 of this section, Public notification.
- (C) *Subsequent to notice of public hearing.* If the request for withdrawal of an application is submitted subsequent to public notification (Subsection 2.2.9 of this section, Public notification), the request for withdrawal shall be placed on the public hearing agenda and acted upon by the review or decision-making body.
- (D) Administrative withdrawal of applications. During staff review, the applicant shall be notified of any deficiencies and given adequate time to respond. If the applicant fails to respond to the noted deficiencies within 180 days of date of notification by staff, the application shall be considered withdrawn. Upon a showing of good cause, the Land Development Regulations Administrator may extend the deadline for response for an additional 45 days.
- ~~(D)~~ (E) Fees. Fees shall be refunded for withdrawn applications only in accordance with Subsection 2.2.2(C) of this section, Fees.

AMENDING SECTION 2.2.17 RELATING TO THE SIMULTANEOUS REVIEW OF APPLICATIONS

2.2.17 *Simultaneous processing of applications.* Whenever two or more forms of review and approval are required under these LDRs, the applications for those permits or approvals may, at the option of the LDR Administrator, be processed simultaneously, so long as all applicable State and local requirements are satisfied. Site plans, infrastructure plans, and major or minor subdivision plats shall not be processed concurrently with applications for text amendments (Section 2.4.1) or site-specific amendments to the Official Zoning Atlas (Section 2.4.2) or planned developments (Section 2.4.3).

AMENDING SECTION 2.4.9 RELATING TO MINOR SITE PLANS AND SITE PLANS; AMENDING SECTION 2.4.9 TO CREATE A NEW DEVELOPMENT PERMIT FOR THE REVIEW OF INFRASTRUCTURE ENTITLED INFRASTRUCTURE PLANS, CREATING STANDARDS OF REVIEW, PROCEDURES FOR APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL, PERMIT EXTENSIONS, AMENDMENTS, APPEALS, AND THE PERIOD OF VALIDITY FOR INFRASTRUCTURE PLANS

2.4.9 Minor site plans, ~~Site plans~~, and infrastructure plans.

- (A) *Purpose.* Minor site plan, ~~Site plan~~, or infrastructure plan review is required to ensure that the layout and general design of proposed development is compatible and harmonious with surrounding uses and complies with the applicable standards of: Article 6, Development Standards; Article 7, Subdivision Standards; and all other appropriate applicable provisions of these LDRs.
- (B) *Applicability.* All development, unless exempted in accordance with Subsection 2.4.9(C) of this section, Exemptions, or subject to review in accordance with Section 2.4.10, Subdivision, shall be required to have a minor site plan, site plan, or infrastructure plan approved in accordance with this section prior to issuance of a building permit or prior to

the commencement of construction of any infrastructure approved in accordance with this section.

(1) *Minor Site Plans.* The following development and activities shall be reviewed in accordance with Section 2.4.9(D)(2)(a), Review and action by LDR Administrator, on application for minor site plan. One or more of the following actions may be proposed as a part of an application for a minor site plan:

(a) The addition of 1,000 square feet or less of total gross floor area to existing nonresidential buildings or mixed-use development.

(b) The addition of 2,500 square feet or less of unenclosed building area.

(c) The addition of impervious area to an existing nonresidential or mixed-use development which consists of ten percent or less of existing impervious area and does not exceed 5,000 square feet of new impervious area.

(d) The reconfiguration of existing parking and loading areas, such as re-striping an existing parking lot area to reconfigure the on-site vehicular circulation pattern or designated parking and loading areas, which does not propose any new impervious surface area.

(e) Change-outs of exterior light fixtures.

(f) The addition of an accessory use or structure which affects the layout and configuration of a site.

(2) *Site Plan consisting of building less than 80,000 square feet in area.* Applications for a site plan consisting of a building less than 80,000 square feet in area shall be reviewed in accordance with the Section 2.4.9(D)(2)(b), Review and action by PZB on application for site plan consisting of building less than 80,000 square feet in area.

(3) *Site plan consisting of building greater than or equal to 80,000 square feet in area.* Applications for a site plan consisting of a building greater than or equal to 80,000 square feet in area shall be reviewed in accordance with the Section 2.4.9(D)(2)(c), Review and recommendation by PZB and review and action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.

(4) *Infrastructure Plan.* Development which is comprised of public or private infrastructure, including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems, shall be reviewed in accordance with Section 2.4.9(D)(2)(d), Review and action by City Commission on application for infrastructure plan.

(C) *Exemptions.* The following development shall be exempted from the requirements of this section (but is not exempted from ~~sub~~Section 2.4.15 ~~of this section~~, Certificate of LDR compliance, or the need to obtain a building permit):

(1) *Single-family development.* Single-family development on a single lot.

(2) *Two-family to four-family development.* Two-family to four-family dwelling development on a single lot.

- (3) *Residential subdivisions*. Minor and major subdivision (~~sub~~sSection 2.4.10 ~~of this section~~) for single-family residential subdivisions and two-family to four-family dwelling subdivisions.
 - (4) *Wireless antennas*. Collocation of wireless antennas on an existing tower per F.S. § 365.172(12)(a)(1) and as further set forth in sSection 4.3.2(l)(1)(f).
 - (5) *Minor utilities*. Minor utilities as described in sSection 10.2 of these LDRs.
 - ~~(6) *Minor additions to existing nonresidential/mixed use development*. The following development shall be reviewed pursuant to the provisions of section 2.4.9(J), Minor Site Plan Review, and shall comply with all other applicable provisions of these LDRs:~~
 - ~~(a) The addition of 1,000 square feet or less of total gross floor area to existing nonresidential buildings or mixed use development; or~~
 - ~~(b) The addition of 2,500 square feet or less of unenclosed building area; or~~
 - ~~(c) The addition of impervious area which consists of ten percent or less of existing impervious area and does not exceed 5,000 square feet of new impervious area at an existing nonresidential or mixed use development.~~
 - (7)(6) *Accessory uses added to existing development*. ~~Accessory uses as permitted in sSection 4.4, Accessory Uses and Structures.~~ Accessory uses as permitted in Section 4.4 which do not affect the layout or configuration of the site shall be subject to this exemption and shall be reviewed and approved pursuant to in accordance with sSection 2.4.15, Certificate of LDR Compliance. The application for a Certificate of LDR Compliance shall include a sketch plan as a supplement and must provide sufficient information to demonstrate that the accessory use complies with the provisions of sSection 4.4, Accessory Uses and Structures, and any other applicable provisions of these LDRs.
- (D) *Procedures.*
- (1) *Submission and review of application*. The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.
 - (2) *Review, recommendation, and action on application for minor site plan, site plan, or infrastructure plan.*
 - (a) *Action by LDR Administrator on application for minor site plan*. The LDR Administrator shall review the application in accordance with Section 2.2.13, Review by LDR Administrator.
 - (2)(b) *Review and action by PZB on application for site plan consisting of building less than 80,000 square feet in area*. After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building less than 80,000 square feet in area, the PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public hearing. After the close of the public hearing, the PZB shall approve, approve with conditions, or deny the application based

on the standards in ~~Subsection 2.4.9(E)(1) of this section~~, Minor site plan and Ssite plan standards.

~~(3)(c)~~ *Review and recommendation by PZB and review and action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.*

~~(a)(i)~~ *Review and recommendation by PZB on application for site plan consisting of building greater than or equal to 80,000 square feet in area. After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building greater than or equal to 80,000 square feet in area, the PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Subsection 2.4.9(E)(1) of this section, Minor site plan and Ssite plan standards. The PZB shall then forward the report to the City Commission.*

~~(b)(ii)~~ *Review and action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area. After receipt of the report from the PZB, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building greater than or equal to 80,000 square feet in area, the City Commission shall consider the application during a public hearing in accordance with Subsection 2.4.1 of this section, Quasi-judicial public hearings. At the public hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve, approve with conditions, or deny the application based on the standards in Subsection 2.4.9(E)(1) of this section, Minor site plan and Ssite plan standards.*

~~(d) Review and action by City Commission on application for infrastructure plan. After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for an infrastructure plan, the City Commission shall consider the application during a public hearing in accordance with Section 2.4.1 of this section, Quasi-judicial public hearings. At the public hearing, the City Commission shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public hearing. After the close of the public hearing, the City Commission shall either approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(2)(a) – (e), Infrastructure plan standards.~~

~~(E) Minor site plan, site plan, and infrastructure plan standards. Minor site plans, site plans, and infrastructure plans shall comply with the standards below.~~

~~(1) Minor site plan and Ssite plan standards. A minor site plan or site plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:~~

- (1)(a) *Consistency with Comprehensive Plan.* The development and uses ~~in~~ proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.
- (2)(b) *Use allowed in zone district.* The use is allowed in the zone district in accordance with Article 4, Use Regulations.
- (3)(c) *Zone district use specific standards.* The development and uses ~~in-proposed~~ by the minor site plan or site plan comply with Section 4.3, Use specific standards.
- (4)(d) *Development and design standards.* The development proposed ~~in-by~~ the minor site plan or site plan and its general layout and design comply with all ~~appropriate-applicable~~ standards in Article 6, Development Standards.
- (5)(e) *Subdivision standards.* In cases where a subdivision has been approved or is pending, the development proposed ~~in-by~~ the minor site plan or site plan and its general layout and design comply with all ~~appropriate-applicable~~ standards in Article 7, Subdivision Standards.
- (6)(f) *Complies with all other relevant City laws, and-ordinances, regulations, requirements, and State and Federal laws and regulations.* The proposed ~~site plan~~-development and use complies with all other relevant City laws, ~~and~~ ordinances, regulations, requirements, and with all State and Federal laws, and regulations.
- (2) Infrastructure plan standards. An infrastructure plan shall be approved only upon a finding the applicant demonstrates the standards set forth in Sections 2.4.9(E)(2)(a) – (e) are met:
- (a) Consistency with Comprehensive Plan. The infrastructure plan complies with all applicable goals, objectives and policies of the Comprehensive Plan.
- (b) Development and design standards. The infrastructure plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.
- (c) Subdivision standards. The infrastructure plan complies with all applicable layout and design and standards in Article 7, Subdivision Standards, including but not limited to block layout, street arrangement and design, and utility improvements.
- (d) Complies with all other relevant laws, ordinances, and-regulations and local requirements. The proposed infrastructure plan complies with all other relevant City laws, ordinances, ~~and~~ regulations, and requirements, and with all State and Federal laws and regulations.
- (e) Improvement guarantee. Prior to the review and action by the City Commission on an application for an infrastructure plan, the developer shall post a surety instrument in a form as set forth in Section 6.10, Improvement guarantees for private improvements, and Section 7.4, Improvement guarantees for public improvements to cover the estimated cost of all public and private infrastructure improvements, including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems. The estimated cost for the installation of all public and

private infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation.

(f) Dedication of public right-of-way. Public right-of-way shall be conveyed to the City by deed. The conveyance of public right-of-way shall be approved by the City Commission upon a finding that:

- i. All public and private infrastructure improvements have been completed in accordance with the approved infrastructure plan, all City laws, ordinances, and design standards, and are functional; and,
- ii. A surety instrument for the warranty period has been provided to the City as set forth in Section 2.4.9(D)(2)(g), Warranty period following completion of infrastructure. The surety instrument shall be in a form as set forth in Section 6.10.2, Form of performance guarantees.

(g) Warranty period following completion of infrastructure. Following completion of all required improvements and concurrently with the approval by the City Commission of the conveyance of public right-of-way as set forth in Section 2.4.9(D)(2)(f), Dedication of public right-of-way, a one-year warranty period shall commence. During the warranty period, the developer shall be responsible for all improvements for a period of one year from the approval of the infrastructure plan, other than routine maintenance. Following the warranty period, the developer shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection, the Public Services Director shall provide the developer with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined that no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the developer shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the infrastructure plan and no further repairs are needed to the improvements, as-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.

(h) Acceptance of public infrastructure improvements. Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public improvements. Following the acceptance of public infrastructure, the City shall return to the developer the balance of the surety instrument provided for the warranty period. Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.

(F) Conditions of approval. In approving a minor site plan, site plan, or infrastructure plan, the LDR Administrator, PZB, and City Commission, as applicable, may impose

appropriate conditions on the permit approval in accordance with Section 2.2.14, Conditions of approval.

(G) *Expiration.*

(1) *Generally.* The LDR Administrator, PZB, and City Commission, as applicable, may prescribe a time limit within which development shall begin or be completed, or both. Failure to begin and/or complete such development within the time specified shall void the minor site plan, site plan, or infrastructure plan. A change in ownership of the land does not affect the timeframes related to minor site plan, site plan, or infrastructure plan expiration. Unless specified by the LDR Administrator, PZB, or City Commission, as applicable, a minor site plan, site plan, or infrastructure plan approval shall automatically expire:

(a) At the end of 12 months after the date of its approval if a building permit for at least one building in the development proposed in the minor site plan or site plan is not approved; or,

(b) If a building permit for any other building associated with the ~~approved-minor site plan or~~ site plan or site plan is not obtained within three years after the date of its approval; ~~or,~~

(c) At the end of 12 months after the date of infrastructure plan approval if the construction of infrastructure associated with the infrastructure plan has not commenced.

(2) *Extension.* Upon written application submitted by the applicant at least 30 days prior to the expiration of the minor site plan, site plan, or infrastructure plan permit period by the applicant and upon a showing of good cause, the LDR Administrator, PZB, or City Commission, as applicable, may grant one extension not to exceed 12 months. The approval shall be deemed extended until the LDR Administrator, PZB, or City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the minor site plan, site plan, or infrastructure plan void.

(H) *Amendments.* A minor site plan, site plan, or infrastructure plan may be amended or extended only in accordance with the procedures and standards established for its original approval. ~~Administrative approval of m~~Minor structural, material, or dimensional modifications, including but not limited to the relocation or substitution of landscaping materials, limited architectural modifications, minor deviations in the size of a structure, or minor deviations of the dimensions of improvements (i.e., parking, drive aisle width, etc.) may be administratively granted by the LDR Administrator or designee. Such modifications shall meet the requirements of these LDRs, in the sole discretion of the LDR Administrator or designee, and shall not affect any condition of the minor site plan, site plan, or infrastructure plan approval. Any proposed modifications to a minor site plan, site plan, or infrastructure plan deemed by the LDR Administrator, in his or her sole discretion, to be inconsistent with the procedures for administrative modification shall be amended in accordance with the procedures and standards established for its original approval.

(I) *Appeal of decision on application for minor site plan or for site plan consisting of building less than 80,000 square feet in area.*

(1) Appeal of LDR Administrator decision on application for minor site plan. Any person aggrieved or affected by a decision of the LDR Administrator regarding an

application for a minor site plan may appeal such decision to the Board of Adjustment in accordance with Section 2.4.20 of this section, Appeal of interpretations or decisions by LDR Administrator.

- (2) Appeal of PZB decision on application for site plan consisting of building less than 80,000 square feet in area. Any person aggrieved or affected by a decision of the PZB regarding an application for a site plan consisting of a building less than 80,000 square feet in area may appeal such decision to the City Commission in accordance with ~~subs~~Section 2.4.21 of this section, Appeal of Decisions of the Planning and Zoning Board.

(J) Limitation on frequency of minor site plan approval. Following the approval of a minor site plan, no additional minor site plans shall be approved for any other development on the subject property for a period of 12 months from the date of the approval of the minor site plan.

~~(J) Minor site plan review.~~

- ~~(1) Purpose. Minor site plan review is required to ensure that the layout and general design of proposed development is compatible with surrounding uses and complies with: article 6, Development Standards; article 7, Subdivision Standards; and all other appropriate provisions of these LDRs.~~
- ~~(2) Applicability. Development exempt from the site plan review process pursuant to section 2.4.9(C)(6) shall be required to receive approval of a minor site plan in accordance with this section prior to the issuance of a building permit or the commencement of any construction.~~
- ~~(3) Procedure.~~
- ~~(a) Submission and review of application. The procedures and requirements for submission and review of an application are established in section 2.2, Common development review procedures.~~
- ~~(b) Action by LDR Administrator. The LDR Administrator shall review the application in accordance with section 2.2.13, Review by LDR Administrator.~~
- ~~(4) Minor site plan standards. A minor site plan shall be approved only upon a finding the applicant demonstrates all of the standards of section 2.4.9(E), Site plan standards, are met.~~
- ~~(5) Conditions of approval. In approving a minor site plan, the LDR Administrator may impose appropriate conditions on the permit approval in accordance with section 2.2.14, Conditions of Approval.~~
- ~~(6) Expiration.~~
- ~~(a) Generally. The LDR Administrator may prescribe a time limit within which development shall begin or be completed, or both. Failure to begin and/or complete such development within the time specified shall void the minor site plan. Unless specified by the LDR Administrator, a minor site plan approval shall automatically expire at the end of 12 months after the date of minor site plan approval if a building permit for at least one building in the development proposed in the site plan is not approved. A change in ownership of the land does not affect this timeframe.~~

- ~~(b) *Extension.* Upon written application submitted at least 30 days prior to the expiration of the permit period by the applicant and upon a showing of good cause, the LDR Administrator may grant one extension not to exceed six months. The approval shall be deemed extended until the LDR Administrator has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the minor site plan void.~~
- ~~(7) *Amendments.* A minor site plan may be amended or extended only in accordance with the procedures and standards established for its original approval. A minor site plan may receive approval of minor structural, material, or dimensional modifications, including but not limited to the relocation or substitution of landscaping materials, architectural modifications, minor deviations in the size of a structure, or minor deviations of the dimensions of improvements (i.e., parking, drive aisle width, etc.) may be granted by the LDR Administrator. Such modifications shall meet the requirements of these LDRs and shall not affect any condition of minor site plan approval.~~
- ~~(8) *Limitation on frequency of approval.* Following the approval of a minor site plan, a site may not receive approval of any subsequent minor site plans for a period of 12 months.~~
- ~~(9) *Appeal of LDR Administrator.* Any person aggrieved or affected by a decision of the LDR Administrator regarding an application for a minor site plan may appeal such decision to the Board of Adjustment in accordance with subsection 2.4.20 of this section, Appeal of interpretations or decisions by LDR Administrator.~~

AMENDING SECTION 2.4.10 RELATING TO SUBDIVISIONS

2.4.10 *Subdivision.*

- (A) *Purpose.* The purpose of this section and Article 7, Subdivision Standards, are to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by:
- (1) *Orderly growth and development.* Providing for the orderly growth and development of the City, and discourage haphazard, premature, or scattered development.
 - (2) *Coordinating streets and roads with City's planned street system and other public facilities.* Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities.
 - (3) *Right-of-way for streets and utilities.* Providing adequate right-of-way easements for streets and utilities.
 - (4) ~~*Avoiding congestion and overcrowding*~~*Safe and convenient transportation.* ~~Avoiding congestion and overcrowding, and encouraging~~ Encouraging the proper arrangement of streets in relation to existing or planned streets ~~so as to provide safe and convenient traffic control~~ movement for all modes of transportation.
 - (5) *Open space and recreation facilities.* Ensuring there is adequate open space and recreation facilities to serve development.
 - (6) *Proper land records.* Ensuring there is proper recordation of landownership records.

- (7) *Prevent flooding.* Preventing periodic and seasonal flooding by providing adequate flood control and drainage facilities while minimizing development in floodprone areas.
- (8) *Protect health, safety, and welfare.* Ensuring the provision of such other matters as the City Commission may deem necessary in order to protect the general health, safety and welfare of the City.

(B) *Applicability.*

- (1) *Generally.* The following development, unless exempted in accordance with ~~Subsection 2.4.10(B)(3) of this section~~, Exemptions, is required to have land subdivided in accordance with the procedures and standards of this section prior to the transfer of title or sale of any lots, or the issuance of a building permit for development.

- (a) The division of land into three or more lots, building sites, or other divisions for the purpose of immediate or future sale, lease, or building development;
- (b) All divisions of land involving a new street or change in existing streets;
- (c) Resubdivision involving the further division or relocation of lot lines of any lot or lots within an already approved subdivision; and
- (d) The combination or consolidation of lots of record.

- (2) *Overview of development permits required.*

- (a) Every subdivision of land is classified as either:

- (1) A minor subdivision; or
- (2) A major subdivision.

A final plat shall be approved by the City Commission and recorded in the Official Records of Alachua County for a subdivision prior to the transfer of title or sale of any lots for the land subject to subdivision.

- (b) For nonresidential subdivisions, an application for a site plan (~~sub~~Section 2.4.9 of this section) approval may run concurrently with an application for construction plans or an application for a final plat. A nonresidential subdivision is not required to show the division of any land into lots or parcels, but shall show all streets and other required public and private infrastructure improvements.

- (3) *Exemptions.* The following development shall be exempt from the requirements of this section:

~~(a) Subdivision into tracts. Notwithstanding the requirements of F.S. ch. 177, the subdivision of land into two or more tracts of five acres in size or larger provided that no new streets or changes to existing street alignments are proposed, and provided that each tract meets the dimensional standards of these LDRs and has direct access to a public street.~~

- (~~b~~a) *Lot split.* A lot split, consisting of a division of a lot of record into no more than two lots, as long as the lot area complies with the dimensional standards of these LDRs. This exemption does not apply to lots within an existing platted subdivision.

- (~~eb~~) *Land for widening or opening streets.* The public acquisition by purchase of strips of land for the widening or opening of new streets.
- (~~ec~~) *Partition of land by court.* The partition of land by court decree.
- (~~ed~~) *Transfer by sale or gift.* The transfer of property without subdivision by sale, gift, succession, or for the purposes of dissolving tenancy in common among tenants.
- (~~fe~~) *Nonresidential and/or multifamily development.* A development consisting of multifamily ~~uses, nonresidential uses, or mixed-use, office, commercial, and/or industrial development requiring which requires~~ site plan review pursuant to ~~Section 2.4.9 of these LDRs, provided that such development would not result in the creation, relocation, or extension of any street.~~ Such development shall ~~comply not conflict~~ with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in ~~sub~~Section 2.4.10(B)(1)(a) through – (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development. This exemption shall not preclude a developer from subdividing a nonresidential, mixed-use, or multifamily, office, commercial, and/or industrial development pursuant to this Section 2.4.10.
- (f) *Development of public or private infrastructure only.* Development which is comprised of public or private infrastructure, including but not limited to streets, sidewalks, multiuse trails or paths, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems, as set forth in Section 2.4.9(B)(4). Such development shall not propose the creation of any lots, shall not conflict with the requirements of Chapter 177, Part 1, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) – (d).
- (g) *Existing nonresidential and/or multifamily development.* Existing nonresidential, mixed-use, or multifamily, ~~office, commercial and/or industrial~~ development when the development:
 - (1) Has received approval of a site plan or infrastructure plan pursuant to Section 2.4.9 of these LDRs;
 - (2) All public and private utility infrastructure approved by the site plan or infrastructure plan has been constructed; and,
 - (3) All public utility infrastructure has been approved and accepted by the applicable entity.
- (h) *Roadway improvement projects identified in Long Range Transportation Plan.* Roadway improvement projects involving the creation, relocation, or extension of a street or modifications to streets that are identified in the adopted City of Alachua Long Range Transportation Plan, provided however that when the roadway improvement will be performed by an entity other than the City of Alachua, Alachua County, or State of Florida, a surety device in accordance with Section 7.4. Improvement guarantees for public improvements, or Section 6.10, Improvement guarantees for private improvements, as applicable, shall

be posted with the City, ~~to cover at least 125 percent of the estimated cost of all public or private improvements.~~

- (i) *Residential development in the CP zoning district.* A residential development in the Corporate Park (CP) zoning district may be reviewed pursuant to Section 2.4.9, Minor site plans, Site plans, and infrastructure plans, of these LDRs. When a residential development in the CP zoning district is reviewed pursuant to Section 2.4.9, such development shall meet all of the following criteria. This exemption shall not preclude a developer from subdividing residential development in the CP zoning district pursuant to this Section 2.4.10.:
 - (1) The development shall remain in common ownership;
 - (2) Such development shall comply with F.S. ~~ch.~~Ch. 177, pt. I, and shall not constitute a division, resubdivision, or combination/consolidation as defined in ~~Sub~~section 2.4.10(B)(1)(a) through (d); and
 - (3) Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.
- (C) *Subdivision name.* Every subdivision shall be given a name by which it shall be legally known. Such name shall not be the same or similar to a subdivision name appearing on another recorded plat within the County so as to confuse the records or to mislead the public as to the identity of the subdivision, except when the subdivision is subdivided as an additional unit or section by the same subdivider or the subdivider's successors in title. The name of the subdivision shall be shown in the dedication and shall coincide exactly with the subdivision name. The City Commission shall have final authority to approve the names of subdivisions.
- (D) *Vacation or annulment.*
 - (1) *Generally.* The vacation and annulment of plats shall be ~~according to in accordance with the requirements of~~ Chapter 177, Part 1, of the Florida Statutes. If a replat has been filed, a plat vacation under this section is not required.
 - (2) *Required findings.* Vacation of a subdivision shall be based on a finding by the City Commission that the proposed vacation and reversion to acreage of subdivided land is consistent with the Comprehensive Plan and furthers the interest of the public.
 - (3) *Retention of access.* No owner of land in a subdivision shall be deprived by the vacation of reasonable access to existing development in the subdivision. Plat vacation shall not result in the landlocking of any developed properties.
- (E) *Preparation of plats.* All final plats shall be prepared by a surveyor registered in the State of Florida and preliminary plats and construction plans and specifications for required improvements shall be prepared by an engineer registered in the State of Florida. The subdivider shall present documentation to the LDR Administrator certifying that the subdivider has employed a registered surveyor and a registered engineer in the preparation of these documents.
- (F) *Minor subdivision.*
 - (1) *Generally.* Excluding subdivisions exempted by ~~Sub~~section 2.4.10(B)(3) ~~of this section~~, Exemptions, minor subdivisions constitute:
 - (a) The subdivision of land into six or fewer lots, provided that:

- (i) No new streets, alleys, or other public ways are created;
 - (ii) No changes are made to the existing rights-of-way of any streets, alleys or other public ways;
 - (iii) No new utilities are required to serve the subdivided land;
 - (iv) The division of land complies with the standards of Article 7, Subdivision Standards;
 - (v) No flag lot is created; and
 - (vi) The lots have direct access onto an improved public street that has been accepted for maintenance by the appropriate jurisdiction or is maintained by a Property Owners Association.
- (b) Revisions of single lots within an existing platted subdivision.
- (c) The subdivision of land into 50 or fewer single-family detached or attached lots where a minimum of 25 percent of the lots are restricted for affordable housing for low-income residents.
- (2) *Procedure.* Minor subdivisions shall be exempted from the requirements for a ~~subdivision~~ preliminary plat (~~Subsection 2.4.10(G)(23) of this section~~), and construction plans (~~Subsection 2.4.10(G)(34) of this section~~) but shall be required to obtain final plat approval in accordance with the procedure below:
- (a) *Preapplication conference, application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.
 - (b) *Review and recommendation by PZB.* After preparation of a staff report, public notification, and the scheduling of the public hearing, the application shall be referred to the PZB by the LDR Administrator. The PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, the testimony given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in ~~Subsection 2.4.10(F)(3) of this section~~, Minor subdivision standards. The PZB shall then forward the report to the City Commission.
 - (c) *Review and action by City Commission.* After receipt of the report from the PZB, public notification, and the scheduling of the public hearing, the City Commission shall consider the application during a public hearing conducted in accordance with Section 2.3.1, Quasi-judicial public hearings. At the hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve the application for a minor subdivision, modify or approve the application with conditions, or deny the application, based on the standards of ~~Subsection 2.4.10(F)(3) of this section~~, Minor subdivision standards.

- (3) *Minor subdivision standards.* A minor subdivision shall be approved on a finding that the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
- (4) *Recordation.*
 - (a) The subdivider shall file an approved minor subdivision with the Alachua County Clerk of Court for recording within ~~30-45~~ days after the date of approval and prior to the recording of any individual deeds for the subdivided lots, or the minor subdivision approval shall be null and void.
 - (b) If the subdivider places restrictions on land in the subdivision greater than those required by these LDRs, such restriction shall be indicated in the documents recorded with the minor subdivision recorded with the Alachua County Clerk of Court.
- (5) *Amendments.* A minor subdivision may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.
- (G) *Major subdivision.*
 - (1) *Applicability.* The standards and procedures of this subsection shall apply to all subdivision of land not exempted in accordance with ~~Subsection 2.4.10(B)(3)-of this section~~, Exemptions, or considered a minor subdivision in accordance with ~~Subsection 2.4.10(F)-of this section~~, Minor subdivision. It requires approval of a ~~subdivision~~-preliminary plat, construction plan and final plat ~~for subdivision~~.
 - (2) *Process.* A major subdivision shall be reviewed in three consecutive steps. The first step is review and approval of the preliminary plat (See Section 2.4.10 (G)(2)). The second step is review and approval of the Construction Plans (See Section 2.4.10(G)(4)). The third step is review and approval preparation of of the Subdivider's Agreement and review and approval of the Final Plat (See Sections 2.4.10(G)(4) and (5)). A final plat may be submitted and reviewed concurrently with the submittal and review of construction plans, but shall not be considered by the City Commission before the approval of construction plans.
- (23) *Preliminary plat.*
 - (a) *Generally.* A ~~subdivision~~-preliminary plat establishes the general layout and design for the subdivision. Upon the approval of a ~~subdivision~~-preliminary plat, detailed plans for street construction, utility line installations, and similar approvals shall be prepared and approved for construction plans. Building permits may not be issued before approval of a ~~subdivision~~-final plat.
 - (b) *Preapplication conference, application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.
 - (c) *Review and recommendation by PZB.* After preparation of a staff report, public notification, and the scheduling of the public hearing, the application shall be referred to the PZB by the LDR Administrator. The PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, the testimony given at the public

hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in ~~Subsection 2.4.10(G)(23)(e) of this section, Subdivision p~~ Preliminary plat standards. The PZB shall then forward the report to City Commission.

- (d) *Review and action by City Commission.* After receipt of the report from the PZB, public notification, and the scheduling of the public hearing, the City Commission shall consider the application during a public hearing conducted in accordance with Section 2.3.1, Quasi-judicial public hearings. At the hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve the application for a ~~subdivision~~ preliminary plat, modify or approve the application with conditions, or deny the application, based on the standards of ~~Subsection 2.4.10(G)(23)(e) of this section, Subdivision p~~ Preliminary plat standards.
- (e) ~~Subdivision p~~ Preliminary plat standards. A ~~subdivision~~ preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
- (f) *Conditions.* In approving a ~~subdivision~~ preliminary plat, the City Commission may impose appropriate conditions on the permit approval in accordance with Section 2.2.14, Conditions of approval.
- (g) *Effect of approval.* Approval of a ~~subdivision~~ preliminary plat shall constitute approval of the development with the general lot shapes and alignments of streets identified on the preliminary plat. Approval of a ~~subdivision~~ preliminary plat allows the subdivider to ~~proceed to the submit~~ construction plans ~~phase of subdivision approval for review~~ (Subsection 2.4.10(G)(~~34~~) ~~of this section~~). Approval of a ~~subdivision~~ preliminary plat does not constitute approval of a ~~subdivision~~ final plat. The ~~subdivision~~ preliminary plat shall run with the land.
- (h) *Expiration.*
 - (i) The approval of a ~~subdivision~~ preliminary plat shall be valid until the latter of expire at the end of 12 months from the date approval was granted by the City Commission unless the applicant has submitted construction plans;
 - (a) 36 months following approval of the preliminary plat by the City Commission;
 - (b) 6 months following the approval of Cconstruction Pplans for all or a portion of the Ppreliminary Pplat; or,
 - (c) 12 months following approval of a Ffinal Pplat that includes at least 20% of the number of lots approved inby the Ppreliminary Pplat.
 - (ii) Notwithstanding the provisions of Section 2.4.10(G)(2)(i), a preliminary plat shall in no case be valid for a period of more than 6 years from the original date of approval by the City Commission.

~~(ii) In the event a subdivision final plat for all or a portion of the subdivision preliminary plat is not applied for within 18 months, approval shall expire.~~

- (i) *Extension.* Upon written application submitted at least 30 days prior to the expiration of the permit period by the applicant and upon a showing of good cause, the City Commission may grant one extension not to exceed 12 months. The approval shall be deemed extended until the City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the ~~subdivision~~ preliminary plat void.
- (j) *Amendment.* A ~~subdivision~~-preliminary plat may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval other than those minor amendments listed below, which may be approved by the Land Development Regulations Administrator. Such amendments must meet all other requirements of the City's Land Development Regulations and Comprehensive Plan. Minor amendments to the preliminary plat include:
 - (i) Reduction of total number of lots by not more than 3% of original approved amount;
 - (ii) Increase in total number of lots by not more than 2% of the original approved amount;
 - (ii) Modification to lot dimensions and sizes for no more than 10% of the total number of approved lots; and,
 - (iii) Shifts of right-of-way, streets, stormwater basins or other infrastructure not more than 25' from original approved locations.

(3)~~(4)~~ *Construction plans.*

- (a) *Generally.* ~~Within 12 months of the approval of the subdivision preliminary plat, construction~~ Construction plans shall be submitted in accordance with this section. Construction plans are engineered drawings depicting the precise design, location, and profile of all public facilities proposed for development of the subdivision, including, but not limited to, streets, street markings, street signs, sidewalks, public pedestrian pathways or trails, potable water lines, sanitary sewer lines, public utility meter locations, storm drains, fire suppression systems, and locations of conduit crossings for private utilities. Construction Plans shall be submitted sixty days prior to expiration of the Preliminary Plat.
- (b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for construction plans are established in Section 2.2, Common development review procedures.
- (c) *Review and action by LDR Administrator.* The LDR Administrator shall review and take action on the construction plans in accordance with Section 2.2.13, Review by LDR Administrator.
- (d) *Construction plan standards.* Construction Plans shall be in substantial conformance with the approved valid subdivision-preliminary plat (~~Subsection~~

2.4.10(G)(~~23~~ ~~of this section~~), the standards in Article 7, Subdivision Standards, and City construction standards.

- (e) *Effect of approval.* Approval of construction plans allows a subdivider to proceed with ~~preparation and~~ submittal of the final ~~subdivision~~ plat. If a final plat has been submitted and reviewed concurrently with the construction plans as provided for in Section 2.4.10(G)(2), Process, approval of the construction plans allows the final plat to proceed to for consideration by the City Commission.
 - (f) *Amendment.* Construction plans may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.
 - (g) *Appeal to Board of Adjustment.* A decision on construction plans may be appealed to the Board of Adjustment in accordance with the procedures of Section 2.4.20, Appeal of interpretation or decision by LDR Administrator.
- (4)(~~5~~) *Subdivider's agreement.*
- (a) ~~After the approval of the preliminary plat and construction plans, and~~ eConcurrent with the approval of a final plat, the City shall enter into an agreement with the subdivider. This subdivider agreement shall include, but not be limited to, provisions for installing the required construction and public and private infrastructure improvements to completion; the developing of the subdivision in phases, if applicable; and proportionate share costs of potable water facilities, wastewater facilities, transportation facilities, and stormwater management facilities which may be required to be installed at a larger size or capacity to serve the subdivision as well as a larger geographic area or population.
 - (b) The subdivider agreement shall include, but is not limited to, the following:
 - (i) The public and private infrastructure improvements to be done and the time specified for the installation of public and private infrastructure improvements, by the subdivider.
 - (ii) The variances, if any, approved by the City Commission to the subdivision regulations contained in Article 7.
 - (iii) The participation in the installation of infrastructure beyond the capacities needed by the subdivision, if any, by the City Commission and the time for completion of such work.
 - (iv) The agreement of the subdivider to post a surety device ~~to cover at least 125 percent of the estimated cost of all required public infrastructure improvements~~ in accordance with Section 7.4, Improvement guarantees for public improvements.
 - (v) The agreement of the subdivider to post a surety device ~~to cover at least 125 percent of the estimated cost of all private improvements~~ in accordance with Section 6.10, Improvement guarantees for private improvements.
 - (vi) The agreement of the subdivider to maintain and repair all improvements which these LDRs require the subdivider to install in the subdivision for a

period of one year after the completion of the same, in accordance with Section 6.10.4, Maintenance guarantees, and Section 7.8, Maintenance.

(vii) Anything else the City deems necessary to ensure compliance with the Comprehensive Plan, LDRs and other applicable rules and regulations.

~~(5)~~(6) *Final plat for subdivision.*

- ~~(a)~~ *Generally.* ~~Within six months of the approval of construction plans and simultaneously~~ Simultaneously Concurrent with the ~~submittal preparation~~ of a subdivider agreement and the posting of a surety device for the private improvements in accordance with Section 6.10, Improvement guarantees for private improvements, and the posting of a surety device for the public improvements in accordance with Section 7.4, Improvement guarantees for public improvements, the subdivider shall ~~prepare-submit a subdivision~~ final plat for review in accordance with this section.
- (b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for final plat for subdivision are established in Sections 2.2, Common development review procedures.
- ~~(c)~~ *Action by City Commission.* After public notification and the scheduling of the public hearing, the City Commission shall consider the application and approve or disapprove the application based on the standards of ~~Subsection 2.4.10(G)(56)(d)-of this section~~, Final plat standards.
- (d) *Final plat standards.* The final plat for subdivision shall:
 - (i) Comply with the standards contained in Article 7, Subdivision Standards;
 - (ii) Be in substantial conformance with the valid preliminary plat, and the construction plans;
 - (iii) Be consistent with all other relevant provisions of these LDRs;
 - (iv) Be consistent with all other relevant City ordinances, ~~and~~ regulations, and requirements;
 - (v) Address the provision of required public and private improvements in the following ways:
 - a. ~~Submittal-Preparation~~ of a subdivider agreement in accordance with ~~Subsection 2.4.10(G)(45)-of this section~~, Subdivider agreement;
 - b. Provided to the City ~~with-a~~ surety device in accordance with Section 6.10, Improvement guarantees for private improvements and provided to the City a surety device in accordance with Section 7.4, Improvement guarantees for public improvements;
 - (vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
 - a. Certificate of subdivider's surveyor;
 - b. Certificate of City's review surveyor;
 - c. Certificate of approval by County Health Department, if applicable;
 - d. Certificate of approval by the Attorney for the City;

- e. Certificate of approval by the City Commission; and
 - f. Certificate of filing with the Alachua County Clerk of Court.
- (e) *Recordation.* The subdivider shall file the approved final plat for subdivision with the Alachua County Clerk of Courts for recording within ~~45-180~~ days after the date of approval of the final plat ~~for subdivision~~ or the final plat ~~for subdivision~~ shall be null and void.
- (f) *Completion of required public and private improvements prior to issuance of certificate of occupancy.* Public and private improvements shall be completed in accordance with the terms and conditions of the subdivider agreement, inspected, and approved in accordance with Subsection 2.4.10(G)(~~67~~) ~~of this section~~, Inspection of public and private improvements, prior to the issuance of the first certificate of occupancy for development within the subdivision.
- (g) *Effect of final plat.* The approval of a final plat ~~for subdivision~~ shall not be deemed to constitute or affect the acceptance by the City of the dedication of any street, public utility line, or other public facility ~~shown on the plat within or serving the subdivision~~. Upon satisfactory completion of the one-year warranty period (~~this Subsection 2.4.10(G)(568)~~), streets, utility lines, and other public improvements shall be accepted by the City. However, the City may by resolution accept any dedication of lands or facilities for streets, parks, or public utility lines. The City has no obligation to improve any street even after acceptance of dedication.
- (~~6~~)(7) *Inspection of public and private improvements.*
- (a) Following ~~recordation of a final subdivision plat (Subsection 2.4.10(G)(56) of this section), the execution of a subdivider agreement (Section 2.4.10(G)(5))~~, the subdivider may construct and install all required public and private improvements in accordance with the construction plans and the terms and conditions of the subdivider agreement. Following construction, the subdivider shall submit a request for inspection of public and private improvements to the ~~LDR Administrator~~Public Services Director.
- (b) The ~~LDR Administrator~~Public Services Director shall have 60 days after the request for inspection to cause the inspections to be performed and receive certification that the public and private improvements are constructed in accordance with the requirements of these LDRs or to provide the subdivider with a list specifying all defects, deficiencies, and required repairs.
- (c) ~~The subdivision's engineer of record~~Contractor shall submit a certified cost of construction for ~~any utilities~~public and private improvements subject to inspection. This certified cost of construction shall be the basis for the amount of the surety device for the warranty period.
- (~~7~~8) *Warranty period following passing inspection.*
- (a) Following approval of required public and private improvements in accordance with this section, a one-year warranty period begins, ~~during which time the City shall provide routine maintenance of the improvements. The subdivider shall be responsible for making all repairs so long as notice is sent or delivered to the subdivider within the one year warranty period.~~ Following the warranty period, the subdivider shall request a final inspection of the improvements by the Public

Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection. The Public Services Director shall provide the subdivider with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the subdivider shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the construction plans and no further repairs are needed to the improvements, As-built drawings of all infrastructure shall be submitted for all public infrastructure improvements prior to acceptance of full maintenance responsibility.

- (b) ~~When the public improvements pass final inspection, Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept full maintenance responsibility for the improvements— public infrastructure. and Following the acceptance of the public infrastructure, the City shall return any the balance of the surety instrument provided for the warranty period. release any remaining improvement guarantees (Section 7.4). For the purposes of this section, passing of the final inspection shall be considered as acceptance of the public utilities.~~
- (c) Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission. The installation of required public improvements shall in no case bind the City to accept any such improvements for public maintenance or operation thereof, until the Public Services Director has accepted the improvements in accordance with the standards in these LDRs.

AMENDING SECTION 4.3.1(A)(3) RELATING TO THE USE-SPECIFIC STANDARDS FOR MULTIPLE-FAMILY DWELLINGS, SINGLE-FAMILY ATTACHED DWELLINGS, TOWNHOMES, AND TWO- TO FOUR-FAMILY DWELLINGS

4.3.1 Residential Uses

(A) Household Living

- (3) *Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings.* Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings shall comply with the following standards:

- (a) *Permitted in the CI district as affordable housing.* Single-family attached, townhouse, two- to four-family, or multiple-family dwelling units may be permitted within the CI zone district provided ~~that they are part of a mixed use development, and provided~~ that 50 percent or more of the dwelling units are deed-restricted affordable housing for low-income residents.
- (b) *Orientation of buildings to street and open space.* To the maximum extent practicable, be oriented to the street or frame open space.
- (c) *Building adjacent to single-family detached development.*
 - (i) Not allow the height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) exceed two stories.
 - (ii) Not allow the height of buildings located within 100 feet of an existing single-family attached development to exceed two stories.
- (d) *Design features on side facades adjacent to single-family districts or single-family detached development.* When located adjacent to single-family detached development or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), incorporate a minimum of two design features (e.g., bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent side facades.
- (e) *Off-street parking for ~~townhouse and~~ multifamily uses, including townhouses.*
 - (i) Provide a minimum of 50 percent of off-street parking on the side or rear of the building.
 - (ii) Where off-street parking areas are located adjacent to a public right-of-way, screen them with a completely opaque vegetative screen, fence or wall, a minimum of three feet in height.
- (f) *Garages with multifamily buildings.* Design garages with multifamily development, including townhouses, as side or rear entry, located on the side or rear of the building, except no side entry garage door shall face an adjacent single-family detached development, or vacant land in a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6).
- (g) *Garages with single-family attached, ~~townhomes~~, and two- to four-family dwellings.* In single-family attached, townhouses and two- to four-family development:
 - (i) Limit individual garage doors facing a street to no more than ten feet in width per door, with a maximum of two doors facing the street per dwelling, with a minimum separation of two feet between the doors.
 - ~~(ii) Not allow more than two garage doors be located within a row, and each row be separated from any other garage door facing the street by a distance of ten feet.~~
 - ~~(ii)(iii)~~ Design detached garages so as to be located at least four feet behind the front facade of the principal structure. (For the purposes of measurement, the front facade will be the front facade plane that is furthest from the front lot line.)

~~(iii)(iv)~~ Design attached garages to not extend beyond the front façade line of any living area. For purposes of this Section, the front façade line of any living area means the closest façade located between the front property line and air conditioned space intended for non-automotive uses :

~~a. To be recessed at least two feet behind the front facade of the living area;~~

~~b. Not to extend beyond the facade line of the living area if the garage is at least three feet behind a porch; or~~

~~c. Not to extend beyond the living area of the unit if an upper story overhangs the ground floor living area facade by at least two feet.~~

(h) *Landscaped buffer adjacent to single-family detached development.* Provide a landscaped buffer adjacent to existing single-family detached development a minimum of 15 feet in width along the yard which the single-family detached development abuts.

AMENDING SECTION 4.4.2(C) RELATING TO THE APPROVAL OF ACCESSORY USES AND STRUCTURES;

4.4.2 General standards and limitations.

(C) *Approval of accessory uses and structures.* ~~Unless otherwise specified in this section, any accessory use or accessory structure shall be treated as a permitted use in the zone district in which it is located.~~ An accessory use or structure may be approved in conjunction with approval of the principal use or structure. Accessory structures proposed to be added to existing development and accessory uses proposed to be added to existing development which affect the layout or configuration of the site shall be approved in accordance with Section 2.4.9, Minor site plans, site plans, and infrastructure plans. Accessory uses proposed to be added to existing development which do not affect the layout or configuration of the site shall be reviewed and approved in accordance with Section 2.4.15, Certificate of LDR Compliance.

AMENDING SECTION 6.8, RELATING TO DESIGN STANDARDS FOR BUSINESS USES

6.8. Design standards for business uses.

6.8.1 Applicability.

(A) *Use type.* Unless exempted pursuant to Subsection 6.8.1(B), the standards in Subsection 6.8.2 shall apply to all business use types, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet, which shall be subject to the standards of Subsection 6.8.3.

(B) *Exemptions.* Use types within the industrial services, manufacturing and production, warehouse and freight movement, waste-related services, and wholesale sales use categories are exempt from the requirements of this ~~section~~Subsection 6.8.2(A), except when all ~~of~~ or a portion of a building utilized for such use is within 500 feet of the right-of-way of US Highway 441.

(C) *Additions; expansions; renovations.*

(1) If any expansion or alteration exceeds 50 percent of the structure's assessed value in any continuous five-year period, the standards provided as set forth in Subsection 6.8.2 shall

apply to all business use types, unless exempt pursuant to Subsection 6.8.1(B), ~~if any expansion or alteration exceeds 50 percent of the structure's assessed value at the time of expansion or alteration.~~

- (2) ~~If any expansion or alteration exceeds 50 percent of the structure's assessed value in any continuous five-year period, the standards provided as set forth~~ in Subsection 6.8.3 shall apply to any ~~existing~~ single tenant retail sales and services use that is greater than or equal to 20,000 square feet, ~~if any expansion or alteration exceeds 50 percent of the structure's assessed value at the time of expansion or alteration.~~

- (D) *Time of review.* Review of proposed development to ensure compliance with the standards of this section shall occur at time of site plan (Section 2.4.9), special exception (Section 2.4.4), planned development master plan (Section 2.4.3(D)), or site-specific amendments to Official Zoning Atlas (Section 2.4.2), as appropriate.

6.8.2 Design standards for business uses.

- (A) *Façade and material design.*

- (1) *Generally.* All façades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.2(A)(2).

- (2) *Standards.*

- (a) *Glazing.*

- (i) Glazing of the front facade in the following amounts:

- a. Twenty percent of the ground floor façade area when it faces a street or a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B);
- b. Fifteen percent of the ground floor façade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

- (ii) For the purposes of this section, the ground floor façade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof, ~~wall, or parapet~~ of the facade. When a building wall includes a parapet, the ground floor façade area shall be calculated by measuring to the top of the parapet. For buildings with more than one story, the ground floor façade area shall be calculated by measuring the applicable building wall between the finished grade and the underside of the floor above the ground level floor.

- (iii) Windows shall not use reflective or heavily tinted glass that obstructs views into the building.

- (iv) Spandrel glass may be used only when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space.

- (b) *Façade massing.*

- (i) *Offset required.* Front facades and street-facing facades shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet.
- (ii) *Offset alternatives.* The following alternatives can be used in place of the required front façade offsets:
 - a. Façade color changes following the same dimensional standards as the offset requirements;

- b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or
 - c. Roofline changes when coupled with correspondingly aligned façade material changes.
- (c) *Material design.*
 - (i) A minimum of 25 percent of the materials utilized for each side facade and the rear façade shall be the same as the materials utilized for the front or street-facing façade(s).
- (d) *Prohibited materials.* The following materials shall be prohibited:
 - (i) Metal siding in more than 50 percent of any façade when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses;
 - (ii) Exposed smooth finished concrete block when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses; and,
 - (iii) Exposed split face concrete block in more than 60 percent of any façade.
- (3) *Screening of mechanical equipment.* Mechanical equipment shall be fully concealed from visibility from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

(4B) Connections to sidewalk system.

- (1) When a sidewalk system exists within a right-of-way which is contiguous to the development, a minimum of one pedestrian connection to the sidewalk system shall be provided. On-site pedestrian circulation patterns shall be configured to provide safe and convenient access from the off-site sidewalk system to the main entrance(s) of the building(s). Sidewalks shall be constructed in accordance with Subsection 7.3.2(B), Configuration.

(C) Interconnectivity with adjacent business uses.

- (1) All uses subject to this section shall provide interconnection with adjacent existing compatible developments through one or more of the following methods:

- (a) Through extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
- (b) Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross-access corridor.

6.8.3 Design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet.

(A) *Facade and material design.*

- (1) *Generally.* All facades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.3(A)(2).
- (2) *Standards.*
 - (a) *Glazing.*
 - (i) Glazing of the front façade in the following amounts:

- a. Thirty percent of the ground floor facade area when it faces a street or a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B);
 - b. Twenty percent of the ground floor facade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
- (ii) For the purposes of this section, the ground floor facade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof, ~~wall, or parapet~~ of the facade. When a building wall includes a parapet, the ground floor facade area shall be calculated by measuring to the top of the parapet. For buildings with more than one story, the ground floor facade area shall be calculated by measuring the applicable building wall between the finished grade and the underside of the floor above the ground level floor.
- (iii) Windows shall not use reflective or heavily tinted glass that obstructs views into the building.
- (iv) Spandrel glass may be used only when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space.
- (~~iv~~)(v) *Glazing alternatives.* The amount of glazing required pursuant to Subsection 6.8.3(A)(2)(a)(i)a. may be reduced to a minimum of 20 percent when the facade incorporates all of the following architectural elements:
 - a. The use of natural brick, a natural brick product, natural stone, or a natural stone product in at least 20 percent of the facade, and;
 - b. Window shutters/plantation-style shutters or a canopy/portico in accordance with the following:
 - i. Window shutters or plantation-style shutters which span a minimum of 10 percent of the length of the facade, or;
 - ii. A canopy or portico which provides a covered pedestrian walkway adjacent to the facade which spans a minimum of 50 percent of the length of the facade, and;
 - ~~c.~~ Customer entrances which include no less than six of the design features provided in Subsection 6.8.3(C)(2)~~d(d)~~.
 - d. The amount of glazing required pursuant to this subsection may be further reduced by up to 5 percent when the facade incorporates a corresponding increase in the percentage of natural brick, natural brick product, natural stone, or natural stone product in addition to the minimum amount required pursuant to Subsection 6.8.3(A)(2)(a)(~~iv~~)(v)a.
- (b) *Facade massing.*
 - (i) *Offset required.* Front facades 60 feet wide or wider shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet.
 - (ii) *Offset alternatives.* The following alternatives can be used in place of the required front facade offsets:
 - a. Facade color changes following the same dimensional standards as the offset requirements;
 - b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the facade's height; and/or

- c. Roofline changes when coupled with correspondingly aligned facade material changes.
 - (c) *Roof line changes.*
 - (i) Roof line changes shall include changes in roof planes or changes in the top of a parapet wall, such as extending the top of pilasters above the top of the parapet wall.
 - (ii) When roofline changes are included on a facade that incorporates wall offsets or material or color changes, roofline changes shall be vertically aligned with the corresponding wall offset or material or color changes.
 - (d) *Colors.* Facade colors shall be ~~in accordance with the City's adopted color palate. This palate features colors that are~~ low reflectance, subtle, neutral, and/or earth tone colors, while high-intensity colors, bright colors, metallic colors, or black or fluorescent colors are prohibited ~~except for building trim.~~
 - (e) *Prohibited materials.* The following materials shall be prohibited:
 - (i) Metal siding and exposed smooth-finished concrete block, when visible from a street, existing single-family attached or detached dwellings, or vacant land classified as CSV, A, RSF-1, RSF-3, and RSF-4; and
 - (ii) Synthetic stucco (EIFS) within two feet of the grade level and within two feet of any exterior door jamb.
 - (f) *Vinyl siding.* Vinyl siding shall be limited to 60 percent or less of any single facade, and all vinyl siding shall have a smooth surface with no visible grained pattern.
- (B) *Roofs.*
- (1) *Roof planes.* Except for mansard roofs, cupolas and steeples, sloped roofs shall include two or more sloping roof planes with greater than or equal to one foot of vertical rise for every three feet of horizontal run, and less than or equal to one foot of vertical rise for every one foot of horizontal run.
 - (2) *Flat roofs.* When flat roofs are used, parapet walls with three-dimensional cornice treatments shall conceal them. The cornice shall include a perpendicular projection a minimum of eight inches from the parapet facade plane.
 - (3) *Roof penetrations and equipment.* All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes and other roof penetrations (with the exception of chimneys), shall be located on the rear elevations or screened with a parapet wall having a three-dimensional cornice treatment so as to have a minimal visual impact as seen from:
 - (a) A ~~public~~ street;
 - (b) Vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15; and
 - (c) Lands containing single-family detached, attached, townhouse or two- to four-family dwelling developments.
- (C) *Customer entrances.*
- (1) *Required entrances.* Each side of a building facing a ~~public~~ street shall include at least one customer entrance, except that no large retail establishment shall be required to provide entrances on more than two sides of the structure which face ~~public~~ streets.
 - (2) *Entrance design.* Buildings shall have clearly-defined, highly visible customer entrances that include no less than three of the following design features:
 - (a) Canopies/porticos above the entrance;
 - (b) Roof overhangs above the entrance;
 - (c) Entry recesses/projections;
 - (d) Arcades that are physically integrated with the entrance;

- (e) Raised corniced parapets above the entrance;
- (f) Gabled roof forms or arches above the entrance;
- (g) Outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet;
- (h) Display windows that are directly adjacent to the entrance;
- (i) Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above and/or directly adjacent to the entrance; or
- (j) Integral planters or wing walls that incorporate landscaped areas or seating areas. A wing wall is a wall secondary in scale projecting from a primary wall and not having a roof.

(D) *Off-street parking.*

- (1) *Location.* No more than 50 percent of the required off-street parking shall be located ~~between in front of~~ the building's primary facade ~~and the street it fronts. For purposes of this subsection, "in front of" shall mean the area located between the primary facade of the building as measured by extending a line perpendicular from the outermost corners of the primary facade to the property line(s) that the primary facade faces. When a large-scale retail establishment adjoins other retail space, the provisions of this section shall only apply to the portion of the building occupied by the large-scale retail establishment.~~
- (2) *Screening.* ~~In addition to the screening requirements as set forth in Section 6.2, Tree protection and landscaping standards, Off-street surface~~ parking areas serving a large-scale retail establishment shall be screened in accordance with ~~Section 6.2, in addition to~~ the following:
 - (a) In cases where a wall or fence is provided in lieu of a continuous opaque screen of shrub material, such fence or wall shall have a minimum height of 36 inches, and be constructed of stone, brick, stucco, wood or similar material designed to resemble such materials;
 - (b) Any fence or wall shall be located at least four feet from the edge of the lot line; and
 - (c) All required canopy and understory/ornamental trees shall be located between the fence or wall and the edge of the street right-of-way.

(E) *Pedestrian circulation.*

- (1) *Sidewalks required.* New large retail establishments shall provide sidewalks constructed in accordance with Subsection 7.3.2(B), Configuration, on all sides of the lot which abut a ~~public~~ street.
- (2) *Pedestrian pathways.* The on-site pedestrian circulation system shall comply with the standards in Subsection 6.1.10(A), Required improvements, and Subsection 7.3.2(C), Connection.
- (3) *Connection to public sidewalk system.* In the case of corner lots, a connection shall be made to the sidewalk of both streets.
- (4) *Distinguished from driving surfaces.* All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, or scored/stamped concrete or asphalt to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

(F) *Interconnectivity with adjacent business uses.*

- (1) All uses subject to this section shall provide interconnection with adjacent existing compatible developments through one or more of the following methods:
 - (a) Through extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,

(b) Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross-access corridor.

AMENDING SECTION 6.10 RELATING TO IMPROVEMENT GUARANTEES FOR PRIVATE IMPROVEMENTS

6.10. *Improvement guarantees for private improvements.*

6.10.1 *Development assurances or guarantees.*

- (A) *Generally.* The City shall require adequate financial assurance (performance guarantees), in a form and manner that it approves, for on-site private improvements such as off-street parking and loading, landscaping, exterior lighting, open space set-asides, and other relevant features shown on or described in a site ~~and development~~ plan (Section 2.4.9) subdivision (Section 2.4.10), planned development (Section 2.4.3), special exception permit (Section 2.4.4), special permit (Section 2.4.16), or building permits.
- (B) *Waiver of guarantee for public improvements.* In situations where the amount of improvements to be constructed is of a minimal nature, the LDR Administrator may waive the requirement for financial security if the completion of all improvements to be constructed is guaranteed by requirement of completion prior to issuance of any building permit or certificate of occupancy permit.

6.10.2 *Form of performance guarantees.* The owner or developer shall furnish a performance guarantee in any of the following acceptable forms:

- (A) *Cash deposit.* Cash deposit with the City of Alachua;
- (B) *Guarantee from a lender.* Guarantee from a Florida lender based upon a cash deposit, in a form acceptable to the City Attorney;
- (C) *Irrevocable letter of credit.* Irrevocable letter of credit from a Florida banking institution in a form acceptable to the City Attorney;
- (D) *Performance bond.* Performance bond from a Florida banking institution in a form acceptable to the City Attorney; or
- (E) *Other acceptable security.* Any other financial security found acceptable by the City Attorney.

6.10.3 *Performance guarantees for common and private on-site improvements.*

- (A) *Common improvements.* Common private improvements on parcels not maintained by the City shall be guaranteed at 125120 percent of the materials and labor for all improvements prior to recording the plat for the subdivision, unless waived or reduced by the City.
- (B) *Improvements not installed prior to occupancy.* During certain seasons of the year, it may be impractical for some common and private improvements, such as off-street parking and loading, landscaping, or open space set-aside elements to be timely installed. When a certificate of occupancy permit is requested prior to the completion of

such, the City may accept financial security for the completion of the improvements if it is in the best interest of the City to do so and when the following apply:

- (1) *Improvements cannot be timely completed.* The LDR Administrator determines the subject improvements cannot be timely completed because of weather, season or other unavoidable circumstance;
- (2) *No threat to health, safety, and welfare.* The site can function without the subject improvements, without creating a threat to health, safety, and welfare, and without detrimental impacts to surrounding lands and City service provision in the area;
- (3) *Contracts executed and will be timely completed.* The owner/developer demonstrates that contracts have been executed for the work and such work shall be timely completed on or before a certain date; and
- (4) *Financial security.* The owner/developer submits financial security in the amount of 125120 percent of the estimated cost of labor and materials for the subject improvements to ensure such improvements are timely completed.

6.10.4 *Maintenance guarantees.* Unless otherwise provided for in these LDRs, either at the time of the City's acceptance of a performance guarantee for the private improvements or at the issuance of an occupancy permit, the City may require the owner or developer to furnish a maintenance guarantee in a form approved by the City, so as to guarantee the proper functioning and structural integrity of any private on-site improvement.

6.10.5 *Release of guarantees for common and private improvements.* Upon the owner or developer's completion of the improvements, the owner or developer shall provide written notice to the LDR Administrator requesting an inspection. Upon determination that the improvements fully comply with the approved site and development plan, plat for subdivision, planned development, special exception permit, special permit, or building permit, the full amount of financial security shall be released, less the City's costs of additional inspections and other means to secure compliance.

6.10.6 *Forfeiture of security.*

- (A) *Failure to install improvements.* If an owner or developer fails to properly install all required improvements within the time-frames established by these LDRs, the LDR Administrator shall give 30 days' written notice to the owner/developer (if different) by certified mail, after which time the City may draw on the security and use the funds to complete the required improvements.
- (B) *Report of expenditures.* After completing the required improvements, the City shall provide a complete accounting of the expenditures to the landowner or developer (as appropriate) and, as applicable, refund all unused security deposited, without interest, to the party posting the guarantee. If the costs to complete the required improvements are greater than the amount of the security, the City may assess the additional costs to the affected landowners or responsible association.

AMENDING SECTION 7.4 RELATING TO IMPROVEMENT GUARANTEES FOR PUBLIC IMPROVEMENTS

7.4. Improvement guarantees for public improvements.

7.4.1 Posting of surety device for public improvements.

- (A) ~~An infrastructure plan or a~~ final plat shall ~~neither-not~~ be approved by the City Commission ~~nor-accepted for filing~~ until a surety device in accordance with the forms ~~explained-as provided in~~ in Section 6.10.2., Form of performance guarantees, has been posted.
- (B) The surety device for public infrastructure improvements shall cover at least ~~125~~120 percent of the estimated cost of all required improvements ~~such-as~~including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, stormwater management facilities, potable and reclaimed water facilities, wastewater facilities electric facilities, natural gas lines, recreation, and other public improvements. ~~The E~~estimated costs for the installation of all public infrastructure improvements shall be provided by ~~the subdivider's registered-a professional~~ engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation, plus a minimum contingency of ten percent (10%). This estimated cost shall represent the total estimated cost of installing all required public improvements.
- (C) The surety device shall be conditioned upon the faithful performance by the subdivider of all work required to complete all improvements and installations for the subdivision or phases thereof, in compliance with these LDRs, and the approved infrastructure plan, preliminary plat, construction plans, and final plat, as applicable. For subdivisions, all improvements shall be completed within a specified time as ~~determined-provided~~ in the subdivider's agreement.
- (D) The surety device shall be payable to, and for the indemnification of, the City Commission.

AMENDING SECTION 10.2 TO CREATE A NEW DEFINITION OF “MIXED-USE” AND BY AMENDING THE DEFINITION OF “SUBDIVISION”

Dwelling, multiple-family, means, for the purposes of these LDRs, a ~~dwelling-structure~~ containing five or more individual dwelling units on a single lot, with the units often stacked one above the other in a vertical configuration, sharing common vertical walls and/or horizontal floors and ceilings. Housing for the aged, which meets this definition and does not provide for routine nursing and/or medical care, shall be construed to be a multiple-family dwelling.

Dwelling, townhouse, means a type of multifamily dwelling, in which five or more individual dwelling units on a single lot are attached by one or more vertical party walls, with the habitable spaces of different dwelling units arranged on a side-by-side rather than a stacked configuration, and each individual unit being two stories, or more. Each individual townhouse dwelling unit has its own front and rear access to the outside.

Mixed-use means a building or an area containing a mix of uses which functionally integrate and interconnect with one another. Uses may include, but is not limited to, retail, professional services, restaurants and eating establishments, offices, and single and multifamily residential.

~~Subdivision means the division of a parcel of land, whether improved or unimproved, into three or more lots or parcels of land, for the purpose of transfer of ownership, whether by deed, metes and bounds description, devise, lease, map, plat or other recorded instrument, or if the establishment of a new street is involved, any division of such parcel. The term "subdivision" shall not mean the division of land into parcels of more than five acres not involving any change in street lines; the transfer of property by sale or gift or testate succession by the property owner to the property owner's spouse or lineal descendants; or the transfer of property between tenants in common for the purpose of dissolving the tenancy in common among those tenants.~~ The term "subdivision" includes a resubdivision and replatting of lands located within an existing subdivision, when appropriate to the context, relates to the process of subdividing.

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

II. VISION STATEMENT

The City of Alachua will be a vibrant, growing, economically and culturally diverse community, which takes great pride in the fact that it has maintained its strong sense of community, its small-town atmosphere, a strong recreation program, the charm of its downtown, and has preserved and protected its heritage and environment. It is proud of the state of the art educational facilities, which work hand-in-hand with Alachua's employers to make certain that its young people have challenging career opportunities at home. Alachua will become a leader in innovative techniques to ensure quality, well-planned growth and provide for a safe and convenient transportation environment. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will strive to be continually recognized by its peers as an example of what can happen when citizens, business communities, schools, and government work together for the common good.

III. GOALS TO IMPLEMENT THE VISION

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the

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

Evaluation & Findings: The proposed LDR text amendments will support this goal by creating a more efficient and effective development review structure. Staff proposes these amendments to respond to the feedback received from various industries which support new development and redevelopment in an effort to address the concerns of these professionals.

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: Please refer to 'Consistency with Comprehensive Plan' section of 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 current LDRs were adopted in February 2006. Since this time, the size and scope of residential and nonresidential development proposals within the City has changed. As such, over the past several years it has become apparent to City Staff, professional consultants (e.g., civil engineers and planners), developers, and land owners that certain changes could be made to the LDRs in order to more efficiently and effectively plan for future development.

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

Evaluation & Findings: The proposed amendments address a demonstrated community need by responding to the feedback received from various industries

which support new development and redevelopment projects within the City. These amendments are proposed to address the concerns of these professionals.

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

Evaluation & Findings: The proposed amendments will have no discernable effect upon the purpose and intent of the zoning districts established in the LDRs or compatibility among uses. The amendments will support efficient development within the City by responding to the concerns of professionals within the various industries which support new development and redevelopment.

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

Evaluation & Findings: The proposed amendments will have no effect on development patterns.

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

Evaluation & Findings: The proposed amendments will have no effect on the natural environment.

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

Evaluation & Findings: The proposed amendments will have no effect on public facilities.

**EXHIBIT “A”
TO
STAFF INITIATED
LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENTS
(JUNE 2020)
STAFF REPORT**

**PROPOSED AMENDMENTS TO
THE CITY OF ALACHUA
LAND DEVELOPMENT REGULATIONS**

Section 1.4.5 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 1.4.5 remains in full force and effect:

1.4.5 *Exemptions.*

(A) *Acquisition of interests in land by government and construction of public infrastructure for public purpose.*

(1) The provisions of these LDRs shall not require subdivision of land in accordance with Section 2.4.10 as a result of actions taken by the City of Alachua, Alachua County, the School Board of Alachua County, or the State of Florida to acquire land or interest in land for public use, right-of-way (ROW), or easements.

(2) The permits as set forth in Article 2, Administration, shall not be required for the following public infrastructure projects; ~~such as~~

(a) Road construction/reconstruction projects, water/wastewater line installations, and other similar projects, undertaken by the City of Alachua, Alachua County, or the State of Florida; or.

(b) Any project identified in the adopted City of Alachua Long Range Transportation Plan, provided however that when the roadway improvement will be performed by an entity other than the City of Alachua, Alachua County, or State of Florida, a surety device in accordance with Section 7.4. Improvement guarantees for public improvements, or Section 6.10, Improvement guarantees for private improvements, as applicable, shall be posted with the City.

Section 2.1.1(B) and Table 2.1-1 of the City's LDRs are amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.1.1(B) and Table 2.1-1 remain in full force and effect:

2.1.1 *Summary of administration and review roles.*

(B) *Development review structure.* Table 2.1-1, Development Review Structure, summarizes the review bodies and City staff that have specific permit review roles under these LDRs, and their responsibilities.

Table 2.1-1: Development Review Structure					
S = Staff Review C = Plan Consistency Review R = Review and Advise D = Final Decision A = Appeal					
Development Permit	LDR Administrator	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	City Commission	Hearing Officer
Text Amendment and General Amendment to Official Zoning Atlas (Section 2.4.1)	S		C/R	D	
Site Specific Official Zoning Atlas Amendment (Rezone) (Section 2.4.2)	S		C/R	D	
Planned Development (Section 2.4.3)	S		C/R	D	
Special Exception Permit for Building Greater Than or Equal to 80,000 Square Feet in Area (Section 2.4.4(C)(2))	C/S		C/R	D	

Table 2.1-1: Development Review Structure					
S = Staff Review C = Plan Consistency Review R = Review and Advise D = Final Decision A = Appeal					
Development Permit	LDR Administrator	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	City Commission	Hearing Officer
Special Exception Permit for uses other than building greater than or equal to 80,000 square feet in area (Section 2.4.4(C)(3))	C/S		D	A	
Historic Sites and Structures					
Historic Overlay District Classification (Section 2.4.5)	S		C/R	D	
Certificate of Appropriateness (Minor Review) (Section 2.4.6)	D	A			
Certificate of Appropriateness (Major Review) (Section 2.4.6)	C/S		D	A	
Variance Permits					
Zoning Variance Permit (Section 2.4.7(C))	C/S	D			
Subdivision Variance Permit (Section 2.4.7(D))	S		C/R	D	
Administrative Adjustment (Section 2.4.8)	D	A			
<u>Minor Site Plan (Section 2.4.9(B)(2)(a))</u>	D	A			
Site Plan (Building Less Than 80,000 square feet in Area) (Section 2.4.9(B)(2)(b))	C/S		D	A	
Site Plan (Building Greater Than or Equal to 80,000 square feet in Area) (Section 2.4.9(B)(2)(c))	C/S		C/R	D	
<u>Infrastructure Plan (Section 2.4.9(B)(2)(d))</u>	<u>C/S</u>			D	
Minor Site Plan [Section 2.4.9(J)]	D	A			
Subdivision					
Minor Subdivision (Section 2.4.10(F))	S		C/R	D	
Major Subdivision					
Preliminary Plat (Section 2.4.10(G)(23))	S		C/R	D	
Construction Plans (Section 2.4.10(G)(34))	D			A	
Final Plat (Section 2.4.10(G)(6))	S			D	
Other Permits					

Table 2.1-1: Development Review Structure					
S = Staff Review C = Plan Consistency Review R = Review and Advise D = Final Decision A = Appeal					
Development Permit	LDR Administrator	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	City Commission	Hearing Officer
Sign Permit (Section 2.4.11)	D	A			
Temporary Use Permit (Section 2.4.12)	D	A			
Special Event Permit (Section 2.4.13)	D	A			
Certificate of Concurrency Compliance (Section 2.4.14)	D	A			
Certificate of LDR Compliance (Section 2.4.15)	D	A			
Special Permit (Section 2.4.16)	S		C/R/S	D	
Tree Removal Permit (Section 2.4.17)	D	A			
Mobile Home Move-on Permit (Section 2.4.18)	D	A			
Interpretation by LDR Administrator (Section 2.4.19)	D	A			
Appeals of Interpretation and Decision of LDR Administrator (Section 2.4.20)		D			
Vested Rights Certificate (Section 2.4.21)	C/S			D	
Beneficial Use Determination (Section 2.4.22)	S			D	R
Wellfield Exemption Permit (Section 2.4.23)	S		C/R	D	
Development Agreement (Section 2.5)	S		C/R	D	

Section 2.1.2(A) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 2.1.2 remains in full force and effect:

2.1.2 City Commission.

(A) *Powers and duties.* In addition to any authority granted the City Commission by general or special law or the City Charter, the Commission shall have the following powers and duties:

- (1) *Amendments to LDR text.* To initiate, review, and decide applications to amend the text of these LDRs (Section 2.4.1, Text amendment).
- (2) *General amendments to Official Zoning Atlas.* To initiate, review, and decide applications to general amendments to the Official Zoning Atlas (Section 2.4.1).

- (3) *Site-specific amendments to Official Zoning Atlas (rezone).* To initiate, review, and decide applications on site-specific amendments to the Official Zoning Atlas (rezone) (Section 2.4.2).
- (4) *Planned development district (PD) classification.* To review and decide recommendations from the PZB on PD Master Plans and amendments to the Official Zoning Atlas to a planned development (PD) district (Section 2.4.3).
- (5) *Special exception permit for building greater than or equal to 80,000 square feet in area.* To review and decide applications on special exception permits for a building greater than or equal to 80,000 square feet in area (Section 2.4.4(C)(2)).
- (6) *Historic Overlay (HO) District classification.* To initiate, review, and decide recommendations from the PZB on amendments to the Official Zoning Atlas to apply the Historic Overlay (HO) District classification (Section 2.4.5).
- (7) *Subdivision variance permit.* To review and decide applications on subdivision variance permits from the subdivision standards (Section 2.4.7(D)).
- (8) *Site plan for building greater than or equal to 80,000 square feet in area and infrastructure plan.* To review and decide applications for site plans consisting of a building greater than or equal to 80,000 square feet in area ~~(Section 2.4.9(D)(3)(2)(c))~~ and to review and decide applications for infrastructure plans (Section 2.4.9(D)(2)(d)).
- (9) *Minor subdivision.* To review and decide applications for minor subdivisions (Section 2.4.10(F)).
- (10) *Major subdivision preliminary plat.* To review and decide applications for major subdivision preliminary plats (Section 2.4.10(G)).
- (11) *Major subdivision final plat.* To review and decide applications for major subdivision final plats (Section 2.4.10(G)).
- (12) *Appeals of LDR Administrator on major construction plans.* To review and decide appeals on decisions of the LDR Administrator on major subdivision construction plans (Section 2.4.10(G)).
- (13) *Appeal of PZB decisions.* To review and decide appeals on decisions of the PZB on:
 - (a) Special exception permits (Section 2.4.4).
 - (b) Certificates of appropriateness (Section 2.4.6).
 - (c) Site plans consisting of a building less than 80,000 square feet in area (Section 2.4.9(D)(2)(b)).
- (14) *Special permit.* To review and decide applications for special permits (Section 2.4.16).
- (15) *Vested rights certificate.* To review and decide applications for vested rights certificates (Section 2.4.22).
- (16) *Beneficial use determination.* To review and decide applications for beneficial use determinations (Section 2.4.23).
- (17) *Wellfield exemption permit.* To review and decide applications for wellfield exemption permits (Section 2.4.24).
- (18) *Development agreements.* To review requests, and, where appropriate and in its sole discretion, enter into development agreements (Section 2.5).
- (19) *Schedule of fees.* To approve by resolution a schedule of fees governing applications for permits and other permit approvals reviewed under these LDRs.
- (20) *Other.* To take any other action not delegated to the PZB, BOA, Special Magistrate, LDR Administrator, Public Services Director or City Attorney, as the City Commission may deem desirable and necessary to implement the provisions of these LDRs.

Section 2.1.3(C) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 2.1.3 remains in full force and effect:

2.1.3 *Planning and Zoning Board (PZB).*

(C) *Powers and duties.* The PZB is authorized by the City Commission with the following powers and duties under these LDRs:

- (1) *Special exception permits.* To review and make recommendations to the City Commission on special exception permit applications for a building greater than 80,000 square feet in area, and to review and decide applications for all other special exception permit applications (Section 2.4.4).
- (2) *Certificate of appropriateness.* To review and decide applications for certificates of appropriateness (major review) (Section 2.4.6).
- (3) *Site plan.* To review and make recommendations to the City Commission on site plan applications consisting of a building greater than or equal to 80,000 square feet in area (Section 2.4.9(D)(2)(c)), and to review and decide applications for site plan applications consisting of a building less than 80,000 square feet in area (Section 2.4.9(~~D~~)(2)(~~b~~)).
- (4) *Amendments to LDR text.* To initiate, review, and make recommendations to the City Commission to approve or deny applications to amend the text of these LDRs (Section 2.4.1, Text amendment).
- (5) *General amendments to Official Zoning Atlas.* To initiate, review, and make recommendations to the City Commission to approve or deny applications to general amendments to the Official Zoning Atlas (Section 2.4.1).
- (6) *Site-specific amendments to Official Zoning Atlas (rezone).* To initiate, review, and make recommendations to the City Commission to approve or deny applications to for site-specific amendments to the Official Zoning Atlas (rezone) (Section 2.4.2).
- (7) *Planned development.* To review and make recommendations to the City Commission on PD Master Plans and amendments to the Official Zoning Atlas to a planned development (PD) district (Section 2.4.3).
- (8) *Historic Overlay (HO) District classification.* To initiate, review, and make recommendations to the City Commission to approve or deny amendments to the Official Zoning Atlas to apply a Historic Overlay (HO) Zone District classification (Section 2.4.5).
- (9) *Subdivision variance permits.* To review and make recommendations to the City Commission on subdivision variance permits (Section 2.4.7(D)).
- (10) *Minor subdivisions.* To review and make recommendations to the City Commission on minor subdivisions (Section 2.4.10(F)).
- (11) *Major subdivision preliminary plats.* To review and make recommendations to the City Commission on major subdivision preliminary plats (Section 2.4.10(G)).
- (12) *Special permit.* To review and make recommendations to the City Commission on special permits (Section 2.4.16).
- (13) *Wellfield exemption permits.* To review and make recommendations to the City Commission on wellfield exemption permits (Section 2.4.24).
- (14) *Development agreements.* To review and make recommendations to the City Commission on development agreements (Section 2.5).
- (15) *Make special knowledge and expertise available.* To make its special knowledge and expertise available upon written request and authorization of the City Commission to any official, department, board, commission or agency of the City.
- (16) *Studies.* To make studies of the resources, possibilities and needs of the City upon the authorization of the City Commission, and report its findings and recommendations, with reference thereto, to the City Commission.

- (17) *Annual review of Capital Improvement Plan.* To conduct an annual review of the capital improvement element of the Comprehensive Plan to ensure that the fiscal resources necessary to maintain adopted level of service standards are available.

Section 2.1.6(A) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.1.6 remains in full force and effect:

2.1.6 *City staff.*

(A) *Land Development Regulation (LDR) Administrator.*

- (1) *Generally.* The LDR Administrator is the City Manager or designee, and shall be the City official responsible for administering the provisions of these LDRs.
- (2) *Powers and duties.* In addition to the jurisdiction, authority and duties that may be conferred upon the LDR Administrator by other provisions of the City Code and general or special law, the LDR Administrator shall have the following jurisdiction, powers and duties under these LDRs:
 - (a) To supervise, review and decide applications for:
 - (i) Certificates of appropriateness (minor review) (Section 2.4.6).
 - (ii) Administrative adjustments (Section 2.4.8).
 - (iii) Minor site plans (Section 2.4.9~~(J)(D)(2)(a)~~).
 - (iv) Major subdivision construction plans (Section 2.4.10(G)).
 - (v) Sign permits (Section 2.4.11).
 - (vi) Temporary use permits (Section 2.4.12).
 - (vii) Special event permits (Section 2.4.13).
 - (viii) Certificates of concurrency compliance (Section 2.4.14).
 - (ix) Certificates of LDR compliance (Section 2.4.15).
 - (x) Tree removal permits (Section 2.4.17).
 - (xi) Mobile home move-on permits (Section 2.4.18).
 - (b) To render interpretations of these LDRs and the Official Zoning Atlas (Section 2.4.19).
 - (c) To establish application content requirements and a submission schedule for review of applications and appeals (Section 2.2.2).
 - (d) To compile and maintain an Administrative Manual (Section 2.2.2) and a Technical Design and Development Standards Manual.
 - (e) To review and make recommendations through a staff report to the City Commission, PZB and BOA on applications for development permits and permit approvals, where appropriate, and take any other action necessary to administer the provisions of these LDRs (Section 2.2.7).
 - (f) To maintain the Official Zoning Atlas and other such records and official materials that relate to the adoption, amendment, enforcement, or administration of these LDRs.
 - (g) To track public facility capacity and prepare reports on development activity as part of a concurrency management system (Section 2.4.14).
 - (h) To assist the Special Magistrate in enforcing these LDRs in accordance with Article 9, Enforcement and Remedies.
 - (i) To provide expertise and technical assistance to the City Commission, PZB, BOA and Special Magistrate upon request.

Section 2.2.3(B) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.2.3 remains in full force and effect:

2.2.3 Preapplication conference.

- (B) *Preapplication conference mandatory.* A preapplication conference is mandatory prior to submission of any application for:
- (1) Site-specific amendments to the Official Zoning Atlas (rezoning) (Section 2.4.2);
 - (2) Text amendments to the LDRs (Section 2.4.1);
 - (3) Planned developments (Section 2.4.3);
 - (4) Historic Overlay District classification (Section 2.4.5);
 - (5) Site plans and infrastructure plans (Sections ~~2.4.9(D)(2)(b), (c), and (d)~~);
 - (6) Special permits for land and/or water filling, or dredging (Section 2.4.16);
 - (7) Minor subdivisions (Section 2.4.10(F));
 - (8) Major subdivision preliminary plats (Section 2.4.10(G));
 - (9) Special exceptions (Section 2.4.4);
 - (10) Vested rights certificate (Section 2.4.22);
 - (11) Beneficial use determination (Section 2.4.23);
 - (12) Wellfield exemption permit (Section 2.4.24); and
 - (13) Development agreements (Section 2.5).

Section 2.2.4(C) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.2.4 remains in full force and effect:

2.2.4 Neighborhood meetings.

- (C) *Applicability.* Neighborhood meetings are mandatory for site-specific amendments to the Official Zoning Atlas (Section 2.4.2), planned developments (Section 2.4.3), special exception permits (Section 2.4.4), site plans (Section 2.4.9) and major subdivision preliminary plats (Section 2.4.10(G)(~~23~~)). Neighborhood meetings are optional for any other applications under these LDRs.

Section 2.2.7(A) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.2.7 remains in full force and effect:

2.2.7 Preparation of staff report.

- (A) *Application subject to public hearing or to be reviewed by review body.* When an application is subject to a public hearing (see Table 2.2-1, Required Public Hearings) or will be considered by a decision-making or review body after it is determined complete, the LDR Administrator shall refer the application to the appropriate staff, outside expert consultants, and any other appropriate review agencies for comment, review the application, communicate with the applicant regarding any questions, and prepare a written staff report. The staff report shall be ~~mailed-provided~~ to the applicant and made available to the public a reasonable period of time before the first scheduled public hearing on the application. The staff report shall be addressed

to the decision-making or review body and shall state whether the application complies with all appropriate standards of these LDRs. The staff report shall include a staff recommendation. Conditions for approval may also be recommended to eliminate any areas of noncompliance or to mitigate any adverse effects of the applications for development permit.

Section 2.2.8(C) and Table 2.2-1 of the City's LDRs are amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.2.8 and Table 2.2-1 remain in full force and effect:

2.2.8 Scheduling public hearings.

- (C) *Public Hearings.* A public hearing shall be conducted by the appropriate decision-making or review bodies for applications for development permit as depicted in Table 2.2-1, Required Public Hearings, and in accordance with Section 2.3, Public hearing procedures.

Table 2.2-1. Required Public Hearings				
Q = Quasi-judicial hearing (Section 2.3.1);				
S = Standard public hearing (Section 2.3.2)				
Application Type	Review and/or Decision-Making Body			
	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	Hearing Officer	City Commission
Text amendment and general amendment to Official Zoning Atlas (Section 2.4.1)		S		S
Site-specific amendment to Official Zoning Atlas (Section 2.4.2, rezone)		Q		Q
Planned development (Section 2.4.3)		Q		Q
Special exception permit for building greater than or equal to 80,000 square feet in area (Section 2.4.4(C)(2))		Q		Q
Special exception permit for uses other than building greater than or equal to 80,000 square feet in area Section 2.4.4(C)(3))		Q		
Historic Overlay District classification (Section 2.4.5)		Q		Q
Certificate of appropriateness (Section 2.4.6)		Q		
Zoning variance permit (Section 2.4.7(C))	Q			
Subdivision variance permit (Section 2.4.7(D))		Q		Q
Site plan (building less than 80,000 square feet in area) Section 2.4.9(D)(2)(b)		Q		
Site plan (building greater than or equal to 80,000 square feet in area) (Section 2.4.9(D)(3)(2)(c))		Q		Q
<u>Infrastructure Plan (Section 2.4.9(D)(2)(d))</u>				Q
Minor subdivision (Section 2.4.10(F))		Q		Q
Major subdivision (Section 2.4.10(G))				

Table 2.2-1. Required Public Hearings				
Q = Quasi-judicial hearing (Section 2.3.1);				
S = Standard public hearing (Section 2.3.2)				
Application Type	Review and/or Decision-Making Body			
	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	Hearing Officer	City Commission
Preliminary plat		Q		Q
Final plat				Q
Special permits (Section 2.4.16)		Q		Q
Appeals of (Section 2.4.20)				
Interpretation and decision of LDR Administrator	S			
Decision on construction plans by LDR Administrator				S
Appeals of PZB decision (Section 2.4.21)				Q
Vested rights certificate (Section 2.4.22)				S
Wellfield exemption permit (Section 2.4.24)		Q		Q
Development agreement (Section 2.5)		S		S

Section 2.2.9(E) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 2.2.9 remains in full force and effect:

2.2.9 Public notification. All applications for development approval requiring public hearings shall comply with the Florida Statutes, Table 2.2-2, Timing of Required Notice, and the other provisions of this section with regard to public notification.

- (E) *Required notice and timing.* Unless otherwise expressly provided in State statutes or these LDRs, notice shall be provided in accordance with the following Table 2.2-2, Timing of Required Notice:

Table 2.2-2. Timing of Required Notice			
Application Type	Notice Required [1]		
	Written (mailed) (Subsection 2.2.9(B) of this section)	Published (Subsection 2.2.9(C) of this section)	Posted (Subsection 2.2.9(D) of this section)
Text amendment (Section 2.4.1)			
General amendment to Official Zoning Atlas (Section 2.4.1)	At least 14 days prior to first public hearings	At least 10 days prior to first and second public hearings	
Site-specific amendment to Official Zoning Atlas (rezone) (Section 2.4.2)			At least 14 days prior to first and

Table 2.2-2. Timing of Required Notice			
Application Type	Notice Required [1]		
	Written (mailed) (Subsection 2.2.9(B) of this section)	Published (Subsection 2.2.9(C) of this section)	Posted (Subsection 2.2.9(D) of this section)
Planned development (Section 2.4.3)			second -public hearings
Special exception permit (Section 2.4.4) and appeal of PZB decision on special exception (Section 2.4.21)	At least 14 days prior to public hearing(s)	At least 10 days prior to public hearing(s)	At least 14 days prior to public hearing(s)
Historic Overlay District classification (Section 2.4.5)	At least 14 days prior to first -public hearings	At least 10 days prior to first and second -public hearings	At least 14 days prior to first and second -public hearings
Certificate of appropriateness (Section 2.4.6)		At least 10 days prior to public hearing(s)	
Variance permits (Section 2.4.7)			At least 14 days prior to public hearing(s)
Site plan consisting of building less than 80,000 square feet in area (Section 2.4.9(D)(2)(b)) and appeal of PZB decision on site plan (Section 2.4.21)	At least 14 days prior to public hearing(s)		At least 14 days prior to public hearing(s)
Site plan consisting of building greater than or equal to 80,000 square feet in area (Section 2.4.9(D)(2)(c))			
Infrastructure plan (Section 2.4.9(D)(2)(d))			
Appeals of interpretations and decisions of LDR Administrator (Section 2.4.20)			
Subdivisions (minor subdivision, major -preliminary plat, major -final plat) (Section 2.4.10)	At least 14 days prior to public hearing(s)		
Vested rights certificate (Section 2.4.22)		At least 10 days prior to public hearing	
Beneficial use determination (Section 2.4.23)		[2]	
Wellfield exemption permit (Section 2.4.24)	At least 14 days prior to public hearing	At least 10 days prior to first and	At least 14 days prior to public hearing

Table 2.2-2. Timing of Required Notice			
Application Type	Notice Required [1]		
	Written (mailed) (Subsection 2.2.9(B) of this section)	Published (Subsection 2.2.9(C) of this section)	Posted (Subsection 2.2.9(D) of this section)
		second public hearings	
Development agreement (Section 2.5)	At least 14 days prior to PZB public hearing. At least 14 days prior to first and second City Commission public hearings	At least 10 days prior to first and second public hearings	
[1] When multiple application types are processed simultaneously, notice requirements for each application type shall apply.			
[2] Notification of beneficial use determination hearings is at the discretion of the hearing officer.			

Section 2.2.12 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 2.2.12 remains in full force and effect:

2.2.12 ~~Request for withdrawal of~~ Withdrawal of application.

- (A) *Submission of request.* Any request for withdrawal of an application subject to a public hearing shall be submitted in writing to the LDR Administrator, or shall be made through a verbal request at a public hearing.
- (B) *Prior to notice of public hearing.* The LDR Administrator shall approve a request for withdrawal of an application, if it has been submitted prior to public notification on the application in accordance with Subsection 2.2.9 of this section, Public notification.
- (C) *Subsequent to notice of public hearing.* If the request for withdrawal of an application is submitted subsequent to public notification (Subsection 2.2.9 of this section, Public notification), the request for withdrawal shall be placed on the public hearing agenda and acted upon by the review or decision-making body.
- (D) Administrative withdrawal of applications. During staff review, the applicant shall be notified of any deficiencies and given adequate time to respond. If the applicant fails to respond to the noted deficiencies within 180 days of date of notification by staff, the application shall be considered withdrawn. Upon a showing of good cause, the Land Development Regulations Administrator may extend the deadline for response for an additional 45 days.
- ~~(D)~~ (E) Fees. Fees shall be refunded for withdrawn applications only in accordance with Subsection 2.2.2(C) of this section, Fees.

Section 2.2.17 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 2.2.17 remains in full force and effect:

2.2.17 *Simultaneous processing of applications.* Whenever two or more forms of review and approval are required under these LDRs, the applications for those permits or approvals may, at the option of the

LDR Administrator, be processed simultaneously, so long as all applicable State and local requirements are satisfied. Site plans, infrastructure plans, and major or minor subdivision plats shall not be processed concurrently with applications for text amendments (Section 2.4.1) or site-specific amendments to the Official Zoning Atlas (Section 2.4.2) or planned developments (Section 2.4.3).

Section 2.4.3(E) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.3 remains in full force and effect:

2.4.3 *Planned development.*

(E) *Final PD plan.*

- (3) *Expiration.* If the initial PD final plan expires in accordance with the expiration provisions for site plans (Subsection 2.4.9(G) of this section) or major subdivision preliminary plat (Subsection 2.4.10(G)(~~23~~)(h) of this section), whichever is appropriate, the PD zone district classification, PD Master Plan, and PD agreement shall expire and be void, and the land shall revert back to its original zone district classification.

Section 2.4.9 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.9 remains in full force and effect:

2.4.9 Minor site plans, ~~Site plans, and infrastructure plans.~~

- (A) *Purpose.* Minor site plan, ~~Site plan, or infrastructure plan~~ review is required to ensure that the layout and general design of proposed development is compatible and harmonious with surrounding uses and complies with the applicable standards of: Article 6, Development Standards; ~~Article 7, Subdivision Standards;~~ and all other ~~appropriate-applicable~~ provisions of these LDRs.
- (B) *Applicability.* All development, unless exempted in accordance with ~~Subsection 2.4.9(C) of this section,~~ Exemptions, or subject to review in accordance with Section 2.4.10, Subdivision, shall be required to have a minor site plan, site plan, or infrastructure plan approved in accordance with this section prior to issuance of a building permit or prior to the commencement of construction of any infrastructure approved in accordance with this section.
 - (1) Minor Site Plans. The following development and activities shall be reviewed in accordance with Section 2.4.9(D)(2)(a), Review and action by LDR Administrator, on application for minor site plan. One or more of the following actions may be proposed as a part of an application for a minor site plan:
 - (a) The addition of 1,000 square feet or less of total gross floor area to existing nonresidential buildings or mixed-use development.
 - (b) The addition of 2,500 square feet or less of unenclosed building area.
 - (c) The addition of impervious area to an existing nonresidential or mixed-use development which consists of ten percent or less of existing impervious area and does not exceed 5,000 square feet of new impervious area.
 - (d) The reconfiguration of existing parking and loading areas, such as re-striping an existing parking lot area to reconfigure the on-site vehicular circulation pattern or designated parking and loading areas, which does not propose any new impervious surface area.
 - (e) Change-outs of exterior light fixtures.

- (f) The addition of an accessory use or structure which affects the layout and configuration of a site.
- (2) Site Plan consisting of building less than 80,000 square feet in area. Applications for a site plan consisting of a building less than 80,000 square feet in area shall be reviewed in accordance with the Section 2.4.9(D)(2)(b), Review and action by PZB on application for site plan consisting of building less than 80,000 square feet in area.
- (3) Site plan consisting of building greater than or equal to 80,000 square feet in area. Applications for a site plan consisting of a building greater than or equal to 80,000 square feet in area shall be reviewed in accordance with the Section 2.4.9(D)(2)(c), Review and recommendation by PZB and review and action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.
- (4) Infrastructure Plan. Development which is comprised of public or private infrastructure, including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems, shall be reviewed in accordance with Section 2.4.9(D)(2)(d), Review and action by City Commission on application for infrastructure plan.
- (C) *Exemptions.* The following development shall be exempted from the requirements of this section (but is not exempted from ~~subs~~Section 2.4.15 ~~of this section~~, Certificate of LDR compliance, or the need to obtain a building permit):
- (1) *Single-family development.* Single-family development on a single lot.
- (2) *Two-family to four-family development.* Two-family to four-family dwelling development on a single lot.
- (3) *Residential subdivisions.* Minor and major subdivision (~~subs~~Section 2.4.10 ~~of this section~~) for single-family residential subdivisions and two-family to four-family dwelling subdivisions.
- (4) *Wireless antennas.* Collocation of wireless antennas on an existing tower per F.S. § 365.172(12)(a)(1) and as further set forth in ~~s~~Section 4.3.2(I)(1)(f).
- (5) *Minor utilities.* Minor utilities as described in ~~s~~Section 10.2 of these LDRs.
- ~~(6) Minor additions to existing nonresidential/mixed use development. The following development shall be reviewed pursuant to the provisions of section 2.4.9(J), Minor Site Plan Review, and shall comply with all other applicable provisions of these LDRs:~~
- ~~(a) The addition of 1,000 square feet or less of total gross floor area to existing nonresidential buildings or mixed use development; or~~
- ~~(b) The addition of 2,500 square feet or less of unenclosed building area; or~~
- ~~(c) The addition of impervious area which consists of ten percent or less of existing impervious area and does not exceed 5,000 square feet of new impervious area at an existing nonresidential or mixed use development.~~
- (7)(6) *Accessory uses added to existing development.* ~~Accessory uses as permitted in sSection 4.4, Accessory Uses and Structures.~~ Accessory uses as permitted in Section 4.4 which do not affect the layout or configuration of the site shall be subject to this exemption and shall be reviewed and approved ~~pursuant to in accordance with~~ sSection 2.4.15, Certificate of LDR Compliance. The application for a Certificate of LDR Compliance shall include a sketch plan as a supplement and must provide sufficient information to demonstrate that the accessory use complies with the provisions of ~~s~~Section 4.4, Accessory Uses and Structures, and any other applicable provisions of these LDRs.
- (D) *Procedures.*

- (1) *Submission and review of application.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.
- (2) Review, recommendation, and action on application for minor site plan, site plan, or infrastructure plan.
- (a) Action by LDR Administrator on application for minor site plan. The LDR Administrator shall review the application in accordance with Section 2.2.13, Review by LDR Administrator.
- ~~(a)(b)~~ *Review and action by PZB on application for site plan consisting of building less than 80,000 square feet in area.* After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building less than 80,000 square feet in area, the PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public hearing. After the close of the public hearing, the PZB shall approve, approve with conditions, or deny the application based on the standards in ~~Subsection 2.4.9(E)(1) of this section,~~ Minor site plan and Site plan standards.
- ~~(a)(c)~~ *Review and recommendation by PZB and review and action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.*
- ~~(a)(i)~~ *Review and recommendation by PZB on application for site plan consisting of building greater than or equal to 80,000 square feet in area.* After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building greater than or equal to 80,000 square feet in area, the PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in ~~Subsection 2.4.9(E)(1) of this section,~~ Minor site plan and Site plan standards. The PZB shall then forward the report to the City Commission.
- ~~(a)(ii)~~ *Review and action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.* After receipt of the report from the PZB, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building greater than or equal to 80,000 square feet in area, the City Commission shall consider the application during a public hearing in accordance with ~~Subsection 2.4.1 of this section,~~ Quasi-judicial public hearings. At the public hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve, approve with conditions, or deny the application based on the standards in ~~Subsection 2.4.9(E)(1) of this section,~~ Minor site plan and Site plan standards.
- (d) Review and action by City Commission on application for infrastructure plan. After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for an infrastructure plan, the City Commission shall consider the application during a public hearing in accordance with Section 2.4.1 of this section, Quasi-judicial public hearings. At the public hearing, the City Commission shall consider the application, the relevant support materials, the staff report, and the

testimony and evidence given at the public hearing. After the close of the public hearing, the City Commission shall either approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(2)(a) – (e), Infrastructure plan standards.

(E) Minor site plan, site plan, and infrastructure plan standards. Minor site plans, site plans, and infrastructure plans shall comply with the standards below.

- (1) Minor site plan and site plan standards. A minor site plan or site plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:
 - (a) Consistency with Comprehensive Plan. The development and uses ~~in-proposed by~~ the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.
 - (b) Use allowed in zone district. The use is allowed in the zone district in accordance with Article 4, Use Regulations.
 - (c) Zone district use specific standards. The development and uses ~~in-proposed by~~ the minor site plan or site plan comply with Section 4.3, Use specific standards.
 - (d) Development and design standards. The development proposed ~~in-by~~ the minor site plan or site plan and its general layout and design comply with all ~~appropriate~~ applicable standards in Article 6, Development Standards.
 - (e) Subdivision standards. In cases where a subdivision has been approved or is pending, the development proposed ~~in-by~~ the minor site plan or site plan and its general layout and design comply with all ~~appropriate-applicable~~ standards in Article 7, Subdivision Standards.
 - (f) Complies with all other relevant City laws, and-ordinances, regulations, requirements, and State and Federal laws and regulations. The proposed ~~site plan~~ development and use complies with all other relevant City laws, ~~and-ordinances, regulations, requirements, and with all~~ State and Federal laws, and regulations.
- (2) Infrastructure plan standards. An infrastructure plan shall be approved only upon a finding the applicant demonstrates the standards set forth in Sections 2.4.9(E)(2)(a) – (e) are met:
 - (a) Consistency with Comprehensive Plan. The infrastructure plan complies with all applicable goals, objectives and policies of the Comprehensive Plan.
 - (b) Development and design standards. The infrastructure plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.
 - (c) Subdivision standards. The infrastructure plan complies with all applicable layout and design and standards in Article 7, Subdivision Standards, including but not limited to block layout, street arrangement and design, and utility improvements.
 - (d) Complies with all other relevant laws, ordinances, and-regulations and local requirements. The proposed infrastructure plan complies with all other relevant City laws, ordinances, ~~and~~ regulations, and requirements, and with all State and Federal laws and regulations.
 - (e) Improvement guarantee. Prior to the review and action by the City Commission on an application for an infrastructure plan, the developer shall post a surety instrument in a form as set forth in Section 6.10, Improvement guarantees for private improvements, and Section 7.4, Improvement guarantees for public improvements to cover the estimated cost of all public and private infrastructure improvements, including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems. The estimated cost for the installation of all public and private infrastructure improvements shall be provided by

a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation.

(f) Dedication of public right-of-way. Public right-of-way shall be conveyed to the City by deed. The conveyance of public right-of-way shall be approved by the City Commission upon a finding that:

i. All public and private infrastructure improvements have been completed in accordance with the approved infrastructure plan, all City laws, ordinances, and design standards, and are functional; and,

ii. A surety instrument for the warranty period has been provided to the City as set forth in Section 2.4.9(D)(2)(g), Warranty period following completion of infrastructure. The surety instrument shall be in a form as set forth in Section 6.10.2, Form of performance guarantees.

(g) Warranty period following completion of infrastructure. Following completion of all required improvements and concurrently with the approval by the City Commission of the conveyance of public right-of-way as set forth in Section 2.4.9(D)(2)(f), Dedication of public right-of-way, a one-year warranty period shall commence. During the warranty period, the developer shall be responsible for all improvements for a period of one year from the approval of the infrastructure plan, other than routine maintenance. Following the warranty period, the developer shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection, the Public Services Director shall provide the developer with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined that no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the developer shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the infrastructure plan and no further repairs are needed to the improvements, as-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.

(h) Acceptance of public infrastructure improvements. Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public improvements. Following the acceptance of public infrastructure, the City shall return to the developer the balance of the surety instrument provided for the warranty period. Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.

(F) *Conditions of approval.* In approving a minor site plan, site plan, or infrastructure plan, the LDR Administrator, PZB, and City Commission, as applicable, may impose appropriate conditions on the permit approval in accordance with Section 2.2.14, Conditions of approval.

(G) *Expiration.*

(1) *Generally.* The LDR Administrator, PZB, and City Commission, as applicable, may prescribe a time limit within which development shall begin or be completed, or both. Failure to begin and/or complete such development within the time specified shall void the minor site plan, site plan, or infrastructure plan. A change in ownership of the land does not affect the timeframes related to minor site plan, site plan, or infrastructure plan expiration. Unless specified by the LDR Administrator, PZB, or City Commission, as applicable, a minor site plan, site plan, or infrastructure plan approval shall automatically expire:

- (a) At the end of 12 months after the date of its approval if a building permit for at least one building in the development proposed in the minor site plan or site plan is not approved; or,
 - (b) If a building permit for any other building associated with the ~~approved minor site plan or~~ site plan is not obtained within three years after the date of its approval; ~~or.~~
 - (c) At the end of 12 months after the date of infrastructure plan approval if the construction of infrastructure associated with the infrastructure plan has not commenced.
- (2) *Extension.* Upon written application submitted by the applicant at least 30 days prior to the expiration of the minor site plan, site plan, or infrastructure plan permit period by the applicant and upon a showing of good cause, the LDR Administrator, PZB, or City Commission, as applicable, may grant one extension not to exceed 12 months. The approval shall be deemed extended until the LDR Administrator, PZB, or City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the minor site plan, site plan, or infrastructure plan void.
- (H) *Amendments.* A minor site plan, site plan, or infrastructure plan may be amended or extended only in accordance with the procedures and standards established for its original approval. ~~Administrative approval of m~~Minor structural, material, or dimensional modifications, including but not limited to the relocation or substitution of landscaping materials, limited architectural modifications, minor deviations in the size of a structure, or minor deviations of the dimensions of improvements (i.e., parking, drive aisle width, etc.) may be administratively granted by the LDR Administrator or designee. Such modifications shall meet the requirements of these LDRs, in the sole discretion of the LDR Administrator or designee, and shall not affect any condition of the minor site plan, site plan, or infrastructure plan approval. Any proposed modifications to a minor site plan, site plan, or infrastructure plan deemed by the LDR Administrator, in his or her sole discretion, to be inconsistent with the procedures for administrative modification shall be amended in accordance with the procedures and standards established for its original approval.
- (I) *Appeal of decision on application for* minor site plan or for site plan consisting of building less than 80,000 square feet in area.
- (1) Appeal of LDR Administrator decision on application for minor site plan. Any person aggrieved or affected by a decision of the LDR Administrator regarding an application for a minor site plan may appeal such decision to the Board of Adjustment in accordance with Section 2.4.20 of this section, Appeal of interpretations or decisions by LDR Administrator.
 - (2) Appeal of PZB decision on application for site plan consisting of building less than 80,000 square feet in area. Any person aggrieved or affected by a decision of the PZB regarding an application for a site plan consisting of a building less than 80,000 square feet in area may appeal such decision to the City Commission in accordance with ~~sub~~Section 2.4.21 ~~of this section,~~ Appeal of Decisions of the Planning and Zoning Board.
- (J) Limitation on frequency of minor site plan approval. Following the approval of a minor site plan, no additional minor site plans shall be approved for any other development on the subject property for a period of 12 months from the date of the approval of the minor site plan.
- ~~(J) — Minor site plan review.~~
- (1) ~~Purpose.~~ Minor site plan review is required to ensure that the layout and general design of proposed development is compatible with surrounding uses and complies with: article 6, Development Standards; article 7, Subdivision Standards; and all other appropriate provisions of these LDRs.
 - (2) ~~Applicability.~~ Development exempt from the site plan review process pursuant to section 2.4.9(C)(6) shall be required to receive approval of a minor site plan in accordance with this section prior to the issuance of a building permit or the commencement of any construction.

~~(3) Procedure.~~

~~(a) Submission and review of application. The procedures and requirements for submission and review of an application are established in section 2.2, Common development review procedures.~~

~~(b) Action by LDR Administrator. The LDR Administrator shall review the application in accordance with section 2.2.13, Review by LDR Administrator.~~

~~(4) Minor site plan standards. A minor site plan shall be approved only upon a finding the applicant demonstrates all of the standards of section 2.4.9(E), Site plan standards, are met.~~

~~(5) Conditions of approval. In approving a minor site plan, the LDR Administrator may impose appropriate conditions on the permit approval in accordance with section 2.2.14, Conditions of Approval.~~

~~(6) Expiration.~~

~~(a) Generally. The LDR Administrator may prescribe a time limit within which development shall begin or be completed, or both. Failure to begin and/or complete such development within the time specified shall void the minor site plan. Unless specified by the LDR Administrator, a minor site plan approval shall automatically expire at the end of 12 months after the date of minor site plan approval if a building permit for at least one building in the development proposed in the site plan is not approved. A change in ownership of the land does not affect this timeframe.~~

~~(b) Extension. Upon written application submitted at least 30 days prior to the expiration of the permit period by the applicant and upon a showing of good cause, the LDR Administrator may grant one extension not to exceed six months. The approval shall be deemed extended until the LDR Administrator has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the minor site plan void.~~

~~(7) Amendments. A minor site plan may be amended or extended only in accordance with the procedures and standards established for its original approval. A minor site plan may receive approval of minor structural, material, or dimensional modifications, including but not limited to the relocation or substitution of landscaping materials, architectural modifications, minor deviations in the size of a structure, or minor deviations of the dimensions of improvements (i.e., parking, drive aisle width, etc.) may be granted by the LDR Administrator. Such modifications shall meet the requirements of these LDRs and shall not affect any condition of minor site plan approval.~~

~~(8) Limitation on frequency of approval. Following the approval of a minor site plan, a site may not receive approval of any subsequent minor site plans for a period of 12 months.~~

~~(9) Appeal of LDR Administrator. Any person aggrieved or affected by a decision of the LDR Administrator regarding an application for a minor site plan may appeal such decision to the Board of Adjustment in accordance with subsection 2.4.20 of this section, Appeal of interpretations or decisions by LDR Administrator.~~

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

2.4.10 *Subdivision.*

- (A) *Purpose.* The purpose of this section and Article 7, Subdivision Standards, are to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by:

- (1) *Orderly growth and development.* Providing for the orderly growth and development of the City, and discourage haphazard, premature, or scattered development.
 - (2) *Coordinating streets and roads with City's planned street system and other public facilities.* Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities.
 - (3) *Right-of-way for streets and utilities.* Providing adequate right-of-way easements for streets and utilities.
 - (4) ~~*Avoiding congestion and overerowing*~~*Safe and convenient transportation. Encouraging* the proper arrangement of streets in relation to existing or planned streets ~~so as~~ to provide safe and convenient ~~traffic control~~*movement for all modes of transportation.*
 - (5) *Open space and recreation facilities.* Ensuring there is adequate open space and recreation facilities to serve development.
 - (6) *Proper land records.* Ensuring there is proper recordation of landownership records.
 - (7) *Prevent flooding.* Preventing periodic and seasonal flooding by providing adequate flood control and drainage facilities while minimizing development in floodprone areas.
 - (8) *Protect health, safety, and welfare.* Ensuring the provision of such other matters as the City Commission may deem necessary in order to protect the general health, safety and welfare of the City.
- (B) *Applicability.*
- (1) *Generally.* The following development, unless exempted in accordance with ~~Subsection 2.4.10(B)(3) of this section~~, Exemptions, is required to have land subdivided in accordance with the procedures and standards of this section prior to the transfer of title or sale of any lots, or the issuance of a building permit for development.
 - (a) The division of land into three or more lots, building sites, or other divisions for the purpose of immediate or future sale, lease, or building development;
 - (b) All divisions of land involving a new street or change in existing streets;
 - (c) Resubdivision involving the further division or relocation of lot lines of any lot or lots within an already approved subdivision; and
 - (d) The combination or consolidation of lots of record.
 - (2) *Overview of development permits required.*
 - (a) Every subdivision of land is classified as either:
 - (1) A minor subdivision; or
 - (2) A major subdivision.

A final plat shall be approved by the City Commission and recorded in the Official Records of Alachua County for a subdivision prior to the transfer of title or sale of any lots for the land subject to subdivision.
 - (b) For nonresidential subdivisions, an application for a site plan (~~sub~~Section 2.4.9 of this section) approval may run concurrently with an application for construction plans or an application for a final plat. A nonresidential subdivision is not required to show the division of any land into lots or parcels, but shall show all streets and other required ~~public and private~~ infrastructure improvements.
 - (3) *Exemptions.* The following development shall be exempt from the requirements of this section:

- ~~(a) Subdivision into tracts. Notwithstanding the requirements of F.S. ch. 177, the subdivision of land into two or more tracts of five acres in size or larger provided that no new streets or changes to existing street alignments are proposed, and provided that each tract meets the dimensional standards of these LDRs and has direct access to a public street.~~
- (ba) *Lot split.* A lot split, consisting of a division of a lot of record into no more than two lots, as long as the lot area complies with the dimensional standards of these LDRs. This exemption does not apply to lots within an existing platted subdivision.
- (eb) *Land for widening or opening streets.* The public acquisition by purchase of strips of land for the widening or opening of new streets.
- (ec) *Partition of land by court.* The partition of land by court decree.
- (ed) *Transfer by sale or gift.* The transfer of property without subdivision by sale, gift, succession, or for the purposes of dissolving tenancy in common among tenants.
- (fe) *Nonresidential and/or multifamily development.* A development consisting of multifamily ~~uses, nonresidential uses, or mixed-use, office, commercial, and/or industrial development requiring which requires~~ site plan review pursuant to ~~S~~section 2.4.9 of these LDRs, ~~provided that such development would not result in the creation, relocation, or extension of any street.~~ Such development shall ~~comply not conflict~~ with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in ~~subs~~Section 2.4.10(B)(1)(a) ~~through —~~ (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development. This exemption shall not preclude a developer from subdividing a nonresidential, mixed-use, or multifamily, office, commercial, and/or industrial development pursuant to this ~~S~~section 2.4.10.
- (f) Development of public or private infrastructure only. Development which is comprised of public or private infrastructure, including but not limited to streets, sidewalks, multiuse trails or paths, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems, as set forth in Section 2.4.9(B)(4). Such development shall not propose the creation of any lots, shall not conflict with the requirements of Chapter 177, Part 1, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) – (d).
- (g) *Existing nonresidential and/or multifamily development.* Existing nonresidential, mixed-use, or multifamily, ~~office, commercial and/or industrial~~ development when the development:
 - (1) Has received approval of a site plan or infrastructure plan pursuant to ~~S~~section 2.4.9 of these LDRs;
 - (2) All public and private utility infrastructure approved by the site plan or infrastructure plan has been constructed; and,
 - (3) All public utility infrastructure has been approved and accepted by the applicable entity.
- (h) *Roadway improvement projects identified in Long Range Transportation Plan.* Roadway improvement projects involving the creation, relocation, or extension of a street or modifications to streets that are identified in the adopted City of Alachua Long Range Transportation Plan, provided however that when the roadway improvement will be performed by an entity other than the City of Alachua, Alachua County, or State of Florida, a surety device in accordance with Section 7.4. Improvement guarantees for public improvements, or Section 6.10, Improvement guarantees for private

improvements, as applicable, shall be posted with the City ~~to cover at least 125 percent of the estimated cost of all public or private improvements.~~

- (i) *Residential development in the CP zoning district.* A residential development in the Corporate Park (CP) zoning district may be reviewed pursuant to Section 2.4.9, Minor site plans, Site plans, and infrastructure plans, of these LDRs. When a residential development in the CP zoning district is reviewed pursuant to Section 2.4.9, such development shall meet all of the following criteria. This exemption shall not preclude a developer from subdividing residential development in the CP zoning district pursuant to this Section 2.4.10.:
 - (1) The development shall remain in common ownership;
 - (2) Such development shall comply with F.S. ~~ch.Ch.~~ 177, pt. I, and shall not constitute a division, resubdivision, or combination/consolidation as defined in ~~Sub~~section 2.4.10(B)(1)(a) through (d); and
 - (3) Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.
- (C) *Subdivision name.* Every subdivision shall be given a name by which it shall be legally known. Such name shall not be the same or similar to a subdivision name appearing on another recorded plat within the County so as to confuse the records or to mislead the public as to the identity of the subdivision, except when the subdivision is subdivided as an additional unit or section by the same subdivider or the subdivider's successors in title. The name of the subdivision shall be shown in the dedication and shall coincide exactly with the subdivision name. The City Commission shall have final authority to approve the names of subdivisions.
- (D) *Vacation or annulment.*
 - (1) *Generally.* The vacation and annulment of plats shall be ~~according to~~ in accordance with the requirements of Chapter 177, ~~Part 1, of the~~ Florida Statutes. If a replat has been filed, a plat vacation under this section is not required.
 - (2) *Required findings.* Vacation of a subdivision shall be based on a finding by the City Commission that the proposed vacation and reversion to acreage of subdivided land is consistent with the Comprehensive Plan and furthers the interest of the public.
 - (3) *Retention of access.* No owner of land in a subdivision shall be deprived by the vacation of reasonable access to existing development in the subdivision. Plat vacation shall not result in the landlocking of any developed properties.
- (E) *Preparation of plats.* All final plats shall be prepared by a surveyor registered in the State of Florida and preliminary plats and construction plans and specifications for required improvements shall be prepared by an engineer registered in the State of Florida. The subdivider shall present documentation to the LDR Administrator certifying that the subdivider has employed a registered surveyor and a registered engineer in the preparation of these documents.
- (F) *Minor subdivision.*
 - (1) *Generally.* Excluding subdivisions exempted by ~~Sub~~section 2.4.10(B)(3) ~~of this section~~, Exemptions, minor subdivisions constitute:
 - (a) The subdivision of land into six or fewer lots, provided that:
 - (i) No new streets, alleys, or other public ways are created;
 - (ii) No changes are made to the existing rights-of-way of any streets, alleys or other public ways;
 - (iii) No new utilities are required to serve the subdivided land;

- (iv) The division of land complies with the standards of Article 7, Subdivision Standards;
 - (v) No flag lot is created; and
 - (vi) The lots have direct access onto a ~~an improved public~~ street that has been accepted for maintenance by the appropriate jurisdiction or is maintained by a Property Owners Association.
- (b) Revisions of single lots within an existing platted subdivision.
- (c) The subdivision of land into 50 or fewer single-family detached or attached lots where a minimum of 25 percent of the lots are restricted for affordable housing for low-income residents.
- (2) *Procedure.* Minor subdivisions shall be exempted from the requirements for a ~~subdivision~~ preliminary plat (~~Subsection 2.4.10(G)(23) of this section~~), and construction plans (~~Subsection 2.4.10(G)(34) of this section~~) but shall be required to obtain final plat approval in accordance with the procedure below:
 - (a) *Preapplication conference, application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.
 - (b) *Review and recommendation by PZB.* After preparation of a staff report, public notification, and the scheduling of the public hearing, the application shall be referred to the PZB by the LDR Administrator. The PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, the testimony given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in ~~Subsection 2.4.10(F)(3) of this section~~, Minor subdivision standards. The PZB shall then forward the report to the City Commission.
 - (c) *Review and action by City Commission.* After receipt of the report from the PZB, public notification, and the scheduling of the public hearing, the City Commission shall consider the application during a public hearing conducted in accordance with Section 2.3.1, Quasi-judicial public hearings. At the hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve the application for a minor subdivision, modify or approve the application with conditions, or deny the application, based on the standards of ~~Subsection 2.4.10(F)(3) of this section~~, Minor subdivision standards.
- (3) *Minor subdivision standards.* A minor subdivision shall be approved on a finding that the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
- (4) *Recordation.*
 - (a) The subdivider shall file an approved minor subdivision with the Alachua County Clerk of Court for recording within ~~30-45~~ days after the date of approval and prior to the recording of any individual deeds for the subdivided lots, or the minor subdivision approval shall be null and void.
 - (b) If the subdivider places restrictions on land in the subdivision greater than those required by these LDRs, such restriction shall be indicated in the documents recorded with the minor subdivision recorded with the Alachua County Clerk of Court.
- (5) *Amendments.* A minor subdivision may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.

(G) *Major subdivision.*

- (1) *Applicability.* The standards and procedures of this subsection shall apply to all subdivision of land not exempted in accordance with ~~Subsection 2.4.10(B)(3) of this section~~, Exemptions, or considered a minor subdivision in accordance with ~~Subsection 2.4.10(F) of this section~~, Minor subdivision. It requires approval of a ~~subdivision~~-preliminary plat, construction plan and final plat ~~for subdivision~~.

~~(2)~~ *Process.* A major subdivision shall be reviewed in three consecutive steps. The first step is review and approval of the preliminary plat (See Section 2.4.10 (G)(2)). The second step is review and approval of the Construction Plans (See Section 2.4.10(G)(4)). The third step is review and approval preparation of of the Ssubdivider's Aagreement and review and approval of the Ffinal Pplat (See Sections 2.4.10(G)(4) and (5)). A final plat may be submitted and reviewed concurrently with the submittal and review of construction plans, but shall not be considered by the City Commission before the approval of construction plans.

~~(2)(3)~~ *Preliminary plat.*

- (a) *Generally.* A ~~subdivision~~-preliminary plat establishes the general layout and design for the subdivision. Upon the approval of a ~~subdivision~~-preliminary plat, detailed plans for street construction, utility line installations, and similar approvals shall be prepared and approved for construction plans. Building permits may not be issued before approval of a ~~subdivision~~-final plat.
- (b) *Preapplication conference, application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.
- (c) *Review and recommendation by PZB.* After preparation of a staff report, public notification, and the scheduling of the public hearing, the application shall be referred to the PZB by the LDR Administrator. The PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, the testimony given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in ~~Subsection 2.4.10(G)(23)(e) of this section~~, ~~Subdivision p~~Preliminary plat standards. The PZB shall then forward the report to City Commission.
- (d) *Review and action by City Commission.* After receipt of the report from the PZB, public notification, and the scheduling of the public hearing, the City Commission shall consider the application during a public hearing conducted in accordance with Section 2.3.1, Quasi-judicial public hearings. At the hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve the application for a ~~subdivision~~-preliminary plat, modify or approve the application with conditions, or deny the application, based on the standards of ~~Subsection 2.4.10(G)(23)(e) of this section~~, ~~Subdivision p~~Preliminary plat standards.
- (e) ~~Subdivision p~~Preliminary plat standards. A ~~subdivision~~-preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
- (f) *Conditions.* In approving a ~~subdivision~~-preliminary plat, the City Commission may impose appropriate conditions on the permit approval in accordance with Section 2.2.14, Conditions of approval.

- (g) *Effect of approval.* Approval of a ~~subdivision~~-preliminary plat shall constitute approval of the development with the general lot shapes and alignments of streets identified on the preliminary plat. Approval of a ~~subdivision~~-preliminary plat allows the subdivider to ~~proceed to the submit~~ construction plans ~~phase of subdivision approval for review~~ (Subsection 2.4.10(G)(34)-of this section). Approval of a ~~subdivision~~-preliminary plat does not constitute approval of a ~~subdivision~~-final plat. The ~~subdivision~~-preliminary plat shall run with the land.
- (h) *Expiration.*
- (i) The approval of a ~~subdivision~~-preliminary plat shall be valid until the latter of expire at the end of 12 months from the date approval was granted by the City Commission unless the applicant has submitted construction plans.:
 - (a) 36 months following approval of the preliminary plat by the City Commission;
 - (b) 6 months following the approval of Econstruction Pplans for all or a portion of the Ppreliminary Pplat; or,
 - (c) 12 months following approval of a Ffinal Pplat that includes at least 20% of the number of lots approved inby the Ppreliminary Pplat.
 - (ii) Notwithstanding the provisions of Section 2.4.10(G)(2)(i), a preliminary plat shall in no case be valid for a period of more than 6 years from the original date of approval by the City Commission.
 - ~~(ii) — In the event a subdivision final plat for all or a portion of the subdivision preliminary plat is not applied for within 18 months, approval shall expire.~~
 - (i) *Extension.* Upon written application submitted at least 30 days prior to the expiration of the permit period by the applicant and upon a showing of good cause, the City Commission may grant one extension not to exceed 12 months. The approval shall be deemed extended until the City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the ~~subdivision~~-preliminary plat void.
 - (j) *Amendment.* A ~~subdivision~~-preliminary plat may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval other than those minor amendments listed below, which may be approved by the Land Development Regulations Administrator. Such amendments must meet all other requirements of the City's Land Development Regulations and Comprehensive Plan. Minor amendments to the preliminary plat include:
 - (i) Reduction of total number of lots by not more than 3% of original approved amount;
 - (ii) Increase in total number of lots by not more than 2% of the original approved amount;
 - (ii) Modification to lot dimensions and sizes for no more than 10% of the total number of approved lots; and,
 - (iii) Shifts of right-of-way, streets, stormwater basins or other infrastructure not more than 25' from original approved locations.

~~(3)(4)~~ *Construction plans.*

- (a) *Generally.* ~~Within 12 months of the approval of the subdivision preliminary plat, eonstruction-Construction~~ plans shall be submitted in accordance with this section. Construction plans are engineered drawings depicting the precise design, location, and profile of all public facilities proposed for development of the subdivision, including, but not limited to, streets, street markings, street signs, sidewalks, public pedestrian

pathways or trails, potable water lines, sanitary sewer lines, public utility meter locations, storm drains, fire suppression systems, and locations of conduit crossings for private utilities. Construction Plans shall be submitted sixty days prior to expiration of the Preliminary Plat.

- (b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for construction plans are established in Section 2.2, Common development review procedures.
- (c) *Review and action by LDR Administrator.* The LDR Administrator shall review and take action on the construction plans in accordance with Section 2.2.13, Review by LDR Administrator.
- (d) *Construction plan standards.* Construction Plans shall be in substantial conformance with the approved valid subdivision-preliminary plat (~~Subsection 2.4.10(G)(23) of this section~~), the standards in Article 7, Subdivision Standards, and City construction standards.
- (e) *Effect of approval.* Approval of construction plans allows a subdivider to proceed with ~~preparation and~~ submittal of the final subdivision plat. If a final plat has been submitted and reviewed concurrently with the construction plans as provided for in Section 2.4.10(G)(2), Process, approval of the construction plans allows the final plat to proceed to for consideration by the City Commission.
- (f) *Amendment.* Construction plans may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.
- (g) *Appeal to Board of Adjustment.* A decision on construction plans may be appealed to the Board of Adjustment in accordance with the procedures of Section 2.4.20, Appeal of interpretation or decision by LDR Administrator.

~~(4)~~(5) *Subdivider's agreement.*

- (a) ~~After the approval of the preliminary plat and construction plans, and e~~Concurrent with the approval of a final plat, the City shall enter into an agreement with the subdivider. This subdivider agreement shall include, but not be limited to, provisions for installing the required construction and public and private infrastructure improvements to completion; the developing of the subdivision in phases, if applicable; and proportionate share costs of potable water facilities, wastewater facilities, transportation facilities, and stormwater management facilities which may be required to be installed at a larger size or capacity to serve the subdivision as well as a larger geographic area or population.
- (b) The subdivider agreement shall include, but is not limited to, the following:
 - (i) The public and private infrastructure improvements to be done and the time specified for the installation of public and private infrastructure improvements, by the subdivider.
 - (ii) The variances, if any, approved by the City Commission to the subdivision regulations contained in Article 7.
 - (iii) The participation in the installation of infrastructure beyond the capacities needed by the subdivision, if any, by the City Commission and the time for completion of such work.
 - (iv) The agreement of the subdivider to post a surety device ~~to cover at least 125 percent of the estimated cost of all required public infrastructure improvements~~ in accordance with Section 7.4, Improvement guarantees for public improvements.
 - (v) The agreement of the subdivider to post a surety device ~~to cover at least 125 percent of the estimated cost of all private improvements~~ in accordance with Section 6.10, Improvement guarantees for private improvements.

- (vi) The agreement of the subdivider to maintain and repair all improvements which these LDRs require the subdivider to install in the subdivision for a period of one year after the completion of the same, in accordance with Section 6.10.4, Maintenance guarantees, and Section 7.8, Maintenance.
- (vii) Anything else the City deems necessary to ensure compliance with the Comprehensive Plan, LDRs and other applicable rules and regulations.

~~(5)(6)~~ *Final plat* ~~for subdivision.~~

- (a) *Generally.* ~~Within six months of the approval of construction plans and simultaneously~~ Simultaneously Concurrent with the ~~submittal preparation~~ of a subdivider agreement and the posting of a surety device for the private improvements in accordance with Section 6.10, Improvement guarantees for private improvements, and the posting of a surety device for the public improvements in accordance with Section 7.4, Improvement guarantees for public improvements, the subdivider shall ~~prepare-submit~~ a subdivision final plat for review in accordance with this section.
- (b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for final plat for subdivision are established in Sections 2.2, Common development review procedures.
- (c) *Action by City Commission.* After public notification and the scheduling of the public hearing, the City Commission shall consider the application and approve or disapprove the application based on the standards of ~~Subsection 2.4.10(G)(56)(d) of this section,~~ Final plat standards.
- (d) *Final plat standards.* The final plat for subdivision shall:
 - (i) Comply with the standards contained in Article 7, Subdivision Standards;
 - (ii) Be in substantial conformance with the valid preliminary plat, and the construction plans;
 - (iii) Be consistent with all other relevant provisions of these LDRs;
 - (iv) Be consistent with all other relevant City ordinances, ~~and~~ regulations, and requirements;
 - (v) Address the provision of required public and private improvements in the following ways:
 - a. ~~Submittal-Preparation~~ of a subdivider agreement in accordance with ~~Subsection 2.4.10(G)(45) of this section,~~ Subdivider agreement;
 - b. Provided to the City ~~with a~~ surety device in accordance with Section 6.10, Improvement guarantees for private improvements and provided to the City a surety device in accordance with Section 7.4, Improvement guarantees for public improvements;
- (vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
 - a. Certificate of subdivider's surveyor;
 - b. Certificate of City's review surveyor;
 - c. Certificate of approval by County Health Department, if applicable;
 - d. Certificate of approval by the Attorney for the City;
 - e. Certificate of approval by the City Commission; and
 - f. Certificate of filing with the Alachua County Clerk of Court.

- (e) *Recordation.* The subdivider shall file the approved final plat for subdivision with the Alachua County Clerk of Courts for recording within ~~45-180~~ days after the date of approval of the final plat ~~for subdivision~~ or the final plat ~~for subdivision~~ shall be null and void.
- (f) *Completion of required public and private improvements prior to issuance of certificate of occupancy.* Public and private improvements shall be completed in accordance with the terms and conditions of the subdivider agreement, inspected, and approved in accordance with Subsection 2.4.10(G)(~~67~~) ~~of this section~~, Inspection of public and private improvements, prior to the issuance of the first certificate of occupancy for development within the subdivision.
- (g) *Effect of final plat.* The approval of a final plat ~~for subdivision~~ shall not be deemed to constitute or affect the acceptance by the City of the dedication of any street, public utility line, or other public facility shown on the plat within or serving the subdivision. Upon satisfactory completion of the one-year warranty period (~~this Subsection 2.4.10(G)(568)~~), streets, utility lines, and other public improvements shall be accepted by the City. However, the City may by resolution accept any dedication of lands or facilities for streets, parks, or public utility lines. The City has no obligation to improve any street even after acceptance of dedication.

~~(6)(7)~~ *Inspection of public and private improvements.*

- (a) Following ~~recordation of a final subdivision plat (Subsection 2.4.10(G)(56) of this section), the execution of a subdivider agreement (Section 2.4.10(G)(5))~~, the subdivider may construct and install all required public and private improvements in accordance with the construction plans and the terms and conditions of the subdivider agreement. Following construction, the subdivider shall submit a request for inspection of public and private improvements to the ~~LDR Administrator~~ Public Services Director.
- (b) The ~~LDR Administrator~~ Public Services Director shall have 60 days after the request for inspection to cause the inspections to be performed and receive certification that the public and private improvements are constructed in accordance with the requirements of these LDRs or to provide the subdivider with a list specifying all defects, deficiencies, and required repairs.
- (c) ~~The subdivision's engineer of record~~ Contractor shall submit a certified cost of construction for ~~any utilities~~ public and private improvements subject to inspection. This certified cost of construction shall be the basis for the amount of the surety device for the warranty period.

~~(7)(8)~~ *Warranty period following passing inspection.*

- (a) Following approval of required public and private improvements in accordance with this section, a one-year warranty period begins, ~~during which time the City shall provide routine maintenance of the improvements~~. The subdivider shall be responsible for making all repairs so long as notice is sent or delivered to the subdivider within the one year warranty period. Following the warranty period, the subdivider shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection. The Public Services Director shall provide the subdivider with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the subdivider shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the construction plans and no further repairs are needed to the improvements, As-built

drawings of all infrastructure shall be submitted ~~for all public infrastructure improvements~~ prior to acceptance of full maintenance responsibility.

- (b) ~~When the public improvements pass final inspection, Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept full maintenance responsibility for the improvements- public infrastructure, and Following the acceptance of the public infrastructure, the City shall return any the balance of the surety instrument provided for the warranty period, release any remaining improvement guarantees (Section 7.4). For the purposes of this section, passing of the final inspection shall be considered as acceptance of the public utilities.~~
- (c) Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission. The installation of required public improvements shall in no case bind the City to accept any such improvements for public maintenance or operation thereof, until the Public Services Director has accepted the improvements in accordance with the standards in these LDRs.

Section 2.4.14(D) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.14 remains in full force and effect:

2.4.14 *Certificate of concurrency compliance.*

- (D) *Overview of certificates.* Certificates of level of service standard shall be issued by the LDR Administrator concurrent with the issuance of a preliminary development order, and certificates of concurrency compliance shall be issued by the LDR Administrator concurrent with decisions for final development orders. Preliminary and final development orders shall include the following:
 - (2) *Final development orders.*
 - (a) Site plans (subsection 2.4.9 of this section);
 - (b) Minor site plans (subsection 2.4.9(J) of this section);
 - (c) Minor subdivisions ~~plats~~ (subsection 2.4.10(F) of this section);
 - (d) Final plats ~~for subdivision~~ (subsection 2.4.10(G) of this section); and
 - (e) Final PD plans (subsection 2.4.3(E) of this section).

Section 2.4.16(C) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.16 remains in full force and effect:

2.4.16 *Special permits.*

- (C) *Procedure.*
 - (1) *Preapplication conference mandatory.* Special permits for land and/or water filling, dredging, and/or excavation are required to have a preapplication conference prior to submission of an application in accordance with Section 2.2.3, Preapplication conference.
 - (2) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common

development review procedures. In addition, applications for special permits shall be accompanied by a site plan that depicts the location and extent of activities being proposed in accordance with ~~Subsection 2.4.9-of this section,~~ Minor site plans, Ssite plans, and infrastructure plans.

Section 2.4.20(A) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.20 remains in full force and effect:

2.4.20 Appeal of interpretation or decision by LDR Administrator.

- (A) *Right of appeal.* Any person aggrieved or affected by a decision or interpretation of the LDR Administrator (except those related to construction plans (Subsection 2.4.10(G)~~(34)~~ of this section) may appeal such decision or interpretation to the BOA.

Section 4.3.1(A) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 4.3.1 remains in full force and effect:

4.3.1 Residential Uses

(A) Household Living

- (3) *Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings.* Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings shall comply with the following standards:
- (a) *Permitted in the CI district as affordable housing.* Single-family attached, townhouse, two- to four-family, or multiple-family dwelling units may be permitted within the CI zone district provided ~~that they are part of a mixed use development, and provided~~ that 50 percent or more of the dwelling units are deed-restricted affordable housing for low-income residents.
 - (b) *Orientation of buildings to street and open space.* To the maximum extent practicable, be oriented to the street or frame open space.
 - (c) *Building adjacent to single-family detached development.*
 - (i) Not allow the height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) exceed two stories.
 - (ii) Not allow the height of buildings located within 100 feet of an existing single-family attached development to exceed two stories.
 - (d) *Design features on side facades adjacent to single-family districts or single-family detached development.* When located adjacent to single-family detached development or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), incorporate a minimum of two design features (e.g., bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent side facades.
 - (e) *Off-street parking for ~~townhouse and~~ multifamily uses, including townhouses.*
 - (i) Provide a minimum of 50 percent of off-street parking on the side or rear of the building.
 - (ii) Where off-street parking areas are located adjacent to a public right-of-way, screen them with a completely opaque vegetative screen, fence or wall, a minimum of three feet in height.

- (f) *Garages with multifamily buildings.* Design garages with multifamily development, including townhouses, as side or rear entry, located on the side or rear of the building, except no side entry garage door shall face an adjacent single-family detached development, or vacant land in a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6).
- (g) *Garages with single-family attached, ~~townhomes~~, and two- to four-family dwellings.* In single-family attached, townhouses and two- to four-family development:
 - (i) Limit individual garage doors facing a street to no more than ten feet in width per door, with a maximum of two doors facing the street per dwelling, with a minimum separation of two feet between the doors.
 - ~~(ii) Not allow more than two garage doors be located within a row, and each row be separated from any other garage door facing the street by a distance of ten feet.~~
 - (ii) (iii) Design detached garages so as to be located at least four feet behind the front facade of the principal structure. (For the purposes of measurement, the front facade will be the front facade plane that is furthest from the front lot line.)
 - (iii)(iv) Design attached garages to not extend beyond the front façade line of any living area. For purposes of this Section, the front façade line of any living area means the closest façade located between the front property line and air conditioned space intended for non-automotive uses ÷
 - ~~a. To be recessed at least two feet behind the front facade of the living area;~~
 - ~~b. Not to extend beyond the facade line of the living area if the garage is at least three feet behind a porch; or~~
 - ~~c. Not to extend beyond the living area of the unit if an upper story overhangs the ground floor living area facade by at least two feet.~~
- (h) *Landscaped buffer adjacent to single-family detached development.* Provide a landscaped buffer adjacent to existing single-family detached development a minimum of 15 feet in width along the yard which the single-family detached development abuts.

Section 4.3.2(I) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 4.3.2 remains in full force and effect:

4.3.2(I) *Utilities.*

- (1) *Wireless communication tower and/or antenna, freestanding; wireless communication antenna, collocation on existing tower; wireless communication antenna, placement on existing business use or multifamily building.*
- (e) Standards for new freestanding wireless communication towers and antenna in A, CC, CBD, ILW, IG, and GF Districts. A new freestanding wireless communication tower and/or antenna is a permitted use in the A, CC, CBD, ILW, IG, and GF Districts. It shall be reviewed and approved as a site plan pursuant to ~~Sub~~Section 2.4.9, Minor site plans, Ssite Pplans, and infrastructure plans, and shall comply with the following standards:
 - (i) *Tower can accommodate proposed users.* Be able to structurally accommodate the proposed number of users.
 - (ii) *Comply with specific general standards for new towers and antenna.* Be able to comply with section 4.3.2(I)(d), Standards for new freestanding wireless communication towers and antenna in CSV, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMHP, RMF-8, RMF-15, RO, CN, CBD, GF, and Planned Development Districts.
 - (iii) *Height.* Not exceed the following heights:

- a. Seventy feet in height, for a single user.
 - b. Eighty-five feet in height; for two users.
 - c. One hundred feet in height for three or more users, plus ten over existing height-maximum tower heights will be 110 feet.
- (iv) *Installation of cable microcell network.* Install a cable microcell network through the use of multiple low powered transmitters/ receivers attached to existing wireline systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers.
- (g) *Standards for placement of antennas on existing structures.* An antenna may be attached to any business use or multifamily building with eight or more dwelling units as a permitted use if it is approved as a site plan pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, and complies with the following standards:
- (i) *Height.* It does not extend more than 30 feet above the highest point of the building or structure.
 - (ii) *Comply with specific general standards for new towers and antenna.* It complies with the following general standards for new towers and antenna: Subsections 4.3.2(I)(1)(d)(i)–(v) and (ix)–(xii) of this section.
 - (iii) *Comply with FCC and FAA regulations.* It complies with all applicable FCC and FAA regulations.
 - (iv) *Comply with building codes.* It complies with all applicable building codes.

Section 4.4.2(C) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 4.4.2 remains in full force and effect:

4.4.2 General standards and limitations.

- (C) *Approval of accessory uses and structures.* ~~Unless otherwise specified in this section, any accessory use or accessory structure shall be treated as a permitted use in the zone district in which it is located.~~ An accessory use or structure may be approved in conjunction with approval of the principal use or structure. Accessory structures proposed to be added to existing development and accessory uses proposed to be added to existing development which affect the layout or configuration of the site shall be approved in accordance with Section 2.4.9, Minor site plans, site plans, and infrastructure plans. Accessory uses proposed to be added to existing development which do not affect the layout or configuration of the site shall be reviewed and approved in accordance with Section 2.4.15, Certificate of LDR Compliance.

Section 6.1.2(B) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 6.1.2 remains in full force and effect:

6.1.2 Applicability.

- (B) *Time of compliance; plan required.* A plan shall be submitted with an application for a site and development plan (Section 2.4.9, Minor site plans, site plans, and infrastructure plans), subdivision (Section 2.4.10, Subdivision), planned development (Section 2.4.3, Planned development), or building permit, whichever occurs first, for any development or change in use that is required to provide off-street parking in accordance with this section. The plan shall accurately designate the required parking spaces, access aisles, and driveways, and the relation of the off-street parking facilities to the uses or structures such facilities are designed to serve.

Section 6.3.1 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 6.3.1 remains in full force and effect:

6.3.1 *Applicability.*

(A) The provisions of this section shall apply as set forth herein.

- (1) *Generally.* The provisions of this section shall apply to all construction, substantial reconstruction, or replacement of fences, retaining walls not required for support of a primary or accessory structure, or any other linear barrier intended to delineate different portions of a lot. In the event of any inconsistency between the provisions of this section and any screening requirement under Section 6.2.3, the latter shall govern.
- (2) *Time of compliance.* A plan shall be submitted with an application for a site ~~and development~~ plan (Section 2.4.9), subdivision (Section 2.4.10), planned development (Section 2.4.3), or building permit, whichever occurs first, for any development that is required to comply with the standards of this section, demonstrating how the development processes to comply.

Section 6.4.2(B) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 6.4.2 remains in full force and effect:

6.4.2 *Applicability.*

- (B) *Time of compliance.* A photometric plan shall be submitted with an application for a site ~~and development~~ plan (Section 2.4.9), subdivision (Section 2.4.10), planned development (Section 2.4.3), or building permit, whichever occurs first, for any development that is required to comply with the standards of this section, demonstrating how the development proposes to comply.

Section 6.6.2(A) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 6.6.2 remains in full force and effect:

6.6.2 *Contextual design standards.*

(A) Applicability.

- (1) *Generally.* These standards shall be applicable to all proposed single-family and two-family residential development areas in the RSF-3, RSF-4, RSF-6, and RMH-5 districts where at least 75 percent of the lots on the block have already been developed with residential structures, and to properties containing nonresidential uses that are located adjacent to such single-family and two-family residential units or areas.
- (2) *Time of compliance.* A plan shall be submitted with an application for a site ~~and development~~ plan (Section 2.4.9), or building permit, whichever occurs first, for any development that is required to comply with the standards of this section, demonstrating how the development proposes to comply.

Section 6.7.2(B) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 6.7.2 remains in full force and effect:

6.7.2 *Applicability.*

- (B) *Time of compliance.* A plan shall be submitted with an application for a site ~~and development~~ plan (Section 2.4.9), subdivision (Section 2.4.10), planned development (Section 2.4.3), or building permit, whichever occurs first, for any development that is required to set aside open

space in accordance with the standards of this section, demonstrating how the development project proposes to comply.

Section 6.8 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 6.8 remains in full force and effect:

6.8 *Design standards for business uses.*

6.8.1 *Applicability.*

- (A) *Use type.* Unless exempted pursuant to Subsection 6.8.1(B), the standards in Subsection 6.8.2 shall apply to all business use types, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet, which shall be subject to the standards of Subsection 6.8.3.
- (B) *Exemptions.* Use types within the industrial services, manufacturing and production, warehouse and freight movement, waste-related services, and wholesale sales use categories are exempt from the requirements of this ~~section~~Subsection 6.8.2(A), except when all ~~of~~ or a portion of a building utilized for such use is within 500 feet of the right-of-way of US Highway 441.
- (C) *Additions; expansions; renovations.*
 - (1) If any expansion or alteration exceeds 50 percent of the structure's assessed value in any continuous five-year period. The standards provided as set forth in Subsection 6.8.2 shall apply to all business use types, unless exempt pursuant to Subsection 6.8.1(B), ~~if any expansion or alteration exceeds 50 percent of the structure's assessed value at the time of expansion or alteration.~~
 - (2) If any expansion or alteration exceeds 50 percent of the structure's assessed value in any continuous five-year period. The standards provided as set forth in Subsection 6.8.3 shall apply to any ~~existing~~ single tenant retail sales and services use that is greater than or equal to 20,000 square feet, ~~if any expansion or alteration exceeds 50 percent of the structure's assessed value at the time of expansion or alteration.~~
- (D) *Time of review.* Review of proposed development to ensure compliance with the standards of this section shall occur at time of site plan (Section 2.4.9), special exception (Section 2.4.4), planned development master plan (Section 2.4.3(D)), or site-specific amendments to Official Zoning Atlas (Section 2.4.2), as appropriate.

6.8.2 *Design standards for business uses.*

(A) *Façade and material design.*

- (1) *Generally.* All façades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.2(A)(2).
- (2) *Standards.*
 - (a) *Glazing.*
 - (i) Glazing of the front facade in the following amounts:
 - a. Twenty percent of the ground floor façade area when it faces a street or a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B);
 - b. Fifteen percent of the ground floor façade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
 - (ii) For the purposes of this section, the ground floor façade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof, ~~wall, or parapet~~ of the facade. When a building wall includes a parapet, the ground floor façade area shall be

calculated by measuring to the top of the parapet. For buildings with more than one story, the ground floor façade area shall be calculated by measuring the applicable building wall between the finished grade and the underside of the floor above the ground level floor.

(iii) Windows shall not use reflective or heavily tinted glass that obstructs views into the building.

(iv) Spandrel glass may be used only when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space.

(b) *Façade massing.*

(i) *Offset required.* Front facades and street-facing facades shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet.

(ii) *Offset alternatives.* The following alternatives can be used in place of the required front façade offsets:

- a. Façade color changes following the same dimensional standards as the offset requirements;
- b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or
- c. Roofline changes when coupled with correspondingly aligned façade material changes.

(c) *Material design.*

(i) A minimum of 25 percent of the materials utilized for each side facade and the rear façade shall be the same as the materials utilized for the front or street-facing façade(s).

(d) *Prohibited materials.* The following materials shall be prohibited:

- (i) Metal siding in more than 50 percent of any façade when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses;
- (ii) Exposed smooth finished concrete block when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses; and,
- (iii) Exposed split face concrete block in more than 60 percent of any façade.

(3) *Screening of mechanical equipment.* Mechanical equipment shall be fully concealed from visibility from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

~~(4)(B)~~ *Connections to sidewalk system.*

(1) When a sidewalk system exists within a right-of-way which is contiguous to the development, a minimum of one pedestrian connection to the sidewalk system shall be provided. On-site pedestrian circulation patterns shall be configured to provide safe and convenient access from the off-site sidewalk system to the main entrance(s) of the building(s). Sidewalks shall be constructed in accordance with Subsection 7.3.2(B), Configuration.

(C) Interconnectivity with adjacent business uses.

(1) All uses subject to this section shall provide interconnection with adjacent existing compatible developments through one or more of the following methods:

- (a) Through extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
- (b) Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient

interconnectivity between the new development and all other existing development located along the cross-access corridor.

6.8.3 Design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet.

(A) *Facade and material design.*

(1) *Generally.* All facades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.3(A)(2).

(2) *Standards.*

(a) *Glazing.*

(i) Glazing of the front façade in the following amounts:

- a. Thirty percent of the ground floor facade area when it faces a street or a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B);
- b. Twenty percent of the ground floor facade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

(ii) For the purposes of this section, the ground floor facade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof, ~~wall, or parapet~~ of the facade. When a building wall includes a parapet, the ground floor façade area shall be calculated by measuring to the top of the parapet. For buildings with more than one story, the ground floor façade area shall be calculated by measuring the applicable building wall between the finished grade and the underside of the floor above the ground level floor.

(iii) Windows shall not use reflective or heavily tinted glass that obstructs views into the building.

(iv) Spandrel glass may be used only when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space.

~~(iv)~~(v) *Glazing alternatives.* The amount of glazing required pursuant to Subsection 6.8.3(A)(2)(a)(i)a. may be reduced to a minimum of 20 percent when the façade incorporates all of the following architectural elements:

- a. The use of natural brick, a natural brick product, natural stone, or a natural stone product in at least 20 percent of the façade, and;
- b. Window shutters/plantation-style shutters or a canopy/portico in accordance with the following:
 - i. Window shutters or plantation-style shutters which span a minimum of 10 percent of the length of the façade, or;
 - ii. A canopy or portico which provides a covered pedestrian walkway adjacent to the façade which spans a minimum of 50 percent of the length of the facade, and;
- c. Customer entrances which include no less than six of the design features provided in Subsection 6.8.3(C)(2)~~d~~(d).

d. The amount of glazing required pursuant to this subsection may be further reduced by up to 5 percent when the façade incorporates a corresponding increase in the percentage of natural brick, natural brick product, natural stone, or natural stone product in addition to the minimum amount required pursuant to Subsection 6.8.3(A)(2)(a)~~(iv)~~(v)a.

(b) *Facade massing.*

- (i) *Offset required.* Front facades 60 feet wide or wider shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet.
 - (ii) *Offset alternatives.* The following alternatives can be used in place of the required front facade offsets:
 - a. Facade color changes following the same dimensional standards as the offset requirements;
 - b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the facade's height; and/or
 - c. Roofline changes when coupled with correspondingly aligned facade material changes.
 - (c) *Roof line changes.*
 - (i) Roof line changes shall include changes in roof planes or changes in the top of a parapet wall, such as extending the top of pilasters above the top of the parapet wall.
 - (ii) When roofline changes are included on a facade that incorporates wall offsets or material or color changes, roofline changes shall be vertically aligned with the corresponding wall offset or material or color changes.
 - (d) *Colors.* Facade colors shall be ~~in accordance with the City's adopted color palate. This palate features colors that are~~ low reflectance, subtle, neutral, and/or earth tone colors, while high-intensity colors, bright colors, metallic colors, or black or fluorescent colors are prohibited ~~except for building trim.~~
 - (e) *Prohibited materials.* The following materials shall be prohibited:
 - (i) Metal siding and exposed smooth-finished concrete block, when visible from a street, existing single-family attached or detached dwellings, or vacant land classified as CSV, A, RSF-1, RSF-3, and RSF-4; and
 - (ii) Synthetic stucco (EIFS) within two feet of the grade level and within two feet of any exterior door jamb.
 - (f) *Vinyl siding.* Vinyl siding shall be limited to 60 percent or less of any single facade, and all vinyl siding shall have a smooth surface with no visible grained pattern.
- (B) *Roofs.*
- (1) *Roof planes.* Except for mansard roofs, cupolas and steeples, sloped roofs shall include two or more sloping roof planes with greater than or equal to one foot of vertical rise for every three feet of horizontal run, and less than or equal to one foot of vertical rise for every one foot of horizontal run.
 - (2) *Flat roofs.* When flat roofs are used, parapet walls with three-dimensional cornice treatments shall conceal them. The cornice shall include a perpendicular projection a minimum of eight inches from the parapet facade plane.
 - (3) *Roof penetrations and equipment.* All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes and other roof penetrations (with the exception of chimneys), shall be located on the rear elevations or screened with a parapet wall having a three-dimensional cornice treatment so as to have a minimal visual impact as seen from:
 - (a) A ~~public~~ street;
 - (b) Vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15; and
 - (c) Lands containing single-family detached, attached, townhouse or two- to four-family dwelling developments.
- (C) *Customer entrances.*

- (1) *Required entrances.* Each side of a building facing a ~~public~~ street shall include at least one customer entrance, except that no large retail establishment shall be required to provide entrances on more than two sides of the structure which face ~~public~~ streets.
 - (2) *Entrance design.* Buildings shall have clearly-defined, highly visible customer entrances that include no less than three of the following design features:
 - (a) Canopies/porticos above the entrance;
 - (b) Roof overhangs above the entrance;
 - (c) Entry recesses/projections;
 - (d) Arcades that are physically integrated with the entrance;
 - (e) Raised corniced parapets above the entrance;
 - (f) Gabled roof forms or arches above the entrance;
 - (g) Outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet;
 - (h) Display windows that are directly adjacent to the entrance;
 - (i) Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above and/or directly adjacent to the entrance; or
 - (j) Integral planters or wing walls that incorporate landscaped areas or seating areas. A wing wall is a wall secondary in scale projecting from a primary wall and not having a roof.
- (D) *Off-street parking.*
- (1) *Location.* No more than 50 percent of the required off-street parking shall be located ~~between-in front of~~ the building's primary facade ~~and the street it fronts~~. For purposes of this subsection, "in front of" shall mean the area located between the primary facade of the building as measured by extending a line perpendicular from the outermost corners of the primary facade to the property line(s) that the primary facade faces. When a large-scale retail establishment adjoins other retail space, the provisions of this section shall only apply to the portion of the building occupied by the large-scale retail establishment.
 - (2) *Screening.* In addition to the screening requirements as set forth in Section 6.2, Tree protection and landscaping standards, ~~Off-street surface~~ parking areas serving a large-scale retail establishment shall be screened in accordance with ~~Section 6.2, in addition to~~ the following:
 - (a) In cases where a wall or fence is provided in lieu of a continuous opaque screen of shrub material, such fence or wall shall have a minimum height of 36 inches, and be constructed of stone, brick, stucco, wood or similar material designed to resemble such materials;
 - (b) Any fence or wall shall be located at least four feet from the edge of the lot line; and
 - (c) All required canopy and understory/ornamental trees shall be located between the fence or wall and the edge of the street right-of-way.
- (E) *Pedestrian circulation.*
- (1) *Sidewalks required.* New large retail establishments shall provide sidewalks constructed in accordance with Subsection 7.3.2(B), Configuration, on all sides of the lot which abut a ~~public~~ street.
 - (2) *Pedestrian pathways.* The on-site pedestrian circulation system shall comply with the standards in Subsection 6.1.10(A), Required improvements, and Subsection 7.3.2(C), Connection.
 - (3) *Connection to public sidewalk system.* In the case of corner lots, a connection shall be made to the sidewalk of both streets.

- (4) *Distinguished from driving surfaces.* All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, or scored/stamped concrete or asphalt to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

(F) *Interconnectivity with adjacent business uses.*

(1) All uses subject to this section shall provide interconnection with adjacent existing compatible developments through one or more of the following methods:

- (a) Through extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
(b) Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross-access corridor.

Section 6.9.2 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strike through~~ is to be removed). Except as amended herein, the remainder of Section 6.9.2 remains in full force and effect:

6.9.2 *Applicability.* Unless otherwise specifically exempted elsewhere in this section, all development shall comply with the standards of this section at time of site ~~and development~~ plan (Section 2.4.9), subdivision (Section 2.4.10), or building permit, whichever occurs first.

Section 6.10 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strike through~~ is to be removed). Except as amended herein, the remainder of Section 6.10 remains in full force and effect:

6.10. *Improvement guarantees for private improvements.*

6.10.1 *Development assurances or guarantees.*

- (A) *Generally.* The City shall require adequate financial assurance (performance guarantees), in a form and manner that it approves, for on-site private improvements such as off-street parking and loading, landscaping, exterior lighting, open space set-asides, and other relevant features shown on or described in a site ~~and development~~ plan (Section 2.4.9) subdivision (Section 2.4.10), planned development (Section 2.4.3), special exception permit (Section 2.4.4), special permit (Section 2.4.16), or building permits.
- (B) *Waiver of guarantee for public improvements.* In situations where the amount of improvements to be constructed is of a minimal nature, the LDR Administrator may waive the requirement for financial security if the completion of all improvements to be constructed is guaranteed by requirement of completion prior to issuance of any building permit or certificate of occupancy permit.

6.10.2 *Form of performance guarantees.* The owner or developer shall furnish a performance guarantee in any of the following acceptable forms:

- (A) *Cash deposit.* Cash deposit with the City of Alachua;
- (B) *Guarantee from a lender.* Guarantee from a Florida lender based upon a cash deposit, in a form acceptable to the City Attorney;
- (C) *Irrevocable letter of credit.* Irrevocable letter of credit from a Florida banking institution in a form acceptable to the City Attorney;
- (D) *Performance bond.* Performance bond from a Florida banking institution in a form acceptable to the City Attorney; or
- (E) *Other acceptable security.* Any other financial security found acceptable by the City Attorney.

6.10.3 *Performance guarantees for common and private on-site improvements.*

- (A) *Common improvements.* Common private improvements on parcels not maintained by the City shall be guaranteed at ~~125~~120 percent of the materials and labor for all improvements prior to recording the plat for the subdivision, unless waived or reduced by the City.
- (B) *Improvements not installed prior to occupancy.* During certain seasons of the year, it may be impractical for some common and private improvements, such as off-street parking and loading, landscaping, or open space set-aside elements to be timely installed. When a certificate of occupancy permit is requested prior to the completion of such, the City may accept financial security for the completion of the improvements if it is in the best interest of the City to do so and when the following apply:
- (1) *Improvements cannot be timely completed.* The LDR Administrator determines the subject improvements cannot be timely completed because of weather, season or other unavoidable circumstance;
 - (2) *No threat to health, safety, and welfare.* The site can function without the subject improvements, without creating a threat to health, safety, and welfare, and without detrimental impacts to surrounding lands and City service provision in the area;
 - (3) *Contracts executed and will be timely completed.* The owner/developer demonstrates that contracts have been executed for the work and such work shall be timely completed on or before a certain date; and
 - (4) *Financial security.* The owner/developer submits financial security in the amount of ~~125~~120 percent of the estimated cost of labor and materials for the subject improvements to ensure such improvements are timely completed.

6.10.4 *Maintenance guarantees.* Unless otherwise provided for in these LDRs, either at the time of the City's acceptance of a performance guarantee for the private improvements or at the issuance of an occupancy permit, the City may require the owner or developer to furnish a maintenance guarantee in a form approved by the City, so as to guarantee the proper functioning and structural integrity of any private on-site improvement.

6.10.5 *Release of guarantees for common and private improvements.* Upon the owner or developer's completion of the improvements, the owner or developer shall provide written notice to the LDR Administrator requesting an inspection. Upon determination that the improvements fully comply with the approved site and development plan, plat for subdivision, planned development, special exception permit, special permit, or building permit, the full amount of financial security shall be released, less the City's costs of additional inspections and other means to secure compliance.

6.10.6 *Forfeiture of security.*

- (A) *Failure to install improvements.* If an owner or developer fails to properly install all required improvements within the time-frames established by these LDRs, the LDR Administrator shall give 30 days' written notice to the owner/developer (if different) by certified mail, after which time the City may draw on the security and use the funds to complete the required improvements.
- (B) *Report of expenditures.* After completing the required improvements, the City shall provide a complete accounting of the expenditures to the landowner or developer (as appropriate) and, as applicable, refund all unused security deposited, without interest, to the party posting the guarantee. If the costs to complete the required improvements are greater than the amount of the security, the City may assess the additional costs to the affected landowners or responsible association.

Section 7.4 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 7.4 remains in full force and effect:

7.4. *Improvement guarantees for public improvements.*

7.4.1 *Posting of surety device for public improvements.*

- (A) An infrastructure plan or a final plat shall ~~neither-not~~ be approved by the City Commission ~~nor accepted for filing~~ until a surety device in accordance with the forms ~~explained as provided in~~ in Section 6.10.2., Form of performance guarantees, has been posted.
- (B) The surety device for public infrastructure improvements shall cover at least ~~125~~120 percent of the estimated cost of all required improvements ~~such as including but not limited to~~ streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, stormwater management facilities, potable and reclaimed water facilities, wastewater facilities electric facilities, natural gas lines, recreation, and other public improvements. ~~The Estimated costs for the installation of all~~ public infrastructure improvements shall be provided by ~~the subdivider's registered-a professional~~ engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation, plus a minimum contingency of ten percent (10%). ~~This estimated cost shall represent the total estimated cost of installing all required public improvements.~~
- (C) The surety device shall be conditioned upon the faithful performance by the subdivider of all work required to complete all improvements and installations for the subdivision or phases thereof, in compliance with these LDRs, and the approved infrastructure plan, preliminary plat, construction plans, and final plat, as applicable. For subdivisions, all improvements shall be completed within a specified time as ~~determined-provided~~ in the subdivider's agreement.
- (D) The surety device shall be payable to, and for the indemnification of, the City Commission.

Section 7.8.1(A) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 7.8 remains in full force and effect:

7.8.1 Subdivider responsible for maintenance.

- (A) *Generally.* The subdivider shall maintain and repair all improvements which this article and these LDRs require the subdivider to construct in the subdivision for a period of one year after the completion of the improvements, in accordance with the provisions of Section 2.4.10(G)(~~67~~), Inspection of public improvements, and Section 2.4.10(G)(~~78~~), Warranty period following passing inspection. Prior to the initiation of the warranty period, the subdivider shall posts a maintenance bond to cover at least ten percent of the estimated costs of all required improvements for a period of one year. All defects which occur within one year after completion and acceptance of all required improvements shall be remedied and corrected at the subdivider's expense.

Section 10.2 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 10.2 remains in full force and effect:

Dwelling, multiple-family, means, for the purposes of these LDRs, a dwelling-structure containing five or more individual dwelling units on a single lot, with the units often stacked one above the other in a vertical configuration, sharing common vertical walls and/or horizontal floors and ceilings. Housing for the aged, which meets this definition and does not provide for routine nursing and/or medical care, shall be construed to be a multiple-family dwelling.

Dwelling, townhouse, means a type of multifamily dwelling, in which five or more individual dwelling units on a single lot are attached by one or more vertical party walls, with the habitable spaces of different dwelling units arranged on a side-by-side rather than a stacked configuration, and each individual unit being two stories, or more. Each individual townhouse dwelling unit has its own front and rear access to the outside.

Mixed-use means a building or an area containing a mix of uses which functionally integrate and interconnect with one another. Uses may include, but is not limited to, retail, professional services, restaurants and eating establishments, offices, and single and multifamily residential.

Subdivision means the division of a parcel of land, whether improved or unimproved, into three or more lots or parcels of land, for the purpose of transfer of ownership, ~~whether by deed, metes and bounds description, devise, lease, map, plat or other recorded instrument, or if the establishment of a new street is involved, any division of such parcel. The term "subdivision" shall not mean the division of land into parcels of more than five acres not involving any change in street lines; the transfer of property by sale or gift or testate succession by the property owner to the property owner's spouse or lineal descendants; or the transfer of property between tenants in common for the purpose of dissolving the tenancy in common among those tenants.~~ The term "subdivision" includes a resubdivision and replatting of lands located within an existing subdivision, ~~when appropriate to the context, relates to the process of subdividing.~~

**EXHIBIT “B”
TO
STAFF INITIATED
LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENTS
(JUNE 2020)
STAFF REPORT**

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

ORDINANCE 20-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 1.4.5 RELATING TO EXEMPTIONS TO THE APPLICABILITY AND JURISDICTION OF THE LDRS; AMENDING SECTION 2.1.1(B) AND TABLE 2.1-1 RELATING TO THE DEVELOPMENT REVIEW STRUCTURE; AMENDING SECTION 2.1.2(A) RELATING TO THE POWERS AND DUTIES OF THE CITY COMMISSION; AMENDING SECTION 2.2.3(B) RELATING TO THE REQUIREMENT TO HOLD PRE-APPLICATION CONFERENCES; AMENDING SECTION 2.2.7(A) RELATING TO THE PREPARATION OF STAFF REPORTS; AMENDING SECTION 2.2.8(C) AND TABLE 2.2-1 RELATING TO PUBLIC HEARINGS; AMENDING SECTION 2.2.9(E) AND TABLE 2.2-2 RELATING TO REQUIRED NOTICES AND TIMING OF SUCH NOTICES FOR PUBLIC HEARINGS; AMENDING SECTION 2.2.12 RELATING TO THE WITHDRAWAL OF APPLICATIONS; AMENDING SECTION 2.2.17 RELATING TO THE SIMULTANEOUS REVIEW OF APPLICATIONS; AMENDING SECTION 2.4.9 RELATING TO MINOR SITE PLANS AND SITE PLANS; AMENDING SECTION 2.4.9 TO CREATE A NEW DEVELOPMENT PERMIT FOR THE REVIEW OF INFRASTRUCTURE ENTITLED INFRASTRUCTURE PLANS, CREATING STANDARDS OF REVIEW, PROCEDURES FOR APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL, PERMIT EXTENSIONS, AMENDMENTS, APPEALS, AND THE PERIOD OF VALIDITY FOR INFRASTRUCTURE PLANS; AMENDING SECTION 2.4.10 RELATING TO SUBDIVISIONS; AMENDING SECTION 4.3.1(A)(3) RELATING TO THE USE-SPECIFIC STANDARDS FOR MULTIPLE-FAMILY DWELLINGS, SINGLE-FAMILY ATTACHED DWELLINGS, TOWNHOMES, AND TWO- TO FOUR-FAMILY DWELLINGS; AMENDING SECTION 4.4.2(C) RELATING TO THE APPROVAL OF ACCESSORY USES AND STRUCTURES; AMENDING SECTION 6.8, RELATING TO DESIGN STANDARDS FOR BUSINESS USES; AMENDING SECTION 6.10 RELATING TO IMPROVEMENT GUARANTEES FOR PRIVATE IMPROVEMENTS; AMENDING SECTION 7.4 RELATING TO IMPROVEMENT GUARANTEES FOR PUBLIC IMPROVEMENTS; AMENDING SECTION 10.2 TO CREATE A NEW DEFINITION OF "MIXED-USE" AND BY AMENDING THE DEFINITIONS OF "DWELLING, MULTIPLE FAMILY", "DWELLING, TOWNHOUSE", AND "SUBDIVISION"; AND AMENDING VARIOUS SECTIONS OF THE LDRS TO UPDATE CROSS REFERENCES AND FOR INTERNAL CONSISTENCY AS NECESSITATED BY THESE AMENDMENTS; 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 May 28, 2020; and

WHEREAS, the LPA conducted a public hearing on the proposed Amendment on June 9, 2020, 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 _____, 2020, and on _____, 2020; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on _____, 2020, and _____, 2020, 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 and upon passage, shall be incorporated into the City’s LDRs which are codified as Subpart B to the Code of Ordinances of the City of Alachua.

Section 4. Applicability to Preliminary Plats with Valid Development Orders

The provisions of attached Section 2.4.10(G)(3)(h), as amended, shall apply to all preliminary plats which have a valid preliminary development order as of the effective date of this Ordinance.

Section 5. 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 6. 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 7. Repealing Clause

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

Section 8. 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 _____ day of _____ 2020.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____ 2020.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

Section 1.4.5 of the City’s LDRs is amended as follows. The remainder of Section 1.4.5 remains in full force and effect:

1.4.5 Exemptions.

(A) *Acquisition of interests in land by government and construction of public infrastructure for public purpose.*

- (1) The provisions of these LDRs shall not require subdivision of land in accordance with Section 2.4.10 as a result of actions taken by the City of Alachua, Alachua County, the School Board of Alachua County, or the State of Florida to acquire land or interest in land for public use, right-of-way (ROW), or easements.
- (2) The permits as set forth in Article 2, Administration, shall not be required for the following public infrastructure projects:
 - (a) Road construction/reconstruction projects, water/wastewater line installations, and other similar projects, undertaken by the City of Alachua, Alachua County, or the State of Florida; or,
 - (b) Any project identified in the adopted City of Alachua Long Range Transportation Plan, provided however that when the roadway improvement will be performed by an entity other than the City of Alachua, Alachua County, or State of Florida, a surety device in accordance with Section 7.4. Improvement guarantees for public improvements, or Section 6.10, Improvement guarantees for private improvements, as applicable, shall be posted with the City.

Section 2.1.1(B) and Table 2.1-1 of the City’s LDRs are amended as follows. The remainder of Section 2.1.1(B) and Table 2.1-1 remain in full force and effect:

2.1.1 Summary of administration and review roles.

(B) *Development review structure.* Table 2.1-1, Development Review Structure, summarizes the review bodies and City staff that have specific permit review roles under these LDRs, and their responsibilities.

Table 2.1-1: Development Review Structure					
S = Staff Review C = Plan Consistency Review R = Review and Advise D = Final Decision A = Appeal					
Development Permit	LDR Administrator	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	City Commission	Hearing Officer
Text Amendment and General Amendment to Official Zoning Atlas (Section 2.4.1)	S		C/R	D	
Site Specific Official Zoning Atlas Amendment (Rezone) (Section 2.4.2)	S		C/R	D	
Planned Development (Section 2.4.3)	S		C/R	D	
Special Exception Permit for Building Greater Than or Equal to 80,000 Square Feet in Area (Section 2.4.4(C)(2))	C/S		C/R	D	
Special Exception Permit for uses other than building greater than or equal to	C/S		D	A	

Table 2.1-1: Development Review Structure

S = Staff Review C = Plan Consistency Review R = Review and Advise
D = Final Decision A = Appeal

Development Permit	LDR Administrator	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	City Commission	Hearing Officer
80,000 square feet in area (Section 2.4.4(C)(3))					
Historic Sites and Structures					
Historic Overlay District Classification (Section 2.4.5)	S		C/R	D	
Certificate of Appropriateness (Minor Review) (Section 2.4.6)	D	A			
Certificate of Appropriateness (Major Review) (Section 2.4.6)	C/S		D	A	
Variance Permits					
Zoning Variance Permit (Section 2.4.7(C))	C/S	D			
Subdivision Variance Permit (Section 2.4.7(D))	S		C/R	D	
Administrative Adjustment (Section 2.4.8)	D	A			
Minor Site Plan (Section 2.4.9(B)(2)(a))	D	A			
Site Plan (Building Less Than 80,000 square feet in Area) (Section 2.4.9(B)(2)(b))	C/S		D	A	
Site Plan (Building Greater Than or Equal to 80,000 square feet in Area) (Section 2.4.9(B)(2)(c))	C/S		C/R	D	
Infrastructure Plan (Section 2.4.9(B)(2)(d))	C/S			D	
M	D	A			
Subdivision					
Minor Subdivision (Section 2.4.10(F))	S		C/R	D	
Major Subdivision					
Preliminary Plat (Section 2.4.10(G)(3))	S		C/R	D	
Construction Plans (Section 2.4.10(G)(4))	D			A	
Final Plat (Section 2.4.10(G)(6))	S			D	
Other Permits					
Sign Permit (Section 2.4.11)	D	A			

Table 2.1-1: Development Review Structure

S = Staff Review C = Plan Consistency Review R = Review and Advise
D = Final Decision A = Appeal

Development Permit	LDR Administrator	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	City Commission	Hearing Officer
Temporary Use Permit (Section 2.4.12)	D	A			
Special Event Permit (Section 2.4.13)	D	A			
Certificate of Concurrency Compliance (Section 2.4.14)	D	A			
Certificate of LDR Compliance (Section 2.4.15)	D	A			
Special Permit (Section 2.4.16)	S		C/R/S	D	
Tree Removal Permit (Section 2.4.17)	D	A			
Mobile Home Move-on Permit (Section 2.4.18)	D	A			
Interpretation by LDR Administrator (Section 2.4.19)	D	A			
Appeals of Interpretation and Decision of LDR Administrator (Section 2.4.20)		D			
Vested Rights Certificate (Section 2.4.21)	C/S			D	
Beneficial Use Determination (Section 2.4.22)	S			D	R
Wellfield Exemption Permit (Section 2.4.23)	S		C/R	D	
Development Agreement (Section 2.5)	S		C/R	D	

Section 2.1.2(A) of the City's LDRs is amended as follows. The remainder of Section 2.1.2 remains in full force and effect:

2.1.2 City Commission.

(A) *Powers and duties.* In addition to any authority granted the City Commission by general or special law or the City Charter, the Commission shall have the following powers and duties:

- (1) *Amendments to LDR text.* To initiate, review, and decide applications to amend the text of these LDRs (Section 2.4.1, Text amendment).
- (2) *General amendments to Official Zoning Atlas.* To initiate, review, and decide applications to general amendments to the Official Zoning Atlas (Section 2.4.1).
- (3) *Site-specific amendments to Official Zoning Atlas (rezone).* To initiate, review, and decide applications on site-specific amendments to the Official Zoning Atlas (rezone) (Section 2.4.2).
- (4) *Planned development district (PD) classification.* To review and decide recommendations from the PZB on PD Master Plans and amendments to the Official Zoning Atlas to a planned development (PD) district (Section 2.4.3).

- (5) *Special exception permit for building greater than or equal to 80,000 square feet in area.* To review and decide applications on special exception permits for a building greater than or equal to 80,000 square feet in area (Section 2.4.4(C)(2)).
- (6) *Historic Overlay (HO) District classification.* To initiate, review, and decide recommendations from the PZB on amendments to the Official Zoning Atlas to apply the Historic Overlay (HO) District classification (Section 2.4.5).
- (7) *Subdivision variance permit.* To review and decide applications on subdivision variance permits from the subdivision standards (Section 2.4.7(D)).
- (8) *Site plan for building greater than or equal to 80,000 square feet in area and infrastructure plan.* To review and decide applications for site plans consisting of a building greater than or equal to 80,000 square feet in area (Section 2.4.9(D)(2)(c)) and to review and decide applications for infrastructure plans (Section 2.4.9(D)(2)(d)).
- (9) *Minor subdivision.* To review and decide applications for minor subdivisions (Section 2.4.10(F)).
- (10) *Major subdivision preliminary plat.* To review and decide applications for major subdivision preliminary plats (Section 2.4.10(G)).
- (11) *Major subdivision final plat.* To review and decide applications for major subdivision final plats (Section 2.4.10(G)).
- (12) *Appeals of LDR Administrator on major construction plans.* To review and decide appeals on decisions of the LDR Administrator on major subdivision construction plans (Section 2.4.10(G)).
- (13) *Appeal of PZB decisions.* To review and decide appeals on decisions of the PZB on:
 - (a) Special exception permits (Section 2.4.4).
 - (b) Certificates of appropriateness (Section 2.4.6).
 - (c) Site plans consisting of a building less than 80,000 square feet in area (Section 2.4.9(D)(2)(b)).
- (14) *Special permit.* To review and decide applications for special permits (Section 2.4.16).
- (15) *Vested rights certificate.* To review and decide applications for vested rights certificates (Section 2.4.22).
- (16) *Beneficial use determination.* To review and decide applications for beneficial use determinations (Section 2.4.23).
- (17) *Wellfield exemption permit.* To review and decide applications for wellfield exemption permits (Section 2.4.24).
- (18) *Development agreements.* To review requests, and, where appropriate and in its sole discretion, enter into development agreements (Section 2.5).
- (19) *Schedule of fees.* To approve by resolution a schedule of fees governing applications for permits and other permit approvals reviewed under these LDRs.
- (20) *Other.* To take any other action not delegated to the PZB, BOA, Special Magistrate, LDR Administrator, Public Services Director or City Attorney, as the City Commission may deem desirable and necessary to implement the provisions of these LDRs.

Section 2.1.3(C) of the City's LDRs is amended as follows. The remainder of Section 2.1.3 remains in full force and effect:

2.1.3 *Planning and Zoning Board (PZB).*

- (C) *Powers and duties.* The PZB is authorized by the City Commission with the following powers and duties under these LDRs:
- (1) *Special exception permits.* To review and make recommendations to the City Commission on special exception permit applications for a building greater than 80,000 square feet in area, and to review and decide applications for all other special exception permit applications (Section 2.4.4).
 - (2) *Certificate of appropriateness.* To review and decide applications for certificates of appropriateness (major review) (Section 2.4.6).
 - (3) *Site plan.* To review and make recommendations to the City Commission on site plan applications consisting of a building greater than or equal to 80,000 square feet in area (Section 2.4.9(D)(2)(c)), and to review and decide applications for site plan applications consisting of a building less than 80,000 square feet in area (Section 2.4.9(D)(2)(b)).
 - (4) *Amendments to LDR text.* To initiate, review, and make recommendations to the City Commission to approve or deny applications to amend the text of these LDRs (Section 2.4.1, Text amendment).
 - (5) *General amendments to Official Zoning Atlas.* To initiate, review, and make recommendations to the City Commission to approve or deny applications to general amendments to the Official Zoning Atlas (Section 2.4.1).
 - (6) *Site-specific amendments to Official Zoning Atlas (rezone).* To initiate, review, and make recommendations to the City Commission to approve or deny applications to for site-specific amendments to the Official Zoning Atlas (rezone) (Section 2.4.2).
 - (7) *Planned development.* To review and make recommendations to the City Commission on PD Master Plans and amendments to the Official Zoning Atlas to a planned development (PD) district (Section 2.4.3).
 - (8) *Historic Overlay (HO) District classification.* To initiate, review, and make recommendations to the City Commission to approve or deny amendments to the Official Zoning Atlas to apply a Historic Overlay (HO) Zone District classification (Section 2.4.5).
 - (9) *Subdivision variance permits.* To review and make recommendations to the City Commission on subdivision variance permits (Section 2.4.7(D)).
 - (10) *Minor subdivisions.* To review and make recommendations to the City Commission on minor subdivisions (Section 2.4.10(F)).
 - (11) *Major subdivision preliminary plats.* To review and make recommendations to the City Commission on major subdivision preliminary plats (Section 2.4.10(G)).
 - (12) *Special permit.* To review and make recommendations to the City Commission on special permits (Section 2.4.16).
 - (13) *Wellfield exemption permits.* To review and make recommendations to the City Commission on wellfield exemption permits (Section 2.4.24).
 - (14) *Development agreements.* To review and make recommendations to the City Commission on development agreements (Section 2.5).
 - (15) *Make special knowledge and expertise available.* To make its special knowledge and expertise available upon written request and authorization of the City Commission to any official, department, board, commission or agency of the City.
 - (16) *Studies.* To make studies of the resources, possibilities and needs of the City upon the authorization of the City Commission, and report its findings and recommendations, with reference thereto, to the City Commission.
 - (17) *Annual review of Capital Improvement Plan.* To conduct an annual review of the capital improvement element of the Comprehensive Plan to ensure that the fiscal resources necessary to maintain adopted level of service standards are available.

Section 2.1.6(A) of the City's LDRs is amended as follows. The remainder of Section 2.1.6 remains in full force and effect:

2.1.6 *City staff.*

(A) *Land Development Regulation (LDR) Administrator.*

- (1) *Generally.* The LDR Administrator is the City Manager or designee, and shall be the City official responsible for administering the provisions of these LDRs.
- (2) *Powers and duties.* In addition to the jurisdiction, authority and duties that may be conferred upon the LDR Administrator by other provisions of the City Code and general or special law, the LDR Administrator shall have the following jurisdiction, powers and duties under these LDRs:
 - (a) To supervise, review and decide applications for:
 - (i) Certificates of appropriateness (minor review) (Section 2.4.6).
 - (ii) Administrative adjustments (Section 2.4.8).
 - (iii) Minor site plans (Section 2.4.9(D)(2)(a)).
 - (iv) Major subdivision construction plans (Section 2.4.10(G)).
 - (v) Sign permits (Section 2.4.11).
 - (vi) Temporary use permits (Section 2.4.12).
 - (vii) Special event permits (Section 2.4.13).
 - (viii) Certificates of concurrency compliance (Section 2.4.14).
 - (ix) Certificates of LDR compliance (Section 2.4.15).
 - (x) Tree removal permits (Section 2.4.17).
 - (xi) Mobile home move-on permits (Section 2.4.18).
 - (b) To render interpretations of these LDRs and the Official Zoning Atlas (Section 2.4.19).
 - (c) To establish application content requirements and a submission schedule for review of applications and appeals (Section 2.2.2).
 - (d) To compile and maintain an Administrative Manual (Section 2.2.2) and a Technical Design and Development Standards Manual.
 - (e) To review and make recommendations through a staff report to the City Commission, PZB and BOA on applications for development permits and permit approvals, where appropriate, and take any other action necessary to administer the provisions of these LDRs (Section 2.2.7).
 - (f) To maintain the Official Zoning Atlas and other such records and official materials that relate to the adoption, amendment, enforcement, or administration of these LDRs.
 - (g) To track public facility capacity and prepare reports on development activity as part of a concurrency management system (Section 2.4.14).
 - (h) To assist the Special Magistrate in enforcing these LDRs in accordance with Article 9, Enforcement and Remedies.
 - (i) To provide expertise and technical assistance to the City Commission, PZB, BOA and Special Magistrate upon request.

Section 2.2.3(B) of the City's LDRs is amended as follows. The remainder of Section 2.2.3 remains in full force and effect:

2.2.3 Preapplication conference.

- (B) *Preapplication conference mandatory.* A preapplication conference is mandatory prior to submission of any application for:
- (1) Site-specific amendments to the Official Zoning Atlas (rezoning) (Section 2.4.2);
 - (2) Text amendments to the LDRs (Section 2.4.1);
 - (3) Planned developments (Section 2.4.3);
 - (4) Historic Overlay District classification (Section 2.4.5);
 - (5) Site plans and infrastructure plans (Sections 2.4.9(D)(2)(b), (c), and (d));
 - (6) Special permits for land and/or water filling, or dredging (Section 2.4.16);
 - (7) Minor subdivisions (Section 2.4.10(F));
 - (8) Major subdivision preliminary plats (Section 2.4.10(G));
 - (9) Special exceptions (Section 2.4.4);
 - (10) Vested rights certificate (Section 2.4.22);
 - (11) Beneficial use determination (Section 2.4.23);
 - (12) Wellfield exemption permit (Section 2.4.24); and
 - (13) Development agreements (Section 2.5).

Section 2.2.4(C) of the City's LDRs is amended as follows. The remainder of Section 2.2.4 remains in full force and effect:

2.2.4 Neighborhood meetings.

- (C) *Applicability.* Neighborhood meetings are mandatory for site-specific amendments to the Official Zoning Atlas (Section 2.4.2), planned developments (Section 2.4.3), special exception permits (Section 2.4.4), site plans (Section 2.4.9) and major subdivision preliminary plats (Section 2.4.10(G)(3)). Neighborhood meetings are optional for any other applications under these LDRs.

Section 2.2.7(A) of the City's LDRs is amended as follows. The remainder of Section 2.2.7 remains in full force and effect:

2.2.7 Preparation of staff report.

- (A) *Application subject to public hearing or to be reviewed by review body.* When an application is subject to a public hearing (see Table 2.2-1, Required Public Hearings) or will be considered by a decision-making or review body after it is determined complete, the LDR Administrator shall refer the application to the appropriate staff, outside expert consultants, and any other appropriate review agencies for comment, review the application, communicate with the applicant regarding any questions, and prepare a written staff report. The staff report shall be provided to the applicant and made available to the public a reasonable period of time before the first scheduled public hearing on the application. The staff report shall be addressed to the decision-making or review body and shall state whether the application complies with all appropriate standards of these LDRs. The staff report shall include a staff recommendation. Conditions for

approval may also be recommended to eliminate any areas of noncompliance or to mitigate any adverse effects of the applications for development permit.

Section 2.2.8(C) and Table 2.2-1 of the City's LDRs are amended as follows. The remainder of Section 2.2.8 and Table 2.2-1 remain in full force and effect:

2.2.8 Scheduling public hearings.

- (C) **Public Hearings.** A public hearing shall be conducted by the appropriate decision-making or review bodies for applications for development permit as depicted in Table 2.2-1, Required Public Hearings, and in accordance with Section 2.3, Public hearing procedures.

Table 2.2-1. Required Public Hearings				
Q = Quasi-judicial hearing (Section 2.3.1);				
S = Standard public hearing (Section 2.3.2)				
Application Type	Review and/or Decision-Making Body			
	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	Hearing Officer	City Commission
Text amendment and general amendment to Official Zoning Atlas (Section 2.4.1)		S		S
Site-specific amendment to Official Zoning Atlas (Section 2.4.2, rezone)		Q		Q
Planned development (Section 2.4.3)		Q		Q
Special exception permit for building greater than or equal to 80,000 square feet in area (Section 2.4.4(C)(2))		Q		Q
Special exception permit for uses other than building greater than or equal to 80,000 square feet in area (Section 2.4.4(C)(3))		Q		
Historic Overlay District classification (Section 2.4.5)		Q		Q
Certificate of appropriateness (Section 2.4.6)		Q		
Zoning variance permit (Section 2.4.7(C))	Q			
Subdivision variance permit (Section 2.4.7(D))		Q		Q
Site plan (building less than 80,000 square feet in area) (Section 2.4.9(D)(2)(b))		Q		
Site plan (building greater than or equal to 80,000 square feet in area) (Section 2.4.9(D)(2)(c))		Q		Q
Infrastructure Plan (Section 2.4.9(D)(2)(d))				Q
Minor subdivision (Section 2.4.10(F))		Q		Q
Major subdivision (Section 2.4.10(G))				
Preliminary plat		Q		Q
Final plat				Q

Table 2.2-1. Required Public Hearings				
Q = Quasi-judicial hearing (Section 2.3.1);				
S = Standard public hearing (Section 2.3.2)				
Application Type	Review and/or Decision-Making Body			
	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	Hearing Officer	City Commission
Special permits (Section 2.4.16)		Q		Q
Appeals of (Section 2.4.20)				
Interpretation and decision of LDR Administrator	S			
Decision on construction plans by LDR Administrator				S
Appeals of PZB decision (Section 2.4.21)				Q
Vested rights certificate (Section 2.4.22)				S
Wellfield exemption permit (Section 2.4.24)		Q		Q
Development agreement (Section 2.5)		S		S

Section 2.2.9(E) of the City's LDRs is amended as follows. The remainder of Section 2.2.9 remains in full force and effect:

2.2.9 *Public notification.* All applications for development approval requiring public hearings shall comply with the Florida Statutes, Table 2.2-2, Timing of Required Notice, and the other provisions of this section with regard to public notification.

(E) *Required notice and timing.* Unless otherwise expressly provided in State statutes or these LDRs, notice shall be provided in accordance with the following Table 2.2-2, Timing of Required Notice:

Table 2.2-2. Timing of Required Notice			
Application Type	Notice Required [1]		
	Written (mailed) (Subsection 2.2.9(B) of this section)	Published (Subsection 2.2.9(C) of this section)	Posted (Subsection 2.2.9(D) of this section)
Text amendment (Section 2.4.1)			
General amendment to Official Zoning Atlas (Section 2.4.1)	At least 14 days prior to public hearings	At least 10 days prior to first and second public hearings	
Site-specific amendment to Official Zoning Atlas (rezone) (Section 2.4.2)			At least 14 days prior to public hearings
Planned development (Section 2.4.3)			

Table 2.2-2. Timing of Required Notice

Application Type	Notice Required [1]		
	Written (mailed) (Subsection 2.2.9(B) of this section)	Published (Subsection 2.2.9(C) of this section)	Posted (Subsection 2.2.9(D) of this section)
Special exception permit (Section 2.4.4) and appeal of PZB decision on special exception (Section 2.4.21)	At least 14 days prior to public hearing(s)	At least 10 days prior to public hearing(s)	At least 14 days prior to public hearing(s)
Historic Overlay District classification (Section 2.4.5)	At least 14 days prior to public hearings	At least 10 days prior to public hearings	At least 14 days prior to public hearings
Certificate of appropriateness (Section 2.4.6)			
Variance permits (Section 2.4.7)			At least 14 days prior to public hearing(s)
Site plan consisting of building less than 80,000 square feet in area (Section 2.4.9(D)(2)(b)) and appeal of PZB decision on site plan (Section 2.4.21)	At least 14 days prior to public hearing(s)	At least 10 days prior to public hearing(s)	At least 14 days prior to public hearing(s)
Site plan consisting of building greater than or equal to 80,000 square feet in area (Section 2.4.9(D)(2)(c))			
Infrastructure plan (Section 2.4.9(D)(2)(d))			
Appeals of interpretations and decisions of LDR Administrator (Section 2.4.20)			
Subdivisions (minor subdivision, preliminary plat, final plat) (Section 2.4.10)	At least 14 days prior to public hearing(s)		At least 14 days prior to public hearing(s)
Vested rights certificate (Section 2.4.22)		At least 10 days prior to public hearing	
Beneficial use determination (Section 2.4.23)		[2]	
Wellfield exemption permit (Section 2.4.24)	At least 14 days prior to public hearing	At least 10 days prior to first and second public hearings	At least 14 days prior to public hearing
Development agreement (Section 2.5)	At least 14 days prior to PZB public hearing. At least 14 days	At least 10 days prior to first and	

Table 2.2-2. Timing of Required Notice

Application Type	Notice Required [1]		
	Written (mailed) (Subsection 2.2.9(B) of this section)	Published (Subsection 2.2.9(C) of this section)	Posted (Subsection 2.2.9(D) of this section)
	prior to first and second City Commission public hearings	second public hearings	
[1] When multiple application types are processed simultaneously, notice requirements for each application type shall apply.			
[2] Notification of beneficial use determination hearings is at the discretion of the hearing officer.			

Section 2.2.12 of the City's LDRs is amended as follows. The remainder of Section 2.2.12 remains in full force and effect:

2.2.12 Withdrawal of application.

- (A) *Submission of request.* Any request for withdrawal of an application subject to a public hearing shall be submitted in writing to the LDR Administrator, or shall be made through a verbal request at a public hearing.
- (B) *Prior to notice of public hearing.* The LDR Administrator shall approve a request for withdrawal of an application, if it has been submitted prior to public notification on the application in accordance with Subsection 2.2.9 of this section, Public notification.
- (C) *Subsequent to notice of public hearing.* If the request for withdrawal of an application is submitted subsequent to public notification (Subsection 2.2.9 of this section, Public notification), the request for withdrawal shall be placed on the public hearing agenda and acted upon by the review or decision-making body.
- (D) *Administrative withdrawal of applications.* During staff review, the applicant shall be notified of any deficiencies and given adequate time to respond. If the applicant fails to respond to the noted deficiencies within 180 days of date of notification by staff, the application shall be considered withdrawn. Upon a showing of good cause, the Land Development Regulations Administrator may extend the deadline for response for an additional 45 days.
- (E) *Fees.* Fees shall be refunded for withdrawn applications only in accordance with Subsection 2.2.2(C) of this section, Fees.

Section 2.2.17 of the City's LDRs is amended as follows. The remainder of Section 2.2.17 remains in full force and effect:

- 2.2.17 Simultaneous processing of applications.** Whenever two or more forms of review and approval are required under these LDRs, the applications for those permits or approvals may, at the option of the LDR Administrator, be processed simultaneously, so long as all applicable State and local requirements are satisfied. Site plans, infrastructure plans, and major or minor subdivision plats shall not be processed concurrently with applications for text amendments (Section 2.4.1) or site-specific amendments to the Official Zoning Atlas (Section 2.4.2) or planned developments (Section 2.4.3).

Section 2.4.3(E) of the City's LDRs is amended as follows. The remainder of Section 2.4.3 remains in full force and effect:

2.4.3 Planned development.

(E) Final PD plan.

- (3) *Expiration.* If the initial PD final plan expires in accordance with the expiration provisions for site plans (Subsection 2.4.9(G) of this section) or major subdivision preliminary plat (Subsection 2.4.10(G)(3)(h) of this section), whichever is appropriate, the PD zone district classification, PD Master Plan, and PD agreement shall expire and be void, and the land shall revert back to its original zone district classification.

Section 2.4.9 of the City's LDRs is amended as follows. The remainder of Section 2.4.9 remains in full force and effect:

2.4.9 Minor site plans, site plans, and infrastructure plans.

- (A) *Purpose.* Minor site plan, site plan, or infrastructure plan review is required to ensure that the layout and general design of proposed development is compatible and harmonious with surrounding uses and complies with the applicable standards of Article 6, Development Standards, Article 7, Subdivision Standards, and all other applicable provisions of these LDRs.
- (B) *Applicability.* All development, unless exempted in accordance with Section 2.4.9(C), Exemptions, or subject to review in accordance with Section 2.4.10, Subdivision, shall be required to have a minor site plan, site plan, or infrastructure plan approved in accordance with this section prior to issuance of a building permit or prior to the commencement of construction of any infrastructure approved in accordance with this section.
- (1) *Minor Site Plans.* The following development and activities shall be reviewed in accordance with Section 2.4.9(D)(2)(a), Review and action by LDR Administrator, on application for minor site plan. One or more of the following actions may be proposed as a part of an application for a minor site plan:
- (a) The addition of 1,000 square feet or less of total gross floor area to existing nonresidential buildings or mixed-use development.
 - (b) The addition of 2,500 square feet or less of unenclosed building area.
 - (c) The addition of impervious area to an existing nonresidential or mixed-use development which consists of ten percent or less of existing impervious area and does not exceed 5,000 square feet of new impervious area.
 - (d) The reconfiguration of existing parking and loading areas, such as re-striping an existing parking lot area to reconfigure the on-site vehicular circulation pattern or designated parking and loading areas, which does not propose any new impervious surface area.
 - (e) Change-outs of exterior light fixtures.
 - (f) The addition of an accessory use or structure which affects the layout and configuration of a site.
- (2) *Site Plan consisting of building less than 80,000 square feet in area.* Applications for a site plan consisting of a building less than 80,000 square feet in area shall be reviewed in accordance with the Section 2.4.9(D)(2)(b), Review and action by PZB on application for site plan consisting of building less than 80,000 square feet in area.
- (3) *Site plan consisting of building greater than or equal to 80,000 square feet in area.* Applications for a site plan consisting of a building greater than or equal to 80,000 square feet in area shall be reviewed in accordance with the Section 2.4.9(D)(2)(c), Review and recommendation by PZB and review and

action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.

- (4) *Infrastructure Plan.* Development which is comprised of public or private infrastructure, including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems, shall be reviewed in accordance with Section 2.4.9(D)(2)(d), Review and action by City Commission on application for infrastructure plan.
- (C) *Exemptions.* The following development shall be exempted from the requirements of this section (but is not exempted from Section 2.4.15, Certificate of LDR compliance, or the need to obtain a building permit):
 - (1) *Single-family development.* Single-family development on a single lot.
 - (2) *Two-family to four-family development.* Two-family to four-family dwelling development on a single lot.
 - (3) *Residential subdivisions.* Minor and major subdivision (Section 2.4.10) for single-family residential subdivisions and two-family to four-family dwelling subdivisions.
 - (4) *Wireless antennas.* Collocation of wireless antennas on an existing tower per F.S. § 365.172(12)(a)(1) and as further set forth in Section 4.3.2(I)(1)(f).
 - (5) *Minor utilities.* Minor utilities as described in Section 10.2 of these LDRs.
 - (7)(6) *Accessory uses added to existing development.* Accessory uses as permitted in Section 4.4 which do not affect the layout or configuration of the site shall be subject to this exemption and shall be reviewed and approved in accordance with Section 2.4.15, Certificate of LDR Compliance. The application for a Certificate of LDR Compliance shall include a sketch plan as a supplement and must provide sufficient information to demonstrate that the accessory use complies with the provisions of Section 4.4, Accessory Uses and Structures, and any other applicable provisions of these LDRs.
- (D) *Procedures.*
 - (1) *Submission and review of application.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.
 - (2) *Review, recommendation, and action on application for minor site plan, site plan, or infrastructure plan.*
 - (a) *Action by LDR Administrator on application for minor site plan.* The LDR Administrator shall review the application in accordance with Section 2.2.13, Review by LDR Administrator.
 - ((b) *Review and action by PZB on application for site plan consisting of building less than 80,000 square feet in area.* After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building less than 80,000 square feet in area, the PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public hearing. After the close of the public hearing, the PZB shall approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(1), Minor site plan and site plan standards.
 - (c) *Review and recommendation by PZB and review and action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.*
 - (i) *Review and recommendation by PZB on application for site plan consisting of building greater than or equal to 80,000 square feet in area.* After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building greater than or equal to 80,000 square feet in area, the PZB shall

conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(1), Minor site plan and site plan standards. The PZB shall then forward the report to the City Commission.

- (ii) *Review and action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.* After receipt of the report from the PZB, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building greater than or equal to 80,000 square feet in area, the City Commission shall consider the application during a public hearing in accordance with Section 2.4.1, Quasi-judicial public hearings. At the public hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(1), Minor site plan and site plan standards.
- (d) *Review and action by City Commission on application for infrastructure plan.* After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for an infrastructure plan, the City Commission shall consider the application during a public hearing in accordance with Section 2.4.1 of this section, Quasi-judicial public hearings. At the public hearing, the City Commission shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public hearing. After the close of the public hearing, the City Commission shall either approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(2)(a) – (e), Infrastructure plan standards.
- (E) *Minor site plan, site plan, and infrastructure plan standards.* Minor site plans, site plans, and infrastructure plans shall comply with the standards below.
 - (1) *Minor site plan and site plan standards.* A minor site plan or site plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:
 - ((a) *Consistency with Comprehensive Plan.* The development and uses proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.
 - ((b) *Use allowed in zone district.* The use is allowed in the zone district in accordance with Article 4, Use Regulations.
 - ((c) *Zone district use specific standards.* The development and uses proposed by the minor site plan or site plan comply with Section 4.3, Use specific standards.
 - ((d) *Development and design standards.* The development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.
 - ((e) *Subdivision standards.* In cases where a subdivision has been approved or is pending, the development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 7, Subdivision Standards.
 - ((f) *Complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations.* The proposed development and use complies with all other relevant City laws, ordinances, regulations, requirements, and with all State and Federal laws and regulations.
 - (2) *Infrastructure plan standards.* An infrastructure plan shall be approved only upon a finding the applicant demonstrates the standards set forth in Sections 2.4.9(E)(2)(a) – (e) are met:

- (a) *Consistency with Comprehensive Plan.* The infrastructure plan complies with all applicable goals, objectives and policies of the Comprehensive Plan.
- (b) *Development and design standards.* The infrastructure plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.
- (c) *Subdivision standards.* The infrastructure plan complies with all applicable layout and design and standards in Article 7, Subdivision Standards, including but not limited to block layout, street arrangement and design, and utility improvements.
- (d) *Complies with all other relevant laws, ordinances, regulations and local requirements.* The proposed infrastructure plan complies with all other relevant City laws, ordinances, regulations, and requirements, and with all State and Federal laws and regulations.
- (e) *Improvement guarantee.* Prior to the review and action by the City Commission on an application for an infrastructure plan, the developer shall post a surety instrument in a form as set forth in Section 6.10, Improvement guarantees for private improvements, and Section 7.4, Improvement guarantees for public improvements to cover the estimated cost of all public and private infrastructure improvements, including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems. The estimated cost for the installation of all public and private infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation. (f) *Dedication of public right-of-way.* Public right-of-way shall be conveyed to the City by deed. The conveyance of public right-of-way shall be approved by the City Commission upon a finding that:
 - i. All public and private infrastructure improvements have been completed in accordance with the approved infrastructure plan, all City laws, ordinances, and design standards, and are functional; and,
 - ii. A surety instrument for the warranty period has been provided to the City as set forth in Section 2.4.9(D)(2)(g), Warranty period following completion of infrastructure. The surety instrument shall be in a form as set forth in Section 6.10.2, Form of performance guarantees.
- (g) *Warranty period following completion of infrastructure.* Following completion of all required improvements and concurrently with the approval by the City Commission of the conveyance of public right-of-way as set forth in Section 2.4.9(D)(2)(f), Dedication of public right-of-way, a one-year warranty period shall commence. During the warranty period, the developer shall be responsible for all improvements for a period of one year from the approval of the infrastructure plan, other than routine maintenance. Following the warranty period, the developer shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection, the Public Services Director shall provide the developer with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined that no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the developer shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the infrastructure plan and no further repairs are needed to the improvements, as-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.
- (h) *Acceptance of public infrastructure improvements.* Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public improvements. Following the acceptance of public infrastructure, the City shall return to the developer the

balance of the surety instrument provided for the warranty period. Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission. (F)

Conditions of approval. In approving a minor site plan, site plan, or infrastructure plan, the LDR Administrator, PZB, and City Commission, as applicable, may impose appropriate conditions on the permit approval in accordance with Section 2.2.14, Conditions of approval. (G) *Expiration.*

- (1) *Generally.* The LDR Administrator, PZB, and City Commission, as applicable, may prescribe a time limit within which development shall begin or be completed, or both. Failure to begin and/or complete such development within the time specified shall void the minor site plan, site plan, or infrastructure plan. A change in ownership of the land does not affect the timeframes related to minor site plan, site plan, or infrastructure plan expiration. Unless specified by the LDR Administrator, PZB, or City Commission, as applicable, a minor site plan, site plan, or infrastructure plan approval shall automatically expire:
 - (a) At the end of 12 months after the date of its approval if a building permit for at least one building in the development proposed in the minor site plan or site plan is not approved; or,
 - (b) If a building permit for any other building associated with the minor site plan or site plan is not obtained within three years after the date of its approval; or,
 - (c) At the end of 12 months after the date of infrastructure plan approval if the construction of infrastructure associated with the infrastructure plan has not commenced.
 - (2) *Extension.* Upon written application submitted by the applicant at least 30 days prior to the expiration of the minor site plan, site plan, or infrastructure plan and upon a showing of good cause, the LDR Administrator, PZB, or City Commission, as applicable, may grant one extension not to exceed 12 months. The approval shall be deemed extended until the LDR Administrator, PZB, or City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the minor site plan, site plan, or infrastructure plan void.
- (H) *Amendments.* A minor site plan, site plan, or infrastructure plan may be amended or extended only in accordance with the procedures and standards established for its original approval. Minor structural, material, or dimensional modifications, including but not limited to the relocation or substitution of landscaping materials, limited architectural modifications, minor deviations in the size of a structure, or minor deviations of the dimensions of improvements (i.e., parking, drive aisle width, etc.) may be administratively granted by the LDR Administrator or designee. Such modifications shall meet the requirements of these LDRs, in the sole discretion of the LDR Administrator or designee, and shall not affect any condition of the minor site plan, site plan, or infrastructure plan approval. Any proposed modifications to a minor site plan, site plan, or infrastructure plan deemed by the LDR Administrator, in his or her sole discretion, to be inconsistent with the procedures for administrative modification shall be amended in accordance with the procedures and standards established for its original approval.
- (I) *Appeal of decision on application for minor site plan or for site plan consisting of building less than 80,000 square feet in area.*
- (1) *Appeal of LDR Administrator decision on application for minor site plan.* Any person aggrieved or affected by a decision of the LDR Administrator regarding an application for a minor site plan may appeal such decision to the Board of Adjustment in accordance with Section 2.4.20, Appeal of interpretations or decisions by LDR Administrator.
 - (2) *Appeal of PZB decision on application for site plan consisting of building less than 80,000 square feet in area.* Any person aggrieved or affected by a decision of the PZB regarding an application for a site

plan consisting of a building less than 80,000 square feet in area may appeal such decision to the City Commission in accordance with Section 2.4.21, Appeal of Decisions of the Planning and Zoning Board.

(J) *Limitation on frequency of minor site plan approval.* Following the approval of a minor site plan, no additional minor site plans shall be approved for any other development on the subject property for a period of 12 months from the date of the approval of the minor site plan.

Section 2.4.10 of the City's LDRs is amended as follows. The remainder of Section 2.4.10 remains in full force and effect:

2.4.10 *Subdivision.*

(A) *Purpose.* The purpose of this section and Article 7, Subdivision Standards, are to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by:

- (1) *Orderly growth and development.* Providing for the orderly growth and development of the City, and discourage haphazard, premature, or scattered development.
- (2) *Coordinating streets and roads with City's planned street system and other public facilities.* Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities.
- (3) *Right-of-way for streets and utilities.* Providing adequate right-of-way easements for streets and utilities.
- (4) *Safe and convenient transportation.* Encouraging the proper arrangement of streets in relation to existing or planned streets to provide safe and convenient movement for all modes of transportation.
- (5) *Open space and recreation facilities.* Ensuring there is adequate open space and recreation facilities to serve development.
- (6) *Proper land records.* Ensuring there is proper recordation of landownership records.
- (7) *Prevent flooding.* Preventing periodic and seasonal flooding by providing adequate flood control and drainage facilities while minimizing development in floodprone areas.
- (8) *Protect health, safety, and welfare.* Ensuring the provision of such other matters as the City Commission may deem necessary in order to protect the general health, safety and welfare of the City.

(B) *Applicability.*

- (1) *Generally.* The following development, unless exempted in accordance with Section 2.4.10(B)(3), Exemptions, is required to have land subdivided in accordance with the procedures and standards of this section prior to the transfer of title or sale of any lots, or the issuance of a building permit for development.
 - (a) The division of land into three or more lots, building sites, or other divisions for the purpose of immediate or future sale, lease, or building development;
 - (b) All divisions of land involving a new street or change in existing streets;
 - (c) Resubdivision involving the further division or relocation of lot lines of any lot or lots within an already approved subdivision; and
 - (d) The combination or consolidation of lots of record.
- (2) *Overview of development permits required.*
 - (a) Every subdivision of land is classified as either:

- (1) A minor subdivision; or
- (2) A major subdivision.

A final plat shall be approved by the City Commission and recorded in the Official Records of Alachua County for a subdivision prior to the transfer of title or sale of any lots for the land subject to subdivision.

- (b) For nonresidential subdivisions, an application for a site plan (Section 2.4.9 of this section) approval may run concurrently with an application for construction plans or an application for a final plat. A nonresidential subdivision is not required to show the division of any land into lots or parcels, but shall show all streets and other required public and private infrastructure improvements.
- (3) *Exemptions.* The following development shall be exempt from the requirements of this section:
 - (a) *Lot split.* A lot split, consisting of a division of a lot of record into no more than two lots, as long as the lot area complies with the dimensional standards of these LDRs. This exemption does not apply to lots within an existing platted subdivision.
 - (b) *Land for widening or opening streets.* The public acquisition by purchase of strips of land for the widening or opening of new streets.
 - (c) *Partition of land by court.* The partition of land by court decree.
 - (d) *Transfer by sale or gift.* The transfer of property without subdivision by sale, gift, succession, or for the purposes of dissolving tenancy in common among tenants.
 - (e) *Nonresidential and/or multifamily development.* A development consisting of multifamily uses, nonresidential uses, or mixed-use which requires site plan review pursuant to Section 2.4.9 of these LDRs. Such development shall not conflict with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) – (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development. This exemption shall not preclude a developer from subdividing a nonresidential, mixed-use, or multifamily development pursuant to this Section 2.4.10.
 - (f) *Development of public or private infrastructure only.* Development which is comprised of public or private infrastructure, including but not limited to streets, sidewalks, multiuse trails or paths, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems, as set forth in Section 2.4.9(B)(4). Such development shall not propose the creation of any lots, shall not conflict with the requirements of Chapter 177, Part 1, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) – (d).
 - (g) *Existing nonresidential and/or multifamily development.* Existing nonresidential, mixed-use, or multifamily development when the development:
 - (1) Has received approval of a site plan or infrastructure plan pursuant to Section 2.4.9 of these LDRs;
 - (2) All public and private utility infrastructure approved by the site plan or infrastructure plan has been constructed; and,
 - (3) All public utility infrastructure has been approved and accepted by the applicable entity.
 - (h) *Roadway improvement projects identified in Long Range Transportation Plan.* Roadway improvement projects involving the creation, relocation, or extension of a street or modifications to streets that are identified in the adopted City of Alachua Long Range Transportation Plan,

provided however that when the roadway improvement will be performed by an entity other than the City of Alachua, Alachua County, or State of Florida, a surety device in accordance with Section 7.4, Improvement guarantees for public improvements, or Section 6.10, Improvement guarantees for private improvements, as applicable, shall be posted with the City.

- (i) *Residential development in the CP zoning district.* A residential development in the Corporate Park (CP) zoning district may be reviewed pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, of these LDRs. When a residential development in the CP zoning district is reviewed pursuant to Section 2.4.9, such development shall meet all of the following criteria. This exemption shall not preclude a developer from subdividing residential development in the CP zoning district pursuant to this Section 2.4.10.:
 - (1) The development shall remain in common ownership;
 - (2) Such development shall comply with F.S. Ch. 177, pt. I, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) through (d); and
 - (3) Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.
- (C) *Subdivision name.* Every subdivision shall be given a name by which it shall be legally known. Such name shall not be the same or similar to a subdivision name appearing on another recorded plat within the County so as to confuse the records or to mislead the public as to the identity of the subdivision, except when the subdivision is subdivided as an additional unit or section by the same subdivider or the subdivider's successors in title. The name of the subdivision shall be shown in the dedication and shall coincide exactly with the subdivision name. The City Commission shall have final authority to approve the names of subdivisions.
- (D) *Vacation or annulment.*
 - (1) *Generally.* The vacation and annulment of plats shall be in accordance with the requirements of Chapter 177, Part 1, Florida Statutes. If a replat has been filed, a plat vacation under this section is not required.
 - (2) *Required findings.* Vacation of a subdivision shall be based on a finding by the City Commission that the proposed vacation and reversion to acreage of subdivided land is consistent with the Comprehensive Plan and furthers the interest of the public.
 - (3) *Retention of access.* No owner of land in a subdivision shall be deprived by the vacation of reasonable access to existing development in the subdivision. Plat vacation shall not result in the landlocking of any developed properties.
- (E) *Preparation of plats.* All final plats shall be prepared by a surveyor registered in the State of Florida and preliminary plats and construction plans and specifications for required improvements shall be prepared by an engineer registered in the State of Florida. The subdivider shall present documentation to the LDR Administrator certifying that the subdivider has employed a registered surveyor and a registered engineer in the preparation of these documents.
- (F) *Minor subdivision.*
 - (1) *Generally.* Excluding subdivisions exempted by Section 2.4.10(B)(3), Exemptions, minor subdivisions constitute:
 - (a) The subdivision of land into six or fewer lots, provided that:
 - (i) No new streets, alleys, or other public ways are created;
 - (ii) No changes are made to the existing rights-of-way of any streets, alleys or other public ways;

- (iii) No new utilities are required to serve the subdivided land;
 - (iv) The division of land complies with the standards of Article 7, Subdivision Standards;
 - (v) No flag lot is created; and
 - (vi) The lots have direct access onto an improved street that has been accepted for maintenance by the appropriate jurisdiction or is maintained by a Property Owners Association.
 - (b) Revisions of single lots within an existing platted subdivision.
 - (c) The subdivision of land into 50 or fewer single-family detached or attached lots where a minimum of 25 percent of the lots are restricted for affordable housing for low-income residents.
 - (2) *Procedure.* Minor subdivisions shall be exempted from the requirements for a preliminary plat (Section 2.4.10(G)(3)), and construction plans (Section 2.4.10(G)(4)) but shall be required to obtain final plat approval in accordance with the procedure below:
 - (a) *Preapplication conference, application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.
 - (b) *Review and recommendation by PZB.* After preparation of a staff report, public notification, and the scheduling of the public hearing, the application shall be referred to the PZB by the LDR Administrator. The PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, the testimony given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Section 2.4.10(F)(3), Minor subdivision standards. The PZB shall then forward the report to the City Commission.
 - (c) *Review and action by City Commission.* After receipt of the report from the PZB, public notification, and the scheduling of the public hearing, the City Commission shall consider the application during a public hearing conducted in accordance with Section 2.3.1, Quasi-judicial public hearings. At the hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve the application for a minor subdivision, modify or approve the application with conditions, or deny the application, based on the standards of Section 2.4.10(F)(3), Minor subdivision standards.
 - (3) *Minor subdivision standards.* A minor subdivision shall be approved on a finding that the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
 - (4) *Recordation.*
 - (a) The subdivider shall file an approved minor subdivision with the Alachua County Clerk of Court for recording within 45 days after the date of approval and prior to the recording of any individual deeds for the subdivided lots, or the minor subdivision approval shall be null and void.
 - (b) If the subdivider places restrictions on land in the subdivision greater than those required by these LDRs, such restriction shall be indicated in the documents recorded with the minor subdivision recorded with the Alachua County Clerk of Court.
 - (5) *Amendments.* A minor subdivision may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.
- (G) *Major subdivision.*

- (1) *Applicability.* The standards and procedures of this subsection shall apply to all subdivision of land not exempted in accordance with Section 2.4.10(B)(3), Exemptions, or considered a minor subdivision in accordance with Section 2.4.10(F), Minor subdivision. It requires approval of a preliminary plat, construction plan and final plat.
- (2) *Process.* A major subdivision shall be reviewed in three consecutive steps. The first step is review and approval of the preliminary plat (Section 2.4.10 (G)(2)). The second step is review and approval of the Construction Plans (Section 2.4.10(G)(4)). The third step is preparation of of the subdivider's agreement and review and approval of the final plat (Sections 2.4.10(G)(4) and (5)). A final plat may be submitted and reviewed concurrently with the submittal and review of construction plans, but shall not be considered by the City Commission before the approval of construction plans.
- (3) *Preliminary plat.*
 - (a) *Generally.* A preliminary plat establishes the general layout and design for the subdivision. Upon the approval of a preliminary plat, detailed plans for street construction, utility line installations, and similar approvals shall be prepared and approved for construction plans. Building permits may not be issued before approval of a final plat.
 - (b) *Preapplication conference, application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.
 - (c) *Review and recommendation by PZB.* After preparation of a staff report, public notification, and the scheduling of the public hearing, the application shall be referred to the PZB by the LDR Administrator. The PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, the testimony given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Section 2.4.10(G)(3)(e), Preliminary plat standards. The PZB shall then forward the report to City Commission.
 - (d) *Review and action by City Commission.* After receipt of the report from the PZB, public notification, and the scheduling of the public hearing, the City Commission shall consider the application during a public hearing conducted in accordance with Section 2.3.1, Quasi-judicial public hearings. At the hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve the application for a preliminary plat, modify or approve the application with conditions, or deny the application, based on the standards of Section 2.4.10(G)(3)(e), Preliminary plat standards.
 - (e) *Preliminary plat standards.* A preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
 - (f) *Conditions.* In approving a preliminary plat, the City Commission may impose appropriate conditions on the permit approval in accordance with Section 2.2.14, Conditions of approval.
 - (g) *Effect of approval.* Approval of a preliminary plat shall constitute approval of the development with the general lot shapes and alignments of streets identified on the preliminary plat. Approval of a preliminary plat allows the subdivider to submit construction plans for review (Section 2.4.10(G)(4)). Approval of a preliminary plat does not constitute approval of a final plat. The preliminary plat shall run with the land.
 - (h) *Expiration.*
 - (i) The approval of a preliminary plat shall be valid until the latter of :

- (a) 36 months following approval of the preliminary plat by the City Commission;
 - (b) 6 months following the approval of construction plans for all or a portion of the preliminary plat; or,
 - (c) 12 months following approval of a final plat that includes at least 20% of the number of lots approved by the preliminary plat.
- (ii) Notwithstanding the provisions of Section 2.4.10(G)(2)(i), a preliminary plat shall in no case be valid for a period of more than 6 years from the original date of approval by the City Commission.
- (i) *Extension.* Upon written application submitted at least 30 days prior to the expiration of the permit period by the applicant and upon a showing of good cause, the City Commission may grant one extension not to exceed 12 months. The approval shall be deemed extended until the City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the preliminary plat void.
- (j) *Amendment.* A preliminary plat may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval other than those minor amendments listed below, which may be approved by the Land Development Regulations Administrator. Such amendments must meet all other requirements of the City's Land Development Regulations and Comprehensive Plan. Minor amendments to the preliminary plat include:
 - (i) Reduction of total number of lots by not more than 3% of original approved amount;
 - (ii) Increase in total number of lots by not more than 2% of the original approved amount;
 - (ii) Modification to lot dimensions and sizes for no more than 10% of the total number of approved lots; and,
 - (iii) Shifts of right-of-way, streets, stormwater basins or other infrastructure not more than 25' from original approved locations.
- (4) *Construction plans.*
 - (a) *Generally.* Construction plans shall be submitted in accordance with this section. Construction plans are engineered drawings depicting the precise design, location, and profile of all public facilities proposed for development of the subdivision, including, but not limited to, streets, street markings, street signs, sidewalks, public pedestrian pathways or trails, potable water lines, sanitary sewer lines, public utility meter locations, storm drains, fire suppression systems, and locations of conduit crossings for private utilities. Construction plans shall be submitted sixty days prior to expiration of the preliminary plat.
 - (b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for construction plans are established in Section 2.2, Common development review procedures.
 - (c) *Review and action by LDR Administrator.* The LDR Administrator shall review and take action on the construction plans in accordance with Section 2.2.13, Review by LDR Administrator.
 - (d) *Construction plan standards.* Construction Plans shall be in substantial conformance with the approved valid preliminary plat (Section 2.4.10(G)(3)), the standards in Article 7, Subdivision Standards, and City construction standards.
 - (e) *Effect of approval.* Approval of construction plans allows a subdivider to proceed with submittal of the final plat. If a final plat has been submitted and reviewed concurrently with the construction plans as provided for in Section 2.4.10(G)(2), Process, approval of the construction plans allows the final plat to proceed to consideration by the City Commission.

- (f) *Amendment.* Construction plans may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.
- (g) *Appeal to Board of Adjustment.* A decision on construction plans may be appealed to the Board of Adjustment in accordance with the procedures of Section 2.4.20, Appeal of interpretation or decision by LDR Administrator. (5) *Subdivider's agreement.*
 - (a) Concurrent with the approval of a final plat, the City shall enter into an agreement with the subdivider. This subdivider agreement shall include, but not be limited to, provisions for installing the required construction and public and private infrastructure improvements to completion; the developing of the subdivision in phases, if applicable; and proportionate share costs of potable water facilities, wastewater facilities, transportation facilities, and stormwater management facilities which may be required to be installed at a larger size or capacity to serve the subdivision as well as a larger geographic area or population.
 - (b) The subdivider agreement shall include, but is not limited to, the following:
 - (i) The public and private infrastructure improvements to be done and the time specified for the installation of public and private infrastructure improvements, by the subdivider.
 - (ii) The variances, if any, approved by the City Commission to the subdivision regulations contained in Article 7.
 - (iii) The participation in the installation of infrastructure beyond the capacities needed by the subdivision, if any, by the City Commission and the time for completion of such work.
 - (iv) The agreement of the subdivider to post a surety device in accordance with Section 7.4, Improvement guarantees for public improvements.
 - (v) The agreement of the subdivider to post a surety device in accordance with Section 6.10, Improvement guarantees for private improvements.
 - (vi) The agreement of the subdivider to maintain and repair all improvements which these LDRs require the subdivider to install in the subdivision for a period of one year after the completion of the same, in accordance with Section 6.10.4, Maintenance guarantees, and Section 7.8, Maintenance.
 - (vii) Anything else the City deems necessary to ensure compliance with the Comprehensive Plan, LDRs and other applicable rules and regulations.
- (6) *Final plat.*
 - (a) *Generally.* Concurrent with the preparation of a subdivider agreement and the posting of a surety device for the private improvements in accordance with Section 6.10, Improvement guarantees for private improvements, and the posting of a surety device for the public improvements in accordance with Section 7.4, Improvement guarantees for public improvements, the subdivider shall submit a final plat for review in accordance with this section.
 - (b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for final plat for subdivision are established in Sections 2.2, Common development review procedures.
 - (c) *Action by City Commission.* After public notification and the scheduling of the public hearing, the City Commission shall consider the application and approve or disapprove the application based on the standards of Section 2.4.10(G)(6)(d), Final plat standards.
 - (d) *Final plat standards.* The final plat for subdivision shall:
 - (i) Comply with the standards contained in Article 7, Subdivision Standards;
 - (ii) Be in substantial conformance with the valid preliminary plat, and the construction plans;

- (iii) Be consistent with all other relevant provisions of these LDRs;
- (iv) Be consistent with all other relevant City ordinances, regulations, and requirements;
- (v) Address the provision of required public and private improvements in the following ways:
 - a. Preparation of a subdivider agreement in accordance with Section 2.4.10(G)(5), Subdivider agreement;
 - b. Provided to the City a surety device in accordance with Section 6.10, Improvement guarantees for private improvements and provided to the City a surety device in accordance with Section 7.4, Improvement guarantees for public improvements;
- (vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
 - a. Certificate of subdivider's surveyor;
 - b. Certificate of City's review surveyor;
 - c. Certificate of approval by County Health Department, if applicable;
 - d. Certificate of approval by the Attorney for the City;
 - e. Certificate of approval by the City Commission; and
 - f. Certificate of filing with the Alachua County Clerk of Court.
- (e) *Recordation.* The subdivider shall file the approved final plat for subdivision with the Alachua County Clerk of Courts for recording within 180 days after the date of approval of the final plat or the final plat shall be null and void.
- (f) *Completion of required public and private improvements prior to issuance of certificate of occupancy.* Public and private improvements shall be completed in accordance with the terms and conditions of the subdivider agreement, inspected, and approved in accordance with Section 2.4.10(G)(7), Inspection of public and private improvements, prior to the issuance of the first certificate of occupancy for development within the subdivision.
- (g) *Effect of final plat.* The approval of a final plat shall not be deemed to constitute or affect the acceptance by the City of the dedication of any street, public utility line, or other public facility within or serving the subdivision. Upon satisfactory completion of the one-year warranty period (Section 2.4.10(G)(8)), streets, utility lines, and other public improvements shall be accepted by the City. However, the City may by resolution accept any dedication of lands or facilities for streets, parks, or public utility lines. The City has no obligation to improve any street even after acceptance of dedication.
- (7) *Inspection of public and private improvements.*
 - (a) Following the execution of a subdivider agreement (Section 2.4.10(G)(5)), the subdivider may construct and install all required public and private improvements in accordance with the construction plans and the terms and conditions of the subdivider agreement. Following construction, the subdivider shall submit a request for inspection of public and private improvements to the Public Services Director.
 - (b) The Public Services Director shall have 60 days after the request for inspection to cause the inspections to be performed and receive certification that the public and private improvements are constructed in accordance with the requirements of these LDRs or to provide the subdivider with a list specifying all defects, deficiencies, and required repairs.
 - (c) The subdivision's engineer of record shall submit a certified cost of construction for public and private improvements subject to inspection. This certified cost of construction shall be the basis for the amount of the surety device for the warranty period.

(8) *Warranty period following passing inspection.*

- (a) Following approval of required public and private improvements in accordance with this section, a one-year warranty period begins. The subdivider shall be responsible for making all repairs so long as notice is sent or delivered to the subdivider within the one year warranty period. Following the warranty period, the subdivider shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection, the Public Services Director shall provide the subdivider with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the subdivider shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the construction plans and no further repairs are needed to the improvements, as-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.
- (b) Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public infrastructure. Following the acceptance of the public infrastructure, the City shall return any the balance of the surety instrument provided for the warranty period.
- (c) Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.

Section 2.4.14(D) of the City's LDRs is amended as follows. The remainder of Section 2.4.14 remains in full force and effect:

2.4.14 *Certificate of concurrency compliance.*

- (D) *Overview of certificates.* Certificates of level of service standard shall be issued by the LDR Administrator concurrent with the issuance of a preliminary development order, and certificates of concurrency compliance shall be issued by the LDR Administrator concurrent with decisions for final development orders. Preliminary and final development orders shall include the following:

(2) *Final development orders.*

- (a) Site plans (subsection 2.4.9 of this section);
- (b) Minor site plans (subsection 2.4.9(J) of this section);
- (c) Minor subdivisions (subsection 2.4.10(F) of this section);
- (d) Final plats (subsection 2.4.10(G) of this section); and
- (e) Final PD plans (subsection 2.4.3(E) of this section).

Section 2.4.16(C) of the City's LDRs is amended as follows. The remainder of Section 2.4.16 remains in full force and effect:

2.4.16 *Special permits.*

(C) *Procedure.*

- (1) *Preapplication conference mandatory.* Special permits for land and/or water filling, dredging, and/or excavation are required to have a preapplication conference prior to submission of an application in accordance with Section 2.2.3, Preapplication conference.
- (2) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures. In addition, applications for special permits shall be accompanied by a site plan that depicts the location and extent of activities being proposed in accordance with Section 2.4.9, Minor site plans, site plans, and infrastructure plans.

Section 2.4.20(A) of the City's LDRs is amended as follows. The remainder of Section 2.4.20 remains in full force and effect:

2.4.20 *Appeal of interpretation or decision by LDR Administrator.*

- (A) *Right of appeal.* Any person aggrieved or affected by a decision or interpretation of the LDR Administrator (except those related to construction plans (Subsection 2.4.10(G)(4) of this section) may appeal such decision or interpretation to the BOA.

Section 4.3.1(A) of the City's LDRs is amended as follows. The remainder of Section 4.3.1 remains in full force and effect:

4.3.1 *Residential Uses*

(A) *Household Living*

- (3) *Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings.* Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings shall comply with the following standards:
 - (a) *Permitted in the CI district as affordable housing.* Single-family attached, townhouse, two- to four-family, or multiple-family dwelling units may be permitted within the CI zone district provided that 50 percent or more of the dwelling units are deed-restricted affordable housing for low-income residents.
 - (b) *Orientation of buildings to street and open space.* To the maximum extent practicable, be oriented to the street or frame open space.
 - (c) *Building adjacent to single-family detached development.*
 - (i) Not allow the height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) exceed two stories.
 - (ii) Not allow the height of buildings located within 100 feet of an existing single-family attached development to exceed two stories.
 - (d) *Design features on side facades adjacent to single-family districts or single-family detached development.* When located adjacent to single-family detached development or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), incorporate a minimum of two design features (e.g., bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent side facades.
 - (e) *Off-street parking for multifamily uses, including townhouses.*
 - (i) Provide a minimum of 50 percent of off-street parking on the side or rear of the building.

- (ii) Where off-street parking areas are located adjacent to a public right-of-way, screen them with a completely opaque vegetative screen, fence or wall, a minimum of three feet in height.
- (f) *Garages with multifamily buildings.* Design garages with multifamily development, including townhouses, as side or rear entry, located on the side or rear of the building, except no side entry garage door shall face an adjacent single-family detached development, or vacant land in a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6).
- (g) *Garages with single-family attached, and two- to four-family dwellings.* In single-family attached, townhouses and two- to four-family development:
 - (i) Limit individual garage doors facing a street to no more than ten feet in width per door, with a maximum of two doors facing the street per dwelling, with a minimum separation of two feet between the doors.
 - (ii) Design detached garages so as to be located at least four feet behind the front facade of the principal structure. (For the purposes of measurement, the front facade will be the front facade plane that is furthest from the front lot line.)
 - (iii) Design attached garages to not extend beyond the front façade line of any living area. For purposes of this Section, the front façade line of any living area means the closest façade located between the front property line and air conditioned space intended for non-automotive uses
 - a
- (h) *Landscaped buffer adjacent to single-family detached development.* Provide a landscaped buffer adjacent to existing single-family detached development a minimum of 15 feet in width along the yard which the single-family detached development abuts.

Section 4.3.2(I) of the City's LDRs is amended as follows. The remainder of Section 4.3.2 remains in full force and effect:

4.3.2(I) *Utilities.*

- (1) *Wireless communication tower and/or antenna, freestanding; wireless communication antenna, collocation on existing tower; wireless communication antenna, placement on existing business use or multifamily building.*
- (e) Standards for new freestanding wireless communication towers and antenna in A, CC, CBD, ILW, IG, and GF Districts. A new freestanding wireless communication tower and/or antenna is a permitted use in the A, CC, CBD, ILW, IG, and GF Districts. It shall be reviewed and approved as a site plan pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, and shall comply with the following standards:
 - (i) *Tower can accommodate proposed users.* Be able to structurally accommodate the proposed number of users.
 - (ii) *Comply with specific general standards for new towers and antenna.* Be able to comply with section 4.3.2(I)(d), Standards for new freestanding wireless communication towers and antenna in CSV, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMHP, RMF-8, RMF-15, RO, CN, CBD, GF, and Planned Development Districts.
 - (iii) *Height.* Not exceed the following heights:
 - a. Seventy feet in height, for a single user.
 - b. Eighty-five feet in height; for two users.

- c. One hundred feet in height for three or more users, plus ten over existing height-maximum tower heights will be 110 feet.
- (iv) *Installation of cable microcell network.* Install a cable microcell network through the use of multiple low powered transmitters/ receivers attached to existing wireline systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers.
- (g) *Standards for placement of antennas on existing structures.* An antenna may be attached to any business use or multifamily building with eight or more dwelling units as a permitted use if it is approved as a site plan pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, and complies with the following standards:
 - (i) *Height.* It does not extend more than 30 feet above the highest point of the building or structure.
 - (ii) *Comply with specific general standards for new towers and antenna.* It complies with the following general standards for new towers and antenna: Subsections 4.3.2(I)(1)(d)(i)–(v) and (ix)–(xii) of this section.
 - (iii) *Comply with FCC and FAA regulations.* It complies with all applicable FCC and FAA regulations.
 - (iv) *Comply with building codes.* It complies with all applicable building codes.

Section 4.4.2(C) of the City's LDRs is amended as follows. The remainder of Section 4.4.2 remains in full force and effect:

4.4.2 *General standards and limitations.*

- (C) *Approval of accessory uses and structures.* An accessory use or structure may be approved in conjunction with approval of the principal use or structure. Accessory structures proposed to be added to existing development and accessory uses proposed to be added to existing development which affect the layout or configuration of the site shall be approved in accordance with Section 2.4.9, Minor site plans, site plans, and infrastructure plans. Accessory uses proposed to be added to existing development which do not affect the layout or configuration of the site shall be reviewed and approved in accordance with Section 2.4.15, Certificate of LDR Compliance.

Section 6.1.2(B) of the City's LDRs is amended as follows. The remainder of Section 6.1.2 remains in full force and effect:

6.1.2 *Applicability.*

- (B) *Time of compliance; plan required.* A plan shall be submitted with an application for a site and development plan (Section 2.4.9, Minor site plans, site plans, and infrastructure plans), subdivision (Section 2.4.10, Subdivision), planned development (Section 2.4.3, Planned development), or building permit, whichever occurs first, for any development or change in use that is required to provide off-street parking in accordance with this section. The plan shall accurately designate the required parking spaces, access aisles, and driveways, and the relation of the off-street parking facilities to the uses or structures such facilities are designed to serve.

Section 6.3.1 of the City's LDRs is amended as follows. The remainder of Section 6.3.1 remains in full force and effect:

6.3.1 *Applicability.*

(A) The provisions of this section shall apply as set forth herein.

- (1) *Generally.* The provisions of this section shall apply to all construction, substantial reconstruction, or replacement of fences, retaining walls not required for support of a primary or accessory structure, or any other linear barrier intended to delineate different portions of a lot. In the event of any inconsistency between the provisions of this section and any screening requirement under Section 6.2.3, the latter shall govern.
- (2) *Time of compliance.* A plan shall be submitted with an application for a site plan (Section 2.4.9), subdivision (Section 2.4.10), planned development (Section 2.4.3), or building permit, whichever occurs first, for any development that is required to comply with the standards of this section, demonstrating how the development processes to comply.

Section 6.4.2(B) of the City's LDRs is amended as follow. The remainder of Section 6.4.2 remains in full force and effect:

6.4. *Exterior lighting standards.*

6.4.2 *Applicability.*

- (A) *Generally.* The provisions of this section shall apply to development of any multifamily dwellings, townhome dwellings, two- to four-family dwellings, public and institutional uses, business uses, or recreational features associated with a single-family use.
- (B) *Time of compliance.* A photometric plan shall be submitted with an application for a site plan (Section 2.4.9), subdivision (Section 2.4.10), planned development (Section 2.4.3), or building permit, whichever occurs first, for any development that is required to comply with the standards of this section, demonstrating how the development proposes to comply.

Section 6.6.2(A) of the City's LDRs is amended as follows. The remainder of Section 6.6.2 remains in full force and effect:

6.6.2 *Contextual design standards.*

(A) *Applicability.*

- (1) *Generally.* These standards shall be applicable to all proposed single-family and two-family residential development areas in the RSF-3, RSF-4, RSF-6, and RMH-5 districts where at least 75 percent of the lots on the block have already been developed with residential structures, and to properties containing nonresidential uses that are located adjacent to such single-family and two-family residential units or areas.
- (2) *Time of compliance.* A plan shall be submitted with an application for a site plan (Section 2.4.9), or building permit, whichever occurs first, for any development that is required to comply with the standards of this section, demonstrating how the development proposes to comply.

Section 6.7.2(B) of the City's LDRs is amended as follows. The remainder of Section 6.7.2 remains in full force and effect:

6.7.2 *Applicability.*

- (B) *Time of compliance.* A plan shall be submitted with an application for a site plan (Section 2.4.9), subdivision (Section 2.4.10), planned development (Section 2.4.3), or building permit, whichever occurs first, for any

development that is required to set aside open space in accordance with the standards of this section, demonstrating how the development project proposes to comply.

Section 6.8 of the City's LDRs is amended as follows. The remainder of Section 6.8 remains in full force and effect:

6.8 *Design standards for business uses.*

6.8.1 *Applicability.*

- (A) *Use type.* Unless exempted pursuant to Subsection 6.8.1(B), the standards in Subsection 6.8.2 shall apply to all business use types, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet, which shall be subject to the standards of Subsection 6.8.3.
- (B) *Exemptions.* Use types within the industrial services, manufacturing and production, warehouse and freight movement, waste-related services, and wholesale sales use categories are exempt from the requirements of this Subsection 6.8.2(A), except when all or a portion of a building utilized for such use is within 500 feet of the right-of-way of US Highway 441.
- (C) *Additions; expansions; renovations.*
 - (1) If any expansion or alteration exceeds 50 percent of the structure's assessed value in any continuous five-year period, the standards as set forth in Subsection 6.8.2 shall apply to all business use types, unless exempt pursuant to Subsection 6.8.1(B).
 - (2) If any expansion or alteration exceeds 50 percent of the structure's assessed value in any continuous five-year period, the standards as set forth in Subsection 6.8.3 shall apply to any single tenant retail sales and services use that is greater than or equal to 20,000 square feet.
- (D) *Time of review.* Review of proposed development to ensure compliance with the standards of this section shall occur at time of site plan (Section 2.4.9), special exception (Section 2.4.4), planned development master plan (Section 2.4.3(D)), or site-specific amendments to Official Zoning Atlas (Section 2.4.2), as appropriate.

6.8.2 *Design standards for business uses.*

(A) *Façade and material design.*

- (1) *Generally.* All façades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.2(A)(2).
- (2) *Standards.*
 - (a) *Glazing.*
 - (i) Glazing of the front facade in the following amounts:
 - a. Twenty percent of the ground floor façade area when it faces a street or a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B);
 - b. Fifteen percent of the ground floor façade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
 - (ii) For the purposes of this section, the ground floor façade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof of the facade. When a building wall includes a parapet, the ground floor façade area shall be calculated by measuring to the top of the parapet. For buildings with more than one story, the ground floor façade area shall be calculated by measuring the

applicable building wall between the finished grade and the underside of the floor above the ground level floor.

- (iii) Windows shall not use reflective or heavily tinted glass that obstructs views into the building.
- (iv) Spandrel glass may be used only when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space.

(b) *Façade massing.*

- (i) *Offset required.* Front facades and street-facing facades shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet.
- (ii) *Offset alternatives.* The following alternatives can be used in place of the required front façade offsets:
 - a. Façade color changes following the same dimensional standards as the offset requirements;
 - b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or
 - c. Roofline changes when coupled with correspondingly aligned façade material changes.

(c) *Material design.*

- (i) A minimum of 25 percent of the materials utilized for each side facade and the rear façade shall be the same as the materials utilized for the front or street-facing façade(s).

(d) *Prohibited materials.* The following materials shall be prohibited:

- (i) Metal siding in more than 50 percent of any façade when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses;
- (ii) Exposed smooth finished concrete block when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses; and,
- (iii) Exposed split face concrete block in more than 60 percent of any façade.

- (3) *Screening of mechanical equipment.* Mechanical equipment shall be fully concealed from visibility from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

(B) *Connections to sidewalk system.*

- (1) When a sidewalk system exists within a right-of-way which is contiguous to the development, a minimum of one pedestrian connection to the sidewalk system shall be provided. On-site pedestrian circulation patterns shall be configured to provide safe and convenient access from the off-site sidewalk system to the main entrance(s) of the building(s). Sidewalks shall be constructed in accordance with Subsection 7.3.2(B), Configuration.

(C) *Interconnectivity with adjacent business uses.*

- (1) All uses subject to this section shall provide interconnection with adjacent existing compatible developments through one or more of the following methods:
 - (a) Through extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,

- (b) Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross-access corridor.

6.8.3 Design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet.

(A) *Facade and material design.*

- (1) *Generally.* All facades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.3(A)(2).

- (2) *Standards.*

- (a) *Glazing.*

- (i) Glazing of the front façade in the following amounts:

- a. Thirty percent of the ground floor facade area when it faces a street or a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B);
 - b. Twenty percent of the ground floor facade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

- (ii) For the purposes of this section, the ground floor facade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof of the facade. When a building wall includes a parapet, the ground floor facade area shall be calculated by measuring to the top of the parapet. For buildings with more than one story, the ground floor facade area shall be calculated by measuring the applicable building wall between the finished grade and the underside of the floor above the ground level floor.

- (iii) Windows shall not use reflective or heavily tinted glass that obstructs views into the building.

- (iv) Spandrel glass may be used only when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space.

- (v) *Glazing alternatives.* The amount of glazing required pursuant to Subsection 6.8.3(A)(2)(a)(i)a. may be reduced to a minimum of 20 percent when the façade incorporates all of the following architectural elements:

- a. The use of natural brick, a natural brick product, natural stone, or a natural stone product in at least 20 percent of the façade, and;
 - b. Window shutters/plantation-style shutters or a canopy/portico in accordance with the following:
 - i. Window shutters or plantation-style shutters which span a minimum of 10 percent of the length of the façade, or;
 - ii. A canopy or portico which provides a covered pedestrian walkway adjacent to the façade which spans a minimum of 50 percent of the length of the facade, and;
 - c. Customer entrances which include no less than six of the design features provided in Subsection 6.8.3(C)(2)(d).
 - d. The amount of glazing required pursuant to this subsection may be further reduced by up to 5 percent when the façade incorporates a corresponding increase in the percentage

of natural brick, natural brick product, natural stone, or natural stone product in addition to the minimum amount required pursuant to Subsection 6.8.3(A)(2)(a)(v)a.

(b) *Facade massing.*

- (i) *Offset required.* Front facades 60 feet wide or wider shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet.
- (ii) *Offset alternatives.* The following alternatives can be used in place of the required front facade offsets:
 - a. Facade color changes following the same dimensional standards as the offset requirements;
 - b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the facade's height; and/or
 - c. Roofline changes when coupled with correspondingly aligned facade material changes.

(c) *Roof line changes.*

- (i) Roof line changes shall include changes in roof planes or changes in the top of a parapet wall, such as extending the top of pilasters above the top of the parapet wall.
 - (ii) When roofline changes are included on a facade that incorporates wall offsets or material or color changes, roofline changes shall be vertically aligned with the corresponding wall offset or material or color changes.
- (d) *Colors.* Facade colors shall be low reflectance, subtle, neutral, and/or earth tone colors, while high-intensity colors, bright colors, metallic colors, or black or fluorescent colors are prohibited.
- (e) *Prohibited materials.* The following materials shall be prohibited:
- (i) Metal siding and exposed smooth-finished concrete block, when visible from a street, existing single-family attached or detached dwellings, or vacant land classified as CSV, A, RSF-1, RSF-3, and RSF-4; and
 - (ii) Synthetic stucco (EIFS) within two feet of the grade level and within two feet of any exterior door jamb.
- (f) *Vinyl siding.* Vinyl siding shall be limited to 60 percent or less of any single facade, and all vinyl siding shall have a smooth surface with no visible grained pattern.

(B) *Roofs.*

- (1) *Roof planes.* Except for mansard roofs, cupolas and steeples, sloped roofs shall include two or more sloping roof planes with greater than or equal to one foot of vertical rise for every three feet of horizontal run, and less than or equal to one foot of vertical rise for every one foot of horizontal run.
- (2) *Flat roofs.* When flat roofs are used, parapet walls with three-dimensional cornice treatments shall conceal them. The cornice shall include a perpendicular projection a minimum of eight inches from the parapet facade plane.
- (3) *Roof penetrations and equipment.* All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes and other roof penetrations (with the exception of chimneys), shall be located on the rear elevations or screened with a parapet wall having a three-dimensional cornice treatment so as to have a minimal visual impact as seen from:
 - (a) A street;
 - (b) Vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15; and
 - (c) Lands containing single-family detached, attached, townhouse or two- to four-family dwelling developments.

(C) *Customer entrances.*

- (1) *Required entrances.* Each side of a building facing a street shall include at least one customer entrance, except that no large retail establishment shall be required to provide entrances on more than two sides of the structure which face streets.
- (2) *Entrance design.* Buildings shall have clearly-defined, highly visible customer entrances that include no less than three of the following design features:
 - (a) Canopies/porticos above the entrance;
 - (b) Roof overhangs above the entrance;
 - (c) Entry recesses/projections;
 - (d) Arcades that are physically integrated with the entrance;
 - (e) Raised corniced parapets above the entrance;
 - (f) Gabled roof forms or arches above the entrance;
 - (g) Outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet;
 - (h) Display windows that are directly adjacent to the entrance;
 - (i) Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above and/or directly adjacent to the entrance; or
 - (j) Integral planters or wing walls that incorporate landscaped areas or seating areas. A wing wall is a wall secondary in scale projecting from a primary wall and not having a roof.

(D) *Off-street parking.*

- (1) *Location.* No more than 50 percent of the required off-street parking shall be located in front of the building's primary facade. For purposes of this subsection, "in front of" shall mean the area located between the primary facade of the building as measured by extending a line perpendicular from the outermost corners of the primary facade to the property line(s) that the primary facade faces. When a large-scale retail establishment adjoins other retail space, the provisions of this section shall only apply to the portion of the building occupied by the large-scale retail establishment.
- (2) *Screening.* In addition to the screening requirements as set forth in Section 6.2, Tree protection and landscaping standards, off-street parking areas serving a large-scale retail establishment shall be screened in accordance with the following:
 - (a) In cases where a wall or fence is provided in lieu of a continuous opaque screen of shrub material, such fence or wall shall have a minimum height of 36 inches, and be constructed of stone, brick, stucco, wood or similar material designed to resemble such materials;
 - (b) Any fence or wall shall be located at least four feet from the edge of the lot line; and
 - (c) All required canopy and understory/ornamental trees shall be located between the fence or wall and the edge of the street right-of-way.

(E) *Pedestrian circulation.*

- (1) *Sidewalks required.* New large retail establishments shall provide sidewalks constructed in accordance with Subsection 7.3.2(B), Configuration, on all sides of the lot which abut a street.
- (2) *Pedestrian pathways.* The on-site pedestrian circulation system shall comply with the standards in Subsection 6.1.10(A), Required improvements, and Subsection 7.3.2(C), Connection.
- (3) *Connection to public sidewalk system.* In the case of corner lots, a connection shall be made to the sidewalk of both streets.
- (4) *Distinguished from driving surfaces.* All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks,

or scored/stamped concrete or asphalt to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

(F) *Interconnectivity with adjacent business uses.*

(1) All uses subject to this section shall provide interconnection with adjacent existing compatible developments through one or more of the following methods:

- (a) Through extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
- (b) Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross-access corridor.

Section 6.9.2 of the City's LDRs is amended as follows. The remainder of Section 6.9.2 remains in full force and effect:

6.9.2 *Applicability.* Unless otherwise specifically exempted elsewhere in this section, all development shall comply with the standards of this section at time of site plan (Section 2.4.9), subdivision (Section 2.4.10), or building permit, whichever occurs first.

Section 6.10 of the City's LDRs is amended as follows. The remainder of Section 6.10 remains in full force and effect:

6.10. *Improvement guarantees for private improvements.*

6.10.1 *Development assurances or guarantees.*

- (A) *Generally.* The City shall require adequate financial assurance (performance guarantees), in a form and manner that it approves, for on-site private improvements such as off-street parking and loading, landscaping, exterior lighting, open space set-asides, and other relevant features shown on or described in a site plan (Section 2.4.9) subdivision (Section 2.4.10), planned development (Section 2.4.3), special exception permit (Section 2.4.4), special permit (Section 2.4.16), or building permits.
- (B) *Waiver of guarantee for public improvements.* In situations where the amount of improvements to be constructed is of a minimal nature, the LDR Administrator may waive the requirement for financial security if the completion of all improvements to be constructed is guaranteed by requirement of completion prior to issuance of any building permit or certificate of occupancy permit.

6.10.2 *Form of performance guarantees.* The owner or developer shall furnish a performance guarantee in any of the following acceptable forms:

- (A) *Cash deposit.* Cash deposit with the City of Alachua;
- (B) *Guarantee from a lender.* Guarantee from a Florida lender based upon a cash deposit, in a form acceptable to the City Attorney;
- (C) *Irrevocable letter of credit.* Irrevocable letter of credit from a Florida banking institution in a form acceptable to the City Attorney;
- (D) *Performance bond.* Performance bond from a Florida banking institution in a form acceptable to the City Attorney; or
- (E) *Other acceptable security.* Any other financial security found acceptable by the City Attorney.

6.10.3 *Performance guarantees for common and private on-site improvements.*

- (A) *Common improvements.* Common private improvements on parcels not maintained by the City shall be guaranteed at 120 percent of the materials and labor for all improvements prior to recording the plat for the subdivision, unless waived or reduced by the City.
- (B) *Improvements not installed prior to occupancy.* During certain seasons of the year, it may be impractical for some common and private improvements, such as off-street parking and loading, landscaping, or open space set-aside elements to be timely installed. When a certificate of occupancy permit is requested prior to the completion of such, the City may accept financial security for the completion of the improvements if it is in the best interest of the City to do so and when the following apply:
 - (1) *Improvements cannot be timely completed.* The LDR Administrator determines the subject improvements cannot be timely completed because of weather, season or other unavoidable circumstance;
 - (2) *No threat to health, safety, and welfare.* The site can function without the subject improvements, without creating a threat to health, safety, and welfare, and without detrimental impacts to surrounding lands and City service provision in the area;
 - (3) *Contracts executed and will be timely completed.* The owner/developer demonstrates that contracts have been executed for the work and such work shall be timely completed on or before a certain date; and
 - (4) *Financial security.* The owner/developer submits financial security in the amount of 120 percent of the estimated cost of labor and materials for the subject improvements to ensure such improvements are timely completed.

6.10.4 *Maintenance guarantees.* Unless otherwise provided for in these LDRs, either at the time of the City's acceptance of a performance guarantee for the private improvements or at the issuance of an occupancy permit, the City may require the owner or developer to furnish a maintenance guarantee in a form approved by the City, so as to guarantee the proper functioning and structural integrity of any private on-site improvement.

6.10.5 *Release of guarantees for common and private improvements.* Upon the owner or developer's completion of the improvements, the owner or developer shall provide written notice to the LDR Administrator requesting an inspection. Upon determination that the improvements fully comply with the approved site and development plan, plat for subdivision, planned development, special exception permit, special permit, or building permit, the full amount of financial security shall be released, less the City's costs of additional inspections and other means to secure compliance.

6.10.6 *Forfeiture of security.*

- (A) *Failure to install improvements.* If an owner or developer fails to properly install all required improvements within the time-frames established by these LDRs, the LDR Administrator shall give 30 days' written notice to the owner/developer (if different) by certified mail, after which time the City may draw on the security and use the funds to complete the required improvements.
- (B) *Report of expenditures.* After completing the required improvements, the City shall provide a complete accounting of the expenditures to the landowner or developer (as appropriate) and, as applicable, refund all unused security deposited, without interest, to the party posting the guarantee. If the costs to complete the required improvements are greater than the amount of the security, the City may assess the additional costs to the affected landowners or responsible association.

Section 7.4 of the City's LDRs is amended as follows. The remainder of Section 7.4 remains in full force and effect:

7.4. *Improvement guarantees for public improvements.*

7.4.1 *Posting of surety device for public improvements.*

- (A) An infrastructure plan or a final plat shall not be approved by the City Commission until a surety device in accordance with the forms as provided in in Section 6.10.2., Form of performance guarantees, has been posted.

- (B) The surety device for public infrastructure improvements shall cover at least 120 percent of the estimated cost of all required improvements including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, stormwater management facilities, potable and reclaimed water facilities, wastewater facilities electric facilities, natural gas lines, recreation, and other public improvements. The estimated cost for the installation of all public infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation, plus a minimum contingency of ten percent (10%).
- (C) The surety device shall be conditioned upon the faithful performance by the subdivider of all work required to complete all improvements and installations for the subdivision or phases thereof, in compliance with these LDRs, and the approved infrastructure plan, preliminary plat, construction plans, and final plat, as applicable. For subdivisions, all improvements shall be completed within a specified time as provided in the subdivider's agreement.
- (D) The surety device shall be payable to, and for the indemnification of, the City Commission.

Section 7.8.1(A) of the City's LDRs is amended as follows. The remainder of Section 7.8 remains in full force and effect:

7.8.1 Subdivider responsible for maintenance.

- (A) *Generally.* The subdivider shall maintain and repair all improvements which this article and these LDRs require the subdivider to construct in the subdivision for a period of one year after the completion of the improvements, in accordance with the provisions of Section 2.4.10(G)(7), Inspection of public improvements, and Section 2.4.10(G)(8), Warranty period following passing inspection. Prior to the initiation of the warranty period, the subdivider shall post a maintenance bond to cover at least ten percent of the estimated costs of all required improvements for a period of one year. All defects which occur within one year after completion and acceptance of all required improvements shall be remedied and corrected at the subdivider's expense.

Section 10.2 of the City's LDRs is amended as follows. The remainder of Section 10.2 remains in full force and effect:

Dwelling, multiple-family, means, for the purposes of these LDRs, a structure containing five or more individual dwelling units on a single lot, with the units often stacked one above the other in a vertical configuration, sharing common vertical walls and/or horizontal floors and ceilings. Housing for the aged, which meets this definition and does not provide for routine nursing and/or medical care, shall be construed to be a multiple-family dwelling.

Dwelling, townhouse, means a type of multifamily dwelling, in which five or more individual dwelling units on a single lot are attached by one or more vertical party walls, with the habitable spaces of different dwelling units arranged on a side-by-side rather than a stacked configuration, and each individual unit being two stories, or more. Each individual townhouse dwelling unit has its own front and rear access to the outside.

Mixed-use means a building or an area containing a mix of uses which functionally integrate and interconnect with one another. Uses may include, but is not limited to, retail, professional services, restaurants and eating establishments, offices, and single and multifamily residential.

Subdivision means the division of a parcel of land, whether improved or unimproved, into three or more lots or parcels of land, for the purpose of transfer of ownership. The term "subdivision" includes a resubdivision and replatting of lands located within an existing subdivision.

ORDINANCE 20-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 1.4.5 RELATING TO EXEMPTIONS TO THE APPLICABILITY AND JURISDICTION OF THE LDRS; AMENDING SECTION 2.1.1(B) AND TABLE 2.1-1 RELATING TO THE DEVELOPMENT REVIEW STRUCTURE; AMENDING SECTION 2.1.2(A) RELATING TO THE POWERS AND DUTIES OF THE CITY COMMISSION; AMENDING SECTION 2.2.3(B) RELATING TO THE REQUIREMENT TO HOLD PRE-APPLICATION CONFERENCES; AMENDING SECTION 2.2.7(A) RELATING TO THE PREPARATION OF STAFF REPORTS; AMENDING SECTION 2.2.8(C) AND TABLE 2.2-1 RELATING TO PUBLIC HEARINGS; AMENDING SECTION 2.2.9(E) AND TABLE 2.2-2 RELATING TO REQUIRED NOTICES AND TIMING OF SUCH NOTICES FOR PUBLIC HEARINGS; AMENDING SECTION 2.2.12 RELATING TO THE WITHDRAWAL OF APPLICATIONS; AMENDING SECTION 2.2.17 RELATING TO THE SIMULTANEOUS REVIEW OF APPLICATIONS; AMENDING SECTION 2.4.9 RELATING TO MINOR SITE PLANS AND SITE PLANS; AMENDING SECTION 2.4.9 TO CREATE A NEW DEVELOPMENT PERMIT FOR THE REVIEW OF INFRASTRUCTURE ENTITLED INFRASTRUCTURE PLANS, CREATING STANDARDS OF REVIEW, PROCEDURES FOR APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL, PERMIT EXTENSIONS, AMENDMENTS, APPEALS, AND THE PERIOD OF VALIDITY FOR INFRASTRUCTURE PLANS; AMENDING SECTION 2.4.10 RELATING TO SUBDIVISIONS; AMENDING SECTION 4.3.1(A)(3) RELATING TO THE USE-SPECIFIC STANDARDS FOR MULTIPLE-FAMILY DWELLINGS, SINGLE-FAMILY ATTACHED DWELLINGS, TOWNHOMES, AND TWO- TO FOUR-FAMILY DWELLINGS; AMENDING SECTION 4.4.2(C) RELATING TO THE APPROVAL OF ACCESSORY USES AND STRUCTURES; AMENDING SECTION 6.8, RELATING TO DESIGN STANDARDS FOR BUSINESS USES; AMENDING SECTION 6.10 RELATING TO IMPROVEMENT GUARANTEES FOR PRIVATE IMPROVEMENTS; AMENDING SECTION 7.4 RELATING TO IMPROVEMENT GUARANTEES FOR PUBLIC IMPROVEMENTS; AMENDING SECTION 10.2 TO CREATE A NEW DEFINITION OF "MIXED-USE" AND BY AMENDING THE DEFINITIONS OF "DWELLING, MULTIPLE FAMILY", "DWELLING, TOWNHOUSE", AND "SUBDIVISION"; AND AMENDING VARIOUS SECTIONS OF THE LDRS TO UPDATE CROSS REFERENCES AND FOR INTERNAL CONSISTENCY AS NECESSITATED BY THESE AMENDMENTS; 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 May 28, 2020; and

WHEREAS, the LPA conducted a public hearing on the proposed Amendment on June 9, 2020, 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 _____, 2020, and on _____, 2020; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on _____, 2020, and _____, 2020, 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 and upon passage, shall be incorporated into the City’s LDRs which are codified as Subpart B to the Code of Ordinances of the City of Alachua.

Section 4. Applicability to Preliminary Plats with Valid Development Orders

The provisions of attached Section 2.4.10(G)(3)(h), as amended, shall apply to all preliminary plats which have a valid preliminary development order as of the effective date of this Ordinance.

Section 5. 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 6. 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 7. Repealing Clause

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

Section 8. 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 _____ day of _____ 2020.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____ 2020.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

Section 1.4.5 of the City’s LDRs is amended as follows. The remainder of Section 1.4.5 remains in full force and effect:

1.4.5 Exemptions.

(A) *Acquisition of interests in land by government and construction of public infrastructure for public purpose.*

- (1) The provisions of these LDRs shall not require subdivision of land in accordance with Section 2.4.10 as a result of actions taken by the City of Alachua, Alachua County, the School Board of Alachua County, or the State of Florida to acquire land or interest in land for public use, right-of-way (ROW), or easements.
- (2) The permits as set forth in Article 2, Administration, shall not be required for the following public infrastructure projects:
 - (a) Road construction/reconstruction projects, water/wastewater line installations, and other similar projects, undertaken by the City of Alachua, Alachua County, or the State of Florida; or,
 - (b) Any project identified in the adopted City of Alachua Long Range Transportation Plan, provided however that when the roadway improvement will be performed by an entity other than the City of Alachua, Alachua County, or State of Florida, a surety device in accordance with Section 7.4. Improvement guarantees for public improvements, or Section 6.10, Improvement guarantees for private improvements, as applicable, shall be posted with the City.

Section 2.1.1(B) and Table 2.1-1 of the City’s LDRs are amended as follows. The remainder of Section 2.1.1(B) and Table 2.1-1 remain in full force and effect:

2.1.1 Summary of administration and review roles.

(B) *Development review structure.* Table 2.1-1, Development Review Structure, summarizes the review bodies and City staff that have specific permit review roles under these LDRs, and their responsibilities.

Table 2.1-1: Development Review Structure					
S = Staff Review C = Plan Consistency Review R = Review and Advise D = Final Decision A = Appeal					
Development Permit	LDR Administrator	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	City Commission	Hearing Officer
Text Amendment and General Amendment to Official Zoning Atlas (Section 2.4.1)	S		C/R	D	
Site Specific Official Zoning Atlas Amendment (Rezone) (Section 2.4.2)	S		C/R	D	
Planned Development (Section 2.4.3)	S		C/R	D	
Special Exception Permit for Building Greater Than or Equal to 80,000 Square Feet in Area (Section 2.4.4(C)(2))	C/S		C/R	D	
Special Exception Permit for uses other than building greater than or equal to	C/S		D	A	

Table 2.1-1: Development Review Structure

S = Staff Review C = Plan Consistency Review R = Review and Advise
D = Final Decision A = Appeal

Development Permit	LDR Administrator	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	City Commission	Hearing Officer
80,000 square feet in area (Section 2.4.4(C)(3))					
Historic Sites and Structures					
Historic Overlay District Classification (Section 2.4.5)	S		C/R	D	
Certificate of Appropriateness (Minor Review) (Section 2.4.6)	D	A			
Certificate of Appropriateness (Major Review) (Section 2.4.6)	C/S		D	A	
Variance Permits					
Zoning Variance Permit (Section 2.4.7(C))	C/S	D			
Subdivision Variance Permit (Section 2.4.7(D))	S		C/R	D	
Administrative Adjustment (Section 2.4.8)	D	A			
Minor Site Plan (Section 2.4.9(B)(2)(a))	D	A			
Site Plan (Building Less Than 80,000 square feet in Area) (Section 2.4.9(B)(2)(b))	C/S		D	A	
Site Plan (Building Greater Than or Equal to 80,000 square feet in Area) (Section 2.4.9(B)(2)(c))	C/S		C/R	D	
Infrastructure Plan (Section 2.4.9(B)(2)(d))	C/S			D	
M	D	A			
Subdivision					
Minor Subdivision (Section 2.4.10(F))	S		C/R	D	
Major Subdivision					
Preliminary Plat (Section 2.4.10(G)(3))	S		C/R	D	
Construction Plans (Section 2.4.10(G)(4))	D			A	
Final Plat (Section 2.4.10(G)(6))	S			D	
Other Permits					
Sign Permit (Section 2.4.11)	D	A			

Table 2.1-1: Development Review Structure

S = Staff Review C = Plan Consistency Review R = Review and Advise
D = Final Decision A = Appeal

Development Permit	LDR Administrator	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	City Commission	Hearing Officer
Temporary Use Permit (Section 2.4.12)	D	A			
Special Event Permit (Section 2.4.13)	D	A			
Certificate of Concurrency Compliance (Section 2.4.14)	D	A			
Certificate of LDR Compliance (Section 2.4.15)	D	A			
Special Permit (Section 2.4.16)	S		C/R/S	D	
Tree Removal Permit (Section 2.4.17)	D	A			
Mobile Home Move-on Permit (Section 2.4.18)	D	A			
Interpretation by LDR Administrator (Section 2.4.19)	D	A			
Appeals of Interpretation and Decision of LDR Administrator (Section 2.4.20)		D			
Vested Rights Certificate (Section 2.4.21)	C/S			D	
Beneficial Use Determination (Section 2.4.22)	S			D	R
Wellfield Exemption Permit (Section 2.4.23)	S		C/R	D	
Development Agreement (Section 2.5)	S		C/R	D	

Section 2.1.2(A) of the City's LDRs is amended as follows. The remainder of Section 2.1.2 remains in full force and effect:

2.1.2 City Commission.

(A) *Powers and duties.* In addition to any authority granted the City Commission by general or special law or the City Charter, the Commission shall have the following powers and duties:

- (1) *Amendments to LDR text.* To initiate, review, and decide applications to amend the text of these LDRs (Section 2.4.1, Text amendment).
- (2) *General amendments to Official Zoning Atlas.* To initiate, review, and decide applications to general amendments to the Official Zoning Atlas (Section 2.4.1).
- (3) *Site-specific amendments to Official Zoning Atlas (rezone).* To initiate, review, and decide applications on site-specific amendments to the Official Zoning Atlas (rezone) (Section 2.4.2).
- (4) *Planned development district (PD) classification.* To review and decide recommendations from the PZB on PD Master Plans and amendments to the Official Zoning Atlas to a planned development (PD) district (Section 2.4.3).

- (5) *Special exception permit for building greater than or equal to 80,000 square feet in area.* To review and decide applications on special exception permits for a building greater than or equal to 80,000 square feet in area (Section 2.4.4(C)(2)).
- (6) *Historic Overlay (HO) District classification.* To initiate, review, and decide recommendations from the PZB on amendments to the Official Zoning Atlas to apply the Historic Overlay (HO) District classification (Section 2.4.5).
- (7) *Subdivision variance permit.* To review and decide applications on subdivision variance permits from the subdivision standards (Section 2.4.7(D)).
- (8) *Site plan for building greater than or equal to 80,000 square feet in area and infrastructure plan.* To review and decide applications for site plans consisting of a building greater than or equal to 80,000 square feet in area (Section 2.4.9(D)(2)(c)) and to review and decide applications for infrastructure plans (Section 2.4.9(D)(2)(d)).
- (9) *Minor subdivision.* To review and decide applications for minor subdivisions (Section 2.4.10(F)).
- (10) *Major subdivision preliminary plat.* To review and decide applications for major subdivision preliminary plats (Section 2.4.10(G)).
- (11) *Major subdivision final plat.* To review and decide applications for major subdivision final plats (Section 2.4.10(G)).
- (12) *Appeals of LDR Administrator on major construction plans.* To review and decide appeals on decisions of the LDR Administrator on major subdivision construction plans (Section 2.4.10(G)).
- (13) *Appeal of PZB decisions.* To review and decide appeals on decisions of the PZB on:
 - (a) Special exception permits (Section 2.4.4).
 - (b) Certificates of appropriateness (Section 2.4.6).
 - (c) Site plans consisting of a building less than 80,000 square feet in area (Section 2.4.9(D)(2)(b)).
- (14) *Special permit.* To review and decide applications for special permits (Section 2.4.16).
- (15) *Vested rights certificate.* To review and decide applications for vested rights certificates (Section 2.4.22).
- (16) *Beneficial use determination.* To review and decide applications for beneficial use determinations (Section 2.4.23).
- (17) *Wellfield exemption permit.* To review and decide applications for wellfield exemption permits (Section 2.4.24).
- (18) *Development agreements.* To review requests, and, where appropriate and in its sole discretion, enter into development agreements (Section 2.5).
- (19) *Schedule of fees.* To approve by resolution a schedule of fees governing applications for permits and other permit approvals reviewed under these LDRs.
- (20) *Other.* To take any other action not delegated to the PZB, BOA, Special Magistrate, LDR Administrator, Public Services Director or City Attorney, as the City Commission may deem desirable and necessary to implement the provisions of these LDRs.

Section 2.1.3(C) of the City's LDRs is amended as follows. The remainder of Section 2.1.3 remains in full force and effect:

2.1.3 *Planning and Zoning Board (PZB).*

- (C) *Powers and duties.* The PZB is authorized by the City Commission with the following powers and duties under these LDRs:
- (1) *Special exception permits.* To review and make recommendations to the City Commission on special exception permit applications for a building greater than 80,000 square feet in area, and to review and decide applications for all other special exception permit applications (Section 2.4.4).
 - (2) *Certificate of appropriateness.* To review and decide applications for certificates of appropriateness (major review) (Section 2.4.6).
 - (3) *Site plan.* To review and make recommendations to the City Commission on site plan applications consisting of a building greater than or equal to 80,000 square feet in area (Section 2.4.9(D)(2)(c)), and to review and decide applications for site plan applications consisting of a building less than 80,000 square feet in area (Section 2.4.9(D)(2)(b)).
 - (4) *Amendments to LDR text.* To initiate, review, and make recommendations to the City Commission to approve or deny applications to amend the text of these LDRs (Section 2.4.1, Text amendment).
 - (5) *General amendments to Official Zoning Atlas.* To initiate, review, and make recommendations to the City Commission to approve or deny applications to general amendments to the Official Zoning Atlas (Section 2.4.1).
 - (6) *Site-specific amendments to Official Zoning Atlas (rezone).* To initiate, review, and make recommendations to the City Commission to approve or deny applications to for site-specific amendments to the Official Zoning Atlas (rezone) (Section 2.4.2).
 - (7) *Planned development.* To review and make recommendations to the City Commission on PD Master Plans and amendments to the Official Zoning Atlas to a planned development (PD) district (Section 2.4.3).
 - (8) *Historic Overlay (HO) District classification.* To initiate, review, and make recommendations to the City Commission to approve or deny amendments to the Official Zoning Atlas to apply a Historic Overlay (HO) Zone District classification (Section 2.4.5).
 - (9) *Subdivision variance permits.* To review and make recommendations to the City Commission on subdivision variance permits (Section 2.4.7(D)).
 - (10) *Minor subdivisions.* To review and make recommendations to the City Commission on minor subdivisions (Section 2.4.10(F)).
 - (11) *Major subdivision preliminary plats.* To review and make recommendations to the City Commission on major subdivision preliminary plats (Section 2.4.10(G)).
 - (12) *Special permit.* To review and make recommendations to the City Commission on special permits (Section 2.4.16).
 - (13) *Wellfield exemption permits.* To review and make recommendations to the City Commission on wellfield exemption permits (Section 2.4.24).
 - (14) *Development agreements.* To review and make recommendations to the City Commission on development agreements (Section 2.5).
 - (15) *Make special knowledge and expertise available.* To make its special knowledge and expertise available upon written request and authorization of the City Commission to any official, department, board, commission or agency of the City.
 - (16) *Studies.* To make studies of the resources, possibilities and needs of the City upon the authorization of the City Commission, and report its findings and recommendations, with reference thereto, to the City Commission.
 - (17) *Annual review of Capital Improvement Plan.* To conduct an annual review of the capital improvement element of the Comprehensive Plan to ensure that the fiscal resources necessary to maintain adopted level of service standards are available.

Section 2.1.6(A) of the City's LDRs is amended as follows. The remainder of Section 2.1.6 remains in full force and effect:

2.1.6 *City staff.*

(A) *Land Development Regulation (LDR) Administrator.*

- (1) *Generally.* The LDR Administrator is the City Manager or designee, and shall be the City official responsible for administering the provisions of these LDRs.
- (2) *Powers and duties.* In addition to the jurisdiction, authority and duties that may be conferred upon the LDR Administrator by other provisions of the City Code and general or special law, the LDR Administrator shall have the following jurisdiction, powers and duties under these LDRs:
 - (a) To supervise, review and decide applications for:
 - (i) Certificates of appropriateness (minor review) (Section 2.4.6).
 - (ii) Administrative adjustments (Section 2.4.8).
 - (iii) Minor site plans (Section 2.4.9(D)(2)(a)).
 - (iv) Major subdivision construction plans (Section 2.4.10(G)).
 - (v) Sign permits (Section 2.4.11).
 - (vi) Temporary use permits (Section 2.4.12).
 - (vii) Special event permits (Section 2.4.13).
 - (viii) Certificates of concurrency compliance (Section 2.4.14).
 - (ix) Certificates of LDR compliance (Section 2.4.15).
 - (x) Tree removal permits (Section 2.4.17).
 - (xi) Mobile home move-on permits (Section 2.4.18).
 - (b) To render interpretations of these LDRs and the Official Zoning Atlas (Section 2.4.19).
 - (c) To establish application content requirements and a submission schedule for review of applications and appeals (Section 2.2.2).
 - (d) To compile and maintain an Administrative Manual (Section 2.2.2) and a Technical Design and Development Standards Manual.
 - (e) To review and make recommendations through a staff report to the City Commission, PZB and BOA on applications for development permits and permit approvals, where appropriate, and take any other action necessary to administer the provisions of these LDRs (Section 2.2.7).
 - (f) To maintain the Official Zoning Atlas and other such records and official materials that relate to the adoption, amendment, enforcement, or administration of these LDRs.
 - (g) To track public facility capacity and prepare reports on development activity as part of a concurrency management system (Section 2.4.14).
 - (h) To assist the Special Magistrate in enforcing these LDRs in accordance with Article 9, Enforcement and Remedies.
 - (i) To provide expertise and technical assistance to the City Commission, PZB, BOA and Special Magistrate upon request.

Section 2.2.3(B) of the City's LDRs is amended as follows. The remainder of Section 2.2.3 remains in full force and effect:

2.2.3 Preapplication conference.

- (B) *Preapplication conference mandatory.* A preapplication conference is mandatory prior to submission of any application for:
- (1) Site-specific amendments to the Official Zoning Atlas (rezoning) (Section 2.4.2);
 - (2) Text amendments to the LDRs (Section 2.4.1);
 - (3) Planned developments (Section 2.4.3);
 - (4) Historic Overlay District classification (Section 2.4.5);
 - (5) Site plans and infrastructure plans (Sections 2.4.9(D)(2)(b), (c), and (d));
 - (6) Special permits for land and/or water filling, or dredging (Section 2.4.16);
 - (7) Minor subdivisions (Section 2.4.10(F));
 - (8) Major subdivision preliminary plats (Section 2.4.10(G));
 - (9) Special exceptions (Section 2.4.4);
 - (10) Vested rights certificate (Section 2.4.22);
 - (11) Beneficial use determination (Section 2.4.23);
 - (12) Wellfield exemption permit (Section 2.4.24); and
 - (13) Development agreements (Section 2.5).

Section 2.2.4(C) of the City's LDRs is amended as follows. The remainder of Section 2.2.4 remains in full force and effect:

2.2.4 Neighborhood meetings.

- (C) *Applicability.* Neighborhood meetings are mandatory for site-specific amendments to the Official Zoning Atlas (Section 2.4.2), planned developments (Section 2.4.3), special exception permits (Section 2.4.4), site plans (Section 2.4.9) and major subdivision preliminary plats (Section 2.4.10(G)(3)). Neighborhood meetings are optional for any other applications under these LDRs.

Section 2.2.7(A) of the City's LDRs is amended as follows. The remainder of Section 2.2.7 remains in full force and effect:

2.2.7 Preparation of staff report.

- (A) *Application subject to public hearing or to be reviewed by review body.* When an application is subject to a public hearing (see Table 2.2-1, Required Public Hearings) or will be considered by a decision-making or review body after it is determined complete, the LDR Administrator shall refer the application to the appropriate staff, outside expert consultants, and any other appropriate review agencies for comment, review the application, communicate with the applicant regarding any questions, and prepare a written staff report. The staff report shall be provided to the applicant and made available to the public a reasonable period of time before the first scheduled public hearing on the application. The staff report shall be addressed to the decision-making or review body and shall state whether the application complies with all appropriate standards of these LDRs. The staff report shall include a staff recommendation. Conditions for

approval may also be recommended to eliminate any areas of noncompliance or to mitigate any adverse effects of the applications for development permit.

Section 2.2.8(C) and Table 2.2-1 of the City's LDRs are amended as follows. The remainder of Section 2.2.8 and Table 2.2-1 remain in full force and effect:

2.2.8 Scheduling public hearings.

- (C) **Public Hearings.** A public hearing shall be conducted by the appropriate decision-making or review bodies for applications for development permit as depicted in Table 2.2-1, Required Public Hearings, and in accordance with Section 2.3, Public hearing procedures.

Table 2.2-1. Required Public Hearings				
Q = Quasi-judicial hearing (Section 2.3.1);				
S = Standard public hearing (Section 2.3.2)				
Application Type	Review and/or Decision-Making Body			
	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	Hearing Officer	City Commission
Text amendment and general amendment to Official Zoning Atlas (Section 2.4.1)		S		S
Site-specific amendment to Official Zoning Atlas (Section 2.4.2, rezone)		Q		Q
Planned development (Section 2.4.3)		Q		Q
Special exception permit for building greater than or equal to 80,000 square feet in area (Section 2.4.4(C)(2))		Q		Q
Special exception permit for uses other than building greater than or equal to 80,000 square feet in area (Section 2.4.4(C)(3))		Q		
Historic Overlay District classification (Section 2.4.5)		Q		Q
Certificate of appropriateness (Section 2.4.6)		Q		
Zoning variance permit (Section 2.4.7(C))	Q			
Subdivision variance permit (Section 2.4.7(D))		Q		Q
Site plan (building less than 80,000 square feet in area) (Section 2.4.9(D)(2)(b))		Q		
Site plan (building greater than or equal to 80,000 square feet in area) (Section 2.4.9(D)(2)(c))		Q		Q
Infrastructure Plan (Section 2.4.9(D)(2)(d))				Q
Minor subdivision (Section 2.4.10(F))		Q		Q
Major subdivision (Section 2.4.10(G))				
Preliminary plat		Q		Q
Final plat				Q

Table 2.2-1. Required Public Hearings

Q = Quasi-judicial hearing (Section 2.3.1);

S = Standard public hearing (Section 2.3.2)

Application Type	Review and/or Decision-Making Body			
	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	Hearing Officer	City Commission
Special permits (Section 2.4.16)		Q		Q
Appeals of (Section 2.4.20)				
Interpretation and decision of LDR Administrator	S			
Decision on construction plans by LDR Administrator				S
Appeals of PZB decision (Section 2.4.21)				Q
Vested rights certificate (Section 2.4.22)				S
Wellfield exemption permit (Section 2.4.24)		Q		Q
Development agreement (Section 2.5)		S		S

Section 2.2.9(E) of the City's LDRs is amended as follows. The remainder of Section 2.2.9 remains in full force and effect:

2.2.9 *Public notification.* All applications for development approval requiring public hearings shall comply with the Florida Statutes, Table 2.2-2, Timing of Required Notice, and the other provisions of this section with regard to public notification.

(E) *Required notice and timing.* Unless otherwise expressly provided in State statutes or these LDRs, notice shall be provided in accordance with the following Table 2.2-2, Timing of Required Notice:

Table 2.2-2. Timing of Required Notice

Application Type	Notice Required [1]		
	Written (mailed) (Subsection 2.2.9(B) of this section)	Published (Subsection 2.2.9(C) of this section)	Posted (Subsection 2.2.9(D) of this section)
Text amendment (Section 2.4.1)			
General amendment to Official Zoning Atlas (Section 2.4.1)	At least 14 days prior to public hearings	At least 10 days prior to first and second public hearings	
Site-specific amendment to Official Zoning Atlas (rezone) (Section 2.4.2)			At least 14 days prior to public hearings
Planned development (Section 2.4.3)			

Table 2.2-2. Timing of Required Notice

Application Type	Notice Required [1]		
	Written (mailed) (Subsection 2.2.9(B) of this section)	Published (Subsection 2.2.9(C) of this section)	Posted (Subsection 2.2.9(D) of this section)
Special exception permit (Section 2.4.4) and appeal of PZB decision on special exception (Section 2.4.21)	At least 14 days prior to public hearing(s)	At least 10 days prior to public hearing(s)	At least 14 days prior to public hearing(s)
Historic Overlay District classification (Section 2.4.5)	At least 14 days prior to public hearings	At least 10 days prior to public hearings	At least 14 days prior to public hearings
Certificate of appropriateness (Section 2.4.6)			
Variance permits (Section 2.4.7)			At least 14 days prior to public hearing(s)
Site plan consisting of building less than 80,000 square feet in area (Section 2.4.9(D)(2)(b)) and appeal of PZB decision on site plan (Section 2.4.21)	At least 14 days prior to public hearing(s)	At least 10 days prior to public hearing(s)	At least 14 days prior to public hearing(s)
Site plan consisting of building greater than or equal to 80,000 square feet in area (Section 2.4.9(D)(2)(c))			
Infrastructure plan (Section 2.4.9(D)(2)(d))			
Appeals of interpretations and decisions of LDR Administrator (Section 2.4.20)			
Subdivisions (minor subdivision, preliminary plat, final plat) (Section 2.4.10)	At least 14 days prior to public hearing(s)		At least 14 days prior to public hearing(s)
Vested rights certificate (Section 2.4.22)		At least 10 days prior to public hearing	
Beneficial use determination (Section 2.4.23)		[2]	
Wellfield exemption permit (Section 2.4.24)	At least 14 days prior to public hearing	At least 10 days prior to first and second public hearings	At least 14 days prior to public hearing
Development agreement (Section 2.5)	At least 14 days prior to PZB public hearing. At least 14 days	At least 10 days prior to first and	

Table 2.2-2. Timing of Required Notice

Application Type	Notice Required [1]		
	Written (mailed) (Subsection 2.2.9(B) of this section)	Published (Subsection 2.2.9(C) of this section)	Posted (Subsection 2.2.9(D) of this section)
	prior to first and second City Commission public hearings	second public hearings	
[1] When multiple application types are processed simultaneously, notice requirements for each application type shall apply.			
[2] Notification of beneficial use determination hearings is at the discretion of the hearing officer.			

Section 2.2.12 of the City's LDRs is amended as follows. The remainder of Section 2.2.12 remains in full force and effect:

2.2.12 Withdrawal of application.

- (A) *Submission of request.* Any request for withdrawal of an application subject to a public hearing shall be submitted in writing to the LDR Administrator, or shall be made through a verbal request at a public hearing.
- (B) *Prior to notice of public hearing.* The LDR Administrator shall approve a request for withdrawal of an application, if it has been submitted prior to public notification on the application in accordance with Subsection 2.2.9 of this section, Public notification.
- (C) *Subsequent to notice of public hearing.* If the request for withdrawal of an application is submitted subsequent to public notification (Subsection 2.2.9 of this section, Public notification), the request for withdrawal shall be placed on the public hearing agenda and acted upon by the review or decision-making body.
- (D) *Administrative withdrawal of applications.* During staff review, the applicant shall be notified of any deficiencies and given adequate time to respond. If the applicant fails to respond to the noted deficiencies within 180 days of date of notification by staff, the application shall be considered withdrawn. Upon a showing of good cause, the Land Development Regulations Administrator may extend the deadline for response for an additional 45 days.
- (E) *Fees.* Fees shall be refunded for withdrawn applications only in accordance with Subsection 2.2.2(C) of this section, Fees.

Section 2.2.17 of the City's LDRs is amended as follows. The remainder of Section 2.2.17 remains in full force and effect:

- 2.2.17 Simultaneous processing of applications.** Whenever two or more forms of review and approval are required under these LDRs, the applications for those permits or approvals may, at the option of the LDR Administrator, be processed simultaneously, so long as all applicable State and local requirements are satisfied. Site plans, infrastructure plans, and major or minor subdivision plats shall not be processed concurrently with applications for text amendments (Section 2.4.1) or site-specific amendments to the Official Zoning Atlas (Section 2.4.2) or planned developments (Section 2.4.3).

Section 2.4.3(E) of the City's LDRs is amended as follows. The remainder of Section 2.4.3 remains in full force and effect:

2.4.3 Planned development.

(E) Final PD plan.

- (3) *Expiration.* If the initial PD final plan expires in accordance with the expiration provisions for site plans (Subsection 2.4.9(G) of this section) or major subdivision preliminary plat (Subsection 2.4.10(G)(3)(h) of this section), whichever is appropriate, the PD zone district classification, PD Master Plan, and PD agreement shall expire and be void, and the land shall revert back to its original zone district classification.

Section 2.4.9 of the City's LDRs is amended as follows. The remainder of Section 2.4.9 remains in full force and effect:

2.4.9 Minor site plans, site plans, and infrastructure plans.

- (A) *Purpose.* Minor site plan, site plan, or infrastructure plan review is required to ensure that the layout and general design of proposed development is compatible and harmonious with surrounding uses and complies with the applicable standards of Article 6, Development Standards, Article 7, Subdivision Standards, and all other applicable provisions of these LDRs.
- (B) *Applicability.* All development, unless exempted in accordance with Section 2.4.9(C), Exemptions, or subject to review in accordance with Section 2.4.10, Subdivision, shall be required to have a minor site plan, site plan, or infrastructure plan approved in accordance with this section prior to issuance of a building permit or prior to the commencement of construction of any infrastructure approved in accordance with this section.
 - (1) *Minor Site Plans.* The following development and activities shall be reviewed in accordance with Section 2.4.9(D)(2)(a), Review and action by LDR Administrator, on application for minor site plan. One or more of the following actions may be proposed as a part of an application for a minor site plan:
 - (a) The addition of 1,000 square feet or less of total gross floor area to existing nonresidential buildings or mixed-use development.
 - (b) The addition of 2,500 square feet or less of unenclosed building area.
 - (c) The addition of impervious area to an existing nonresidential or mixed-use development which consists of ten percent or less of existing impervious area and does not exceed 5,000 square feet of new impervious area.
 - (d) The reconfiguration of existing parking and loading areas, such as re-striping an existing parking lot area to reconfigure the on-site vehicular circulation pattern or designated parking and loading areas, which does not propose any new impervious surface area.
 - (e) Change-outs of exterior light fixtures.
 - (f) The addition of an accessory use or structure which affects the layout and configuration of a site.
 - (2) *Site Plan consisting of building less than 80,000 square feet in area.* Applications for a site plan consisting of a building less than 80,000 square feet in area shall be reviewed in accordance with the Section 2.4.9(D)(2)(b), Review and action by PZB on application for site plan consisting of building less than 80,000 square feet in area.
 - (3) *Site plan consisting of building greater than or equal to 80,000 square feet in area.* Applications for a site plan consisting of a building greater than or equal to 80,000 square feet in area shall be reviewed in accordance with the Section 2.4.9(D)(2)(c), Review and recommendation by PZB and review and

action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.

- (4) *Infrastructure Plan.* Development which is comprised of public or private infrastructure, including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems, shall be reviewed in accordance with Section 2.4.9(D)(2)(d), Review and action by City Commission on application for infrastructure plan.
- (C) *Exemptions.* The following development shall be exempted from the requirements of this section (but is not exempted from Section 2.4.15, Certificate of LDR compliance, or the need to obtain a building permit):
 - (1) *Single-family development.* Single-family development on a single lot.
 - (2) *Two-family to four-family development.* Two-family to four-family dwelling development on a single lot.
 - (3) *Residential subdivisions.* Minor and major subdivision (Section 2.4.10) for single-family residential subdivisions and two-family to four-family dwelling subdivisions.
 - (4) *Wireless antennas.* Collocation of wireless antennas on an existing tower per F.S. § 365.172(12)(a)(1) and as further set forth in Section 4.3.2(I)(1)(f).
 - (5) *Minor utilities.* Minor utilities as described in Section 10.2 of these LDRs.
 - (7)(6) *Accessory uses added to existing development.* Accessory uses as permitted in Section 4.4 which do not affect the layout or configuration of the site shall be subject to this exemption and shall be reviewed and approved in accordance with Section 2.4.15, Certificate of LDR Compliance. The application for a Certificate of LDR Compliance shall include a sketch plan as a supplement and must provide sufficient information to demonstrate that the accessory use complies with the provisions of Section 4.4, Accessory Uses and Structures, and any other applicable provisions of these LDRs.
- (D) *Procedures.*
 - (1) *Submission and review of application.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.
 - (2) *Review, recommendation, and action on application for minor site plan, site plan, or infrastructure plan.*
 - (a) *Action by LDR Administrator on application for minor site plan.* The LDR Administrator shall review the application in accordance with Section 2.2.13, Review by LDR Administrator.
 - ((b) *Review and action by PZB on application for site plan consisting of building less than 80,000 square feet in area.* After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building less than 80,000 square feet in area, the PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public hearing. After the close of the public hearing, the PZB shall approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(1), Minor site plan and site plan standards.
 - (c) *Review and recommendation by PZB and review and action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.*
 - (i) *Review and recommendation by PZB on application for site plan consisting of building greater than or equal to 80,000 square feet in area.* After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building greater than or equal to 80,000 square feet in area, the PZB shall

conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(1), Minor site plan and site plan standards. The PZB shall then forward the report to the City Commission.

- (ii) *Review and action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.* After receipt of the report from the PZB, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building greater than or equal to 80,000 square feet in area, the City Commission shall consider the application during a public hearing in accordance with Section 2.4.1, Quasi-judicial public hearings. At the public hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(1), Minor site plan and site plan standards.
- (d) *Review and action by City Commission on application for infrastructure plan.* After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for an infrastructure plan, the City Commission shall consider the application during a public hearing in accordance with Section 2.4.1 of this section, Quasi-judicial public hearings. At the public hearing, the City Commission shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public hearing. After the close of the public hearing, the City Commission shall either approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(2)(a) – (e), Infrastructure plan standards.
- (E) *Minor site plan, site plan, and infrastructure plan standards.* Minor site plans, site plans, and infrastructure plans shall comply with the standards below.
 - (1) *Minor site plan and site plan standards.* A minor site plan or site plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:
 - ((a) *Consistency with Comprehensive Plan.* The development and uses proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.
 - ((b) *Use allowed in zone district.* The use is allowed in the zone district in accordance with Article 4, Use Regulations.
 - ((c) *Zone district use specific standards.* The development and uses proposed by the minor site plan or site plan comply with Section 4.3, Use specific standards.
 - ((d) *Development and design standards.* The development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.
 - ((e) *Subdivision standards.* In cases where a subdivision has been approved or is pending, the development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 7, Subdivision Standards.
 - ((f) *Complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations.* The proposed development and use complies with all other relevant City laws, ordinances, regulations, requirements, and with all State and Federal laws and regulations.
 - (2) *Infrastructure plan standards.* An infrastructure plan shall be approved only upon a finding the applicant demonstrates the standards set forth in Sections 2.4.9(E)(2)(a) – (e) are met:

- (a) *Consistency with Comprehensive Plan.* The infrastructure plan complies with all applicable goals, objectives and policies of the Comprehensive Plan.
- (b) *Development and design standards.* The infrastructure plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.
- (c) *Subdivision standards.* The infrastructure plan complies with all applicable layout and design and standards in Article 7, Subdivision Standards, including but not limited to block layout, street arrangement and design, and utility improvements.
- (d) *Complies with all other relevant laws, ordinances, regulations and local requirements.* The proposed infrastructure plan complies with all other relevant City laws, ordinances, regulations, and requirements, and with all State and Federal laws and regulations.
- (e) *Improvement guarantee.* Prior to the review and action by the City Commission on an application for an infrastructure plan, the developer shall post a surety instrument in a form as set forth in Section 6.10, Improvement guarantees for private improvements, and Section 7.4, Improvement guarantees for public improvements to cover the estimated cost of all public and private infrastructure improvements, including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems. The estimated cost for the installation of all public and private infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation. (f) *Dedication of public right-of-way.* Public right-of-way shall be conveyed to the City by deed. The conveyance of public right-of-way shall be approved by the City Commission upon a finding that:
 - i. All public and private infrastructure improvements have been completed in accordance with the approved infrastructure plan, all City laws, ordinances, and design standards, and are functional; and,
 - ii. A surety instrument for the warranty period has been provided to the City as set forth in Section 2.4.9(D)(2)(g), Warranty period following completion of infrastructure. The surety instrument shall be in a form as set forth in Section 6.10.2, Form of performance guarantees.
- (g) *Warranty period following completion of infrastructure.* Following completion of all required improvements and concurrently with the approval by the City Commission of the conveyance of public right-of-way as set forth in Section 2.4.9(D)(2)(f), Dedication of public right-of-way, a one-year warranty period shall commence. During the warranty period, the developer shall be responsible for all improvements for a period of one year from the approval of the infrastructure plan, other than routine maintenance. Following the warranty period, the developer shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection, the Public Services Director shall provide the developer with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined that no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the developer shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the infrastructure plan and no further repairs are needed to the improvements, as-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.
- (h) *Acceptance of public infrastructure improvements.* Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public improvements. Following the acceptance of public infrastructure, the City shall return to the developer the

balance of the surety instrument provided for the warranty period. Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission. (F)

Conditions of approval. In approving a minor site plan, site plan, or infrastructure plan, the LDR Administrator, PZB, and City Commission, as applicable, may impose appropriate conditions on the permit approval in accordance with Section 2.2.14, Conditions of approval. (G) *Expiration.*

- (1) *Generally.* The LDR Administrator, PZB, and City Commission, as applicable, may prescribe a time limit within which development shall begin or be completed, or both. Failure to begin and/or complete such development within the time specified shall void the minor site plan, site plan, or infrastructure plan. A change in ownership of the land does not affect the timeframes related to minor site plan, site plan, or infrastructure plan expiration. Unless specified by the LDR Administrator, PZB, or City Commission, as applicable, a minor site plan, site plan, or infrastructure plan approval shall automatically expire:
 - (a) At the end of 12 months after the date of its approval if a building permit for at least one building in the development proposed in the minor site plan or site plan is not approved; or,
 - (b) If a building permit for any other building associated with the minor site plan or site plan is not obtained within three years after the date of its approval; or,
 - (c) At the end of 12 months after the date of infrastructure plan approval if the construction of infrastructure associated with the infrastructure plan has not commenced.
 - (2) *Extension.* Upon written application submitted by the applicant at least 30 days prior to the expiration of the minor site plan, site plan, or infrastructure plan and upon a showing of good cause, the LDR Administrator, PZB, or City Commission, as applicable, may grant one extension not to exceed 12 months. The approval shall be deemed extended until the LDR Administrator, PZB, or City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the minor site plan, site plan, or infrastructure plan void.
- (H) *Amendments.* A minor site plan, site plan, or infrastructure plan may be amended or extended only in accordance with the procedures and standards established for its original approval. Minor structural, material, or dimensional modifications, including but not limited to the relocation or substitution of landscaping materials, limited architectural modifications, minor deviations in the size of a structure, or minor deviations of the dimensions of improvements (i.e., parking, drive aisle width, etc.) may be administratively granted by the LDR Administrator or designee. Such modifications shall meet the requirements of these LDRs, in the sole discretion of the LDR Administrator or designee, and shall not affect any condition of the minor site plan, site plan, or infrastructure plan approval. Any proposed modifications to a minor site plan, site plan, or infrastructure plan deemed by the LDR Administrator, in his or her sole discretion, to be inconsistent with the procedures for administrative modification shall be amended in accordance with the procedures and standards established for its original approval.
- (I) *Appeal of decision on application for minor site plan or for site plan consisting of building less than 80,000 square feet in area.*
- (1) *Appeal of LDR Administrator decision on application for minor site plan.* Any person aggrieved or affected by a decision of the LDR Administrator regarding an application for a minor site plan may appeal such decision to the Board of Adjustment in accordance with Section 2.4.20, Appeal of interpretations or decisions by LDR Administrator.
 - (2) *Appeal of PZB decision on application for site plan consisting of building less than 80,000 square feet in area.* Any person aggrieved or affected by a decision of the PZB regarding an application for a site

plan consisting of a building less than 80,000 square feet in area may appeal such decision to the City Commission in accordance with Section 2.4.21, Appeal of Decisions of the Planning and Zoning Board.

(J) *Limitation on frequency of minor site plan approval.* Following the approval of a minor site plan, no additional minor site plans shall be approved for any other development on the subject property for a period of 12 months from the date of the approval of the minor site plan.

Section 2.4.10 of the City's LDRs is amended as follows. The remainder of Section 2.4.10 remains in full force and effect:

2.4.10 *Subdivision.*

(A) *Purpose.* The purpose of this section and Article 7, Subdivision Standards, are to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by:

- (1) *Orderly growth and development.* Providing for the orderly growth and development of the City, and discourage haphazard, premature, or scattered development.
- (2) *Coordinating streets and roads with City's planned street system and other public facilities.* Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities.
- (3) *Right-of-way for streets and utilities.* Providing adequate right-of-way easements for streets and utilities.
- (4) *Safe and convenient transportation.* Encouraging the proper arrangement of streets in relation to existing or planned streets to provide safe and convenient movement for all modes of transportation.
- (5) *Open space and recreation facilities.* Ensuring there is adequate open space and recreation facilities to serve development.
- (6) *Proper land records.* Ensuring there is proper recordation of landownership records.
- (7) *Prevent flooding.* Preventing periodic and seasonal flooding by providing adequate flood control and drainage facilities while minimizing development in floodprone areas.
- (8) *Protect health, safety, and welfare.* Ensuring the provision of such other matters as the City Commission may deem necessary in order to protect the general health, safety and welfare of the City.

(B) *Applicability.*

- (1) *Generally.* The following development, unless exempted in accordance with Section 2.4.10(B)(3), Exemptions, is required to have land subdivided in accordance with the procedures and standards of this section prior to the transfer of title or sale of any lots, or the issuance of a building permit for development.
 - (a) The division of land into three or more lots, building sites, or other divisions for the purpose of immediate or future sale, lease, or building development;
 - (b) All divisions of land involving a new street or change in existing streets;
 - (c) Resubdivision involving the further division or relocation of lot lines of any lot or lots within an already approved subdivision; and
 - (d) The combination or consolidation of lots of record.
- (2) *Overview of development permits required.*
 - (a) Every subdivision of land is classified as either:

- (1) A minor subdivision; or
- (2) A major subdivision.

A final plat shall be approved by the City Commission and recorded in the Official Records of Alachua County for a subdivision prior to the transfer of title or sale of any lots for the land subject to subdivision.

- (b) For nonresidential subdivisions, an application for a site plan (Section 2.4.9 of this section) approval may run concurrently with an application for construction plans or an application for a final plat. A nonresidential subdivision is not required to show the division of any land into lots or parcels, but shall show all streets and other required public and private infrastructure improvements.
- (3) *Exemptions.* The following development shall be exempt from the requirements of this section:
 - (a) *Lot split.* A lot split, consisting of a division of a lot of record into no more than two lots, as long as the lot area complies with the dimensional standards of these LDRs. This exemption does not apply to lots within an existing platted subdivision.
 - (b) *Land for widening or opening streets.* The public acquisition by purchase of strips of land for the widening or opening of new streets.
 - (c) *Partition of land by court.* The partition of land by court decree.
 - (d) *Transfer by sale or gift.* The transfer of property without subdivision by sale, gift, succession, or for the purposes of dissolving tenancy in common among tenants.
 - (e) *Nonresidential and/or multifamily development.* A development consisting of multifamily uses, nonresidential uses, or mixed-use which requires site plan review pursuant to Section 2.4.9 of these LDRs. Such development shall not conflict with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) – (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development. This exemption shall not preclude a developer from subdividing a nonresidential, mixed-use, or multifamily development pursuant to this Section 2.4.10.
 - (f) *Development of public or private infrastructure only.* Development which is comprised of public or private infrastructure, including but not limited to streets, sidewalks, multiuse trails or paths, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems, as set forth in Section 2.4.9(B)(4). Such development shall not propose the creation of any lots, shall not conflict with the requirements of Chapter 177, Part 1, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) – (d).
 - (g) *Existing nonresidential and/or multifamily development.* Existing nonresidential, mixed-use, or multifamily development when the development:
 - (1) Has received approval of a site plan or infrastructure plan pursuant to Section 2.4.9 of these LDRs;
 - (2) All public and private utility infrastructure approved by the site plan or infrastructure plan has been constructed; and,
 - (3) All public utility infrastructure has been approved and accepted by the applicable entity.
 - (h) *Roadway improvement projects identified in Long Range Transportation Plan.* Roadway improvement projects involving the creation, relocation, or extension of a street or modifications to streets that are identified in the adopted City of Alachua Long Range Transportation Plan,

provided however that when the roadway improvement will be performed by an entity other than the City of Alachua, Alachua County, or State of Florida, a surety device in accordance with Section 7.4, Improvement guarantees for public improvements, or Section 6.10, Improvement guarantees for private improvements, as applicable, shall be posted with the City.

- (i) *Residential development in the CP zoning district.* A residential development in the Corporate Park (CP) zoning district may be reviewed pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, of these LDRs. When a residential development in the CP zoning district is reviewed pursuant to Section 2.4.9, such development shall meet all of the following criteria. This exemption shall not preclude a developer from subdividing residential development in the CP zoning district pursuant to this Section 2.4.10.:
 - (1) The development shall remain in common ownership;
 - (2) Such development shall comply with F.S. Ch. 177, pt. I, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a) through (d); and
 - (3) Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.
- (C) *Subdivision name.* Every subdivision shall be given a name by which it shall be legally known. Such name shall not be the same or similar to a subdivision name appearing on another recorded plat within the County so as to confuse the records or to mislead the public as to the identity of the subdivision, except when the subdivision is subdivided as an additional unit or section by the same subdivider or the subdivider's successors in title. The name of the subdivision shall be shown in the dedication and shall coincide exactly with the subdivision name. The City Commission shall have final authority to approve the names of subdivisions.
- (D) *Vacation or annulment.*
 - (1) *Generally.* The vacation and annulment of plats shall be in accordance with the requirements of Chapter 177, Part 1, Florida Statutes. If a replat has been filed, a plat vacation under this section is not required.
 - (2) *Required findings.* Vacation of a subdivision shall be based on a finding by the City Commission that the proposed vacation and reversion to acreage of subdivided land is consistent with the Comprehensive Plan and furthers the interest of the public.
 - (3) *Retention of access.* No owner of land in a subdivision shall be deprived by the vacation of reasonable access to existing development in the subdivision. Plat vacation shall not result in the landlocking of any developed properties.
- (E) *Preparation of plats.* All final plats shall be prepared by a surveyor registered in the State of Florida and preliminary plats and construction plans and specifications for required improvements shall be prepared by an engineer registered in the State of Florida. The subdivider shall present documentation to the LDR Administrator certifying that the subdivider has employed a registered surveyor and a registered engineer in the preparation of these documents.
- (F) *Minor subdivision.*
 - (1) *Generally.* Excluding subdivisions exempted by Section 2.4.10(B)(3), Exemptions, minor subdivisions constitute:
 - (a) The subdivision of land into six or fewer lots, provided that:
 - (i) No new streets, alleys, or other public ways are created;
 - (ii) No changes are made to the existing rights-of-way of any streets, alleys or other public ways;

- (iii) No new utilities are required to serve the subdivided land;
 - (iv) The division of land complies with the standards of Article 7, Subdivision Standards;
 - (v) No flag lot is created; and
 - (vi) The lots have direct access onto an improved street that has been accepted for maintenance by the appropriate jurisdiction or is maintained by a Property Owners Association.
- (b) Revisions of single lots within an existing platted subdivision.
- (c) The subdivision of land into 50 or fewer single-family detached or attached lots where a minimum of 25 percent of the lots are restricted for affordable housing for low-income residents.
- (2) *Procedure.* Minor subdivisions shall be exempted from the requirements for a preliminary plat (Section 2.4.10(G)(3)), and construction plans (Section 2.4.10(G)(4)) but shall be required to obtain final plat approval in accordance with the procedure below:
 - (a) *Preapplication conference, application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.
 - (b) *Review and recommendation by PZB.* After preparation of a staff report, public notification, and the scheduling of the public hearing, the application shall be referred to the PZB by the LDR Administrator. The PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, the testimony given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Section 2.4.10(F)(3), Minor subdivision standards. The PZB shall then forward the report to the City Commission.
 - (c) *Review and action by City Commission.* After receipt of the report from the PZB, public notification, and the scheduling of the public hearing, the City Commission shall consider the application during a public hearing conducted in accordance with Section 2.3.1, Quasi-judicial public hearings. At the hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve the application for a minor subdivision, modify or approve the application with conditions, or deny the application, based on the standards of Section 2.4.10(F)(3), Minor subdivision standards.
- (3) *Minor subdivision standards.* A minor subdivision shall be approved on a finding that the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
- (4) *Recordation.*
 - (a) The subdivider shall file an approved minor subdivision with the Alachua County Clerk of Court for recording within 45 days after the date of approval and prior to the recording of any individual deeds for the subdivided lots, or the minor subdivision approval shall be null and void.
 - (b) If the subdivider places restrictions on land in the subdivision greater than those required by these LDRs, such restriction shall be indicated in the documents recorded with the minor subdivision recorded with the Alachua County Clerk of Court.
- (5) *Amendments.* A minor subdivision may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.
- (G) *Major subdivision.*

- (1) *Applicability.* The standards and procedures of this subsection shall apply to all subdivision of land not exempted in accordance with Section 2.4.10(B)(3), Exemptions, or considered a minor subdivision in accordance with Section 2.4.10(F), Minor subdivision. It requires approval of a preliminary plat, construction plan and final plat.
- (2) *Process.* A major subdivision shall be reviewed in three consecutive steps. The first step is review and approval of the preliminary plat (Section 2.4.10 (G)(2)). The second step is review and approval of the Construction Plans (Section 2.4.10(G)(4)). The third step is preparation of of the subdivider's agreement and review and approval of the final plat (Sections 2.4.10(G)(4) and (5)). A final plat may be submitted and reviewed concurrently with the submittal and review of construction plans, but shall not be considered by the City Commission before the approval of construction plans.
- (3) *Preliminary plat.*
 - (a) *Generally.* A preliminary plat establishes the general layout and design for the subdivision. Upon the approval of a preliminary plat, detailed plans for street construction, utility line installations, and similar approvals shall be prepared and approved for construction plans. Building permits may not be issued before approval of a final plat.
 - (b) *Preapplication conference, application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.
 - (c) *Review and recommendation by PZB.* After preparation of a staff report, public notification, and the scheduling of the public hearing, the application shall be referred to the PZB by the LDR Administrator. The PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, the testimony given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Section 2.4.10(G)(3)(e), Preliminary plat standards. The PZB shall then forward the report to City Commission.
 - (d) *Review and action by City Commission.* After receipt of the report from the PZB, public notification, and the scheduling of the public hearing, the City Commission shall consider the application during a public hearing conducted in accordance with Section 2.3.1, Quasi-judicial public hearings. At the hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve the application for a preliminary plat, modify or approve the application with conditions, or deny the application, based on the standards of Section 2.4.10(G)(3)(e), Preliminary plat standards.
 - (e) *Preliminary plat standards.* A preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
 - (f) *Conditions.* In approving a preliminary plat, the City Commission may impose appropriate conditions on the permit approval in accordance with Section 2.2.14, Conditions of approval.
 - (g) *Effect of approval.* Approval of a preliminary plat shall constitute approval of the development with the general lot shapes and alignments of streets identified on the preliminary plat. Approval of a preliminary plat allows the subdivider to submit construction plans for review (Section 2.4.10(G)(4)). Approval of a preliminary plat does not constitute approval of a final plat. The preliminary plat shall run with the land.
 - (h) *Expiration.*
 - (i) The approval of a preliminary plat shall be valid until the latter of :

- (a) 36 months following approval of the preliminary plat by the City Commission;
 - (b) 6 months following the approval of construction plans for all or a portion of the preliminary plat; or,
 - (c) 12 months following approval of a final plat that includes at least 20% of the number of lots approved by the preliminary plat.
- (ii) Notwithstanding the provisions of Section 2.4.10(G)(2)(i), a preliminary plat shall in no case be valid for a period of more than 6 years from the original date of approval by the City Commission.
- (i) *Extension.* Upon written application submitted at least 30 days prior to the expiration of the permit period by the applicant and upon a showing of good cause, the City Commission may grant one extension not to exceed 12 months. The approval shall be deemed extended until the City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the preliminary plat void.
- (j) *Amendment.* A preliminary plat may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval other than those minor amendments listed below, which may be approved by the Land Development Regulations Administrator. Such amendments must meet all other requirements of the City's Land Development Regulations and Comprehensive Plan. Minor amendments to the preliminary plat include:
 - (i) Reduction of total number of lots by not more than 3% of original approved amount;
 - (ii) Increase in total number of lots by not more than 2% of the original approved amount;
 - (ii) Modification to lot dimensions and sizes for no more than 10% of the total number of approved lots; and,
 - (iii) Shifts of right-of-way, streets, stormwater basins or other infrastructure not more than 25' from original approved locations.
- (4) *Construction plans.*
 - (a) *Generally.* Construction plans shall be submitted in accordance with this section. Construction plans are engineered drawings depicting the precise design, location, and profile of all public facilities proposed for development of the subdivision, including, but not limited to, streets, street markings, street signs, sidewalks, public pedestrian pathways or trails, potable water lines, sanitary sewer lines, public utility meter locations, storm drains, fire suppression systems, and locations of conduit crossings for private utilities. Construction plans shall be submitted sixty days prior to expiration of the preliminary plat.
 - (b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for construction plans are established in Section 2.2, Common development review procedures.
 - (c) *Review and action by LDR Administrator.* The LDR Administrator shall review and take action on the construction plans in accordance with Section 2.2.13, Review by LDR Administrator.
 - (d) *Construction plan standards.* Construction Plans shall be in substantial conformance with the approved valid preliminary plat (Section 2.4.10(G)(3)), the standards in Article 7, Subdivision Standards, and City construction standards.
 - (e) *Effect of approval.* Approval of construction plans allows a subdivider to proceed with submittal of the final plat. If a final plat has been submitted and reviewed concurrently with the construction plans as provided for in Section 2.4.10(G)(2), Process, approval of the construction plans allows the final plat to proceed to consideration by the City Commission.

- (f) *Amendment.* Construction plans may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.
- (g) *Appeal to Board of Adjustment.* A decision on construction plans may be appealed to the Board of Adjustment in accordance with the procedures of Section 2.4.20, Appeal of interpretation or decision by LDR Administrator. (5) *Subdivider's agreement.*
 - (a) Concurrent with the approval of a final plat, the City shall enter into an agreement with the subdivider. This subdivider agreement shall include, but not be limited to, provisions for installing the required construction and public and private infrastructure improvements to completion; the developing of the subdivision in phases, if applicable; and proportionate share costs of potable water facilities, wastewater facilities, transportation facilities, and stormwater management facilities which may be required to be installed at a larger size or capacity to serve the subdivision as well as a larger geographic area or population.
 - (b) The subdivider agreement shall include, but is not limited to, the following:
 - (i) The public and private infrastructure improvements to be done and the time specified for the installation of public and private infrastructure improvements, by the subdivider.
 - (ii) The variances, if any, approved by the City Commission to the subdivision regulations contained in Article 7.
 - (iii) The participation in the installation of infrastructure beyond the capacities needed by the subdivision, if any, by the City Commission and the time for completion of such work.
 - (iv) The agreement of the subdivider to post a surety device in accordance with Section 7.4, Improvement guarantees for public improvements.
 - (v) The agreement of the subdivider to post a surety device in accordance with Section 6.10, Improvement guarantees for private improvements.
 - (vi) The agreement of the subdivider to maintain and repair all improvements which these LDRs require the subdivider to install in the subdivision for a period of one year after the completion of the same, in accordance with Section 6.10.4, Maintenance guarantees, and Section 7.8, Maintenance.
 - (vii) Anything else the City deems necessary to ensure compliance with the Comprehensive Plan, LDRs and other applicable rules and regulations.
- (6) *Final plat.*
 - (a) *Generally.* Concurrent with the preparation of a subdivider agreement and the posting of a surety device for the private improvements in accordance with Section 6.10, Improvement guarantees for private improvements, and the posting of a surety device for the public improvements in accordance with Section 7.4, Improvement guarantees for public improvements, the subdivider shall submit a final plat for review in accordance with this section.
 - (b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for final plat for subdivision are established in Sections 2.2, Common development review procedures.
 - (c) *Action by City Commission.* After public notification and the scheduling of the public hearing, the City Commission shall consider the application and approve or disapprove the application based on the standards of Section 2.4.10(G)(6)(d), Final plat standards.
 - (d) *Final plat standards.* The final plat for subdivision shall:
 - (i) Comply with the standards contained in Article 7, Subdivision Standards;
 - (ii) Be in substantial conformance with the valid preliminary plat, and the construction plans;

- (iii) Be consistent with all other relevant provisions of these LDRs;
- (iv) Be consistent with all other relevant City ordinances, regulations, and requirements;
- (v) Address the provision of required public and private improvements in the following ways:
 - a. Preparation of a subdivider agreement in accordance with Section 2.4.10(G)(5), Subdivider agreement;
 - b. Provided to the City a surety device in accordance with Section 6.10, Improvement guarantees for private improvements and provided to the City a surety device in accordance with Section 7.4, Improvement guarantees for public improvements;
- (vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
 - a. Certificate of subdivider's surveyor;
 - b. Certificate of City's review surveyor;
 - c. Certificate of approval by County Health Department, if applicable;
 - d. Certificate of approval by the Attorney for the City;
 - e. Certificate of approval by the City Commission; and
 - f. Certificate of filing with the Alachua County Clerk of Court.
- (e) *Recordation.* The subdivider shall file the approved final plat for subdivision with the Alachua County Clerk of Courts for recording within 180 days after the date of approval of the final plat or the final plat shall be null and void.
- (f) *Completion of required public and private improvements prior to issuance of certificate of occupancy.* Public and private improvements shall be completed in accordance with the terms and conditions of the subdivider agreement, inspected, and approved in accordance with Section 2.4.10(G)(7), Inspection of public and private improvements, prior to the issuance of the first certificate of occupancy for development within the subdivision.
- (g) *Effect of final plat.* The approval of a final plat shall not be deemed to constitute or affect the acceptance by the City of the dedication of any street, public utility line, or other public facility within or serving the subdivision. Upon satisfactory completion of the one-year warranty period (Section 2.4.10(G)(8)), streets, utility lines, and other public improvements shall be accepted by the City. However, the City may by resolution accept any dedication of lands or facilities for streets, parks, or public utility lines. The City has no obligation to improve any street even after acceptance of dedication.
- (7) *Inspection of public and private improvements.*
 - (a) Following the execution of a subdivider agreement (Section 2.4.10(G)(5)), the subdivider may construct and install all required public and private improvements in accordance with the construction plans and the terms and conditions of the subdivider agreement. Following construction, the subdivider shall submit a request for inspection of public and private improvements to the Public Services Director.
 - (b) The Public Services Director shall have 60 days after the request for inspection to cause the inspections to be performed and receive certification that the public and private improvements are constructed in accordance with the requirements of these LDRs or to provide the subdivider with a list specifying all defects, deficiencies, and required repairs.
 - (c) The subdivision's engineer of record shall submit a certified cost of construction for public and private improvements subject to inspection. This certified cost of construction shall be the basis for the amount of the surety device for the warranty period.

(8) *Warranty period following passing inspection.*

- (a) Following approval of required public and private improvements in accordance with this section, a one-year warranty period begins. The subdivider shall be responsible for making all repairs so long as notice is sent or delivered to the subdivider within the one year warranty period. Following the warranty period, the subdivider shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection, the Public Services Director shall provide the subdivider with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the subdivider shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the construction plans and no further repairs are needed to the improvements, as-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.
- (b) Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public infrastructure. Following the acceptance of the public infrastructure, the City shall return any the balance of the surety instrument provided for the warranty period.
- (c) Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.

Section 2.4.14(D) of the City's LDRs is amended as follows. The remainder of Section 2.4.14 remains in full force and effect:

2.4.14 *Certificate of concurrency compliance.*

- (D) *Overview of certificates.* Certificates of level of service standard shall be issued by the LDR Administrator concurrent with the issuance of a preliminary development order, and certificates of concurrency compliance shall be issued by the LDR Administrator concurrent with decisions for final development orders. Preliminary and final development orders shall include the following:

(2) *Final development orders.*

- (a) Site plans (subsection 2.4.9 of this section);
- (b) Minor site plans (subsection 2.4.9(J) of this section);
- (c) Minor subdivisions (subsection 2.4.10(F) of this section);
- (d) Final plats (subsection 2.4.10(G) of this section); and
- (e) Final PD plans (subsection 2.4.3(E) of this section).

Section 2.4.16(C) of the City's LDRs is amended as follows. The remainder of Section 2.4.16 remains in full force and effect:

2.4.16 *Special permits.*

(C) *Procedure.*

- (1) *Preapplication conference mandatory.* Special permits for land and/or water filling, dredging, and/or excavation are required to have a preapplication conference prior to submission of an application in accordance with Section 2.2.3, Preapplication conference.
- (2) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures. In addition, applications for special permits shall be accompanied by a site plan that depicts the location and extent of activities being proposed in accordance with Section 2.4.9, Minor site plans, site plans, and infrastructure plans.

Section 2.4.20(A) of the City's LDRs is amended as follows. The remainder of Section 2.4.20 remains in full force and effect:

2.4.20 *Appeal of interpretation or decision by LDR Administrator.*

- (A) *Right of appeal.* Any person aggrieved or affected by a decision or interpretation of the LDR Administrator (except those related to construction plans (Subsection 2.4.10(G)(4) of this section) may appeal such decision or interpretation to the BOA.

Section 4.3.1(A) of the City's LDRs is amended as follows. The remainder of Section 4.3.1 remains in full force and effect:

4.3.1 *Residential Uses*

(A) *Household Living*

- (3) *Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings.* Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings shall comply with the following standards:
 - (a) *Permitted in the CI district as affordable housing.* Single-family attached, townhouse, two- to four-family, or multiple-family dwelling units may be permitted within the CI zone district provided that 50 percent or more of the dwelling units are deed-restricted affordable housing for low-income residents.
 - (b) *Orientation of buildings to street and open space.* To the maximum extent practicable, be oriented to the street or frame open space.
 - (c) *Building adjacent to single-family detached development.*
 - (i) Not allow the height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) exceed two stories.
 - (ii) Not allow the height of buildings located within 100 feet of an existing single-family attached development to exceed two stories.
 - (d) *Design features on side facades adjacent to single-family districts or single-family detached development.* When located adjacent to single-family detached development or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), incorporate a minimum of two design features (e.g., bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent side facades.
 - (e) *Off-street parking for multifamily uses, including townhouses.*
 - (i) Provide a minimum of 50 percent of off-street parking on the side or rear of the building.

- (ii) Where off-street parking areas are located adjacent to a public right-of-way, screen them with a completely opaque vegetative screen, fence or wall, a minimum of three feet in height.
- (f) *Garages with multifamily buildings.* Design garages with multifamily development, including townhouses, as side or rear entry, located on the side or rear of the building, except no side entry garage door shall face an adjacent single-family detached development, or vacant land in a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6).
- (g) *Garages with single-family attached, and two- to four-family dwellings.* In single-family attached, townhouses and two- to four-family development:
 - (i) Limit individual garage doors facing a street to no more than ten feet in width per door, with a maximum of two doors facing the street per dwelling, with a minimum separation of two feet between the doors.
 - (ii) Design detached garages so as to be located at least four feet behind the front facade of the principal structure. (For the purposes of measurement, the front facade will be the front facade plane that is furthest from the front lot line.)
 - (iii) Design attached garages to not extend beyond the front façade line of any living area. For purposes of this Section, the front façade line of any living area means the closest façade located between the front property line and air conditioned space intended for non-automotive uses
 - a
- (h) *Landscaped buffer adjacent to single-family detached development.* Provide a landscaped buffer adjacent to existing single-family detached development a minimum of 15 feet in width along the yard which the single-family detached development abuts.

Section 4.3.2(I) of the City's LDRs is amended as follows. The remainder of Section 4.3.2 remains in full force and effect:

4.3.2(I) *Utilities.*

- (1) *Wireless communication tower and/or antenna, freestanding; wireless communication antenna, collocation on existing tower; wireless communication antenna, placement on existing business use or multifamily building.*
- (e) Standards for new freestanding wireless communication towers and antenna in A, CC, CBD, ILW, IG, and GF Districts. A new freestanding wireless communication tower and/or antenna is a permitted use in the A, CC, CBD, ILW, IG, and GF Districts. It shall be reviewed and approved as a site plan pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, and shall comply with the following standards:
 - (i) *Tower can accommodate proposed users.* Be able to structurally accommodate the proposed number of users.
 - (ii) *Comply with specific general standards for new towers and antenna.* Be able to comply with section 4.3.2(I)(d), Standards for new freestanding wireless communication towers and antenna in CSV, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMHP, RMF-8, RMF-15, RO, CN, CBD, GF, and Planned Development Districts.
 - (iii) *Height.* Not exceed the following heights:
 - a. Seventy feet in height, for a single user.
 - b. Eighty-five feet in height; for two users.

- c. One hundred feet in height for three or more users, plus ten over existing height-maximum tower heights will be 110 feet.
- (iv) *Installation of cable microcell network.* Install a cable microcell network through the use of multiple low powered transmitters/ receivers attached to existing wireline systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers.
- (g) *Standards for placement of antennas on existing structures.* An antenna may be attached to any business use or multifamily building with eight or more dwelling units as a permitted use if it is approved as a site plan pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, and complies with the following standards:
 - (i) *Height.* It does not extend more than 30 feet above the highest point of the building or structure.
 - (ii) *Comply with specific general standards for new towers and antenna.* It complies with the following general standards for new towers and antenna: Subsections 4.3.2(I)(1)(d)(i)–(v) and (ix)–(xii) of this section.
 - (iii) *Comply with FCC and FAA regulations.* It complies with all applicable FCC and FAA regulations.
 - (iv) *Comply with building codes.* It complies with all applicable building codes.

Section 4.4.2(C) of the City's LDRs is amended as follows. The remainder of Section 4.4.2 remains in full force and effect:

4.4.2 *General standards and limitations.*

- (C) *Approval of accessory uses and structures.* An accessory use or structure may be approved in conjunction with approval of the principal use or structure. Accessory structures proposed to be added to existing development and accessory uses proposed to be added to existing development which affect the layout or configuration of the site shall be approved in accordance with Section 2.4.9, Minor site plans, site plans, and infrastructure plans. Accessory uses proposed to be added to existing development which do not affect the layout or configuration of the site shall be reviewed and approved in accordance with Section 2.4.15, Certificate of LDR Compliance.

Section 6.1.2(B) of the City's LDRs is amended as follows. The remainder of Section 6.1.2 remains in full force and effect:

6.1.2 *Applicability.*

- (B) *Time of compliance; plan required.* A plan shall be submitted with an application for a site and development plan (Section 2.4.9, Minor site plans, site plans, and infrastructure plans), subdivision (Section 2.4.10, Subdivision), planned development (Section 2.4.3, Planned development), or building permit, whichever occurs first, for any development or change in use that is required to provide off-street parking in accordance with this section. The plan shall accurately designate the required parking spaces, access aisles, and driveways, and the relation of the off-street parking facilities to the uses or structures such facilities are designed to serve.

Section 6.3.1 of the City's LDRs is amended as follows. The remainder of Section 6.3.1 remains in full force and effect:

6.3.1 *Applicability.*

(A) The provisions of this section shall apply as set forth herein.

- (1) *Generally.* The provisions of this section shall apply to all construction, substantial reconstruction, or replacement of fences, retaining walls not required for support of a primary or accessory structure, or any other linear barrier intended to delineate different portions of a lot. In the event of any inconsistency between the provisions of this section and any screening requirement under Section 6.2.3, the latter shall govern.
- (2) *Time of compliance.* A plan shall be submitted with an application for a site plan (Section 2.4.9), subdivision (Section 2.4.10), planned development (Section 2.4.3), or building permit, whichever occurs first, for any development that is required to comply with the standards of this section, demonstrating how the development processes to comply.

Section 6.4.2(B) of the City's LDRs is amended as follow. The remainder of Section 6.4.2 remains in full force and effect:

6.4. *Exterior lighting standards.*

6.4.2 *Applicability.*

- (A) *Generally.* The provisions of this section shall apply to development of any multifamily dwellings, townhome dwellings, two- to four-family dwellings, public and institutional uses, business uses, or recreational features associated with a single-family use.
- (B) *Time of compliance.* A photometric plan shall be submitted with an application for a site plan (Section 2.4.9), subdivision (Section 2.4.10), planned development (Section 2.4.3), or building permit, whichever occurs first, for any development that is required to comply with the standards of this section, demonstrating how the development proposes to comply.

Section 6.6.2(A) of the City's LDRs is amended as follows. The remainder of Section 6.6.2 remains in full force and effect:

6.6.2 *Contextual design standards.*

(A) *Applicability.*

- (1) *Generally.* These standards shall be applicable to all proposed single-family and two-family residential development areas in the RSF-3, RSF-4, RSF-6, and RMH-5 districts where at least 75 percent of the lots on the block have already been developed with residential structures, and to properties containing nonresidential uses that are located adjacent to such single-family and two-family residential units or areas.
- (2) *Time of compliance.* A plan shall be submitted with an application for a site plan (Section 2.4.9), or building permit, whichever occurs first, for any development that is required to comply with the standards of this section, demonstrating how the development proposes to comply.

Section 6.7.2(B) of the City's LDRs is amended as follows. The remainder of Section 6.7.2 remains in full force and effect:

6.7.2 *Applicability.*

- (B) *Time of compliance.* A plan shall be submitted with an application for a site plan (Section 2.4.9), subdivision (Section 2.4.10), planned development (Section 2.4.3), or building permit, whichever occurs first, for any

development that is required to set aside open space in accordance with the standards of this section, demonstrating how the development project proposes to comply.

Section 6.8 of the City's LDRs is amended as follows. The remainder of Section 6.8 remains in full force and effect:

6.8 *Design standards for business uses.*

6.8.1 *Applicability.*

- (A) *Use type.* Unless exempted pursuant to Subsection 6.8.1(B), the standards in Subsection 6.8.2 shall apply to all business use types, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet, which shall be subject to the standards of Subsection 6.8.3.
- (B) *Exemptions.* Use types within the industrial services, manufacturing and production, warehouse and freight movement, waste-related services, and wholesale sales use categories are exempt from the requirements of this Subsection 6.8.2(A), except when all or a portion of a building utilized for such use is within 500 feet of the right-of-way of US Highway 441.
- (C) *Additions; expansions; renovations.*
 - (1) If any expansion or alteration exceeds 50 percent of the structure's assessed value in any continuous five-year period, the standards as set forth in Subsection 6.8.2 shall apply to all business use types, unless exempt pursuant to Subsection 6.8.1(B).
 - (2) If any expansion or alteration exceeds 50 percent of the structure's assessed value in any continuous five-year period, the standards as set forth in Subsection 6.8.3 shall apply to any single tenant retail sales and services use that is greater than or equal to 20,000 square feet.
- (D) *Time of review.* Review of proposed development to ensure compliance with the standards of this section shall occur at time of site plan (Section 2.4.9), special exception (Section 2.4.4), planned development master plan (Section 2.4.3(D)), or site-specific amendments to Official Zoning Atlas (Section 2.4.2), as appropriate.

6.8.2 *Design standards for business uses.*

(A) *Façade and material design.*

- (1) *Generally.* All façades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.2(A)(2).
- (2) *Standards.*
 - (a) *Glazing.*
 - (i) Glazing of the front facade in the following amounts:
 - a. Twenty percent of the ground floor façade area when it faces a street or a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B);
 - b. Fifteen percent of the ground floor façade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
 - (ii) For the purposes of this section, the ground floor façade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof of the facade. When a building wall includes a parapet, the ground floor façade area shall be calculated by measuring to the top of the parapet. For buildings with more than one story, the ground floor façade area shall be calculated by measuring the

applicable building wall between the finished grade and the underside of the floor above the ground level floor.

- (iii) Windows shall not use reflective or heavily tinted glass that obstructs views into the building.
- (iv) Spandrel glass may be used only when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space.

(b) *Façade massing.*

- (i) *Offset required.* Front facades and street-facing facades shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet.
- (ii) *Offset alternatives.* The following alternatives can be used in place of the required front façade offsets:
 - a. Façade color changes following the same dimensional standards as the offset requirements;
 - b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or
 - c. Roofline changes when coupled with correspondingly aligned façade material changes.

(c) *Material design.*

- (i) A minimum of 25 percent of the materials utilized for each side facade and the rear façade shall be the same as the materials utilized for the front or street-facing façade(s).

(d) *Prohibited materials.* The following materials shall be prohibited:

- (i) Metal siding in more than 50 percent of any façade when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses;
- (ii) Exposed smooth finished concrete block when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses; and,
- (iii) Exposed split face concrete block in more than 60 percent of any façade.

- (3) *Screening of mechanical equipment.* Mechanical equipment shall be fully concealed from visibility from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

(B) *Connections to sidewalk system.*

- (1) When a sidewalk system exists within a right-of-way which is contiguous to the development, a minimum of one pedestrian connection to the sidewalk system shall be provided. On-site pedestrian circulation patterns shall be configured to provide safe and convenient access from the off-site sidewalk system to the main entrance(s) of the building(s). Sidewalks shall be constructed in accordance with Subsection 7.3.2(B), Configuration.

(C) *Interconnectivity with adjacent business uses.*

- (1) All uses subject to this section shall provide interconnection with adjacent existing compatible developments through one or more of the following methods:
 - (a) Through extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,

- (b) Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross-access corridor.

6.8.3 Design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet.

(A) *Facade and material design.*

- (1) *Generally.* All facades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.3(A)(2).

- (2) *Standards.*

- (a) *Glazing.*

- (i) Glazing of the front façade in the following amounts:

- a. Thirty percent of the ground floor facade area when it faces a street or a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B);
 - b. Twenty percent of the ground floor facade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

- (ii) For the purposes of this section, the ground floor facade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof of the facade. When a building wall includes a parapet, the ground floor facade area shall be calculated by measuring to the top of the parapet. For buildings with more than one story, the ground floor facade area shall be calculated by measuring the applicable building wall between the finished grade and the underside of the floor above the ground level floor.

- (iii) Windows shall not use reflective or heavily tinted glass that obstructs views into the building.

- (iv) Spandrel glass may be used only when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space.

- (v) *Glazing alternatives.* The amount of glazing required pursuant to Subsection 6.8.3(A)(2)(a)(i)a. may be reduced to a minimum of 20 percent when the façade incorporates all of the following architectural elements:

- a. The use of natural brick, a natural brick product, natural stone, or a natural stone product in at least 20 percent of the façade, and;
 - b. Window shutters/plantation-style shutters or a canopy/portico in accordance with the following:
 - i. Window shutters or plantation-style shutters which span a minimum of 10 percent of the length of the façade, or;
 - ii. A canopy or portico which provides a covered pedestrian walkway adjacent to the façade which spans a minimum of 50 percent of the length of the facade, and;
 - c. Customer entrances which include no less than six of the design features provided in Subsection 6.8.3(C)(2)(d).
 - d. The amount of glazing required pursuant to this subsection may be further reduced by up to 5 percent when the façade incorporates a corresponding increase in the percentage

of natural brick, natural brick product, natural stone, or natural stone product in addition to the minimum amount required pursuant to Subsection 6.8.3(A)(2)(a)(v)a.

(b) *Facade massing.*

- (i) *Offset required.* Front facades 60 feet wide or wider shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet.
- (ii) *Offset alternatives.* The following alternatives can be used in place of the required front facade offsets:
 - a. Facade color changes following the same dimensional standards as the offset requirements;
 - b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the facade's height; and/or
 - c. Roofline changes when coupled with correspondingly aligned facade material changes.

(c) *Roof line changes.*

- (i) Roof line changes shall include changes in roof planes or changes in the top of a parapet wall, such as extending the top of pilasters above the top of the parapet wall.
 - (ii) When roofline changes are included on a facade that incorporates wall offsets or material or color changes, roofline changes shall be vertically aligned with the corresponding wall offset or material or color changes.
- (d) *Colors.* Facade colors shall be low reflectance, subtle, neutral, and/or earth tone colors, while high-intensity colors, bright colors, metallic colors, or black or fluorescent colors are prohibited.
- (e) *Prohibited materials.* The following materials shall be prohibited:
- (i) Metal siding and exposed smooth-finished concrete block, when visible from a street, existing single-family attached or detached dwellings, or vacant land classified as CSV, A, RSF-1, RSF-3, and RSF-4; and
 - (ii) Synthetic stucco (EIFS) within two feet of the grade level and within two feet of any exterior door jamb.
- (f) *Vinyl siding.* Vinyl siding shall be limited to 60 percent or less of any single facade, and all vinyl siding shall have a smooth surface with no visible grained pattern.

(B) *Roofs.*

- (1) *Roof planes.* Except for mansard roofs, cupolas and steeples, sloped roofs shall include two or more sloping roof planes with greater than or equal to one foot of vertical rise for every three feet of horizontal run, and less than or equal to one foot of vertical rise for every one foot of horizontal run.
- (2) *Flat roofs.* When flat roofs are used, parapet walls with three-dimensional cornice treatments shall conceal them. The cornice shall include a perpendicular projection a minimum of eight inches from the parapet facade plane.
- (3) *Roof penetrations and equipment.* All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes and other roof penetrations (with the exception of chimneys), shall be located on the rear elevations or screened with a parapet wall having a three-dimensional cornice treatment so as to have a minimal visual impact as seen from:
 - (a) A street;
 - (b) Vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15; and
 - (c) Lands containing single-family detached, attached, townhouse or two- to four-family dwelling developments.

(C) *Customer entrances.*

- (1) *Required entrances.* Each side of a building facing a street shall include at least one customer entrance, except that no large retail establishment shall be required to provide entrances on more than two sides of the structure which face streets.
- (2) *Entrance design.* Buildings shall have clearly-defined, highly visible customer entrances that include no less than three of the following design features:
 - (a) Canopies/porticos above the entrance;
 - (b) Roof overhangs above the entrance;
 - (c) Entry recesses/projections;
 - (d) Arcades that are physically integrated with the entrance;
 - (e) Raised corniced parapets above the entrance;
 - (f) Gabled roof forms or arches above the entrance;
 - (g) Outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet;
 - (h) Display windows that are directly adjacent to the entrance;
 - (i) Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above and/or directly adjacent to the entrance; or
 - (j) Integral planters or wing walls that incorporate landscaped areas or seating areas. A wing wall is a wall secondary in scale projecting from a primary wall and not having a roof.

(D) *Off-street parking.*

- (1) *Location.* No more than 50 percent of the required off-street parking shall be located in front of the building's primary facade. For purposes of this subsection, "in front of" shall mean the area located between the primary facade of the building as measured by extending a line perpendicular from the outermost corners of the primary facade to the property line(s) that the primary facade faces. When a large-scale retail establishment adjoins other retail space, the provisions of this section shall only apply to the portion of the building occupied by the large-scale retail establishment.
- (2) *Screening.* In addition to the screening requirements as set forth in Section 6.2, Tree protection and landscaping standards, off-street parking areas serving a large-scale retail establishment shall be screened in accordance with the following:
 - (a) In cases where a wall or fence is provided in lieu of a continuous opaque screen of shrub material, such fence or wall shall have a minimum height of 36 inches, and be constructed of stone, brick, stucco, wood or similar material designed to resemble such materials;
 - (b) Any fence or wall shall be located at least four feet from the edge of the lot line; and
 - (c) All required canopy and understory/ornamental trees shall be located between the fence or wall and the edge of the street right-of-way.

(E) *Pedestrian circulation.*

- (1) *Sidewalks required.* New large retail establishments shall provide sidewalks constructed in accordance with Subsection 7.3.2(B), Configuration, on all sides of the lot which abut a street.
- (2) *Pedestrian pathways.* The on-site pedestrian circulation system shall comply with the standards in Subsection 6.1.10(A), Required improvements, and Subsection 7.3.2(C), Connection.
- (3) *Connection to public sidewalk system.* In the case of corner lots, a connection shall be made to the sidewalk of both streets.
- (4) *Distinguished from driving surfaces.* All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks,

or scored/stamped concrete or asphalt to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

(F) *Interconnectivity with adjacent business uses.*

(1) All uses subject to this section shall provide interconnection with adjacent existing compatible developments through one or more of the following methods:

- (a) Through extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
- (b) Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross-access corridor.

Section 6.9.2 of the City's LDRs is amended as follows. The remainder of Section 6.9.2 remains in full force and effect:

6.9.2 *Applicability.* Unless otherwise specifically exempted elsewhere in this section, all development shall comply with the standards of this section at time of site plan (Section 2.4.9), subdivision (Section 2.4.10), or building permit, whichever occurs first.

Section 6.10 of the City's LDRs is amended as follows. The remainder of Section 6.10 remains in full force and effect:

6.10. *Improvement guarantees for private improvements.*

6.10.1 *Development assurances or guarantees.*

- (A) *Generally.* The City shall require adequate financial assurance (performance guarantees), in a form and manner that it approves, for on-site private improvements such as off-street parking and loading, landscaping, exterior lighting, open space set-asides, and other relevant features shown on or described in a site plan (Section 2.4.9) subdivision (Section 2.4.10), planned development (Section 2.4.3), special exception permit (Section 2.4.4), special permit (Section 2.4.16), or building permits.
- (B) *Waiver of guarantee for public improvements.* In situations where the amount of improvements to be constructed is of a minimal nature, the LDR Administrator may waive the requirement for financial security if the completion of all improvements to be constructed is guaranteed by requirement of completion prior to issuance of any building permit or certificate of occupancy permit.

6.10.2 *Form of performance guarantees.* The owner or developer shall furnish a performance guarantee in any of the following acceptable forms:

- (A) *Cash deposit.* Cash deposit with the City of Alachua;
- (B) *Guarantee from a lender.* Guarantee from a Florida lender based upon a cash deposit, in a form acceptable to the City Attorney;
- (C) *Irrevocable letter of credit.* Irrevocable letter of credit from a Florida banking institution in a form acceptable to the City Attorney;
- (D) *Performance bond.* Performance bond from a Florida banking institution in a form acceptable to the City Attorney; or
- (E) *Other acceptable security.* Any other financial security found acceptable by the City Attorney.

6.10.3 *Performance guarantees for common and private on-site improvements.*

- (A) *Common improvements.* Common private improvements on parcels not maintained by the City shall be guaranteed at 120 percent of the materials and labor for all improvements prior to recording the plat for the subdivision, unless waived or reduced by the City.
- (B) *Improvements not installed prior to occupancy.* During certain seasons of the year, it may be impractical for some common and private improvements, such as off-street parking and loading, landscaping, or open space set-aside elements to be timely installed. When a certificate of occupancy permit is requested prior to the completion of such, the City may accept financial security for the completion of the improvements if it is in the best interest of the City to do so and when the following apply:
 - (1) *Improvements cannot be timely completed.* The LDR Administrator determines the subject improvements cannot be timely completed because of weather, season or other unavoidable circumstance;
 - (2) *No threat to health, safety, and welfare.* The site can function without the subject improvements, without creating a threat to health, safety, and welfare, and without detrimental impacts to surrounding lands and City service provision in the area;
 - (3) *Contracts executed and will be timely completed.* The owner/developer demonstrates that contracts have been executed for the work and such work shall be timely completed on or before a certain date; and
 - (4) *Financial security.* The owner/developer submits financial security in the amount of 120 percent of the estimated cost of labor and materials for the subject improvements to ensure such improvements are timely completed.

6.10.4 *Maintenance guarantees.* Unless otherwise provided for in these LDRs, either at the time of the City's acceptance of a performance guarantee for the private improvements or at the issuance of an occupancy permit, the City may require the owner or developer to furnish a maintenance guarantee in a form approved by the City, so as to guarantee the proper functioning and structural integrity of any private on-site improvement.

6.10.5 *Release of guarantees for common and private improvements.* Upon the owner or developer's completion of the improvements, the owner or developer shall provide written notice to the LDR Administrator requesting an inspection. Upon determination that the improvements fully comply with the approved site and development plan, plat for subdivision, planned development, special exception permit, special permit, or building permit, the full amount of financial security shall be released, less the City's costs of additional inspections and other means to secure compliance.

6.10.6 *Forfeiture of security.*

- (A) *Failure to install improvements.* If an owner or developer fails to properly install all required improvements within the time-frames established by these LDRs, the LDR Administrator shall give 30 days' written notice to the owner/developer (if different) by certified mail, after which time the City may draw on the security and use the funds to complete the required improvements.
- (B) *Report of expenditures.* After completing the required improvements, the City shall provide a complete accounting of the expenditures to the landowner or developer (as appropriate) and, as applicable, refund all unused security deposited, without interest, to the party posting the guarantee. If the costs to complete the required improvements are greater than the amount of the security, the City may assess the additional costs to the affected landowners or responsible association.

Section 7.4 of the City's LDRs is amended as follows. The remainder of Section 7.4 remains in full force and effect:

7.4. *Improvement guarantees for public improvements.*

7.4.1 *Posting of surety device for public improvements.*

- (A) An infrastructure plan or a final plat shall not be approved by the City Commission until a surety device in accordance with the forms as provided in in Section 6.10.2., Form of performance guarantees, has been posted.

- (B) The surety device for public infrastructure improvements shall cover at least 120 percent of the estimated cost of all required improvements including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, stormwater management facilities, potable and reclaimed water facilities, wastewater facilities electric facilities, natural gas lines, recreation, and other public improvements. The estimated cost for the installation of all public infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation, plus a minimum contingency of ten percent (10%).
- (C) The surety device shall be conditioned upon the faithful performance by the subdivider of all work required to complete all improvements and installations for the subdivision or phases thereof, in compliance with these LDRs, and the approved infrastructure plan, preliminary plat, construction plans, and final plat, as applicable. For subdivisions, all improvements shall be completed within a specified time as provided in the subdivider's agreement.
- (D) The surety device shall be payable to, and for the indemnification of, the City Commission.

Section 7.8.1(A) of the City's LDRs is amended as follows. The remainder of Section 7.8 remains in full force and effect:

7.8.1 Subdivider responsible for maintenance.

- (A) *Generally.* The subdivider shall maintain and repair all improvements which this article and these LDRs require the subdivider to construct in the subdivision for a period of one year after the completion of the improvements, in accordance with the provisions of Section 2.4.10(G)(7), Inspection of public improvements, and Section 2.4.10(G)(8), Warranty period following passing inspection. Prior to the initiation of the warranty period, the subdivider shall post a maintenance bond to cover at least ten percent of the estimated costs of all required improvements for a period of one year. All defects which occur within one year after completion and acceptance of all required improvements shall be remedied and corrected at the subdivider's expense.

Section 10.2 of the City's LDRs is amended as follows. The remainder of Section 10.2 remains in full force and effect:

Dwelling, multiple-family, means, for the purposes of these LDRs, a structure containing five or more individual dwelling units on a single lot, with the units often stacked one above the other in a vertical configuration, sharing common vertical walls and/or horizontal floors and ceilings. Housing for the aged, which meets this definition and does not provide for routine nursing and/or medical care, shall be construed to be a multiple-family dwelling.

Dwelling, townhouse, means a type of multifamily dwelling, in which five or more individual dwelling units on a single lot are attached by one or more vertical party walls, with the habitable spaces of different dwelling units arranged on a side-by-side rather than a stacked configuration, and each individual unit being two stories, or more. Each individual townhouse dwelling unit has its own front and rear access to the outside.

Mixed-use means a building or an area containing a mix of uses which functionally integrate and interconnect with one another. Uses may include, but is not limited to, retail, professional services, restaurants and eating establishments, offices, and single and multifamily residential.

Subdivision means the division of a parcel of land, whether improved or unimproved, into three or more lots or parcels of land, for the purpose of transfer of ownership. The term "subdivision" includes a resubdivision and replatting of lands located within an existing subdivision.

poppy became a symbol for fallen soldiers. McCrae himself did not survive the war, dying near the end in 1918.

In America, the tradition dates back to the American Legion Auxiliary's first National Convention in the early 1920s when the red poppy was adopted as The American Legion Family's memorial flower.

Over 30 people came during the course of the two days, many doing it in honor of a family member who served. On Monday an older couple stopped by. They have come every year to honor a particular fallen soldier. They brought a beer and a Dixie cup to place on the monument along with the flag and poppy. Asked why they left a beer, they



City of ALACHUA

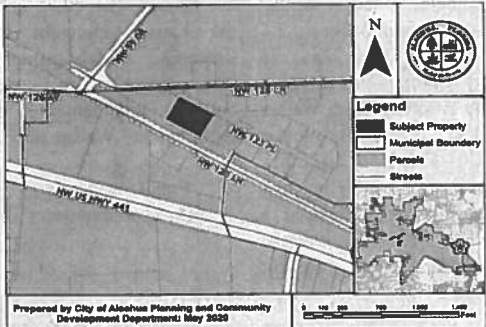
NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Board of Adjustment of the City of Alachua will hold a public hearing on June 8, 2020, at 5:30 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Andrews Paving, Inc., property owner, for consideration of a request for a Zoning Variance Permit to reduce the minimum side setback from 15 feet as required by Section 5.1.3 and Table 5.1-3 of the City of Alachua Land Development Regulations (LDRs) to a minimum side setback of 10 feet. The subject property is located at located at 6327 NW 123rd Place in the McGinley Industrial Park. Tax Parcel 05893-010-007. FLUM: Industrial; Zoning: Industrial General (IG).



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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 9, 2020, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by the City of Alachua to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 1.4.5 relating to exemptions to the applicability and jurisdiction of the LDRs; amending Section 2.1.1(B) and Table 2.1-1 relating to the development review structure; amending Section 2.1.2(A) relating to the powers and duties of the City Commission; amending Section 2.2.3(B) relating to the requirement to hold Pre-Application Conferences; amending Section 2.2.7(A) relating to the preparation of staff reports; amending Section 2.2.8(C) and Table 2.2-1 relating to public hearings; amending Section 2.2.9(E) and Table 2.2-2 relating to required notices and timing of such notices for public hearings; amending Section 2.2.12 relating to the withdrawal of applications; amending Section 2.2.17 relating to the simultaneous review of applications; amending Section 2.4.9 relating to minor site plans and site plans; amending section 2.4.9 to create a new development permit for the review of infrastructure entitled infrastructure plans, creating standards of review, procedures for approval, approval with conditions, or denial, permit extensions, amendments, appeals, and the period of validity for infrastructure plans; amending Section 2.4.10 relating to subdivisions; amending Section 4.3.1(A) (3) relating to the Use-Specific Standards for multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings; amending Section 4.4.2(C) relating to the approval of accessory uses and structures; amending Section 6.8, relating to design standards for business uses; amending Section 6.10 relating to improvement guarantees for private improvements; amending Section 7.4 relating to improvement guarantees for public improvements; amending Section 10.2 to create a new definition of "mixed-use" and by amending the definitions of "dwelling, multiple family", "dwelling, townhouse", and "subdivision"; and amending various sections of the LDRs to update cross references and for internal consistency as necessitated by these amendments.

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