Regular City Commission Meeting
Agenda
May 20, 2024

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

City Manager Mike DaRoza
City Attorney Marian Rush

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

Meeting Date: May 20, 2024

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terr. To begin immediately after the Joint County/City Commission Meeting

CITY COMMISSION MEETING

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

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A. Children's Trust of Alachua County Updates

B. Fiscal Analysis Report for FY 2023-2024 through March 31, 2024

C. Alachua Elementary School Student Artist Appreciation

D. National Military Appreciation Month

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A. Appointment to Citizen Advisory Task Force (CATF)

B. 2024-2025 City Commission Board and Committee Assignments

IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Resolution 24-06: Authorizing application to Florida Commerce (formerly Department of Economic Opportunity) for a Federal Fiscal Year (FFY) 2023 Community Development Block Grant (CDBG) in the economic development category; Adopting the City's comprehensive plan as its community development plan; and, for other purposes; and, Providing an effective date.

B. Ordinance 24-07, Second Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – McGinley Industrial Park (2024) (PR23-0003) – A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Allnew Enterprises, LLC, QA Properties, LLC, Quinn Adams #3, LLC, and US Spars, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on four (4) parcels totaling ±4.04 acres from Planned Unit Development (Alachua County) to Industrial General (IG); Tax Parcel Numbers 05893-010-002, 05893-010-003, 05893-020-003, and 05893-020-004 (Quasi-Judicial Hearing).

V. AGENDA ITEMS

A. Resolution 24-08: Amending the Fiscal Year 2023-2024 General Fund Budget for the receipt of unanticipated revenue; Increasing the General Fund Alachua Police Department budget to appropriate revenue and expenses related to donated funds and to an Edward Byrne Memorial Justice Assistance grant award received from the Florida Department of Law Enforcement; Providing an effective date.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII.COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS

Telehandler Purchase

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/20/2024
SUBJECT: Children's Trust of Alachua County Updates
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Receive the presentation

Summary

The Children's Trust of Alachua County funds and supports a coordinated system of community services that allows all youth and their families to thrive. The Children's Trust of Alachua County is an independent special taxing district. Marsha Kiner, Executive Director, is here to provide an update on the Summer Programs, Teenworks Alachua, and Children's Trust.

ATTACHMENTS:

Description

- Presentation

CHILDREN'S TRUST
OF ALACHUA COUNTY

City of Alachua – Regular Commission Meeting

Updates from Marsha Kiner, Children's Trust Executive Director

May 21, 2024

Today's Presentation

1. Who we are and recent news
2. Summer Programs
   - Camps
   - TeensWork Alachua
3. Questions and clarification

Who We Are

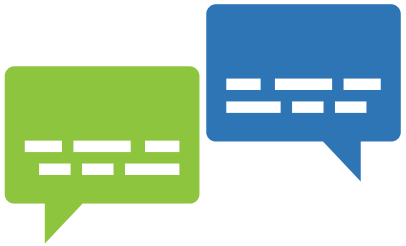
- The Children's Trust of Alachua County funds and supports **over 70 providers** that serve children, youth, and families.
- This list includes **afterschool**, **summer**, **enrichment activities**, **mentoring**, **early childhood**, **maternal and child health**, **family resource centers**... and we're continuing to grow.
- In 2023, our programs reached **23,000** children and youth.

What Drives Us

- The Children's Trust of Alachua County has **three main goals**:
  - Children and youth are **healthy and have nurturing caregivers and relationships**.
  - Children and youth can **learn what they need to be successful**.
  - Children and youth **live in a safe community**.

Recent happenings

- Contracted with LanguageLine, enabling the Children's Trust and all our funded organizations to better communicate with families.



- The Youth Healthcare RFP just opened, and selected projects will begin receiving funding October 1.

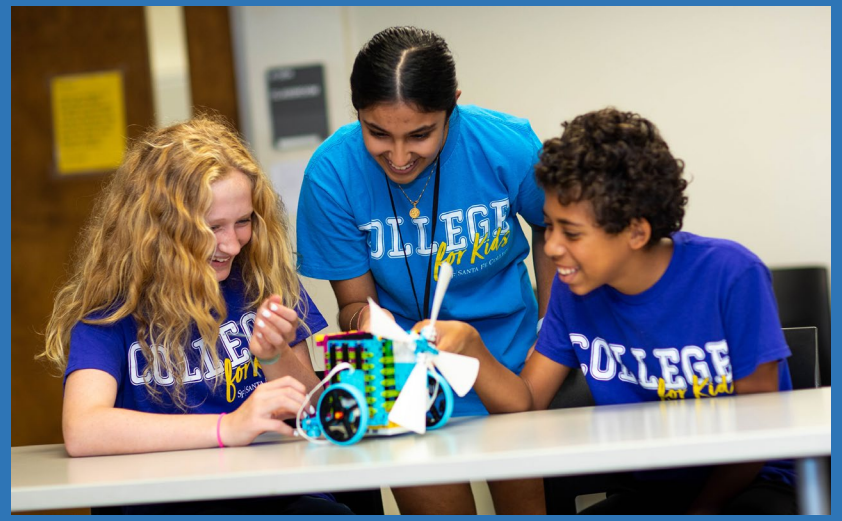
- We're always looking for new Volunteer Community Reviewers to help select the next funded programs.
- Summer programs are ready to get underway.

Summer Programs

- Camps
- TeensWork Alachua

Summer Camps

- 20 contracted providers
- Serving K-12 students
- 1,275 full or partial scholarship spaces available
- Here in Alachua, we've partnered with the City of Alachua's Legacy Park and Santa Fe College's Perry Center for Emerging Technologies.



TeensWork Alachua

- Students aged 14-18 are paired with local businesses to work paid ($12/hr) six-week internships (up to 25 hours/week).
- The application period just closed, although we are still enrolling businesses.
- Nearly 300 students will head to 98 jobsites this summer.
- Last fall, the inaugural TeensWork Alachua Fall Leadership Series graduated 24 students with the Florida Ready to Work Certification.

TEENSWORK ALACHUA
CHILDREN'S TRUST OF ALACHUA COUNTY

goodwill
GOODWILL INDUSTRIES OF NORTH FLORIDA

MAKING BUSINESS FINDING BUSINESS
MB LISTINGS, INC.
SERVING BUSINESSES

CHILDREN'S TRUST
OF ALACHUA COUNTY

Questions?

Thank you!

Contact Marsha Kiner: (352) 374-1830, mkiner@childrenstrustofalachuacounty.us

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/20/2024
SUBJECT: Fiscal Analysis Report for FY 2023-2024 through March 31, 2024
PREPARED BY: Tyler Williams, FAS - Accounting Manager

RECOMMENDED ACTION:
Receive the presentation.

Summary

The Finance and Administrative Services Department periodically prepares fiscal analysis reports for the purpose of conveying the City's general fiscal operating condition to the City Commission and the residents of the City of Alachua.

FINANCIAL IMPACT: No

BUDGETED: No

ATTACHMENTS:

Description

- Fiscal Analysis Report 20240331
- Presentation 20240331

FINANCE AND ADMINISTRATIVE SERVICES
FISCAL ANALYSIS
FY 2023-2024
THROUGH MARCH 31, 2024

TABLE OF CONTENTS

Introduction I

General Fund Summary 1
General Fund Revenues 4
General Fund Expenditures by Major Category 5
Special Revenue Funds Summary 9
Special Revenue Funds Revenues 10
Special Revenue Funds Expenditures by Major Category 11
Debt Service Fund Summary 13
Debt Service Fund Revenues 14
Debt Service Fund Expenditures by Major Category 15
Capital Projects Funds Summary 16
Capital Projects Funds Revenues 17
Capital Projects Funds Expenditures by Major Category 18
Enterprise Funds Summary 19
Enterprise Funds Revenues 20
Enterprise Funds Expenditures by Major Category 21
Internal Service Fund Summary 22
Internal Service Fund Revenues 23
Internal Service Fund Expenditures by Major Category 24
All City Funds Summary 26
Revenues by Major Category All City Funds 27
Expenditures by Major Category All City Funds 28
Budget Performance by Function All City Funds 29
Investments and Cash 30

INTRODUCTION TO FISCAL ANALYSIS REPORT

Purpose

The fiscal analysis report is used to report the operating condition of the City, and where applicable, identify potential trends and, if necessary, recommend options for corrective action. The report first looks at all City Funds, and then looks at the major fund types (General Fund, Enterprise Funds, etc.). This report is merely a snapshot that fairly represents the City's financial position at a given point in time. While materially accurate, these are unaudited figures.

Defining Revenue

Revenues are the financial resources available to the City. The City of Alachua has a variety of revenue sources. These revenue sources include taxes, permits and fees, charges for services, fines and forfeitures, grants, and other miscellaneous revenues.

Defining Expenditure

Expenditures constitute a use of financial resources. There are four basic types of expenditures: personal services, operating, capital and debt. Personal services include all salary and salary related expenditures. Operating expenditures include the day-to-day expenses such as supplies, utilities, and equipment purchases. Capital expenditures include construction of roads, parks, buildings and the purchase of land. Debt is the expense related to principal and interest on long-term bonds and notes issued by the City. Expenditure figures within this report include encumbrances. Encumbrances are expenditure commitments that have not yet been actually incurred.

Defining Expenditure Function

Expenditure functions are expenditure classifications according to the principal purposes for which expenditures are made. Examples are general government, public safety, economic environment, physical environment, transportation, and culture/recreation.

Defining Fund Balance

Fund balances are the funds carried over from the previous fiscal year. The City has a variety of uses for fund balance including reserve for future capital projects, for emergencies and catastrophes, for certain bond issues, and for other contingencies and expenditures.

Conclusion

The report gives a more comprehensive view by fund type of the financial operations of the City. The Finance and Administrative Services Department welcomes any feedback you may have.

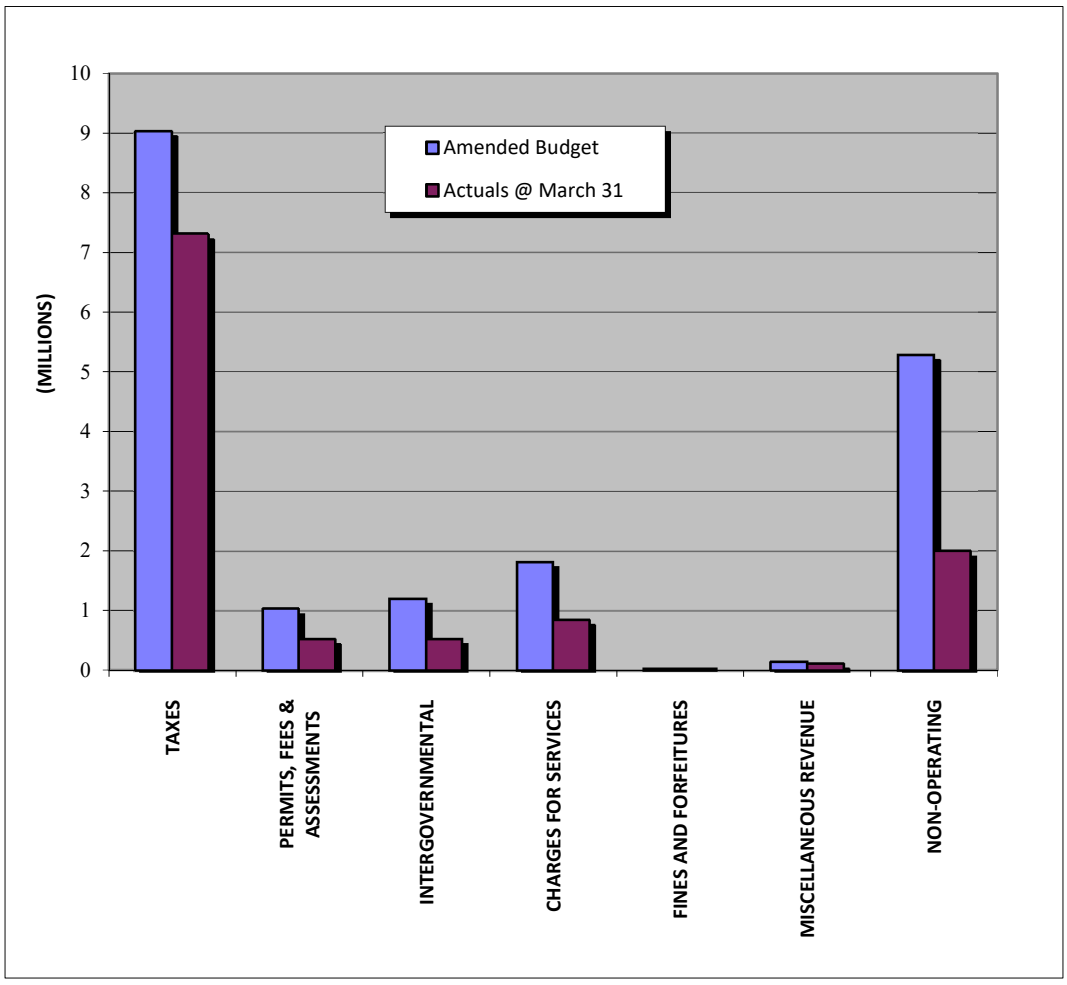
CITY OF ALACHUA **GENERAL FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

FUND 001 - GENERAL FUND: The General Fund is the general operating fund for the Alachua City Commission. This fund is used to account for all financial resources, except those required to be accounted for separately. These resources provide funding for programs such as Fire Services, Recreation Services, General Government Administration, Capital Improvement Projects, Law Enforcement and Planning Services to all residents of the City of Alachua.

	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	9,028,656	9,028,656	7,315,587	81%
PERMITS, FEES & ASSESSMENTS	1,037,000	1,037,000	526,200	51%
INTERGOVERNMENTAL	1,211,795	1,211,795	533,165	44%
CHARGES FOR SERVICES	1,824,066	1,824,066	852,860	47%
FINES AND FORFEITURES	40,000	40,000	38,703	97%
MISCELLANEOUS REVENUE	157,600	157,600	119,704	76%
NON-OPERATING	5,291,602	5,291,602	2,001,680	38%
	18,590,719	18,590,719	11,387,899	61%
EXPENSES:				
GENERAL GOVERNMENT	7,161,378	7,161,378	3,820,484	53%
PUBLIC SAFETY	5,458,246	5,458,246	2,971,138	54%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	1,111,762	1,111,762	1,098,308	99%
TRANSPORTATION	3,480,089	3,480,089	713,725	21%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,379,244	1,379,244	773,970	56%
	18,590,719	18,590,719	9,377,625	50%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	9,537,777	9,502,977	4,598,264	48%
OPERATING EXPENDITURES	4,356,915	4,478,000	3,006,122	67%
CAPITAL OUTLAY	3,132,500	3,046,215	699,021	23%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	291,501	291,501	2,375	1%
NON-OPERATING	1,272,026	1,272,026	1,071,843	84%
POWER COSTS	0	0	0	0%
	18,590,719	18,590,719	9,377,625	50%

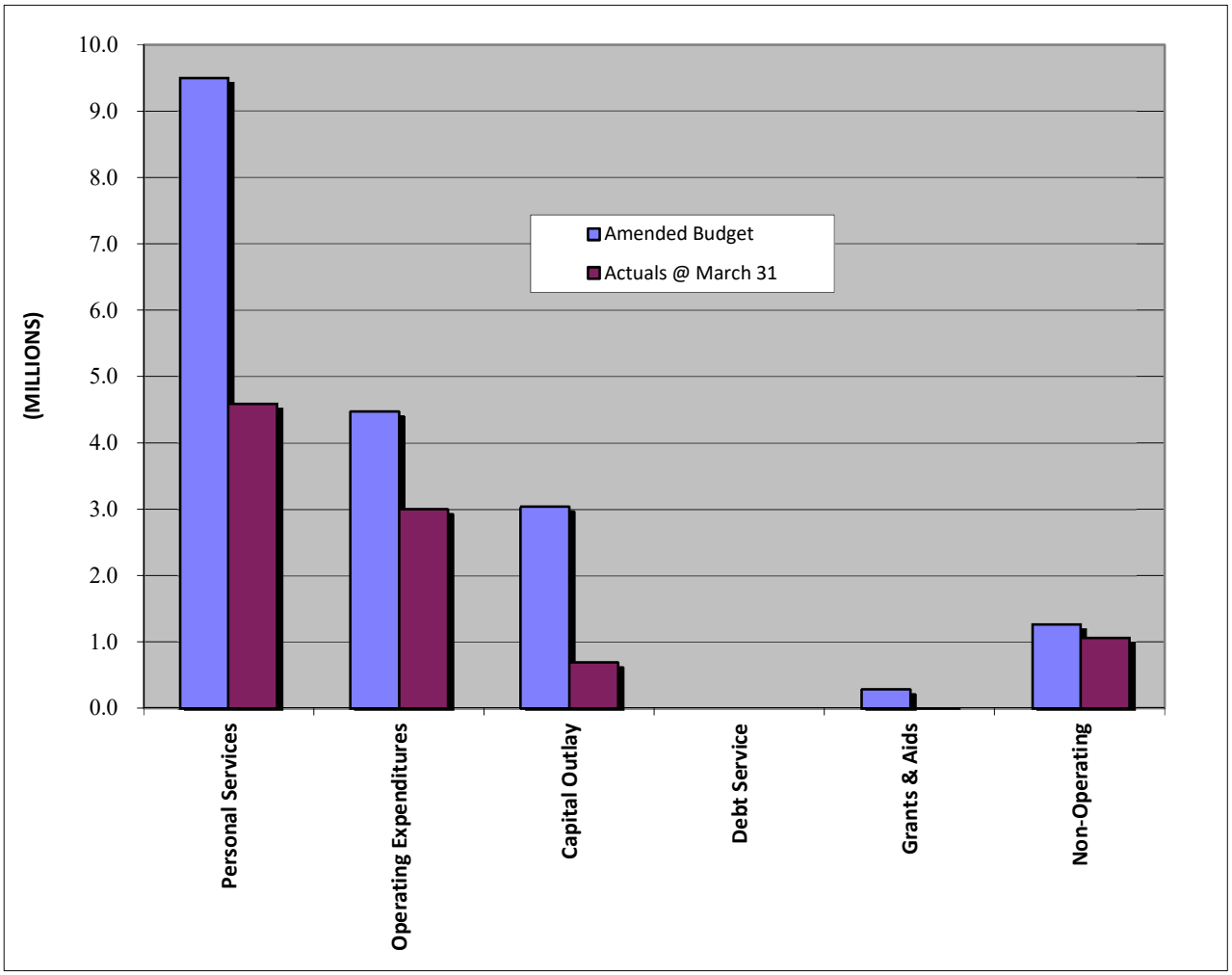
Revenues by Major Category
General Fund

As of March 31, 2024, the City of Alachua collected 61% of budgeted General Fund revenues. Tax collections are at 81%. These revenues include property taxes, local option fuel taxes, utility taxes, and communication services taxes and account for $9.0M, or just under half, of the General Fund annual budgeted revenues. Permits, Fees & Assessments are at 51%. The Intergovernmental Revenues are at 44%. Charges for Services are at 47%, Fines & Forfeitures are at 97%, Miscellaneous Revenues are at 76% and Non-Operating Revenues are at 38%.



Expenditures by Major Category
General Fund

Overall, General Fund expenditure categories were at 50%. Personal Services are at 48% with Operating Expenditures at 67%. The Capital Outlay category is at 23%, Grants & Aids are 1% and Non-Operating expenditures are at 84%. Encumbrances for legal and residential waste collection account for 8% of the expense line total ($748K).



CITY OF ALACHUA **GENERAL FUND REVENUES**

FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

REVENUE SOURCE	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT COLLECTED
TAXES				
AD VALOREM TAXES	6,929,631	6,929,631	6,315,392	91%
LOCAL OPTION FUEL TAXES	328,025	328,025	141,371	43%
UTILITY SERVICES TAXES	1,400,000	1,400,000	675,891	48%
COMMUNICATIONS SERVICES TAXES	322,000	322,000	135,127	42%
LOCAL BUSINESS TAXES	49,000	49,000	47,806	98%
SUBTOTAL	**9,028,656**	**9,028,656**	**7,315,587**	**81%**
PERMITS, FEES AND ASSESSMENTS				
BUILDING PERMITS	532,000	532,000	354,352	67%
FRANCHISE FEES	505,000	505,000	171,848	34%
SUBTOTAL	**1,037,000**	**1,037,000**	**526,200**	**51%**
INTERGOVERNMENTAL REVENUE				
STATE-SHARED REVENUES	1,206,540	1,206,540	522,950	43%
GRANTS	5,255	5,255	10,215	194%
SUBTOTAL	**1,211,795**	**1,211,795**	**533,165**	**44%**
CHARGES FOR SERVICES				
GENERAL GOVERNMENT	84,250	84,250	54,977	65%
PUBLIC SAFETY	355,800	355,800	147,740	42%
PHYSICAL ENVIRONMENT	1,216,512	1,216,512	599,098	49%
TRANSPORTATION	50,504	50,504	0	0%
CULTURE & RECREATION	117,000	117,000	51,045	44%
OTHER CHARGES FOR SVCS	0	0	0	0%
SUBTOTAL	**1,824,066**	**1,824,066**	**852,860**	**47%**
FINES & FORFEITURES				
FINES & FORFEITURES	40,000	40,000	31,784	79%
OTHER FINES & FORFEITURES	0	0	6,919	NA+
SUBTOTAL	**40,000**	**40,000**	**38,703**	**97%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	132,000	132,000	89,700	68%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	25,600	25,600	30,004	117%
SUBTOTAL	**157,600**	**157,600**	**119,704**	**76%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	2,000,000	2,000,000	2,000,000	100%
OPERATING TRANSFERS IN	1,700	1,700	1,680	99%
FUND BALANCE & UNDER COLLECTION	3,289,902	3,289,902	0	0%
SUBTOTAL	**5,291,602**	**5,291,602**	**2,001,680**	**38%**
GENERAL FUND	**18,590,719**	**18,590,719**	**11,387,899**	**61%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MARCH 31, 2024

DEPARTMENT/DIVISION	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CITY COMMISSION						
PERSONAL SERVICES	128,672	57,608	45%	0	0%	45%
OPERATING EXPENDITURES	28,418	11,985	42%	0	0%	42%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**157,090**	**69,593**	**44%**	**0**	**0%**	**44%**
CITY MANAGER'S OFFICE						
PERSONAL SERVICES	692,242	304,190	44%	0	0%	44%
OPERATING EXPENDITURES	53,551	16,889	32%	0	0%	32%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**745,793**	**321,079**	**43%**	**0**	**0%**	**43%**
DEPUTY CITY CLERK						
PERSONAL SERVICES	169,477	84,584	50%	0	0%	50%
OPERATING EXPENDITURES	75,865	49,563	65%	0	0%	65%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**245,342**	**134,147**	**55%**	**0**	**0%**	**55%**
CITY ATTORNEY						
OPERATING EXPENDITURES	232,063	84,776	37%	108,199	47%	83%
TOTAL EXPENDITURES	**232,063**	**84,776**	**37%**	**108,199**	**47%**	**83%**
INFORMATION & TECHNOLOGY SERVICES						
PERSONAL SERVICES	231,886	108,852	47%	0	0%	47%
OPERATING EXPENDITURES	127,393	72,117	57%	0	0%	57%
CAPITAL OUTLAY	125,000	24,742	20%	0	0%	20%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**484,279**	**205,711**	**42%**	**0**	**0%**	**42%**
FINANCE						
PERSONAL SERVICES	633,777	313,803	50%	0	0%	50%
OPERATING EXPENDITURES	113,228	62,708	55%	8,500	8%	63%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**747,005**	**376,511**	**50%**	**8,500**	**1%**	**52%**

CITY OF ALACHUA — **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS — **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MARCH 31, 2024

DEPARTMENT/DIVISION	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HUMAN RESOURCES						
PERSONAL SERVICES	284,827	142,648	50%	0	0%	50%
OPERATING EXPENDITURES	73,494	26,486	36%	3,250	4%	40%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**358,321**	**169,134**	**47%**	**3,250**	**1%**	**48%**
FACILITIES MAINTENANCE						
PERSONAL SERVICES	658,248	301,226	46%	0	0%	46%
OPERATING EXPENDITURES	272,577	106,804	39%	34,496	13%	52%
CAPITAL OUTLAY	200,000	26,800	13%	55,486	28%	41%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,130,825**	**434,830**	**38%**	**89,982**	**8%**	**46%**
GRANTS & CONTRACTS						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	55,000	10,663	19%	10,000	18%	38%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**55,000**	**10,663**	**19%**	**10,000**	**18%**	**38%**
CP&D-PLANNING & DEVELOPMENT						
PERSONAL SERVICES	612,349	294,721	48%	0	0%	48%
OPERATING EXPENDITURES	120,987	37,483	31%	6,750	6%	37%
CAPITAL OUTLAY	20,000	0	0%	13,853	69%	69%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**753,336**	**332,204**	**44%**	**20,603**	**3%**	**47%**
COMPLIANCE & RISK MANAGEMENT						
PERSONAL SERVICES	458,910	215,818	47%	0	0%	47%
OPERATING EXPENDITURES	51,763	14,049	27%	0	0%	27%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**510,673**	**229,867**	**45%**	**0**	**0%**	**45%**
CP&D-BEAUTIFICATION BOARD						
OPERATING EXPENDITURES	23,000	15,460	67%	24,256	105%	173%
TOTAL EXPENDITURES	**23,000**	**15,460**	**67%**	**24,256**	**105%**	**173%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MARCH 31, 2024

DEPARTMENT/DIVISION	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
SPECIAL EXPENSE						
PERSONAL SERVICES	14,074	532	4%	0	0%	4%
OPERATING EXPENDITURES	133,050	36,459	27%	60,510	45%	73%
CAPITAL OUTLAY	8,000	0	0%	0	0%	0%
GRANTS & AIDS	291,501	2,375	1%	0	0%	1%
NON-OPERATING	1,272,026	1,071,843	84%	0	0%	84%
TOTAL EXPENDITURES	**1,718,651**	**1,111,209**	**65%**	**60,510**	**4%**	**68%**
PS-SOLID WASTE DISPOSAL						
OPERATING EXPENDITURES	1,111,762	458,530	41%	639,778	58%	99%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,111,762**	**458,530**	**41%**	**639,778**	**58%**	**99%**
PS-PUBLIC WORKS						
PERSONAL SERVICES	717,544	292,261	41%	0	0%	41%
OPERATING EXPENDITURES	408,045	77,993	19%	77,805	19%	38%
CAPITAL OUTLAY	2,354,500	196,760	8%	68,906	3%	11%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**3,480,089**	**567,014**	**16%**	**146,711**	**4%**	**21%**
BUILDING INSPECTIONS						
PERSONAL SERVICES	303,857	135,998	45%	0	0%	45%
OPERATING EXPENDITURES	73,187	49,834	68%	13,265	18%	86%
CAPITAL OUTLAY	53,000	28,762	54%	13,853	0%	80%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**430,044**	**214,594**	**50%**	**27,118**	**6%**	**56%**
APD-PATROL & ADMIN						
PERSONAL SERVICES	3,468,017	1,843,681	53%	0	0%	53%
OPERATING EXPENDITURES	789,462	345,917	44%	83,071	11%	54%
CAPITAL OUTLAY	265,715	246,594	93%	0	0%	93%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,523,194**	**2,436,192**	**54%**	**83,071**	**2%**	**56%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MARCH 31, 2024

DEPARTMENT/DIVISION	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
APD-COMMUNICATIONS						
PERSONAL SERVICES	448,039	194,773	43%	0	0%	43%
OPERATING EXPENDITURES	22,969	5,757	25%	0	0%	25%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**471,008**	**200,530**	**43%**	**0**	**0%**	**43%**
APD-SCHOOL CROSSING GUARDS						
OPERATING EXPENDITURES	29,000	9,575	33%	0	0%	33%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**29,000**	**9,575**	**33%**	**0**	**0%**	**33%**
APD-EXPLORERS PROGRAM						
OPERATING EXPENDITURES	2,000	58	3%	0	0%	3%
TOTAL EXPENDITURES	**2,000**	**58**	**3%**	**0**	**0%**	**3%**
APD-RESERVE PROGRAM						
OPERATING EXPENDITURES	3,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**3,000**	**0**	**0%**	**0**	**0%**	**0%**
RECREATION & CULTURE						
PERSONAL SERVICES	681,058	307,569	45%	0	0%	45%
OPERATING EXPENDITURES	678,186	325,843	48%	117,293	17%	65%
CAPITAL OUTLAY	20,000	23,265	116%	0	0%	116%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,379,244**	**656,677**	**48%**	**117,293**	**9%**	**56%**
GENERAL FUND	**18,590,719**	**8,038,354**	**43%**	**1,339,271**	**7%**	**50%**

CITY OF ALACHUA **SPECIAL REVENUE FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

FUND VARIOUS - SPECIAL REVENUE FUNDS: Special Revenue Funds are used to account for the proceeds of specific revenue sources that are designated for specified purposes or are restricted in use.

	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	1,591,368	1,591,368	588,496	37%
PERMITS, FEES & ASSESSMENTS	9,800	9,800	162,336	1656%
INTERGOVERNMENTAL REVENUE	1,006,297	1,006,297	347,089	34%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	5,000	5,000	2,246	45%
MISCELLANEOUS REVENUE	32,300	32,300	28,375	88%
NON-OPERATING	1,321,060	1,321,060	264,271	20%
	3,965,825	3,965,825	1,392,813	35%
EXPENSES:				
GENERAL GOVERNMENT	1,705,658	1,705,658	0	0%
PUBLIC SAFETY	18,000	18,000	8,481	47%
ECONOMIC ENVIRONMENT	828,822	828,822	314,744	38%
PHYSICAL ENVIRONMENT	24,000	24,000	8,980	37%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,389,345	1,389,345	1,272,036	92%
	3,965,825	3,965,825	1,604,241	40%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	126,713	126,713	52,463	41%
OPERATING EXPENDITURES	672,559	695,559	347,750	50%
CAPITAL OUTLAY	3,111,553	3,088,553	1,205,228	39%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	25,000	25,000	0	0%
NON-OPERATING	30,000	30,000	0	0%
	3,965,825	3,965,825	1,605,441	40%

CITY OF ALACHUA **SPECIAL REVENUE FUNDS REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

REVENUE SOURCE	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	RECEIVED TO DATE FY 23/24	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	1,591,368	1,591,368	588,496	37%
SUBTOTAL	**1,591,368**	**1,591,368**	**588,496**	**37%**
PERMITS, FEES AND ASSESSMENTS				
OTHER CHARGES AND FEES	0	0	155,110	NA+
SPECIAL ASSESSMENTS	9,800	9,800	7,226	74%
SUBTOTAL	**9,800**	**9,800**	**162,336**	**1656%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	0	0	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	666,667	666,667	7,694	1%
PAYMENTS FROM LOCAL UNITS (FOR CRA)	339,630	339,630	339,395	100%
SUBTOTAL	**1,006,297**	**1,006,297**	**347,089**	**34%**
CHARGES FOR SERVICES				
CULTURE & RECREATION	0	0	0	0%
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
FINES AND FORFEITURES				
ADDT'L CRT COSTS-$2 FOR LEO TRAINING	5,000	5,000	2,246	45%
SUBTOTAL	**5,000**	**5,000**	**2,246**	**45%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	7,300	7,300	12,825	176%
RENTALS AND LEASES	25,000	25,000	14,000	56%
CONTRIBUTIONS AND DONATIONS	0	0	1,550	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**32,300**	**32,300**	**28,375**	**88%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN	264,454	264,454	264,271	100%
USE OF FUND BALANCE/UNDERCOLLECTION	1,056,606	1,056,606	0	0%
SUBTOTAL	**1,321,060**	**1,321,060**	**264,271**	**20%**
SPECIAL REVENUE FUNDS	**3,965,825**	**3,965,825**	**1,392,813**	**35%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ADDT'L COURT COST-$2 FOR LEO TRAINING FUND						
OPERATING EXPENDITURES	13,000	8,481	65%	0	0%	65%
TOTAL EXPENDITURES	**13,000**	**8,481**	**65%**	**0**	**0%**	**65%**
TREE BANK FUND						
OPERATING EXPENDITURES	201,511	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**201,511**	**0**	**0%**	**0**	**0%**	**0%**
EXPLORER SPECIAL REVENUE FUND						
OPERATING EXPENDITURES	5,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**5,000**	**0**	**0%**	**0**	**0%**	**0%**
TK BASIN SPECIAL ASSESSMENT						
OPERATING EXPENDITURES	14,000	2,700	19%	6,280	45%	64%
NON OPERATING	10,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**24,000**	**2,700**	**11%**	**6,280**	**26%**	**37%**
INFRASTRUCTURE SURTAX FUND						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	1,504,147	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,504,147**	**0**	**0%**	**0**	**0%**	**0%**
WILD SPACES PUBLIC PLACES FUND						
OPERATING EXPENDITURES	61,900	39,814	64%	31,615	51%	115%
CAPITAL OUTLAY	1,322,531	26,333	2%	1,172,020	89%	91%
TOTAL EXPENDITURES	**1,384,431**	**66,147**	**5%**	**1,203,635**	**87%**	**92%**
DONATION FUND						
OPERATING EXPENDITURES	4,914	3,454	70%	0	0%	70%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,914**	**3,454**	**70%**	**0**	**0%**	**70%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CRA FUND						
PERSONAL SERVICES	126,713	52,463	41%	0	0%	41%
OPERATING EXPENDITURES	395,234	135,681	34%	119,725	30%	65%
CAPITAL OUTLAY	261,875	0	0%	6,875	3%	3%
DEBT SERVICE	0	0	0%	0	0%	0%
AIDS TO PRIVATE ORGANIZATIONS	25,000	0	0%	0	0%	0%
NON OPERATING	20,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**828,822**	**188,144**	**23%**	**126,600**	**15%**	**38%**
SPECIAL REVENUE FUNDS	**3,965,825**	**268,926**	**7%**	**1,336,515**	**34%**	**40%**

CITY OF ALACHUA **DEBT SERVICE FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

FUND 070 - DEBT SERVICE FUND: The Debt Service Fund is used to account for the accumulation of resources for, and the payment of the City's general long-term debt, interest, and other related debt service charges. Debt obligations related to the Enterprise funds are accounted for in those specific funds.

	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	13	NA+
NON-OPERATING	800,274	800,274	807,572	101%
	800,274	800,274	807,585	101%
EXPENSES:				
GENERAL GOVERNMENT	800,274	800,274	800,135	100%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	0	0	0	0%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	800,274	800,274	800,135	100%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	0	0	0	0%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	800,274	800,274	800,135	100%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	800,274	800,274	800,135	100%

CITY OF ALACHUA **DEBT SERVICE FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

REVENUE SOURCE	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT COLLECTED
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	0	0	13	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**13**	NA+
NON OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN-GF	807,572	807,572	807,572	100%
FUND BALANCE & UNDER COLLECTION	(7,298)	(7,298)	0	0%
SUBTOTAL	**800,274**	**800,274**	**807,572**	**101%**
DEBT SERVICE FUND	**800,274**	**800,274**	**807,585**	**101%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

DEBT SERVICE FUND EXPENDITURES
BY MAJOR CATEGORY

DEBT OBLIGATION	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
OTHER DEBT COSTS						
DEBT SERVICE	750	611	81%	0	0%	81%
SERIES 2016 CAPITAL IMPROVEMENT						
DEBT SERVICE	799,524	799,524	100%	0	0%	100%
TOTAL EXPENDITURES	**799,524**	**799,524**	**100%**	**0**	**0%**	**100%**
DEBT SERVICE FUND	**800,274**	**800,135**	**100%**	**0**	**0%**	**100%**

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

FUND 3XX - CAPITAL PROJECTS FUNDS: Capital Project Funds are used to account for financial resources to be used for the acquisition, construction, or improvement of major capital facilities (other than those financed by the Enterprise Funds or Special Assessments).

	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	673,315	673,315	686,755	102%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	4	NA+
NON-OPERATING	227,640	227,640	0	0%
	900,955	900,955	686,759	76%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	4,326	4,326	0	0%
TRANSPORTATION	894,929	894,929	865,562	97%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,700	1,700	1,680	99%
	900,955	900,955	867,242	96%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	4,326	4,326	0	0%
CAPITAL OUTLAY	894,929	894,929	865,562	97%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	1,700	1,700	1,680	0%
POWER COSTS	0	0	0	0%
	900,955	900,955	867,242	96%

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

REVENUE SOURCE	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	RECEIVED TO DATE FY 23/24	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	673,315	673,315	686,755	102%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
SUBTOTAL	**673,315**	**673,315**	**686,755**	**102%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	0	0	4	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**4**	**NA+**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
USE OF FUND BALANCE	227,640	227,640	0	0%
SUBTOTAL	**227,640**	**227,640**	**0**	**0%**
CAPITAL PROJECTS FUNDS	**900,955**	**900,955**	**686,759**	**76%**

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MARCH 31, 2024

CAPITAL PROJECT	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
SAN FELASCO CONSERVATION CORRIDOR						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
NON-OPERATING	1,700	1,680	99%	0	0%	99%
TOTAL EXPENDITURES	**1,700**	**1,680**	**99%**	**0**	**0%**	**99%**
HERITAGE OAKS						
OPERATING EXPENSES	4,326	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,326**	**0**	**0%**	**0**	**0%**	**0%**
CDBG - NEIGHBORHOOD REVITALIZATION						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	894,929	865,562	97%	0	0%	97%
TOTAL EXPENDITURES	**894,929**	**865,562**	**97%**	**0**	**0%**	**97%**
CAPITAL PROJECT FUNDS	**900,955**	**867,242**	**96%**	**0**	**0%**	**96%**

CITY OF ALACHUA **ENTERPRISE FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

FUND 010, 020, 030, 042 - ENTERPRISE FUNDS: Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises in which the intent of the governing body is that all costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The City's Electric, Water, Wastewater, and Mosquito Control services reside in Enterprise funds.

	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	5,228,379	5,228,379	470,000	9%
CHARGES FOR SERVICES	22,377,771	22,377,771	10,467,856	47%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	487,300	487,300	549,022	113%
NON-OPERATING	9,967,040	9,967,040	0	0%
	38,060,490	38,060,490	11,486,878	30%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	38,060,490	38,060,490	19,369,581	51%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	38,060,490	38,060,490	19,369,581	51%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	2,447,239	2,447,239	998,158	41%
OPERATING EXPENDITURES	2,620,616	2,620,616	1,164,595	44%
CAPITAL OUTLAY	14,318,220	14,318,220	9,436,420	66%
DEBT SERVICE	788,712	788,712	560,027	71%
GRANTS AND AIDS	0	0	3,293	NA-
NON-OPERATING	8,980,703	8,980,703	4,592,397	51%
POWER COSTS	8,905,000	8,905,000	2,614,691	29%
	38,060,490	38,060,490	19,369,581	51%

CITY OF ALACHUA **ENTERPRISE FUNDS REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

REVENUE SOURCE	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	RECEIVED TO DATE FY 23/24	PERCENT COLLECTED
INTERGOVERNMENTAL REVENUE				
STATE GRANTS	798,325	798,325	0	0%
FEDERAL GRANTS	4,430,054	4,430,054	470,000	11%
SUBTOTAL	**5,228,379**	**5,228,379**	**470,000**	**9%**
CHARGES FOR SERVICES				
PHYSICAL ENVIRONMENT-ELECTRIC	16,786,971	16,786,971	6,667,159	40%
PHYSICAL ENVIRONMENT-WATER	2,240,000	2,240,000	1,558,165	70%
PHYSICAL ENVIRONMENT-WASTEWATER	3,285,800	3,285,800	2,210,811	67%
PHYSICAL ENVIRONMENT-MOSQUITO	65,000	65,000	31,721	49%
SUBTOTAL	**22,377,771**	**22,377,771**	**10,467,856**	**47%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	92,500	92,500	88,155	95%
RENTS & ROYALTIES	32,000	32,000	0	0%
OTHER MISCELLANEOUS REVENUE	362,800	362,800	460,867	127%
SUBTOTAL	**487,300**	**487,300**	**549,022**	**113%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
FUND BALANCE & UNDER COLLECTION	9,967,040	9,967,040	0	0%
SUBTOTAL	**9,967,040**	**9,967,040**	**0**	**0%**
ENTERPRISE FUNDS	**38,060,490**	**38,060,490**	**11,486,878**	**30%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

ENTERPRISE FUNDS EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ELECTRIC UTILITY						
PERSONAL SERVICES	1,521,242	614,074	40%	0	0%	40%
OPERATING EXPENDITURES	947,457	404,424	43%	136,486	14%	57%
CAPITAL OUTLAY	3,648,445	564,396	15%	505,070	14%	29%
DEBT SERVICE	0	0	0%	0	0%	0%
GRANTS & AIDS	0	3,293	NA-	0	0%	NA-
NON-OPERATING	6,329,888	3,593,263	57%	0	0%	57%
POWER COSTS	8,905,000	2,614,691	29%	0	0%	29%
TOTAL EXPENDITURES	**21,352,032**	**7,794,141**	**37%**	**641,556**	**3%**	**40%**
WATER UTILITY						
PERSONAL SERVICES	344,663	99,492	29%	0	0%	29%
OPERATING EXPENDITURES	499,358	117,623	24%	54,342	11%	34%
CAPITAL OUTLAY	7,787,481	639,303	8%	7,190,284	92%	101%
DEBT SERVICE	165,684	165,663	100%	0	0%	100%
NON-OPERATING	1,526,681	0	0%	0	0%	0%
TOTAL EXPENDITURES	**10,323,867**	**1,022,081**	**10%**	**7,244,626**	**70%**	**80%**
WASTEWATER UTILITY						
PERSONAL SERVICES	569,210	282,936	50%	0	0%	50%
OPERATING EXPENDITURES	1,132,183	304,286	27%	146,073	13%	40%
CAPITAL OUTLAY	2,882,294	338,244	12%	199,123	7%	19%
DEBT SERVICE	623,028	394,364	63%	0	0%	63%
NON-OPERATING	1,044,134	944,134	90%	0	0%	90%
TOTAL EXPENDITURES	**6,250,849**	**2,263,964**	**36%**	**345,196**	**6%**	**42%**
MOSQUITO CONTROL						
PERSONAL SERVICES	12,124	1,656	14%	0	0%	14%
OPERATING EXPENDITURES	41,618	1,361	3%	0	0%	3%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	80,000	55,000	69%	0	0%	69%
TOTAL EXPENDITURES	**133,742**	**58,017**	**43%**	**0**	**0%**	**43%**
ENTERPRISE FUNDS	**38,060,490**	**11,138,203**	**29%**	**8,231,378**	**22%**	**51%**

CITY OF ALACHUA **INTERNAL SERVICE FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

FUND 700 - INTERNAL SERVICE FUND: The Internal Service Fund is used to account for the provision of goods or services by Utility Administration, Utility Operations, Utility Billing, Warehouse Operations, and postage services for the City's utility system and other departments.

	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	220	NA+
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	15,116	NA+
NON-OPERATING	4,414,756	4,414,756	2,592,397	59%
	4,414,756	4,414,756	2,607,733	59%
EXPENSES:				
GENERAL GOVERNMENT	3,413,769	3,413,769	1,359,885	40%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	1,000,987	1,000,987	384,329	38%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	4,414,756	4,414,756	1,744,214	40%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	2,815,632	2,815,632	1,071,891	38%
OPERATING EXPENDITURES	998,210	998,210	330,380	33%
CAPITAL OUTLAY	180,000	180,000	60,815	34%
DEBT SERVICE	280,914	280,914	281,128	100%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	140,000	140,000	0	0%
POWER COSTS	0	0	0	0%
	4,414,756	4,414,756	1,744,214	40%

CITY OF ALACHUA **INTERNAL SERVICE FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

REVENUE SOURCE	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT COLLECTED
PERMITS, FEES & ASSESSMENTS				
OTHER LICENSES, FEES, AND PERMITS	0	0	220	NA+
SUBTOTAL	**0**	**0**	**220**	**NA+**
INTERGOVERNMENTAL REVENUE				
OTHER FEDERAL GRANTS	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
CHARGES FOR SERVICES				
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	0	0	15,116	NA+
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**15,116**	**NA+**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	0	0	0	0%
SERIES 2016 DEBT PROCEEDS	0	0	0	0%
INTERFUND TRANSFER	4,019,078	4,019,078	2,592,397	65%
FUND BALANCE & UNDER COLLECTION	395,678	395,678	0	0%
SUBTOTAL	**4,414,756**	**4,414,756**	**2,592,397**	**59%**
INTERNAL SERVICE FUND	**4,414,756**	**4,414,756**	**2,607,733**	**59%**

CITY OF ALACHUA **INTERNAL SERVICE FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MARCH 31, 2024

DEPARTMENT/DIVISION	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
FAS / UTILITY OPERATIONS						
PERSONAL SERVICES	364,212	187,357	51%	0	0%	51%
OPERATING EXPENDITURES	90,723	20,998	23%	18,562	20%	44%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**454,935**	**208,355**	**46%**	**18,562**	**4%**	**50%**
FAS / UTILITY BILLING						
PERSONAL SERVICES	408,514	166,903	41%	0	0%	41%
OPERATING EXPENDITURES	157,274	70,998	45%	8,500	5%	51%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**565,788**	**237,901**	**42%**	**8,500**	**2%**	**44%**
PUBLIC SERVICES / UTILITY ADMINISTRATION						
PERSONAL SERVICES	1,274,438	378,583	30%	0	0%	30%
OPERATING EXPENDITURES	333,800	94,535	28%	12,733	4%	32%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,608,238**	**473,118**	**29%**	**12,733**	**1%**	**30%**
PUBLIC SERVICES-WAREHOUSE OPERATIONS						
PERSONAL SERVICES	137,116	69,570	51%	0	0%	51%
OPERATING EXPENDITURES	31,430	7,104	23%	0	0%	23%
CAPITAL OUTLAY	110,000	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**278,546**	**76,674**	**28%**	**0**	**0%**	**28%**
ISF - HUMAN RESOURCES						
PERSONAL SERVICES	45,536	22,488	49%	0	0%	49%
OPERATING EXPENDITURES	707	286	40%	0	0%	40%
TOTAL EXPENDITURES	**46,243**	**22,774**	**49%**	**0**	**0%**	**49%**
ISF - FAS / INFORMATION						
PERSONAL SERVICES	35,105	17,186	49%	0	0%	49%
OPERATING EXPENDITURES	4,000	2,954	74%	0	0%	74%
TOTAL EXPENDITURES	**39,105**	**20,140**	**52%**	**0**	**0%**	**52%**

CITY OF ALACHUA **INTERNAL SERVICE FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MARCH 31, 2024

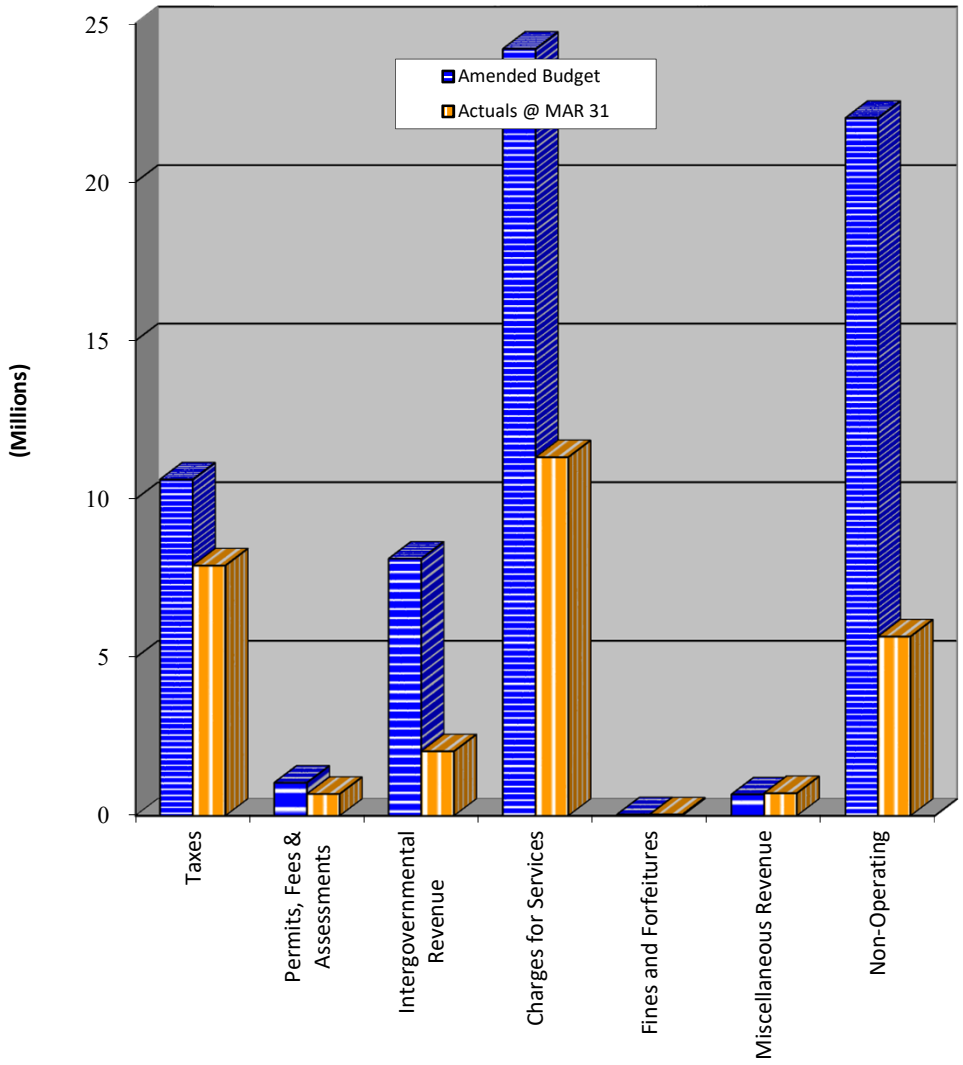
DEPARTMENT/DIVISION	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
PUBLIC SERVICES-WATER DISTRIBUTION/COLLECTION						
PERSONAL SERVICES	550,711	229,804	42%	0	0%	42%
OPERATING EXPENDITURES	380,276	72,812	19%	20,898	5%	25%
CAPITAL OUTLAY	70,000	0	0%	60,815	87%	87%
TOTAL EXPENDITURES	**1,000,987**	**302,616**	**30%**	**81,713**	**8%**	**38%**
DEBT SERVICE FUND - SERIES 2016						
DEBT SERVICE	280,914	281,128	100%	0	0%	100%
TOTAL EXPENDITURES	**280,914**	**281,128**	**100%**	**0**	**0%**	**100%**
INTERNAL SERVICE FUND RESERVES						
NON-OPERATING	140,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**140,000**	**0**	**0%**	**0**	**0%**	**0%**
INTERNAL SERVICE FUND	**4,414,756**	**1,622,706**	**37%**	**121,508**	**3%**	**40%**

CITY OF ALACHUA **ALL CITY FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2024

	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	10,620,024	10,620,024	7,904,083	74%
PERMITS, FEES & ASSESSMENTS	1,046,800	1,046,800	688,756	66%
INTERGOVERNMENTAL	8,119,786	8,119,786	2,037,009	25%
CHARGES FOR SERVICES	24,201,837	24,201,837	11,320,716	47%
FINES AND FORFEITURES	45,000	45,000	40,949	91%
MISCELLANEOUS REVENUE	677,200	677,200	712,234	105%
NON-OPERATING	22,022,372	22,022,372	5,665,920	26%
	66,733,019	66,733,019	28,369,667	43%
EXPENSES:				
GENERAL GOVERNMENT	13,081,079	13,081,079	5,980,504	54%
PUBLIC SAFETY	5,476,246	5,476,246	2,979,619	54%
ECONOMIC ENVIRONMENT	828,822	828,822	314,744	38%
PHYSICAL ENVIRONMENT	40,201,565	40,201,565	20,861,198	52%
TRANSPORTATION	4,375,018	4,375,018	1,579,287	36%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	2,770,289	2,770,289	2,047,686	74%
	66,733,019	66,733,019	33,763,038	51%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	14,927,361	14,892,561	6,720,776	45%
OPERATING EXPENDITURES	8,652,626	8,796,711	4,848,847	55%
CAPITAL OUTLAY	21,637,202	21,527,917	12,267,046	57%
DEBT SERVICE	1,869,900	1,869,900	1,641,290	88%
GRANTS & AIDS	316,501	316,501	5,668	2%
NON-OPERATING	10,424,429	10,424,429	5,665,920	54%
POWER COSTS	8,905,000	8,905,000	2,614,691	29%
	66,733,019	66,733,019	33,764,238	51%

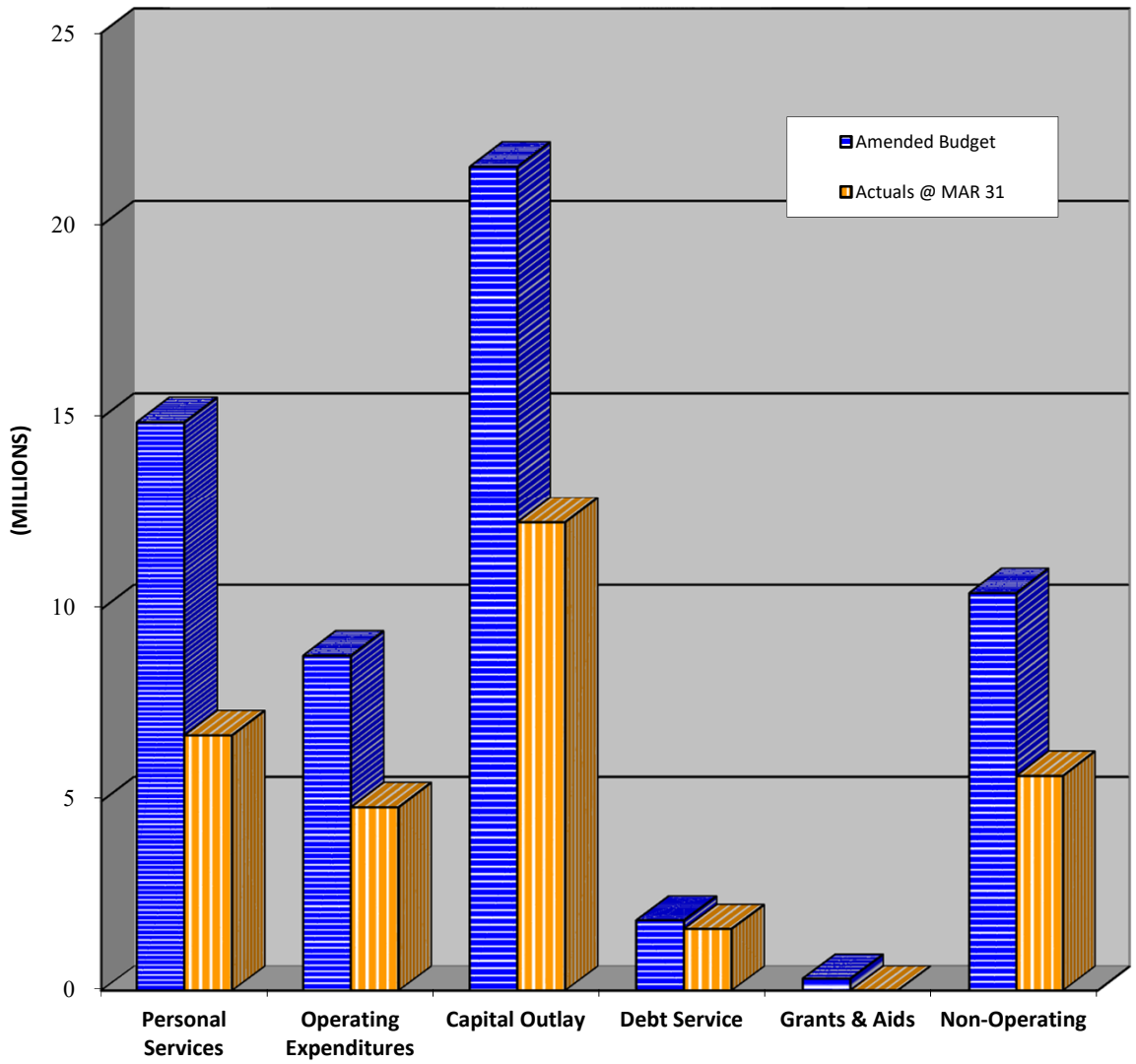
Revenues by Major Category
All City Funds

The City of Alachua's overall revenues are at 43% of budget for the fiscal year. Taxes are at 74% of budget. These include ad valorem property taxes and public utility taxes. Other revenue sources are: Permits, Fees and Assessments (66%); Intergovernmental Revenue (25%); Charges for Services (47%); Fines and Forfeitures (91%); Miscellaneous Revenue (105%); and Non-Operating Revenue (26%).



Expenditures by Major Category
All City Funds

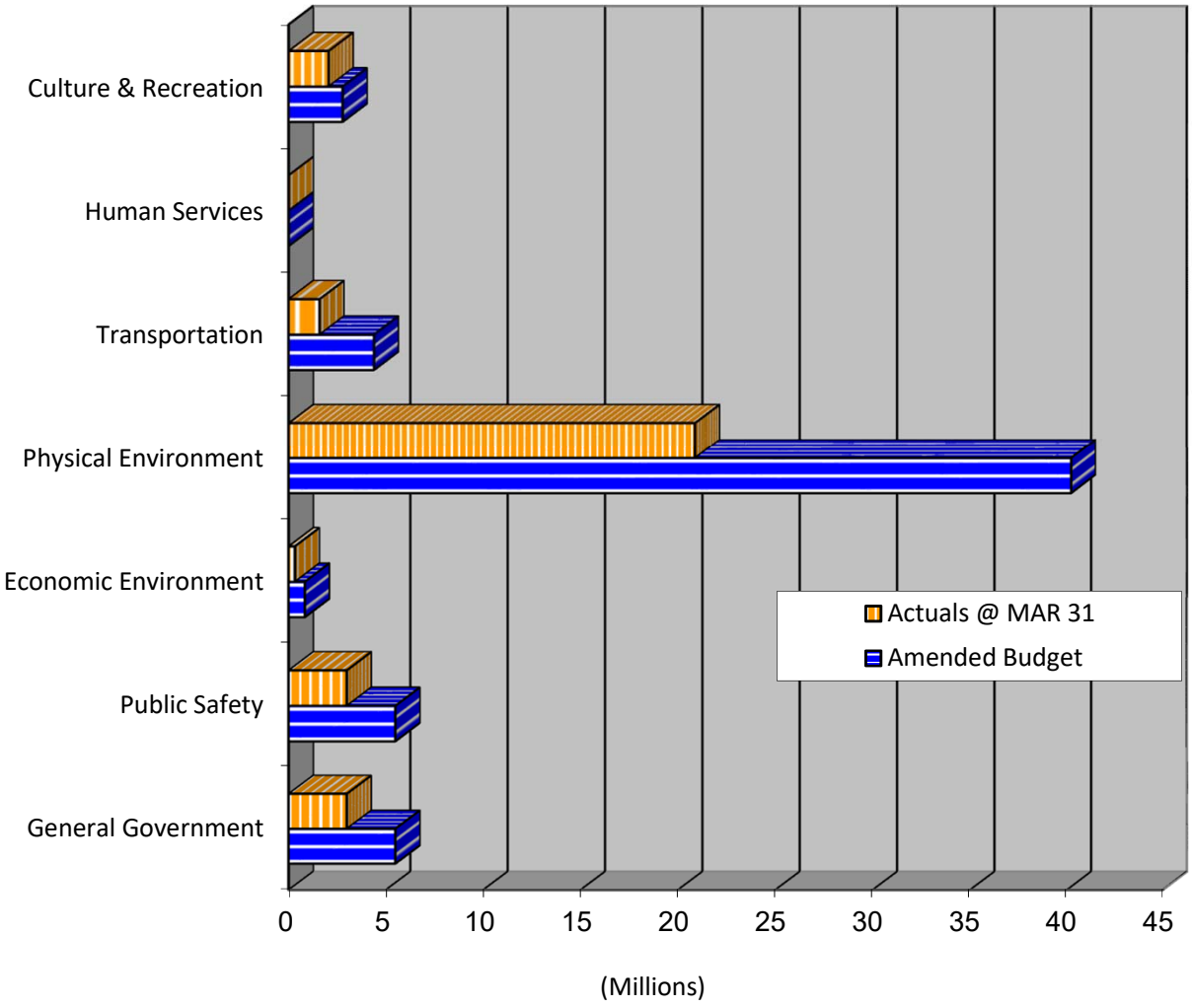
Overall, City expenditures and encumbrances are at 51% of budget for the period. The Personal Services category is at 45% of budget for the fiscal year. The Operating Expenditures category is at 55%, with encumbrances for legal and residential waste collection services of $748K. Capital Outlay is at 57%, Debt Service is 88%, Grants & Aids is 2% and Non-Operating Expenditures are at 54%. Encumbrances for future expenditures account for 16.5% (aprox. $11.0M) of the budget total.



* Encumbered activity are purchase orders that are reserved for payment, but have not been paid as of the report date.

Budget Performance by Function
All City Funds

Overall, expenditures are at 51% of budget with General Government expenses at 54%, Public Safety at 54%, Economic Environment at 38%, Physical Environment at 52% (Enterprise Funds, Water Collection and Distribution & residential waste collection services), Transportation at 36%, Human Services at 0%, and Culture & Recreation at 74%.



INVESTMENTS AND CASH

Purpose

The purpose of this section is to report the City's cash and investment holdings at the end of each month. These funds are managed in accordance with the City's Investment Policies, which are designed to ensure the prudent management of public funds, the availability of operating and capital funds when needed, and an investment return competitive with comparable funds and financial market indices.

Investment Objectives

The foremost objective of the City's investment program is the safety of the principal of those funds within the portfolios. The portfolio is managed in a manner that funds are available to meet reasonably anticipated cash flow requirements in an orderly manner. The portfolio is designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. However, return on investment is insignificant in comparison to the safety and liquidity objectives described above. The City's core investments are limited to relatively low risk investment instruments in anticipation of earning fair return relative to the risk being assumed.

Defining Principal

Principal, when dealing with investments, can be defined as the original amount invested in a security.

Defining of Portfolio

A portfolio can be defined as various investment instruments possessed by an individual or organization.

Defining Rate of Return on Investment

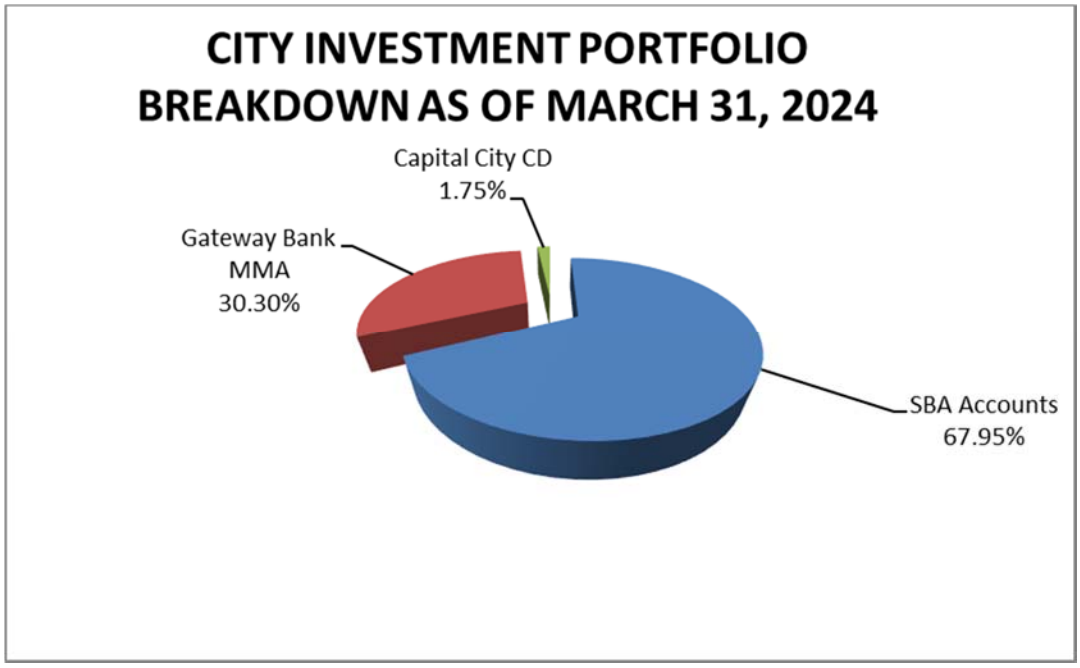
The Rate of Return on Investment refers to the benefits (the profits) to an investor or organization relative to the cost of the initial investment. It is similar to the rate of profit as a measure of profitability.

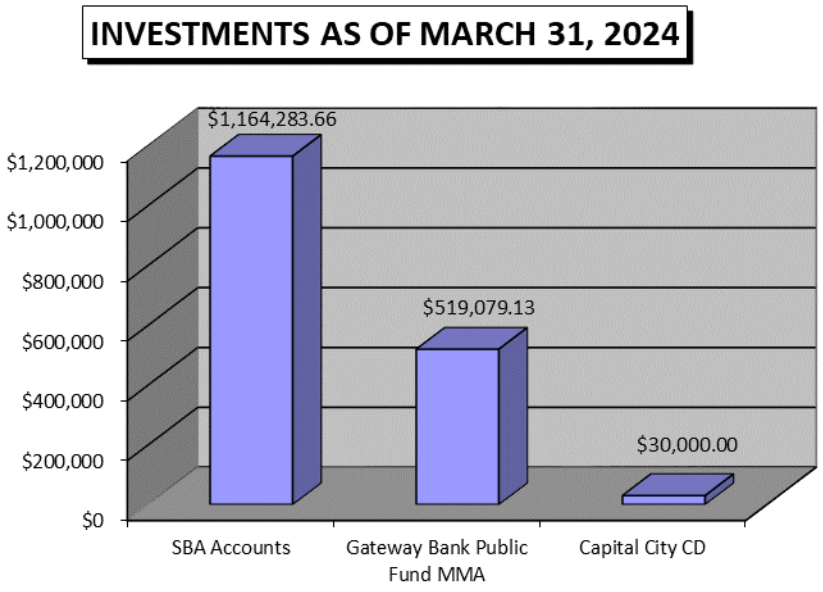
Conclusion

The City's cash and investments are pursuant to Section 218.415, Florida Statutes as well as the City's own adopted Investment Policy. To ensure that the City's funds are effectively managed, the Finance Director and other appropriate staff shall annually complete eight (8) hours of continuing professional education in subjects or courses of study related to investment practices and products.

INVESTMENTS AND CASH

As of March 31, 2024, the City's investment portfolio totaled **$1,713,362.79.** The portfolio consists of: two State Board of Administration Investment Pool (SBA) accounts, one money market account and a certificate of deposit account. The graphs below illustrate the breakdown, by percentage, of each investment.





INVESTMENTS AND CASH

As of March 31, 2024, the City had cash holdings in several accounts with Capital City Bank, South State Bank (formerly CenterState Bank) and Renasant Bank (formerly Alarion & Heritage) that totaled **$33,628,039.55.** Each bank account has a specific purpose. The accounts are listed as follows:

- Main Operating account: This account is for the City's daily deposits (utility payments, grant revenue, etc.) and expenses (vendor payments, debt service payments, etc.).
- Payroll account: This account is for payroll-related expenses (salaries payable).
- Community Redevelopment Agency (CRA) account: This account is for deposits and expenses related to CRA activities.
- Police Forfeiture account: This account is for fines and forfeiture funds received by the Alachua Police Department. Expenditures from this account will not be permitted without Commission approval.
- Series 2016 Repayment: This account is intended to be utilized to make the annual Series 2016 Debt payments.
- Restricted Deposit account: This account is for utility customer deposits only.
- Explorer account: This account is for deposits and expenses related to Police Explorer activities.
- Heritage Oaks account: This account is for funds related to the completion of improvements to the Heritage Oaks subdivision Phase I.
- SRF Repayment Money Market account: This account is for the repayment of the State Revolving Fund (SRF) loan related to the construction of the waste water facility.
- ARPA Account: This account is for funds received from the Federal Government through the American Rescue Plan Act. Funds are intended to be used to make necessary investments in water infrastructure.

The bank account balances as of the end of the report period are as follows:

Bank Account	March Balance	Percentage of Total
Operating Account	$25,041,832.69	74.47%
Payroll Account	$7,861.99	0.02%
CRA Account	$939,821.95	2.79%
Police Forfeiture Account	$3,389.05	0.01%
Series 2016 Repayment Account	$874,966.93	2.60%
Deposit Account	$2,079,370.50	6.18%
Explorer Account	$5,139.29	0.02%
Heritage Oaks Account	$4,325.46	0.01%
SRF Repayment Account	$232,252.16	0.69%
ARPA Account	$4,439,079.53	13.20%
TOTAL	**$33,628,039.55**	100.00%

CITY OF ALACHUA

FISCAL ANALYSIS REPORT

FISCAL YEAR 2023-2024

THROUGH MARCH 31, 2024

MAY 20, 2024

Key Terms

- **Fiscal year: period beginning October 1, 2023 and ending September 30, 2024.**
- **Amended budget: budget including all changes since the beginning of the fiscal year.**
- **Period benchmark: percentage of fiscal year that has transpired - 50%.**
- **Encumbrances: Funds committed for future expenses.**

ALL FUNDS SUMMARY

	FY 23/24 AMENDED BUDGET	PERCENT OF TOTAL BUDGET
GENERAL FUND	18,590,719	27.86%
SPECIAL REVENUE FUNDS	3,965,825	5.94%
DEBT SERVICE FUND	800,274	1.20%
CAPITAL PROJECTS FUNDS	900,955	1.35%
ENTERPRISE FUNDS	38,060,490	57.03%
INTERNAL SERVICE FUND	4,414,756	6.62%
	66,733,019	**100.00%**

General Fund

- **Primary Revenue Source: Taxes**

- **Programs Funded:**
  - City Commission
  - City Manager (City Manager, Special Expense)
  - City Attorney
  - Finance & Admin. Svcs. (Finance, Grants, Purchasing, Facilities, Information & Tech.)
  - Human Resources (Human Resources, Deputy City Clerk)
  - Community Planning & Development (Planning, Codes)
  - Compliance & Risk Management
  - Building Inspections
  - Residential Waste Collection
  - Public Works
  - Police
  - Recreation & Culture

General Fund

- **Sources of Funding (79%) –**
  - Current Revenues: $ 11.4M (61%)
  - Budgeted Balances: $ 3.3M (18%)
- **Uses of Funding (50%) –**
  - Expenses: $ 8.0M (43%)
  - Encumbrances: $ 1.3M (7%)

Special Revenue Funds

- **Primary Revenue Source: Intergovernmental Revenue and Taxes**

- **Programs Funded:**
  - Law Enforcement Training
  - Tree Bank
  - APD Explorers
  - T K Basin
  - Infrastructure Surtax
  - Wild Spaces Public Places
  - Donation
  - Community Redevelopment Agency (CRA)

Special Revenue Funds

- **Sources of Funding (62%) –**
  - Current Revenues: $ 1.4M (35%)
  - Budgeted Balances: $ 1.1M (27%)
- **Uses of Funding (40%) –**
  - Expenses: $ 269K (7%)
  - Encumbrances: $ 1.3M (33%)

Debt Service Fund

- **Primary Revenue Source: Inter-fund Transfers**

- **Programs Funded:**
  - **Series 2016 Debt Payments**

Debt Service Fund

- **Sources of Funding (100%) –**
  - Current Revenues: $ 808K (101%)
  - Budgeted Balances: $ -7K (-1%)
- **Uses of Funding (77%) –**
  - Expenses: $ 800K (100%)
  - Encumbrances: $ ------ (0%)

Capital Projects Funds

- **Primary Revenue Source: Intergovernmental Revenue**

- **Programs Funded:**
  - San Felasco Conservation Corridor
  - Heritage Oaks
  - CDBG – Neighborhood Revitalization

Capital Projects Funds

- **Sources of Funding (101%) –**
  - Current Revenues: $ 687K (76%)
  - Budgeted Balances: $ 228K (25%)
- **Uses of Funding (96%) –**
  - Expenses: $ 867K (96%)
  - Encumbrances: $ 0K (0%)

Enterprise Funds

- **Primary Revenue Source: Charges for Services**

- **Programs Funded:**
  - **Electric**
  - **Water**
  - **Waste Water**
  - **Mosquito**

Enterprise Funds

- **Sources of Funding (49%) –**
  - Current Revenues: $ 11.5M (30%)
  - Budgeted Balances: $ 7.2M (19%)
- **Uses of Funding (51%) –**
  - Expenses: $ 11.1M (29%)
  - Encumbrances: $ 8.2M (22%)

Internal Service Fund

- **Primary Revenue Source: Charges for Services**

- **Programs Funded:**
  - Utility Operations
  - Utility Billing
  - Utility Administration
  - Warehouse Operations
  - Human Resources
  - Information & Technology
  - Water Distribution/Collection

Internal Service Fund

- **Sources of Funding (68%) –**
  - Current Revenues: $ 2.6M (59%)
  - Balances: $ 396K (9%)
- **Uses of Funding (40%) –**
  - Expenses: $ 1.6M (37%)
  - Encumbrances: $ 122K (3%)

ALL FUNDS SUMMARY

- **Amended FY 23/24 Budget = $ 66,733,019**

- **Sources of Funding (61%) –**
  - Current Revenues: $ 28.4M (43%)
  - Budgeted Balances: $ 12.2M (18%)

- **Uses of Funding (51%) –**
  - Expenses: $ 22.7M (34%)
  - Encumbrances: $ 11.0M (17%)

Investments / Cash Holdings

- **Investment portfolio total = $ 1,713,362.79**
  - State Board of Administration (SBA) = $ 1.2M
  - Money Market Account = $ 519K
  - Certificate of Deposit = $ 30K

- **Cash holdings total = $ 33,628,039.55**
  - Operating Account = $ 25.0M
  - CRA Account = $ 940K
  - Customer Deposit Accounts = $ 2.1M
  - Series 2016 Repayment Account = $ 875K
  - SRF Money Market account = $ 232K
  - ARPA Account = $ 4.4M
  - Other Accounts = $ 21K

CONCLUSION

- **Revenues and Expenses Recap**
- **Audit Completed**

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/20/2024
SUBJECT: Alachua Elementary School Student Artist Appreciation
PREPARED BY: Diane L. Amendola, Assistant Deputy City Clerk

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

Summary

In recognition of the student artists, we are presenting art certificates to the students of Alachua Elementary School who had their artwork featured on display in the foyer of City Hall.

City of ALACHUA
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/20/2024
SUBJECT: National Military Appreciation Month
PREPARED BY: Diane L. Amendola, Assistant Deputy City Clerk

RECOMMENDED ACTION:
Mayor to read proclamation, declaring May as National Military Appreciation Month.

Summary

Each year, May is observed as National Military Appreciation Month. It is a time to recognize and show appreciation to all veterans and activity duty military while honoring the contributions made by all service members.

COMMISSION GOALS:
Quality of Life

ATTACHMENTS:

Description

- National Military Appreciation Month Proclamation

City of Alachua, Florida

Office of Mayor Gib Coerper

PROCLAMATION

WHEREAS, In 1999 Senator John McCain introduced legislation to designate the month of May as National Military Appreciation Month, and both Senate and House of Representatives adopted resolutions calling for Americans to recognize and honor U.S. Service members during National Military Appreciation Month; and

WHEREAS, Florida is home to the third largest Veteran population in the nation with more than 1.6 million Veterans and accounts for over 860,000 direct and indirect jobs and an annual economic impact of $96.6 billion dollars; and

WHEREAS, for generations, members of the United States Armed Forces have put their lives on the line to protect and defend the United States Constitution and the freedoms we hold dear; and

WHEREAS, The City of Alachua expresses its gratitude and commitment to all active service members, veterans, and their families, including those who have died in the pursuit of freedom; and

WHEREAS, the United States owes an enormous debt to all servicemen and women, and governments at the federal, state, and local level should ensure that veterans have the support they need when they return home, so that they may prosper and lead healthy lives; and

WHEREAS, the City of Alachua is proud to honor the employees whom have represented all branches of the military and proudly supports active-duty military service members and veterans.

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

National Military Appreciation Month

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of May, 2024

ATTEST:

_____

Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/20/2024
SUBJECT: Appointment to Citizen Advisory Task Force (CATF)
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Appoint two (2) applicants to the Citizen Advisory Task Force; one (1) with a three-year term expiring September 30th, 2025, and one (1) with a three-year term expiring September 30th, 2026.

Summary

The Citizen Advisory Task Force (CATF) is a five-member advisory board of the City Commission, with a regular three-year term of office. The primary purpose of the CATF is to serve the City Commission by advising on matters related to Community Development Block Grant (CDBG) and Housing and Urban Development (HUD) programs.

The CATF has two (2) vacancies with terms that closed on September 30th, 2023, and one (1) vacancy with a term that closes on September 30th, 2025. The CATF bylaws require that three (3) of the five (5) seats be represented by persons of low to moderate income. As a result of this requirement, only two (2) of the vacancies may be filled by this action.

The City advertised for applications in the Alachua County Today August – December 2023. Notices of the vacancy were also posted on community bulletin boards and the City's website. The City received three (3) applications; the names of those applicants are listed below in alphabetical order:

1. Gloria Jones-Andrews
2. Christopher G. Mallinson
3. Walter Welch

The applicants have been advised that the Commission will be considering the time and have been invited to attend the meeting. They will be called to come forward to speak in the order listed.

ATTACHMENTS:

Description

- App - Andrews, Gloria
- App - Mallinson, Chris
- App - Welch, Walter
- Ballot
- Ad - Alachua County Today

CITY OF ALACHUA APPLICATION
CITIZEN ADVISORY TASK FORCE (CATF)
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Name Gloria Jones Andrews Date 4/30/24

Mailing Address 15505 NW 141st Street Alachua, Fla. 32615

Phone (Daytime) 386-418-2184 E-mail Andrewsjac138@gmail.com

Are you a current CATF member seeking reappointment? ☐ Yes ☒ No

IN WHAT CAPACITY ARE YOU SEEKING APPOINTMENT TO THE CATF? (Check one)

- A member of a local Community Agency or Organization? _____

If yes, please give name of Agency/Organization and office held, if any:

_____

- A resident who earns at or below 80% of median income _____
- A resident who has a general interest X

Are you a City Resident? ☒ Yes ☐ No

Are you available to meet at least semiannually? ☒ Yes ☐ No

Why would you like to be appointed to the CATF?

I was born in Alachua, and I'm familiar with community issues and needs. I maintain & interface with people of this community on a personal level daily and would be a great advocate.

What experience and skills do you have that would be of assistance to the CATF?

Over 30 years in Social Services as a Social Worker. Performed home studies and provided assessment to Court System. Monitoring of compliance to Fla. Statutes w/in CtF

Signature Gloria Jones Andrews

PLEASE RETURN THIS COMPLETED APPLICATION BY MAIL TO: CITY OF ALACHUA, ATTN: DEPUTY CITY CLERK, P.O. BOX 9, ALACHUA, FL 32616-0009; BY FAX 386.418.6100; OR BRING TO CITY HALL.

CITY OF ALACHUA
CITIZEN ADVISORY TASK FORCE (CATF) MEMBER

Please circle your Household Size **and** then circle the Annual Household Income amount that is just above your actual Annual Household Income.*

Household Size	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Annual Household Income	less than $45,850	less than $52,400	less than $58,950	less than $65,500	less than $70,750	less than $76,000	less than $81,250	less than $86,500

my income $56 annually

Certification: I, the undersigned, certify that the information stated above is true and accurately reflects my household composition and income data.

CATF Member: Gloria Jones Andrews Date: 5/6/24
Signature

Gloria Jones Andrews
Typed or Printed Name

*As required by the Department of Economic Opportunity (DEO), the CATF shall have at least five members and must be comprised of residents of the City and at least 51% of the members must be from LMI households. None of the members can be an elected official and only one member can be an employee of the City. Income data available from the following HUD website: http://www.huduser.org/portal/datasets/il.html

CITY OF ALACHUA APPLICATION
CITIZEN ADVISORY TASK FORCE (CATF)
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Name Christopher G Mallinson Date 08/28/2023

Mailing Address 14723 NW 142nd Ter, Alachua Fl 32615

Phone (Daytime) 912-424-4709 E-mail cmallinson3315@gmail.com

Are you a current CATF member seeking reappointment? ■ Yes ☐ No

IN WHAT CAPACITY ARE YOU SEEKING APPOINTMENT TO THE CATF? (Check one)

- A member of a local Community Agency or Organization? _____

If yes, please give name of Agency/Organization and office held, if any:

_____

- A resident who earns at or below 80% of median income _____
- A resident who has a general interest X

Are you a City Resident? ☒ Yes ☐ No

Are you available to meet at least semiannually? ☒ Yes ☐ No

Why would you like to be appointed to the CATF?

To help the City Staff and Counsel in some capacity to grow, fund, build, and promote, The City of Alachua.

What experience and skills do you have that would be of assistance to the CATF?

See attatched

See attatched

See attatched

See attatched

Signature

PLEASE RETURN THIS COMPLETED APPLICATION BY MAIL TO: CITY OF ALACHUA, ATTN: DEPUTY CITY CLERK, P.O. BOX 9, ALACHUA, FL 32616-0009; BY FAX 386.418.6100; OR BRING TO CITY HALL.

C.A.T.F

Christopher G Mallinson Experience and Skills

1-CATF Chairman and board member 1 year term September 2022 – September 2023

2-Board member of G3 Triathlon Club 2021 - present

3-Terminal manager Williams Brothers Trucking December 2009 - present

4-Resident of Alachua, Fl Historic District March 3, 2015 - present

CITY OF ALACHUA
CITIZEN ADVISORY TASK FORCE (CATF) MEMBER

Please circle your Household Size **and** then circle the Annual Household Income amount that is just above your actual Annual Household Income.*

Household Size	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Annual Household Income	less than $45,850	less than $52,400	less than $58,950	less than $65,500	less than $70,750	less than $76,000	less than $81,250	less than $86,500

Certification: I, the undersigned, certify that the Information stated above is true and accurately reflects my household composition and income data.

CATF Member: _____ Date: 8/28/2023
Signature

Christopher G. Mallinson
Typed or Printed Name

*As required by the Department of Economic Opportunity (DEO), the CATF shall have at least five members and must be comprised of residents of the City and at least 51% of the members must be from LMI households. None of the members can be an elected official and only one member can be an employee of the City. Income data available from the following HUD website: http://www.huduser.org/portal/datasets/il.html

CITY OF ALACHUA APPLICATION
CITIZEN ADVISORY TASK FORCE (CATF)
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Name Walter Welch Date 02/28/24

Mailing Address 13100 NW 151 PL Alachua Fl. 32615

Phone (Daytime)_____ E-mail lecwelch.ww@gmail.com

Are you a current CATF member seeking reappointment? ☑ Yes ☐ No

IN WHAT CAPACITY ARE YOU SEEKING APPOINTMENT TO THE CATF? (Check one)

- A member of a local Community Agency or Organization? _____

If yes, please give name of Agency/Organization and office held, if any:

_____

- A resident who earns at or below 80% of median income _____
- A resident who has a general interest ✓

Are you a City Resident? ☑ Yes ☐ No

Are you available to meet at least semiannually? ☑ Yes ☐ No

Why would you like to be appointed to the CATF?

To support my city and community for a better development

What experience and skills do you have that would be of assistance to the CATF?

I served this advisory Task Force development for about 7 years

Signature Walter Welch

PLEASE RETURN THIS COMPLETED APPLICATION BY MAIL TO: CITY OF ALACHUA, ATTN: DEPUTY CITY CLERK, P.O. BOX 9, ALACHUA, FL 32616-0009; BY FAX 386.418.6100; OR BRING TO CITY HALL.

CITY OF ALACHUA
CITIZEN ADVISORY TASK FORCE (CATF) MEMBER

Please circle your Household Size **and** then circle the Annual Household Income amount that is just above your actual Annual Household Income.*

Household Size	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Annual Household Income	less than $45,850	less than $52,400	less than $58,950	less than $65,500	less than $70,750	less than $76,000	less than $81,250	less than $86,500

Certification: I, the undersigned, certify that the information stated above is true and accurately reflects my household composition and income data.

CATF Member: Walter Welch Date: 02/28/24
Signature

Walter Welch
Typed or Printed Name

*As required by the Department of Economic Opportunity (DEO), the CATF shall have at least five members and must be comprised of residents of the City and at least 51% of the members must be from LMI households. None of the members can be an elected official and only one member can be an employee of the City. Income data available from the following HUD website: http://www.huduser.org/portal/datasets/il.html

WALTER WELCH

13100 North West 151st Place, ALACHUA, FL 32615
Phone: (352) 681-6770
Email: leewelch.ww@gmail.com

Objective

As a sales agent or retail salesperson i like to make sure i complete my job to perfection. And I have 12 years of shipping and receiving as well retail sells.

Ability Summary

Experience in selling merchandise in a retail establishment,as well as conducing inventory and coordinating scheduling.

Employment History

06/2020 - 01/2023 **Customer Service Representative (CSR)**
Habitat for Humanity, Gainesville, FL

Interacted with customers to provide basic or scripted information in response to routine inquiries about services. Handled and resolved general complaints.

05/2019 - 05/2020 **Workforce Development Assistant**
Career Source, Gainesville, FL

Assist in registering people for unemployment or Employ Florida website/ and encouraging them to believe in themselves concerning their career development.

01/2008 - 12/2015 **Advisory board member, volunteer**
City of Alachua, Gainesville, FL

1996-2007

01/1999 - 04/2007 **Supervisor**
CMC Recycling, Gainesville, FL

- Supervised non-ferrous department with ten employees.
- Coordinated schedules for shipping and receiving for large companies.
- Served on Advisory Committee for City budget items.
- Kept inventory of merchandise, ordered supplies as needed for shipping and receiving.
- Maintained company records for orders.
- Record and maintained detailed records of payments from merchandise sales.

02/1986 - 09/1987 **Custodial Laborer**
Shands At Uf, Gainesville, FL

i was the trash pick up person

Education and Training

Sales
No degree provided
True Worship Biblical School, FL

General High School Curriculum
High School Equivalency Diploma
state of florida, FL

career development
Vocational School Certificate
Santa Fe College, Gainesville, FL

Proof reading of the gospel
Vocational School Certificate
True Worship Biblical School, FL

Additional Information

I also have a degree from True Worship Word ministry
Review Score Issue for Detailed References. Include your references

Detailed References

References Available on Request

Résumé Free Text

I also have a degree from True Worship Word ministry I'm a well respected Pastor and I have the respect, and supported by the city of Alachua FL. Custodial Laborer i was the trash pick up person, Workforce Development Assistant Assist in registering people for unemployment or Employ Florida website/ and encouraging them to believe in themselves concerning their career development. Supervisor

- Supervised non-ferrous department with ten employees.
- Coordinated schedules for shipping and receiving for large companies.
- Served on Advisory Committee for City budget items.
- Kept inventory of merchandise, ordered supplies as needed for shipping and receiving.
- Maintained company records for orders.
- Record and maintained detailed records of payments from merchandise sales.

Advisory board member, volunteer 1996-2007 Proof reading of the gospel True Worship Biblical School career development Santa Fe College General High School Curriculum state of Florida Experience in selling merchandise in a retail establishment. Retail sales As a sales agent or retail salesperson i like to make sure i complete my job to perfection. And I have 12 years of shipping and receiving as well retail sells.

May 20, 2024 – Citizen Advisory Task Force Term Ballot

Vote for a maximum of one (1) applicants

_____ Gloria Jones Andrews

_____ Christopher Mallinson

Vote yes or no for the following applicant:

_____ Walter Welch

_____May 20, 2024
Signature

Clinton Cathcart
386-249-2766
Lawn Maintenance Pressure Washing
Tree Pruning
Emeraldcutzplus@gmail.com
Find us on Facebook @TailoredEmpire
Sit on your butt while we get it cut!

The newest catalog for SF Community Education courses is now available.
Seek out fun experiences and opportunities to learn new hobbies or skills with these non-credit courses open to the public. See the full list of classes at sfcollege.edu/communityed or scan the QR code.

City of ALACHUA

ADVISORY BOARD VACANCY

SENIOR RESOURCES

The Alachua City Commission is accepting applications for two (2) vacancies on its Senior Resources Advisory Board. Appointments will be for a three-year term. Interested applicants must be willing to attend meetings on at least a quarterly basis and have a keen interest in senior resources.

To apply, you may obtain an application and information from either our website www.cityofalachua.com, or contact the City of Alachua at (386) 418-6100 to obtain a copy. Applications must be received by the City on or before September 14, 2023, for consideration. You may send your application Attention: City Clerk's Office, P.O. Box 9, Alachua, FL 32616 or drop it off at City Hall, located at 15100 NW 142 Terrace.

(Published: Alachua County Today - August 24, 2023 and August 31, 2023)

Alachua County Today
is your best source for local news
386.462.3355

City of ALACHUA

NOTICE OF VACANCY

CITIZEN ADVISORY TASK FORCE (CATF)

The City of Alachua is accepting applications for two (2) vacancies on the CATF. Appointments will be for a three-year term. The CATF is the advisory body to the Alachua City Commission on the CDBG Program. It is a five (5)-member committee and meets at least semiannually at City Hall. Applicants must reside in the City of Alachua and fall within income limits.

Applications may be obtained in person at Alachua City Hall, 15100 NW 142nd Terrace, Monday through Thursday, between the hours of 7:30 AM and 6:00 PM. For electronic applications, visit the City website at:

www.cityofalachua.com

All applications must be received on or before September 14, 2023, by the close of business at 6:00 p.m. Applications can be returned by mail to: City of Alachua, Attn: Deputy City Clerk, P.O. Box 9, Alachua, FL 32616-0009; by fax to 386-418-6177; or dropped off at City Hall.

Please refer any questions to LeAnne Williams, Deputy City Clerk, at 386-418-6103.

(Published: Alachua County Today - August 24, 2023 and August 31, 2023)

Advertisement for Proposa

The Gainesville Housing A solicits Requests for Proposa licensed, and responsible firms GHA with Construction Servic Center Repairs and Renovation FL 32641.

RFP 2023-28 Training Center R

All bidders are invited to attend a Pr located at 2626 E. University Aven Wednesday, September 27, 2023 at 11

Bids are to be submitted no later Tuesday, October 17, 2023. All bid or prior will be publicly opened and located at 1900 SE 4th Street, Gainesv

Bid Guarantee: Bid Bond, Certified C less than 5% of bidder payable to the

How to obtain Bid

Contract documents (plans and spec DemandStar at https://network.dema go online to electronically download

Date and Time for Rec
Tuesday, October 17, 20

Proposals are to be submitted electro gnvha.org or through DemandStar at

By: Ms. Pamela E
Gainesville Housing Auth

EEO
Equal Opportunity Employer

(Published: Alachua County Today - A and Septembe

nua County Commission kills
berry meat processing facility

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/20/2024
SUBJECT: 2024-2025 City Commission Board and Committee Assignments
PREPARED BY: Mike DaRoza, City Manager

RECOMMENDED ACTION:
Approve the Commission Committee Assignments.

Summary

Per the Commissioners Rules of Procedure, Rule 32, Commission Appointments to Boards and Committees:

"Members of the City Commission serve on various boards and committees (e.g., North Central Florida Regional Planning Council, etc.). Appointments are reviewed and made each year as soon after the election as practicable.

(a) If there is no nominee or volunteer for a vacancy, the Chair will appoint a Commissioner to serve.
(b) A listing of appointments will be disseminated to the City Commission in advance of the appropriate meeting so that Commissioners can determine his/her interest in serving on various boards/committees."

Other boards and committees not listed may be constituted and filled at the Commission's desire.

ATTACHMENTS:

Description

- 2024-2025 Commission Committee Assignments

City of ALACHUA

THE GOOD LIFE COMMUNITY

COMMISSION COMMITTEE ASSIGNMENTS
MAY 2024 THROUGH MAY 2025

AFFORDABLE HOUSING

DELEGATE: COMMISSIONER DAYNA MILLER
ALTERNATE: VICE MAYOR ED POTTS

ALACHUA CHAMBER OF COMMERCE

DELEGATE: MAYOR GIB COERPER
ALTERNATE: COMMISSIONER DAYNA MILLER

ALACHUA COUNTY LEAGUE OF CITIES

DELEGATE: MAYOR GIB COERPER
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

CITIZENS ADVISORY TASK FORCE

DELEGATE: COMMISSIONER SHIRLEY GREEN BROWN
ALTERNATE: VICE MAYOR ED POTTS

COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD

DELEGATE: COMMISSIONER DAYNA MILLER
ALTERNATE: MAYOR GIB COERPER

EDUCATIONAL TASK FORCE

DELEGATE: COMMISSIONER JENNIFER RINGERSEN
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

ELECTED OFFICIALS GROUP FOR SCHOOL FACILITY PLANNING

DELEGATE: COMMISSIONER SHIRLEY GREEN BROWN
ALTERNATE: COMMISSIONER JENNIFER RINGERSEN

FLORIDA LEAGUE OF CITIES

DELEGATE: MAYOR GIB COERPER
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

FLORIDA MUNICIPAL POWER ASSOCIATION

DELEGATE: COMMISSIONER JENNIFER RINGERSEN
ALTERNATE: PUBLIC SERVICES DIRECTOR MICHAEL CARRILLO
SECOND ALTERNATE: CITY MANAGER MIKE DAROZA

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

DELEGATE: VICE MAYOR ED POTTS
ALTERNATE: COMMISSIONER DAYNA MILLER

OPIOID TASK FORCE

DELEGATE: COMMISSIONER JENNIFER RINGERSEN
ALTERNATE: VICE MAYOR ED POTTS

PARKS & RECREATION ADVISORY BOARD

DELEGATE: VICE MAYOR ED POTTS
ALTERNATE: COMMISSIONER SHIRLEY GREEN BROWN

SENIOR RESOURCES ADVISORY BOARD

DELEGATE: COMMISSIONER SHIRLEY GREEN BROWN
ALTERNATE: VICE MAYOR ED POTTS

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

DELEGATE: VICE MAYOR ED POTTS
ALTERNATE: COMMISSIONER DAYNA MILLER

YOUTH ADVISORY COUNCIL

DELEGATE: COMMISSIONER DAYNA MILLER
ALTERNATE: COMMISSIONER JENNIFER RINGERSEN

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/20/2024
SUBJECT: Resolution 24-06: Authorizing application to Florida Commerce (formerly Department of Economic Opportunity) for a Federal Fiscal Year (FFY) 2023 Community Development Block Grant (CDBG) in the economic development category; Adopting the City's comprehensive plan as its community development plan; and, for other purposes; and, Providing an effective date.
PREPARED BY: Robert Bonetti, Finance and Administrative Services Director

RECOMMENDED ACTION:
(1) Conduct the public hearing; and,
(2) Adopt Resolution 24-06.

Summary

The City of Alachua is applying for a $1,500,000 CDBG Economic Development grant on behalf of Ben E. Keith, Co. to fund community improvements to support a new 680,810 square foot Distribution Center (DC) to be generally located SW of the CR 235A and Peggy Road intersection, East of the Quail Roost subdivision, and West of the Dollar General Distribution Center. The DC will be Ben E. Keith's East Coast Regional Headquarters. The service area for this business will include not only Alachua County and the State of Florida but also several states through the Southeast and Eastern seaboard. The anticipated cost for this part of this project to be approximately $2,537,000 dollars, while the total project investment cost is expected to exceed $100 million dollars.
Ben E. Keith, Co. will be the owner and manager of this Distribution Center and will create/retain a minimum of forty-four (44) full-time equivalent permanent new jobs within the two-year CDBG grant period. A minimum of sixteen (16) new jobs are projected to be created, while twenty-eight (28) jobs are expected to be retained. These positions will include Transportation Personnel, Warehouse Associates and other personnel, Sanitation Associates, Forklift Operators, Drivers- Non-DOT, and Inventory Control Associates. The forty-four (44) new job creation/retention estimates are based on Market Analysis and other Ben E. Keith, Co. forecasts and projections.

A minimum of twenty-three (23) full-time equivalent new/retained jobs will be held by individuals from low-to-moderate income households. If more than sixty (60) new full-time positions are created, at least 51% of the total new jobs created will be filled by members of LMI families; therefore, meeting the CDBG National Objective of benefiting LMI households. All full-time jobs will be provided with company-sponsored

health care. Ben E. Keith, Co. will provide training to persons from low to moderate-income households to equip them with the necessary skills needed to obtain and hold the job if necessary.

It is estimated that the facility will be open by the 3rd Quarter of 2026, contingent upon grant funding and the City of Alachua's infrastructure being completed. Ben E. Keith, Co. commits to begin construction of its facility prior to, or shortly after construction of the grant-funded public infrastructure begins.

The grant being requested will provide public street improvements. The City is proposing to provide street improvements which includes the placement of medians on NW 115th Avenue and the extension of NW 115th Avenue. All CDBG-funded activities will occur in public right-of-way or on publicly-owned land.

The total estimated amount of the grant request will be $1,500,000 and will include the construction and administration of the grant program. The total estimated construction cost for the CDBG-funded infrastructure is approximately $1,395,000 for the street improvements. An additional $105,000 in CDBG funds is being budgeted for administration of the program.

Aside CDBG funding, WACO Properties, Inc. will be contributing approximately $1,142,000 for utility and the remaining median improvements along NW 115th Avenue. The Ben E. Keith, Co. will be contributing approximately $100 million for land, site development, building construction, and other development costs. Total project costs from all sources including CDBG, WACO, and Ben E. Keith are projected to exceed $102 million dollars.

Provision of this public infrastructure is crucial to enabling Ben E. Keith to develop the site for use as their Regional Corporate Headquarters and to create and retain the jobs proposed for the project.

The City anticipates starting construction on the proposed infrastructure within the next 10 months contingent upon the design schedule and anticipates completion of the infrastructure within one year thereafter. All activities will occur within the incorporated area of the City of Alachua. No activities will occur within a flood-prone area.

This project will provide increased infrastructure facilities to an undeveloped area including expanded sewer and water service, additional commercial development is expected. Additionally, given the improved employment opportunities afforded by the DC development, it is anticipated that additional economic development will be generated at local commercial establishments. Local government revenues and the local tax base will be improved by the additional commerce and accompanying taxes.

The cost per job to be created or retained by the Participating Parties as a direct result of the CDBG-assisted activities will be less than $35,000 per job in CDBG funds.

FINANCIAL IMPACT: Yes

BUDGETED: No

AMOUNT:$1,500,000.00

FUNDING SOURCE: Grants

COMMISSION GOALS:
Economic Development, Quality of Life, Community Enhancement

ATTACHMENTS:

Description

- Resolution 24-06
- Resolution 24-06 Exhibit A Draft Application
- 2nd Public Hearing Handout
- Notice of Public Hearing - Published
- Proposed Project Site

RESOLUTION 24-06

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA, AUTHORIZING APPLICATION TO FLORIDA COMMERCE FOR A FEDERAL FISCAL YEAR (FFY) 2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) IN THE ECONOMIC DEVELOPMENT CATEGORY, ADOPTING THE CITY'S COMPREHENSIVE PLAN AS ITS COMMUNITY DEVELOPMENT PLAN; FOR OTHER PURPOSES; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alachua is experiencing a need for physical improvements and job opportunities to benefit low-to-moderate income persons.

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

1. The Community Development Block Grant (CDBG) program is declared to be a workable program for providing needed physical improvements to benefit low-to-moderate income persons and increase job opportunities as indicated in the proposed FFY 2023 Economic Development CDBG application.

2. The City of Alachua Commission hereby directs the Mayor to sign all necessary certifications of the Community Development Block Grant application.

3. The City of Alachua Commission hereby authorizes the Mayor to modify, execute and submit the application to FL Commerce for state approval attached hereto as Exhibit A.

4. The Mayor is authorized and directed to submit additional information in a timely manner as may be required by FL Commerce.

5 The proposed CDBG application is consistent with the local comprehensive plan.

6. The City's comprehensive plan is hereby adopted as the City's Community Development Plan.

7. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 20th day of May, 2024.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

ATTEST:

SEAL

Mike DaRoza, City Manager/Clerk

Florida Small Cities Community Development Block Grant (CDBG)

Application for Funding

Applicant: City of Alachua
(Name of Local Government)

☐ Commercial Revitalization ☐ Housing Rehabilitation

☐ Neighborhood Revitalization ☒ Economic Development

Federal Fiscal Year 2023

Application Due Date: N/A

Mailing Address: Department of Commerce
Bureau of Small Cities and Rural Communities
107 East Madison Street – MSC 400
Tallahassee, Florida 32399-6508

Telephone: (850) 717-8405
Fax: (850) 922-5609
Web: http://www.floridajobs.org/SmallCitiesCDBG

Contents

Left click on the appropriate check boxes to indicate which parts of the application form are included in this application package.

- ☒ **Part 1 – General Information**
- ☒ **Part 2 – Application Profile and General Scoring Criteria (Required)**
- ☒ **Part 3 – Sources and Uses of Non-CDBG Funds**
- ☐ **Part 4 – Commercial Revitalization**
- ☒ **Part 5 – Economic Development**
- ☐ **Part 6 – Housing Rehabilitation**
- ☐ **Part 7 – Neighborhood Revitalization**
- ☒ **Part 8 – Certification and Score Summary (Required)**
- ☒ **Part 9 –Supporting Documentation (Required)**
  - ☒ **Appendix A: Maps (Required)**
  - ☒ **Appendix B: Local Governing Body's Resolutions for Signature Delegation and Application Submission (Required)**
  - ☒ **Appendix C: Comprehensive Plan Documents (Required)**
  - ☒ **Appendix D: Public Hearing/CATF Meeting Documentation (Required)**
  - ☒ **Appendix E: Leverage Documentation**
  - ☐ **Appendix F: Grant Application Preparation Cost Documentation**
  - ☐ **Appendix G: Readiness to Proceed Documentation**
  - ☐ **Appendix H: VLI/LMI Worksheets and Survey Documentation or Census Data and Maps**
  - ☐ **Appendix I: Documentation Related to Health and Safety Impact Score**
  - ☐ **Appendix J: Joint Agreements/Contingency Funding Documentation/Interlocal Agreements**
  - ☐ **Appendix K: Housing Assistance Plan (Required for all Housing Rehabilitation Applications)**
  - ☐ **Appendix L: Historic Preservation Documents**
  - ☐ **Appendix M: Special Designation Documentation**
  - ☒ **Appendix N: Documentation for Economic Development Applications**
  - ☐ **Appendix O: Documentation for Other Community Development Activities Score (Commercial Revitalization)**
  - ☐ **Appendix P: Documentation for Demolition of Vacant Dilapidated Structures (Commercial Revitalization)**
  - ☒ **Appendix Q: Local Government Minority Contracting and Fair Housing Score Documentation**
  - ☐ **Appendix R:**

Part 2 – Application Profile and General Scoring Criteria

Application Profile
Table G-1

Local Government Contact Information:

Local Government Name: City of Alachua		
Street Address: 15100 NW 142nd Terrace, Alachua, FL 32615		
Mailing Address (if different): PO Box 9, Alachua, FL 32616		
City: Alachua	Zip Code: 32615	County: Alachua
Main Telephone: 386-418-6100	Main Facsimile: 386-418-6139	Federal ID Number: 59-6000262
DUNS Number: 084181585	Local Government's Name in DUNS: Alachua, City of	

Chief Elected Official: Gib Coerper	Title: Mayor
Telephone: 386-418-6100	Facsimile: 386-418-6139
E-mail Address: gcoerper@cityofalachua.org	

Local Government Financial Officer: Mike DaRoza	Title: City Manager
Telephone: 386-418-6100	Facsimile: 386-418-6139
E-mail Address: mdaroza@cityofalachua.org	

Local Government Project Contact: Robert Bonetti	Title: Finance & Administrative Services Director
Street Address: 15100 NW 142nd Terrace	
City: Alachua	Zip Code: 32615
Direct Telephone: 386-418-6165	Facsimile: 386-418-6139
E-mail Address: rbonetti@cityofalachua.org	

Application Profile – Table G-1 (Continued)

Application Preparer Information		
Preparer's Name: David Wisener	Organization Preparing Application: ☒ Local Government ☐ Private Company ☐ RPC	
Street Address: 15100 NW 142nd Terrace		
City: Alachua	State: FL	Zip Code: 32615
Telephone: 386-418-6100	Facsimile: 386-418-6139	
E-mail Address: dwisener@cityofalachua.org		

Consultant Information		
Consultant's Name:		☐ Private Company ☐ RPC
Street Address:		
City:	State:	Zip Code:
Telephone:	E-mail Address:	

Demographics		
U.S. Congressional District Number: 3	Florida Senate District Number: 8	Florida House District Number: 21
Service Area Census Tract(s) and Block Group(s): FL - Alachua County - Census Tract 18.01 - Block Group 1		

Application Type: Indicate the application category. A completed application must include the appropriate section as listed below.	
☐ Commercial Revitalization (Part 4)	☒ Economic Development (Part 5)
☐ Housing Rehabilitation (Part 6)	☐ Neighborhood Revitalization (Part 7)

Application Profile – Table G-1 (Continued)

Citizen Participation – Public Hearings Documentation of the citizen participation activities must be included in Appendix D of Part 9.	
List the date that the public notice for the first public hearing was published: 4/11/2024	List the date when the first public hearing was held: 4/22/2024
List the date that the public notice for the second public hearing was published:	List the date when the second public hearing was held:

Subgrant Funding Request:
The maximum funding request for Neighborhood Revitalization, Commercial Revitalization and Housing Rehabilitation subgrants is based on the jurisdiction's LMI population as determined by HUD. Please see the table below. The maximum subgrant funding request for Economic Development subgrants is $1,500,000, and the cost per job created must be less than $35,000. At the bottom of the left column, enter the actual LMI population. (Data available on CDBG website.) At the bottom of the right column, enter the actual subgrant amount being requested.

LMI Population	**Maximum Subgrant Request**
1 – 499	$600,000.00
500 – 1,249	$650,000.00
1,250 – 3,999	$700,000.00
4,000 – and above	$750,000.00
Local Government's LMI Population:	Subgrant Funds Being Requested: $

Application Profile
Table G-1 (Continued)

Answer the following questions by clicking on the correct check box.		
Historic Preservation Will the project impact a building, public improvement or planned open space that is 50 or more years old? If yes, documentation must be provided in Appendix L of Part 9. (See instructions.)	☐ Yes	☒ No
Interlocal Agreement Will project activities require an interlocal agreement? If ***yes***, the interlocal agreement(s) must be provided in Appendix J of Part 9. (See instructions.)	☐ Yes	☒ No
State of Financial Emergency Is the local government currently identified as being in a State of Financial Emergency pursuant to Section 218.50 – 218.504, Florida Statutes? Check at http://www.leg.state.fl.us/cgi-bin/View_Page.pl?File=financial-emergencies.cfm&Directory=committees/joint/Jcla/&Tab=committees	☐ Yes	☒ No
Grant Preparation Costs The applicant may request subgrant funds for the cost of application preparation. See instructions if funds are requested. Does the applicant wish to request subgrant funds for the cost of application preparation? If yes, documentation must be included in Appendix F of Part 9. Amount: $ _____	☐ Yes	☒ No
National Flood Insurance Program Is the applicant currently participating in the National Flood Insurance Program?	☒ Yes	☐ No

Project Narrative — G-2

Describe the proposed project using the guidelines in the instructions. Specific directions for Commercial Revitalization and Economic Development application narratives can be found in the instructions. Use additional pages as needed.

The City of Alachua is applying for a $1,500,000 CDBG Economic Development grant on behalf of Ben E. Keith Company to fund community improvements for the extension and related infrastructure improvements to NW 115_{th} Avenue to support a new 680,810 square foot Regional Corporate Headquarters and distribution facility for Ben E. Keith. The facility will be Ben E. Keith's East Coast Regional Headquarters and distribution center providing service not only to Alachua County and the State of Florida, but also several states through the southeast and eastern seaboard. The cost of the overall project is anticipated to exceed $100 million, fully funded by Ben E. Keith.

Ben E. Keith will be the owners and operators of this facility requiring the extension and related infrastructure improvements to NW 115th Avenue and will create a minimum of sixteen (16) new jobs and retain a minimum of twenty-eight (28) current jobs, totaling forty-four (44) full-time equivalent permanent jobs within the two-year CDBG grant period. These positions will include various warehouse and transportation personnel. A minimum of twenty-three (23) full-time equivalent new jobs will be held by a person from a low-to-moderate income household, therefore meeting the CDBG National Objective of benefiting low and moderate-income households. All full-time jobs will be provided company-sponsored health care. Ben E. Keith will provide training to persons from low to moderate income households to equip them with the necessary skills needed to obtain and hold the job if necessary.
It is estimated that the facility will be open by the 3rd Quarter of 2026, contingent upon grant funding and the City of Alachua's infrastructure being completed. Ben E. Keith commits to begin construction of its facility prior to, or shortly after construction of the grant-funded public infrastructure begins.

The grant being requested by the City of Alachua will provide for the costs directly associated with the extension of NW 115th Avenue.

The total estimated amount of the grant request will be $1,500,000 and will include construction and administration of the grant program. The total estimated construction cost for the infrastructure is approximately $2,537,000.

Provision of this ipublic nfrastructure is crucial to enabling Ben E. Keith to develop the site for use as their Regional Corporate Headquarters and to create and retain the jobs proposed for the project.

The City anticipates construction starting on the proposed infrastructure within six months contingent upon the design schedule and the notification of this grant award and anticipates completion of the infrastructure within twelve months of grant award. All activities will occur within the incorporated area of the City of Alachua. No activities will occur within a flood-prone area.

Because this project will positively-impact not only Ben E. Keith but also the other businesses located along NW 115th Avenue, additional commercial development is expected. Additionally, given the improved employment opportunities afforded by this facility, it is anticipated that additional economic development will be generated at local commercial establishments. Local government revenues and the local tax base will be improved by

the additional commerce and accompanying taxes.

The cost per job to be created or retained by the Participating Party as a direct result of the CDBG-assisted activities will be less than $35,000 per job in CDBG funds.

General Scoring Criteria — Table G-3

1. Community-Wide Needs Score (CWNS) The CWNS for each non-entitlement local government is posted on the Department's website at: http://www.floridajobs.org/community-planning-and-development/assistance-for-governments-and-organizations/florida-small-cities-community-development-block-grant-program/downloads-and-information-for-applicants **(Transfer this score to line 1. of the Application Scoring Summary page – Part 8, page 4.)**	**Score:** 5.27
2. Special Designation Score Check all applicable designations below and enter a score of 20 points if all CDBG activities will be conducted within any of the boundaries of the special designation areas checked. Documentation must be included in Appendix M of Part 9. (See instructions.) **(Transfer this score to line 3a. of the Application Scoring Summary page.)**	**Score:** 0

☐ Rural Area of Opportunity (RAO)	☐ Rural Community as defined by §288.0656, F.S.
☐ Area of Critical State Concern pursuant to §380.05, F.S.	☐ Florida Enterprise Zone pursuant to §290.0065, F.S.

3. Grant History Score: If the applicant has not had an open CDBG contract in the NR, CR, or HR categories within five years of application deadline, claim 100 points. **(Transfer this score to line 3b. of the Application Scoring Summary page.)**	**Score:** 0

4. CATF Score: The applicant can score a maximum of 10 points if it has appointed a Citizen Advisory Task Force (CATF) to provide input on all phases of the Small Cities CDBG Program process and the CATF met to discuss community needs and make recommendations to the local governing body before the application was drafted. The task force must be comprised of residents of the applying jurisdiction, and at least 51% of the members must be from LMI households. None of the members can be an elected official of the jurisdiction, and only one member can be an employee of the applicant. The CATF shall have at least five members, and at least 51% members must participate in the meeting to claim CATF points. Documentation must be included in Appendix D of Part 9. (See instructions.)

4a. If the CATF met before the first public hearing was conducted and before a draft application was developed to discuss community needs and make recommendations to the local governing body as to the program area and activities that should be considered when drafting a Small Cities CDBG application, **score 10 points, or** **4b.** If the CATF met before the notice for the second public hearing was published and before a draft application was finalized to make recommendations to the local governing body as to the program area and activities that should be included in its Small Cities CDBG application, **score 5 points.** **(Transfer this score to line 3c. of the Application Scoring Summary page.)**	**Score: 0**

If applicable, list the date that the public notice for the CATF meeting was published:	If applicable, list the date when the CATF meeting was held:

General Scoring Criteria — Table G-3 (Continued)

5. Outstanding Performance in Equal Employment Opportunity (EEO)

M/WBE Contracting: The applicant may claim up to 20 points for achievement in Minority-/Women-Owned Business Enterprises (M/WBE) contracting in the most recent Small Cities CDBG subgrant that was administratively closed not more than four years before application deadline date. Review the M/WBE reports submitted to DEO for that subgrant and enter a score based on the achievement reported.

Most Recent Administratively Closed Small Cities CDBG Contract Number:	18DB-OM-03-11-02-N14

N/A Amount Awarded to M/WBE firms	÷	$910,989.86 Total Prime Contracts Amount	X 100 =	0.0 M/WBE %

M/WBE %	**Points**
0.0 – 4.99%	0
5.0 – 14.99%	5
15.0 – 19.99%	10
20.0 – 24.99%	15
25.00%+	20

If the applicant has not administratively closed a Small Cities CDBG subgrant within four years of the application deadline date, score 5 points.

5a. M/WBE Contracting Score:

5

(Maximum 20 points)

Local Government Minority Employment: The applicant may claim up to 60 points for meeting minority employment goals. Complete the table below to calculate the applicant's percentage of minority employees. See instructions for calculations.

Number of Permanent Full-time Equivalent Minority Applicant Employees	÷	Number of Permanent Full-time Equivalent Applicant Employees	=	Applicant's Percentage of Minority Employees
32		134		23.88%

Enter percentage of minorities in the applicant's county: %

If the "Prorated 60 Points Score" is claimed, complete the following equation:

Applicant's Percentage of Minority Employees	÷	Percentage of Minorities in Applicant's County	=	Applicant's Percentage of Minority Employees	X 60 =	Points Claimed
23.88		30.20		79.07		47.44

If the applicant has three or less employees, 40 points may be claimed.	
5b. Local Government Minority Employment Score (60 Points Maximum):	47.44

6. Outstanding Performance in Fair Housing

The applicant may claim five points for adopting a Fair Housing Ordinance prior to the application deadline and five points for conducting a Fair Housing workshop in the 12 months prior to the application deadline**.** See instructions for guidelines and documentation requirements.

	Date	**Score**
6a. Date Fair Housing Ordinance Adopted:	4/19/1993	5
6b. Date of Fair Housing Workshop:		
6c. Total Fair Housing (6a+6b) Score (10 Points Maximum):	5	

Outstanding Performance in EEO and Fair Housing (5a+5b+6c) Score: 57.44

(Transfer this score to line 2. on the Application Scoring Summary page – Part 8, page 4.)

(90 points maximum)

Part 3 – Sources and Uses of Non-CDBG Funds

Sources and Uses of Non-CDBG Funds
Private, Participating Party, Public Leverage from Non-Local and Local Funding Sources
Table L-1

Activity #	Source	Amount Claimed for Scoring	Amount Not Claimed for Scoring	Type (Participating Party, Loan, Grant, Local Government Funds, Donated Land, or Other Leverage)
	See attachment for Extension Utilities	$	$	
		$	$	
		$	$	
		$	$	
		$	$	
		$	$	
Totals		$	$1,142,000	
Total Funds Claimed for Leverage Scoring		$		

Use the preceding totals to compute the number of points you are claiming for leverage scoring on the next page.

Leverage Score Summary

Leverage Points Calculation for NR, CR, and HR **Communities with a LMI Population of 1,249 or Less** $ _____ ÷ $1,000 = _____ Points (25 Points Maximum)
Leverage Points Calculation for NR, CR, and HR **Communities with a LMI Population of 1,250 or More** $ _____ ÷ $2,000 = _____ Points (25 Points Maximum)
Leverage Points Calculation for ED $ _____ ÷ $10,000 = _____ Points (125 Points Maximum)

Leverage Score: 0

(Transfer this score to line 3d. on the Application Scoring Summary page in Part 8. 25 Points Maximum for NR, HR, and CR. 125 Points Maximum for ED.)

NW 115th Avenue Extension

60% Cost Estimate

SUMMARY OF PAY ITEMS

ITEM No.	LUMP SUM ITEM	UNIT	QUANTITY	Unit Cost ($)	Total Cost ($)
101 1	MOBILIZATION	LS	1	105,333.64	105,333.64
102 1	MAINTENANCE OF TRAFFIC	LS	1	31,600.09	31,600.09
104 10 3	SEDIMENT BARRIER	LF	2,623	4.00	10,492.40
110 1 1	CLEARING & GRUBBING	AC	2.88	21,881.21	63,053.65
120 1	REGULAR EXCAVATION	CY	1,819.0	32.51	59,135.69
120 4	SUBSOIL EXCAVATION	CY	2,271.2	35.69	81,059.13
120 6	EMBANKMENT	CY	3,239.2	45.06	145,958.35
160 4	TYPE B STABILIZATION	SY	7,168	15.66	112,254.36
285 701	OPTIONAL BASE, BASE GROUP 01	SY	1,095	21.51	23,557.27
285 709	OPTIONAL BASE, BASE GROUP 09	SY	4,127	64.38	265,703.41
327 70 6	MILLING EXISTING ASPHALT PAVEMENT, 1 1/2" AVG DEPTH	SY	340	2.67	907.44
334 1 53	SUPERPAVE ASPHALTIC CONC. TRAFFIC C, PG76-22	TN	799.4	195.00	155,876.08
425 1 521	INLETS, DT BOT, TYPE C,<10'	EA	1	6,912.07	6,912.07
430 174 118	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 18"SD	LF	48	121.06	5,810.88
430 984 125	MITERED END SECTION, OPTIONAL ROUND, 18" SD	EA	1	3,163.72	3,163.72
522 1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	SY	679	94.56	64,158.96
522 2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	15	150.71	2,324.28
527 2	DETECTABLE WARNINGS	SF	36	46.58	1,676.88
570 1 1	PERFORMANCE TURF	SY	4,462	2.21	9,861.68
570 1 2	PERFORMANCE TURF, SOD	SY	3,458	3.58	12,380.20
700 1 11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	AS	1	486.47	486.47
710 11 101	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID, 6"	GM	0.956	1,597.09	1,526.82
710 11 123	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID FOR CROSSWALK AND ROUNDABOUT, 12"	LF	64	1.98	126.72
710 11 125	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID, 24" FOR STOP LINE	LF	12	2.87	34.44
710 11 201	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, SOLID, 6"	GM	0.721	1,647.95	1,188.58
710 11 241	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, 2-4 DOTTED GUIDELINE/6-10 DOTTED EXTENSION, 6"	GM	0.130	928.98	121.06
711 11 123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT	LF	64	7.06	451.84
711 11 125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE	LF	12	9.50	114.00
	LANDSCAPING	LS	1	25,000.00	25,000.00
				Sub Total	**$1,190,271**
				Contingency (15%)	$178,541
				Total (Rounded)	**$1,369,000**

2/19/2024

CHW has no control over the cost of labor, materials, or equipment; the Contractor's methods of determining prices; or competetive bidding or market conditions. Therefore, our statements of probable cost provided herein are made on the basis of experience and represent our best judgement as professional consultants familiar with the construction industry. CHW cannot and does not guarentee that proposals, bids, or construction costs will not vary from our statements of probable cost. If the owner wishes greater assurances to the construction cost, we recommend the employment of an independent cost estimator.

PAY ITEM NOTES:

710 * Application of paint for pavement quantity markings include 2 applications except where thermoplastic will be applied.

NOTES:

1. Most unit prices are from FDOT's 12 month moving area average for Area 4, covering 12/01/2022 to 11/30/2023.
2. Proposed 115th roadway will be a divided road with 2 - 12' wide lanes with 4' paved shoulders and a 22' wide median; 5' sidewalk; R/W 100'.

Part 5 – Economic Development

Job Creation/Retention and LMI Benefit Impact Score
Table E-1

1. Average Cost per Beneficiary Score		
Cost per FTE job: ($34,999 max.)	1a. ~~$1,500,000~~ ÷ ~~44~~ = ~~$~~$34,091 Total CDBG funds requested ÷ Total # of FTE jobs created or jobs retained = Cost per FTE job	
Enter points based on the following:		
$ 1.00 - $9, 999.99		175 points
$ 10,000.00 - $19,999.99		160 points
$ 20,000.00 - $34,999.99		150 points
$ 35,000.00 or more		Loss of funding reservation
		1b. Enter Score: ~~150~~ (175 Points Maximum)
2. Low-to-Moderate Income (LMI) Beneficiary Impact Score		
2a. ~~23~~ ÷ ~~44~~ = ~~%~~52.27% Number of FTE jobs to be created/retained for LMI persons ÷ Total number of FTE jobs created/retained = % of jobs that are LMI		
Enter points based on the following:		
0 to 50.99%		Loss of funding reservation
51% and above		0 points
Or If a national objective is to be attained under the provisions of 24 CFR Section 570.483(b)(4)(iv) or (v)		0 points
		2b. Enter Score: ~~0~~ (0 Points Maximum)

Job Creation/Retention and LMI Benefit Impact Score — Table E-1 (Continued)

3. Full-time Equivalent LMI Jobs Score	
3a. Number of hours to be worked on an annual basis by all created/retained LMI job employees 46,000 divided by 2,000 hours = 23 Total Number of FTE LMI jobs.	
Enter the points below based on the following number of FTE LMI jobs.	
Under 12 jobs	150 points
12-18 LMI jobs	160 points
19 or more LMI jobs	175 points
	3b. Enter Score: 175 (175 Points Maximum)

4. Unemployment Level Score	
Applicants (Cities and Counties) may score points if the most recent unemployment percentage for their County exceeds the most recent Seasonably Adjusted Unemployment percentage for the entire State by .01 or more. Locate the range below that reflects the most recent unemployment percentage above the applicant's county unemployment percentage and enter score.	
Under.1% Over State Unemployment Level	0 points
.1% to 1.0% Over State Unemployment Level	10 points
1.01% to 1.75% Over State Unemployment Level	15 points
1.76% to 2.50% Over State Unemployment Level	25 points
2.51% to 3.25% Over State Unemployment Level	35 points
3.26% to 4.0% Over State Unemployment Level	45 points
4.01% + Over State Unemployment Level	55 points
	4a. Enter Score: 10 (55 Points Maximum)

Other Community Development Activities

6. Investment Ratio – For CDBG Loans Only
For projects where a loan is proposed, calculate the ratio of CDBG loan funds requested by each Participating Party to all eligible leverage funds. If the CDBG funds to be loaned to a Participating Party constitute more than 50% of the total funds to be invested by the Participating Party at the job creation location, the project cannot be funded.
Name of Participating Party: _____
6a. CDBG Funds Requested for a CDBG loan to a Participating Party (does not include requested CDBG administrative cost) $_____
6b. Total private funds to be spent at the job creation location by a Participating Party: $_____
6c. Private Investment Ratio carried to four decimal places 6b ÷ 6a = _____
If 6c is .9999 or less, the application cannot be funded. If 6c is 1.0 or greater, the application can proceed through the review process.
If proposing to offer a CDBG loan to more than one Participating Party, a separate calculation must be done for each Participating Party.

Total Funds Required for CDBG Project — Table E-2

	A	B	C	D	E	F	G
Activity #	Activity Name (If you wish to undertake an activity that is not listed below, contact the CDBG Program for assistance.)	RUS Engineering Table	CDBG Funds	Participating Party Leverage Funds	Public Leverage from Local & Non-Local Sources	Other Funds Required-Not Scored as Leverage	Total Funds Contributed to Project
17A	Acquisition (in Support of)	N/A	~~$~~ $Please see attachments for cost breakdown	$	$	$	$
17C	Building Construction	Table II	$	$	$	$	$
04	Demolition of Vacant Dilapidated Buildings	N/A	$	$	$	$	$
17B	Water Facilities (Treatment Plants, Tanks, Wells)	Table I	$	$	$	$	$
17B	Water Lines	Table II	$	$	$	$	$
17B	Sewer Facilities (Treatment Plants)	Table I	$	$	$	$	$
17B	Sewer Lines (Lines and Lift Stations)	Table I	$	$	$	$	$
17B	Fire Protection	XX	$	$	$	$	$
17B	Flood and Drainage	Table II	$	$	$	$	$
17B	Street Improvements	Table II	$	$	$	$	$
17D	Parking Facilities	Table II	$	$	$	$	$
17C	Relocation of Utilities to Underground	Table II	$	$	$	$	$
17B	Solid Waste Disposal	Table II	$	$	$	$	$
08	Relocation	N/A	$	$	$	$	$
17C	Rehabilitation of Commercial Buildings	Table II	$	$	$	$	$
10	Removal of Architectural Barriers in Public Buildings	Table II	$	$	$	$	$
18A	Direct Assistance to For Profits	As Applicable	$	$	$	$	$

16B	Historic Rehabilitation and Preservation	Table II	$	$	$	$	$
17D	ED Other – Describe		$	$	$	$	$
18C	Micro-Enterprise Assistance	N/A	$	$	$	$	$

Total Funds Required for CDBG Project — Table E-2 (Continued)

	A (Non-CDBG Funds)	B	C	D	E	F	G
	Initial Inventory (Start-Ups Only)	N/A	$	$	$	$	$
	Increase Inventory	N/A	$	$	$	$	$
	Non-Capitalized Tools and Equipment	N/A	$	$	$	$	$
	Other – Describe		$	$	$	$	$
	Totals (Columns C, D, E and F)		$	$	$	$	$
	Total Funds Required to Complete CDBG Project (all sources); excluding Engineering & Administration, add columns C, D, E, & F						$
	Indicate the RUS Used and Enter Engineering Funds RUS Table Used: ☐ I ☐ II ☐ Both Prorated						
	Basic Fee		$	$	$	$	$
	Resident Inspection Fee		$	$	$	$	$
	Preliminary Engineering Fee		$	$	$	$	$
	Additional Engineering Services		$	$	$	$	$
	Total Engineering Fees by Source		$	$	$	$	$
	Enter Administrative Funds		$	$	$	$	$
	Totals by Source		$	$	$	$	$

Category Summary Score (1b+2b+3b+4a+5a):

335

(Transfer this score to line 3e. in the ED column on the Application Scoring Summary page – Part 8, page 4.)

(Cannot exceed 405 points.)

Participating Party with an Existing Business
Current Employee and Jobs Documentation — Table E-3

Participating Party: Ben E. Keith

A	B	C	D	E	F
Job Titles of Jobs to be Retained	Total FTE Jobs Currently Existing	Total FTE Jobs to be Retained for LMI Persons	Hourly Pay Rate or Annual Pay Rate	Total Annual Payroll for This Job Title	Total Annual Payroll For Jobs Held by LMI Persons
Warehouse Associate	24	17	$17.20	$35776	$35776
Sanitation	4	4	$17.20	$35776	$35776
Inventory Control Associate	2	2	$17.50	$36400	$36400
Forklift Operator	3	3	$17.20	$35776	$35776
Driver - Non DOT	2	2	$17.75	$36920	$36920
			$	$	$
			$	$	$
			$	$	$
			$	$	$
			$	$	$
			$	$	$
			$	$	$
			$	$	$
			$	$	$
Totals:	35	28		$180648	$180648

(Use additional sheets if necessary.)

Participating Party Jobs Creation Information
Table E-4

Name of Participating Party: Ben E. Keith

A	B	C	D	E	F	G
Job Titles of Jobs to be Created	Total FTE Jobs to be Created	Total FTE Jobs to Be Created for LMI Persons	Hourly Pay Rate or Annual Pay Rate	Total Annual Payroll for This Job Title	Total Payroll for Jobs Created for LMI Persons	Proposed Hiring Date Month/Year
Warehouse Personnel	2	2	$3516.58	$42367	$TBD	FY 25/26
Warehouse Personnel	1	1	$3621.52	$43638	$TBD	FY 26/27
Warehouse Personnel	1	1	$3730.10	$44947	$TBD	FY 27/28
Warehouse Personnel	1	1	$3842.29	$46296	$TBD	FY 28/29
Warehouse Personnel	1	1	$3957.05	$47684	$TBD	FY 29/30
Transportation Personnel	2	2	$5515.77	$61973	$TBD	FY 25/26
Transportation Personnel	2	2	$5681.44	$63832	$TBD	FY 26/27
Transportation Personnel	2	2	$5851.75	$65747	$TBD	FY 27/28
Transportation Personnel	2	2	$6027.19	$67719	$TBD	FY 28/29
Transportation Personnel	2	2	$6207.30	$69751	$TBD	FY 29/30
			$	$	$	
			$	$	$	
			$	$	$	
Totals	16	16		$479522.97	$553954	

(Use additional sheets if necessary.)

NW 115th Avenue Extension Utilities

60% Cost Estimate

SUMMARY OF PAY ITEMS

ITEM No.	LUMP SUM ITEM	UNIT	QUANTITY	Unit Cost ($)	Total Cost ($)
1	MOBILIZATION	LS	1	75,269.67	75,269.67
2	MAINTENANCE OF TRAFFIC	LS	1	37,634.83	37,634.83
3	2" Electrical Conduit (Open Trench)	LF	2,520	17.54	44,200.80
4	Electrical Wire	LF	2,520	15.54	39,160.80
5	Light Pole Complete (Luminaire, Pole, Foundation) 35' Mounting Height	EA	9	9,242.11	83,178.99
6	10" PVC Wastewater	LF	1,442	60.20	86,839.82
7	8" PVC Wastewater	LF	99	54.73	5,439.61
8	8" DIP Watermain	LF	76	109.55	8,358.40
9	12" DIP Watermain	LF	1,347	219.90	296,248.33
10	Fittings 8" PVC Cap	EA	2	574.67	1,149.33
11	Fittings 10" PVC Cap	EA	3	700.00	2,100.00
12	Fittings 8" DI Cap	EA	1	880.00	880.00
13	Fittings 8" DI Tee	EA	1	5,750.00	5,750.00
14	Fittings 12" DI Tee	EA	2	6,858.60	13,717.20
15	Fittings 12" DI Cap	EA	3	880.00	2,640.00
16	Fittings 12" DI Cross	EA	1	10,287.90	10,287.90
17	Sanitary Manhole (18'-20')	EA	5	13,758.75	68,793.75
18	Sanitary Manhole Connect to Existing	EA	1	3,700.00	3,700.00
19	8" Gate Valve	EA	2	2,334.16	4,668.32
20	12" Gate Valve	EA	7	4,790.50	33,533.48
21	Sample Point	EA	2	1,375.00	2,750.00
22	6" Blowoff Assembly	EA	2	7,246.98	14,493.97
23	8" Fire Hydrant Assembly	EA	2	7,402.99	14,805.98
24	Irrigation	LS	1	10,000.00	10,000.00
				Sub Total	**$865,602**
				Contingency (15%)	$216,401
				Total (Rounded)	**$1,083,000**

2/19/2024

CHW has no control over the cost of labor, materials, or equipment; the Contractor's methods of determining prices; or competetive bidding or market conditions. Therefore, our statements of probable cost provided herein are made on the basis of experience and represent our best judgement as professional consultants familiar with the construction industry. CHW cannot and does not guarentee that proposals, bids, or construction costs will not vary from our statements of probable cost. If the owner wishes greater assurances to the construction cost, we recommend the employment of an independent cost estimator.

NOTES:

1. Most unit prices are from local bids or FDOT's most recent 12 month moving average.

NW 115th Avenue Medians

60% Cost Estimate

SUMMARY OF PAY ITEMS					
ITEM No.	LUMP SUM ITEM	UNIT	QUANTITY	Unit Cost ($)	Total Cost ($)
101 1	MOBILIZATION	LS	1	6,424.84	6,424.84
102 1	MAINTENANCE OF TRAFFIC	LS	1	6,424.84	6,424.84
120 6	EMBANKMENT	LS	1	7,500.00	7,500.00
160 4	TYPE B STABILIZATION	SY	506	15.66	7,919.44
285 709	OPTIONAL BASE, BASE GROUP 09	SY	506	64.38	32,557.68
334 1 53	SUPERPAVE ASPHALTIC CONC. TRAFFIC C, PG76-22	TN	83.4	195.00	16,271.26
				Sub Total	**$77,099**
				Contingency (10%)	$7,710
				Total (Rounded)	**$85,000**

2/19/2024

CHW has no control over the cost of labor, materials, or equipment; the Contractor's methods of determining prices; or competetive bidding or market conditions. Therefore, our statements of probable cost provided herein are made on the basis of experience and represent our best judgement as professional consultants familiar with the construction industry. CHW cannot and does not guarentee that proposals, bids, or construction costs will not vary from our statements of probable cost. If the owner wishes greater assurances to the construction cost, we recommend the employment of an independent cost estimator.

NOTES:

1. Most unit prices are from FDOT's 12 month moving area average for Area 4, covering 12/01/2022 to 11/30/2023.
2. Proposed 115th roadway medians will 100' in length and 22' wide.

Part 8 – Certification and Score Summary

I, the undersigned chief elected official or authorized representative of the Applicant, certify that, to the best of my knowledge, this Florida Small Cities Community Development Block Grant Application for Funding was prepared in accordance with state and federal rules and regulations, contains information that is true and correct, and has been approved by the local governing body.

I also certify that the Applicant:

Has met all citizen participation requirements contained in Chapter 73C-23, Florida Administrative Code:

Following public notice, hearings were conducted by a member of the local governing body or a duly authorized employee;

- The first public hearing was conducted to obtain citizen views about community development needs and potential uses of CDBG funding;
- The notice for the second public hearing was published following the first public hearing. The notice included a summary of the activities that would be conducted with CDBG funds, the specific locations where those activities would take place, a line item budget, and the time and place where a copy of the draft application would be available for review; and
- A second public hearing was conducted to obtain citizen comments on the CDBG application prior to submission.

2. Has properly conducted surveys of service areas to document LMI benefit, if applicable.
3. Will not attempt to recover, through special assessments, capital costs of public improvements funded in whole or in part with CDBG funds.
4. Will ensure that upon completion of housing structures addressed with CDBG funds, each housing structure will meet the local housing code.
5. Will administer the subgrant in conformity with the Civil Rights Act of 1964 and the Fair Housing Act.
6. Will affirmatively further fair housing and undertake one fair housing activity each quarter.
7. Has adopted or will adopt a Community Development Plan or has adopted the Local Comprehensive Plan as its Community Development Plan.
8. Will adopt an Anti-Displacement and Relocation Policy and will minimize the displacement of persons.
9. Has presented accurate information and has documentation on file and readily accessible to the Department of Economic Opportunity.
10. Has authorized the submission of this application by vote of the local governing body.
11. Will adopt a CDBG Procurement Policy that conforms to 2 CFR 200.317 – 200.326, Sections 255.0525 and 287.055, Florida Statutes, and Rule 73C-23.0051(4), Florida Administrative Code.
12. Has implemented a financial management system that complies with Section 218.33, Florida Statutes, and 2 CFR 200.302.

13. Will complete a self-evaluation of its facilities related to the Americans with Disabilities Act and adopt a Transition Plan, if applicable.
14. Will meet a National Objective for each funded activity other than administration and engineering prior to the administrative closeout of the subgrant.

Signature of Chief Elected Official or Designee
Signature: _____
Typed Name and Title:
Date:
If signed by a person other than the chief elected official, a copy of the resolution authorizing the person to sign the application must be included in Appendix B.

Signature of Application Preparer if not an employee of the Local Government
Signature: _____
Typed Name and Title:
Name of Firm or Agency:

Application Scoring Summary

This form is the Applicant's evaluation of the application score. Use the "scores" identified in the application to complete this form when you have finished filling out the application. Enter the scores or other information in the appropriate columns. When all of the scores have been transferred to this form, add the scores and enter the total.

Applicant Name: City of Alachua	(For DEO Use Only) Application Number: _____

Enter Type of Application: ☐ **Commercial Revitalization** ☒ **Economic Development** ☐ **Housing Rehabilitation** ☐ **Neighborhood Revitalization**

Title/Score	Part	Page	CR	ED	HR	NR
1. Community-Wide Needs Score (250 Points Maximum)				5.27		
2. Outstanding Performance in Equal Employment Opportunity and Fair Housing (90 points maximum)				57.44		
3. Program Impact:						
3a. Special Designation Score (20 Points Maximum)				0		
3b. Grant History Score (100 Points Maximum)				0		
3c. CATF Score (10 Points Maximum)				0		
3d. Leverage (25 Points Maximum for CR, NR and HR) (125 Points Maximum for ED)				0		
3e. Category Summary Score				335.00		
3f. Total Program Impact Score (3a+3b+3c+3d+3e) (660 Points Maximum)				335.00		
4. **Total Application Score** (1+2+3f) (1000 Points Maximum)				397.71		
Less Penalties Assessed (For DEO Use Only)						
Final Score (For DEO Use Only)						

CITY OF ALACHUA

NOTICE OF SECOND

PUBLIC HEARING

The City of Alachua is applying to the Florida Department of Commerce for a grant under the Economic Development Category of the FFY 2023 Small Cities Community Development Block Grant (CDBG) Program in the amount of $1,500,000. The dollar amount and estimated percentage benefit to low-and moderate-income persons of the activities for which the City is applying are:

Activity	**Budget (Approximately)**		**LMI %**
Street Improvements	~~$1,454,000~~	$1,395,000	51%
Administration	~~$46,000~~	$ 105,000	N/A

The proposed grant-funded project will provide public street improvements to serve a new distribution center (DC) to be generally located southwest of the CR 235A and Peggy Road intersection, east of the Quail Roost subdivision, and west of the Dollar General Distribution Center. The City is proposing approximately 1,300 linear feet of street improvements on NW 115th Avenue to the proposed DC location. The business is committing to create at least sixteen (16) new jobs and retain at least twenty-eight (28) current jobs as part of their development. All activities will occur in a public right-of-way or on publicly owned land.

The City of Alachua does not expect that anyone will be displaced as a result of CDBG-funded activities. If any persons are displaced as a result of the planned activities, the City of Alachua will assist them as described in the City's anti-displacement and relocation policy, which is available for review at City Hall.

A copy of the final application will be made available for review during normal business hours in the City Manager's office at City Hall no later than May 24, 2024. The application will be submitted to the Florida Department of Commerce on or before May 24, 2024. To obtain additional information concerning the application and the Public Hearing, contact Robert Bonetti, Finance and Administrative Services Director at (386) 418-6100 or by email to **rbonetti@cityofalachua.org**

A FAIR HOUSING/EQUAL OPPORTUNITY/HANDICAP ACCESS JURISDICTION

City of ALACHUA

NOTICE OF SECOND PUBLIC HEARING

The City of Alachua is applying to the Florida Department of Commerce for a grant under the Economic Development Category of the FFY 2023 Small Cities Community Development Block Grant (CDBG) Program in the amount of $1,500,000. The dollar amount and estimated percentage benefit to low-and moderate-income persons of the activities for which the City is applying are:

Activity	Budget (Approximately)	LMI %
Street Improvements	$1,454,000	51%
Administration	$46,000	N/A

The proposed grant-funded project will provide public street improvements to serve a new distribution center (DC) to be generally located southwest of the CR 235A and Peggy Road intersection, east of the Quail Roost subdivision, and west of the Dollar General Distribution Center. The City is proposing approximately 1,300 linear feet of street improvements on NW 115th Avenue to the proposed DC location. The business is committing to create at least sixteen (16) new jobs and retain at least twenty-eight (28) current jobs as part of their development. All activities will occur in a public right-of-way or on publicly owned land.

The City of Alachua does not expect that anyone will be displaced as a result of CDBG-funded activities. If any persons are displaced as a result of the planned activities, the City of Alachua will assist them as described in the City's anti-displacement and relocation policy, which is available for review at City Hall.

A Public Hearing to provide citizens an opportunity to comment on the application will be held on **Monday, May 20, 2024, at 6:00 p.m. at James A. Lewis Commission Chambers, City Hall, 15100 NW 142nd Terrace, Alachua, Florida.** A draft copy of the application will be available for review in the City Manager's Office at City Hall by noon on May 20, 2024. Persons wanting to submit written comments on the application should send them to Robert Bonetti, Finance and Administrative Services Director, by email to **rbonetti@cityofalachua.org** or by mail to P.O. Box 9, Alachua, FL 32616-0009 no later than May 24; 2024.

A copy of the final application will be made available for review during normal business hours in the City Manager's office at City Hall no later than May 24, 2024. The application will be submitted to the Florida Department of Commerce on or before May 24, 2024. To obtain additional information concerning the application and the Public Hearing, contact Robert Bonetti, Finance and Administrative Services Director at (386) 418-6100 or by email to **rbonetti@cityofalachua.org.**

The public hearing is being conducted in a handicapped accessible location. Pursuant to the provisions of the Americans with Disabilities Act, any persons requiring special accommodations to participate in the hearing is asked to advise the City at least five days before the hearing by contacting, LeAnne Williams, Deputy City Clerk, at (386) 418-6103 or via email to **le_williams@cityofalachua.org.** If you are hearing or speech impaired, please contact the City using the Florida Relay Service, 1(800) 955-8771 (TTY) or 1(800)955-8770 (Voice).

Any non-English speaking person wishing to attend the public hearing should contact LeAnne Williams, Deputy City Clerk at (386) 418-6103 or via email to **le_williams@cityofalachua.org,** at least five days prior to the hearing and an interpreter will be provided.

A FAIR HOUSING/EQUAL OPPORTUNITY/ HANDICAP ACCESS JURISDICTION

(Published: Alachua County Today - May 9, 2024)

Alachua County Today

is your best source for local news - 386.462.3355

City of ALACHUA

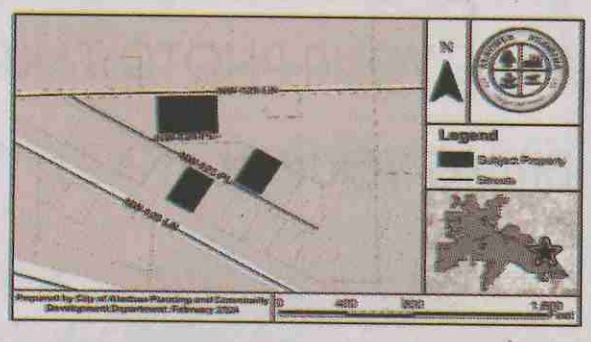
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on May 20, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 24-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM PLANNED UNIT DEVELOPMENT (PUD) (ALACHUA COUNTY) TO INDUSTRIAL GENERAL (IG) ON A ±4.04 ACRE PROPERTY; LOCATED WITHIN MCGINLEY INDUSTRIAL PARK, SOUTH OF NW 128TH LANE AND NORTH OF COUNTY ROAD 25A (ALSO KNOWN AS NW 120TH LANE) AND THE A.C.L. RAILROAD; CONSISTING OF TAX PARCEL NUMBERS 05893-010-002, 05893-010-003, 05893-020-003, AND 05893-020-004; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

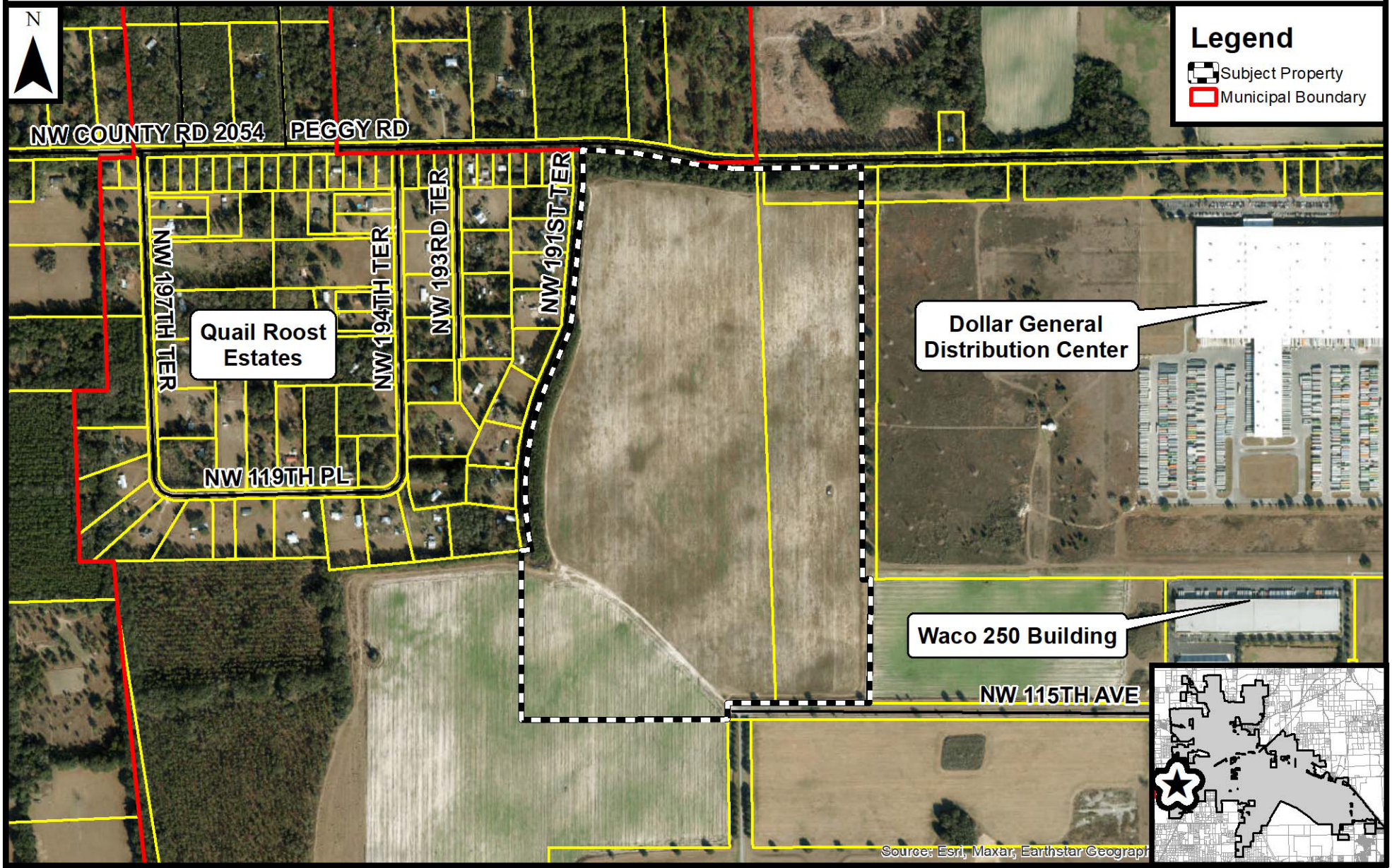


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

(Published: Alachua County Today - May 9, 2024)

Alachua Distribution Center (Ben E Keith)

Vicinity Map



DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 625 1,250 2,500 Feet

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/20/2024
SUBJECT: Ordinance 24-07, Second Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – McGinley Industrial Park (2024) (PR23-0003) – A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Allnew Enterprises, LLC, QA Properties, LLC, Quinn Adams #3, LLC, and US Spars, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on four (4) parcels totaling ±4.04 acres from Planned Unit Development (Alachua County) to Industrial General (IG); Tax Parcel Numbers 05893-010-002, 05893-010-003, 05893-020-003, and 05893-020-004 (Quasi-Judicial Hearing).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the City Commission adopt Ordinance 24-07 on the second and final reading upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds this application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and adopts Ordinance 24-07 on second and final reading.

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., for the consideration of the rezoning of the subject property from Alachua County Planned Unit Development (PUD [County]) to City of Alachua Industrial General (IG).

In 2020 several property owners of parcels within McGinley Industrial Park submitted an application to rezone approximately 34.63 acres of the Park from Alachua County Planned Unit Development (PUD [County]) to the City of Alachua Industrial General (IG). The four (4) parcels subject to this application were the only parcels that were not included within the previous rezoning. One of these property owners recently inquired about remodeling an existing building, thus necessitating the rezoning of this property. The other three (3) property owners worked with this property owner to prepare a joint rezoning application.

The platted portion of McGinley Industrial Park was annexed into the City in September 2001. The remaining portion of the Park, which is undeveloped, was annexed into the City in January 2008. In 2005, the Future Land Use Map (FLUM) Designation of the platted portion of the Park was amended from Alachua County Rural Employment Center to Industrial. In 2008, the FLUM Designation of the undeveloped portion of the Park was amended from Alachua County Rural Employment Center to Industrial. The properties subject to this application have retained their Alachua County zoning (a County Planned Unit Development [PUD] designation) since this time. The PUD permitted uses within the Industrial Services and Manufacturing (MS) zoning district (an Alachua County zoning designation). As required by Section 1.7.7 of the City's Land Development Regulations (LDRs), the zoning of a property must be amended upon the annexation of land into the City. No development, redevelopment, or expansion may occur until a City FLUM Designation and zoning are applied to a property. Several property owners within McGinley Industrial Park have jointly submitted this application to rezone the properties to place a zoning designation on the property that is consistent with the underlying FLUM Designation, and which will address the requirements of Section 1.7.7 of the LDRs.

McGinley Industrial Park is located north of County Road 25A (NW 120th Lane) and the CSX railroad and to the south of NW 128th Lane. The developed portion of the Park is comprised of 17 lots ranging in size from approximately one (1) acre to approximately two (2) acres, with most lots approximately one (1) acre in size. All but three (3) of the lots within the platted portion of the property are developed. The lots are provided access by two (2) private roads: NW 123rd Place and NW 124th Place. The undeveloped portion of the Park is approximately 16.38 acres and is comprised of a natural wooded area.

At the April 16, 2024, Planning & Zoning Board Meeting, the Board voted 5-0 to transmit the proposed Rezoning to the City Commission with a recommendation to approve.

At the May 6, 2024 City Commission Meeting, the Commission voted 5-0 to approve Ordinance 24-07 on the first reading.

ATTACHMENTS:

Description

- Ordinance 24-07
- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Public Notice Materials for the 3/12/24 PZB Meeting
- Public Notice Materials for the 5/6/2024 City Commission Hearing

- Public Notice Materials for the 5/20/2024 City Commission Hearing

ORDINANCE 24-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM PLANNED UNIT DEVELOPMENT (PUD) (ALACHUA COUNTY) TO INDUSTRIAL GENERAL (IG) ON A ±4.04 ACRE PROPERTY; LOCATED WITHIN MCGINLEY INDUSTRIAL PARK, SOUTH OF NW 128TH LANE AND NORTH OF COUNTY ROAD 25A (ALSO KNOWN AS NW 120TH LANE) AND THE A.C.L. RAILROAD; CONSISTING OF TAX PARCEL NUMBERS 05893-010-002, 05893-010-003, 05893-020-003, AND 05893-020-004; 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 February 29, 2024 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 April 16, 2024 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 April 25, 2024 and on May 9, 2024 the City advertised public hearings to be held before the City Commission; and

WHEREAS, on May 6, 2024 and on May 20, 2024 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 Planned Unit Development (PUD) (Alachua County) to Industrial General (IG) on Tax Parcel Numbers 05893-010-002, 05893-010-003, 05893-020-003, and 05893-020-004, 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 6th day of May, 2024.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 20th day of May, 2024.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

Alachua County Tax Parcel ID# 05893-010-002

Lot 2, Unit No. 1 McGinley Industrial Park, according to the map or plat thereof as recorded in Plat Bood K, Page 48, Public Records of Alachua County, Florida.

Alachua County Tax Parcel ID# 05893-010-003

Lot 3, Unit No. 1 McGinley Industrial Park, according to the map or plat thereof as recorded in Plat Book K, Page 48, Public Records of Alachua County, Florida.

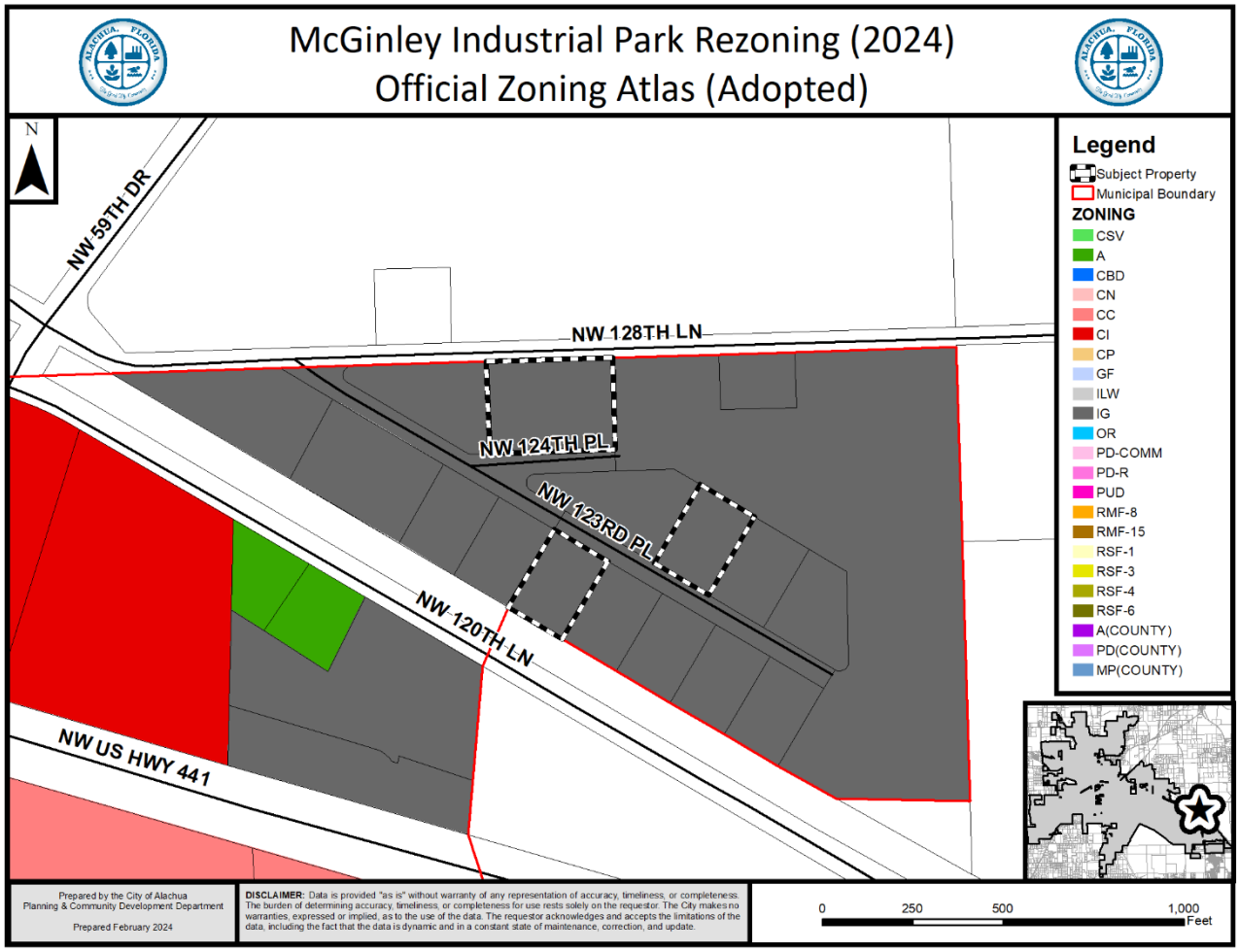
Alachua County Tax Parcel ID# 05893-020-003

Lot 3, McGinley Industrial Park Unit No. 2, according to the plat thereof, as recorded in Plat Book "N", Page 8, of the Public Records of Alachua County, Florida.

Alachua County Tax Parcel ID# 05893-020-004

Lot 4 of MCGINLEY INDUSTRIAL PARK UNIT NO. 2, according to the plat thereof as recorded in Plat Book "N", Page(s) 8, of the Public Records of Alachua County, Florida.

EXHIBIT "B"


McGinley Industrial Park Rezoning (2024)
Official Zoning Atlas (Adopted)
N
NW 59TH DR
NW 128TH LN
NW 124TH PL
NW 123RD PL
NW 120TH LN
NW US HWY 441
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared February 2024
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0 250 500 1,000
Feet

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: March 12, 2024
Quasi-Judicial Hearing

APPLICATION NUMBER:	PR23-0003
SUBJECT:	A request to amend the Official Zoning Atlas on four (4) parcels totaling ±4.04 acres subject property from Planned Unit Development (Alachua County) to Industrial General (IG)
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP, EDA Consultants, Inc.
PROPERTY OWNER:	Allnew Enterprises, LLC; QA Properties, LLC; Quinn Adams #3, LLC; US Spars, Inc.
LOCATION:	McGinley Industrial Park
PARCEL ID NUMBER:	05893-010-002; 05893-010-003; 05893-020-003; 05893-020-004
ACREAGE:	±4.04 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds this application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

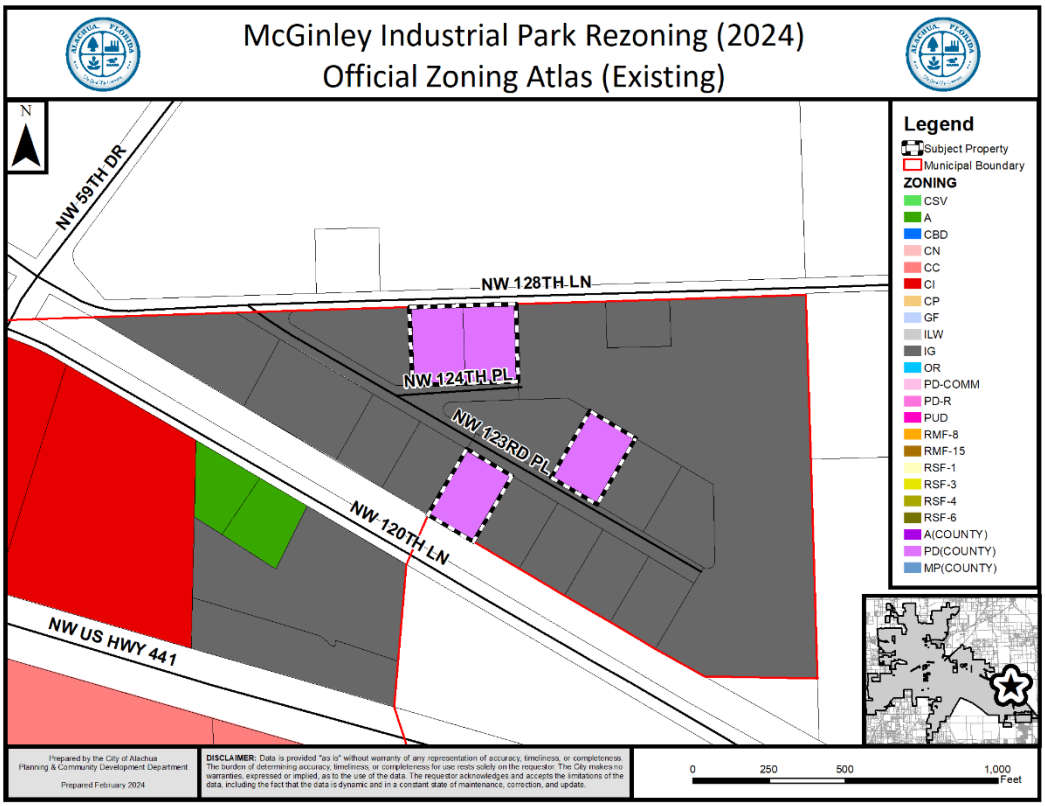
The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., for the consideration of the rezoning of the subject property from Alachua County Planned Unit Development (PUD [County]) to City of Alachua Industrial General (IG).

In 2020 several property owners of parcels within McGinley Industrial Park submitted an application to rezone approximately 34.63 acres of the Park from Alachua County Planned Unit Development (PUD [County]) to City of Alachua Industrial General (IG). The four (4) parcels subject to this application were the only parcels which were not included within the previous rezoning. One of these property owners recently inquired about remodeling an existing building, thus necessitating the rezoning of this property. The other three (3) property owners worked with this property owner to prepare a joint rezoning application.

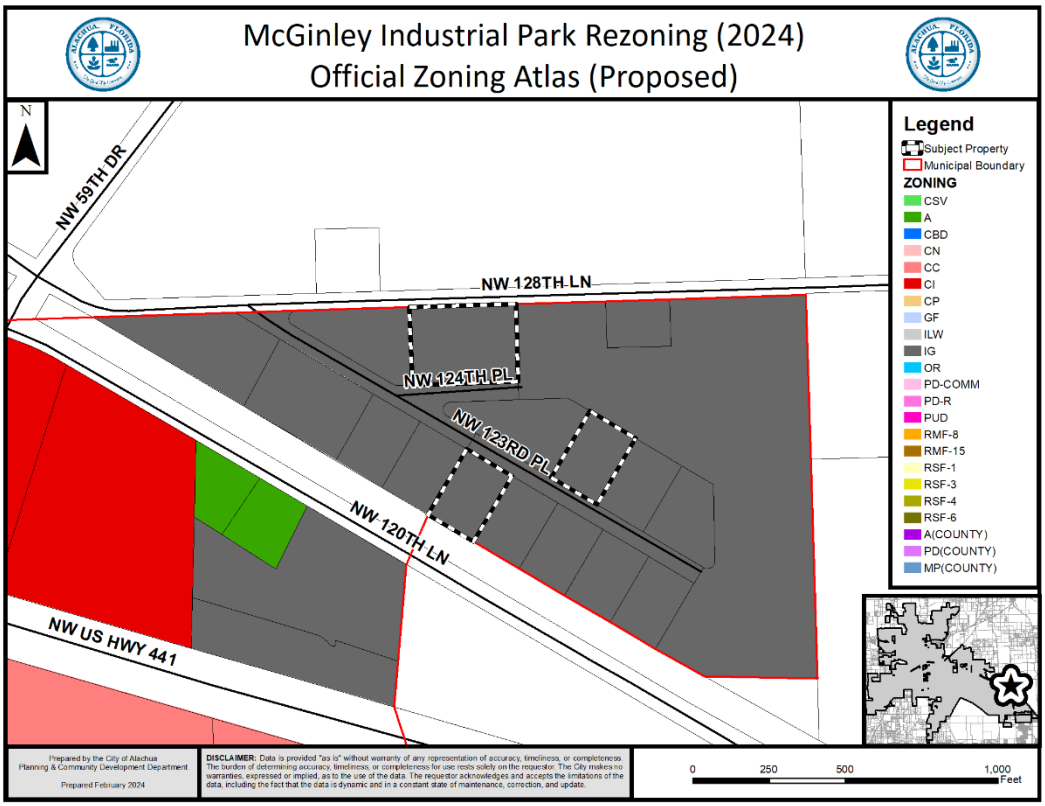
The platted portion of McGinley Industrial Park was annexed into the City in September 2001. The remaining portion of the Park, which is undeveloped, was annexed into the City in January 2008. In 2005, the Future Land Use Map (FLUM) Designation of the platted portion of the Park was amended from Alachua County Rural Employment Center to Industrial. In 2008, the FLUM Designation of the undeveloped portion of the Park was amended from Alachua County Rural Employment Center to Industrial. The properties subject to this application have retained their Alachua County zoning (a County Planned Unit Development [PUD] designation) since this time. The PUD permitted uses within the Industrial Services and Manufacturing (MS) zoning district (an Alachua County zoning designation). As required by Section 1.7.7 of the City's Land Development Regulations (LDRs), the zoning of a property must be amended upon annexation of land into the City. No development, redevelopment, or expansion may occur until a City FLUM Designation and zoning are applied to a property. Several property owners within McGinley Industrial Park have jointly submitted this application to rezone the properties to place a zoning designation on the property that is consistent with the underlying FLUM Designation, and which will address the requirements of Section 1.7.7 of the LDRs.

McGinley Industrial Park is located north of County Road 25A (NW 120th Lane) and the CSX railroad and to the south of NW 128th Lane. The developed portion of the Park is comprised of 17 lots ranging in size from approximately one (1) acre to approximately two (2) acres, with most lots approximately one (1) acre in size. All but three (3) of the lots within the platted portion of the property are developed. The lots are provided access by two (2) private roads: NW 123rd Place and NW 124th Place. The undeveloped portion of the Park is approximately 16.38 acres, and is comprised of a natural wooded area. See Map 4., Vicinity Map, and Table 1, Surrounding Land Uses, below.

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. 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 Industrial General zone district is established and described in Section 3.5.2(H) of the City's Land Development Regulations (LDRs):

3.5.2(H) *IG, General Industrial District.* The IG district is established and intended to provide lands for industrial uses which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential or business districts. Allowable uses include limited manufacturing and functionally related uses such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of the district. Residential uses, other than caretaker dwellings, are not permitted. Any uses that generate hazardous wastes shall have a hazardous materials management plan and operate in accordance with all local, State, and Federal requirements.

EXISTING USES

The subject parcels are presently developed with industrial uses.

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:	Alachua County Planned Unit Development (PUD)	City of Alachua Industrial General
Max. Gross Density/ ***Maximum number of Dwelling Units*****:**	None	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 *Maximum 618,088 square feet nonresidential uses on the subject property**
Permitted Uses:	Business & Professional Services; Wholesaling, Warehousing, Storage and Distribution; Heavy machinery and equipment sales and repair; Heavy Industrial	Industrial Services; Light & Heavy Manufacturing; Warehouse & Freight Movement; Recycling & Salvage Centers; Wholesale Sales

* Maximum intensity is based upon the maximum FAR permitted for each of the vacant parcels and the square footage of existing buildings within McGinley Industrial Park.

SURROUNDING USES

The subject property is located in an area primarily consisting vacant lands (residential and commercial), and a mixture of industrial, commercial, and residential uses.

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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

Map 3. Vicinity Map

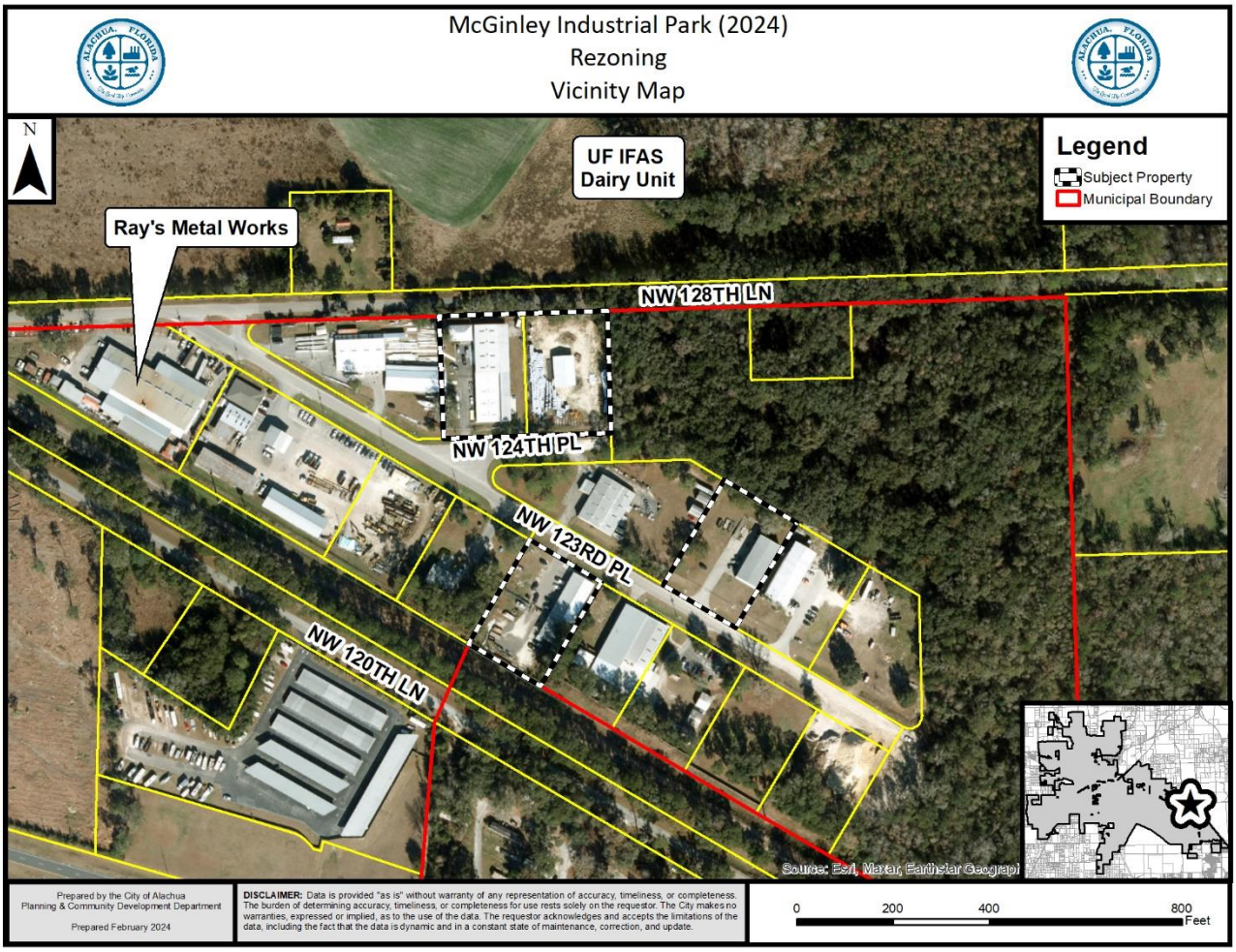


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	UF IFAS Dairy Unit	UF Campus Master Plan	Agricultural (Alachua County)
South	CSX Railroad; CR 25A; Box Turtle RV, Boat, & Self Storage; Progress Mobile Home Park	Industrial; Rural Employment Center (Alachua County)	Industrial General (IG); Manufactured/Mobile Home Park (RM) Alachua County)
West	Vacant Lands / McGinley Industrial Park	Industrial	Industrial General (IG)
East	McGinley Industrial Park	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.

Neighborhood Meetings were held on September 6, 2023, November 28, 2023, January 4, 2024, and February 4, 2024 at the offices of US Spars, located at 6210 NW 124th Place, in McGinley Industrial Park, to educate the owners of nearby land and any other interested members of the public about the application. The applicant was present at each meeting and available to answer questions. As evidenced by materials submitted by the applicant, the September 6, 2023, November 28, 2023 and February 4, 2024 meetings were unattended. Two (2) persons attended the January 4, 2024 meeting. A summary of the discussion which occurred each of the Neighborhood Meetings has been provided by the applicant and are included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from an Alachua County Planned Unit Development (PUD) to Industrial General (IG). 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 properties subject to this application.

Table 2. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Existing FLUM	Proposed Zoning Designation	Consistent
05893-010-002	±1.02	Industrial	Industrial General (IG)	☑
05893-010-003	±1.02	Industrial	Industrial General (IG)	☑
05893-020-003	±1.01	Industrial	Industrial General (IG)	☑
05893-020-004	±0.99	Industrial	Industrial General (IG)	☑

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

Future Land Use Element

GOAL 1: Future Land Use Map 2035:

The City 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 building	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 building	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 permitted	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 and Findings of Consistency with Objective 1.5 and Policies 1.5.a – 1.5.d: The existing FLUM Designation is Industrial, which is consistent with the proposed Industrial General (IG) zoning.

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 and Findings of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject parcels have historically been used for industrial purposes. 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 and Findings of Consistency with Goal 9 and Policy 9.1: The subject property is not currently located within the City's potable water and wastewater service areas. Future development would currently be required to be served by on site potable wells 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.

Analysis and Findings 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 · 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 and Findings of Consistency with Policy 1.2.a: The subject property is not located within the wastewater service area.

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

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

Analysis and Findings 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 · 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 and Findings of Consistency with Policy 4.1.b: The subject property is not located within the potable water service area.

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 and Findings 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. Any redevelopment must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

OBJECTIVE 1.10: Wetlands

The City shall protect and preserve wetland values and functions from adverse, human

caused, physical and hydrologic disturbances.

Policy 1.10.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 and Findings of Consistency with Objective 1.10 and Policy 1.10.g: An environmental resources report prepared in 2004 identified a wetland area in the southeastern portion of Parcel 05893-000-000. Should any development be proposed proximate to this area, further analysis of wetland boundaries will be required, and the minimum buffers as required by Policy 1.10.g will be provided.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

An environmental resources report prepared in 2004 identified a wetland area in the southeastern portion of Parcel 05893-000-000. Should any development be proposed proximate to this area, further analysis of wetland boundaries will be required.

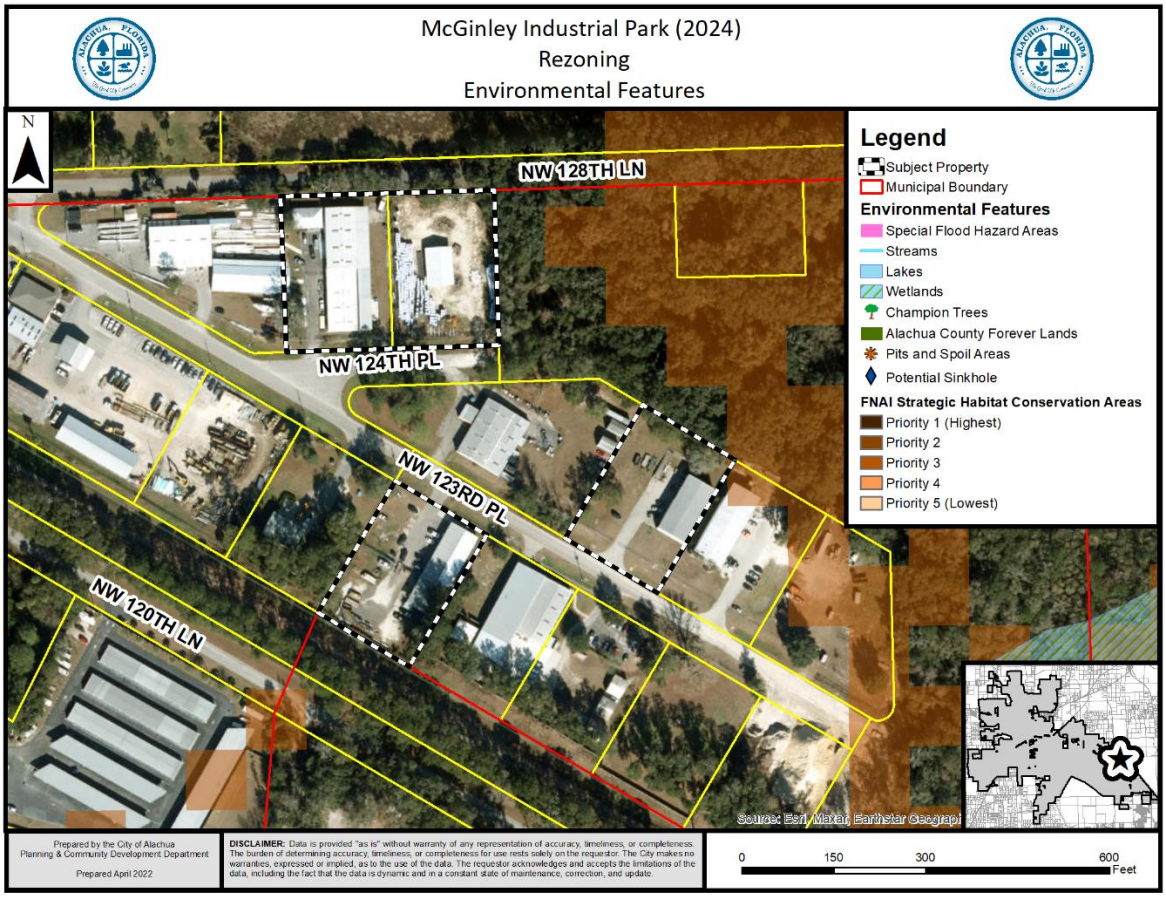
Evaluation:
Should any development be proposed proximate to this area, further analysis of wetland boundaries will be required, and the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations will 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: Lands near the subject parcels are identified as "Priority 3" in the PNA data layer, however, no species identified as endangered, threatened, or of special concern are known to exist on the subject property. 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.

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: The soil types present pose minimal limitations to urban development and 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 subject parcels are presently developed and utilized for industrial uses. The existing FLUM Designation of the subject property is 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 2005.

(d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation and Findings: The subject parcels are presently developed and utilized for industrial uses. The property's Industrial FLUM Designation, which has been in place since 2005, permits urban uses. Prior to the designation of the property as Industrial, the FLUM Designation was Rural Employment Center (an Alachua County Designation) which also permits non-residential / industrial uses. The McGinley Industrial Park was first developed in the mid 1980s, therefore, there is an established pattern of industrial uses within the Park and the subject property.

(e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation and Findings: The lands located to the north and east are vacant. The UF IFAS Dairy Unit is located north of the subject property. The CSX railroad line is located to the south and west. A mini-storage facility and vacant commercial lands are located to the south of the railroad and CR 25A.

(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: It is not expected that the proposed amendment will effect the character of the general area by creating excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. The subject parcels are developed and currently utilized for industrial uses. 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 zoning designation on the subject property which is comparable to the commercial and industrial zoning categories which are presently near the subject property. The subject parcels are developed and currently utilized for industrial uses.

(h) *Encourage Sprawl* – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation and Findings: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." Staff finds that the proposed amendment does not constitute urban sprawl.

(i) *Spot Zoning* – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation and Findings: The proposed amendment will not result in creation of isolated zoning districts. The subject parcels are developed and currently utilized for industrial uses. The proposed amendment will place an industrial zoning designation on the subject property. Lands proximate to the subject parcels are zoned Industrial General (IG). 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 parcels are not located within the City of Alachua's utility service area. At this time, any development or redevelopment would be served by on site potable wells and septic systems. If the City's utility service area is expanded and includes the subject property at a later time, any development or redevelopment at that time 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.

PUBLIC FACILITIES IMPACT

Section 2.4.14 of the LDRs establishes the City's concurrency management system. A Certificate of Level of Service Standard is issued concurrent with the issuance of a preliminary development order, including Site-Specific Amendments to the Official Zoning Atlas, unless otherwise exempted. Section 2.4.14(C) establishes the actions or developments exempt from obtaining a Certificate of Level of Service Standard. Development with a de minimis impact on public facility levels are exempt pursuant to Section 2.4.14(C)(3).

A *"de minimis impact"* is defined in Article 10 of the LDRS as "*an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route*".

The subject parcels are presently developed and no further development or redevelopment is proposed at this time. Therefore, this application is considered to result in a de minimis impact to public facilities and a Certificate of Level of Service Standard is not required to be issued for this application.

EXHIBIT "A"

TO

PR23-003: McGINLEY INDUSTRIAL PARK (2024)
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

Table 4.1-1. Table of Allowed Uses

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

Use Category/Use Type	CSV	A	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																4.3.1(A)(1)

Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7–14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)

Group home (15 or more residents)		S				S			S	S	S											A			
Roominghouse				S	S	S			P	P															
PUBLIC AND INSTITUTIONAL USES																									
Community services																									
Community center		S				S	S	S	S	S		P		P					P	A	A	A			4.3.2(A)
Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A		4.3.2(A)
Library						S			P	P	P	P	P	P					P	A	A	A	A		4.3.2(A)
Senior center						S	P	P	P	P		P	P	P					P		A	A			4.3.2(A)
Youth club facility						S	P	P	P	P		P	P	P					P		A	A			4.3.2(A)
Day care																									
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A		
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A		4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A				

Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)
Educational facilities																								
College or university							S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																								
Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A			A	4.3.2(D)
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P	P		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		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)

300 in sanctuary or main activity area																								
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	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	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P				P					
Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	

Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P		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	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																									
Agriculture																									
General use category		P																							
Medical marijuana cultivation																									

Non-medical marijuana cultivation																								
Animal husbandry																								
General use category		P																						
Horticulture																								
General use category		P																						
Agriculture support and services (directly related)																								
Agricultural processing		P																						4.3.3(A)(1), (2)
Agri-education		P																						4.3.3(A)(1)
Agri-entertainment		P																						4.3.3(A)(1)
Custom operator		P																						4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																						4.3.3(A)(1), (3)

Equestrian facility		P													S		S							4.3.3(A)(1)
Farm co-op		P																						4.3.3(A)(1)
Farm machinery repair		S																						4.3.3(A)(1)
Farm market		P																		A				4.3.3(A)(1)
Farm produce stand		P																		A				4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																						4.3.3(A)(1)
Nursery, commercial		S																		A				4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S								P									4.3.3(A)(1), (4)
Pet farm		P																						4.3.3(A)(1)
Sawmill		S																						4.3.3(A)(1), (5)
Stable		P																						4.3.3(A)(1), (6)

Agriculture support and services (not directly related)																								
Agricultural research facility		P													P	P	P							4.3.3(B)(1)
Animal care business		P														P								
Auction arena for livestock		S														S	S							
Central farm distribution hub for agricultural products		P														P	P							4.3.3(B)(1)
Equestrian facility		P																						4.3.3(B)(2)
Fair grounds		S																	A					
Farm machinery repair		P												P		P								
Farm machinery sales, rental, and service		P												P		P			A					
Stable		P																						4.3.3(B)(3)
Animal sales, service and care																								
Animal hospital		P											P		S				A					4.3.3(C)(1)
Animal shelter		S											S						A					4.3.3(C)(2)

Animal grooming		P											P	P	P			P		A				
Kennel, indoor		P							S	S		S	P		S	P	P			A		A		4.3.3(C)(3)
Kennel, outdoor		P											P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P											P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																								
Eating establishments																								
Ice cream shop									S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only									S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating									S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service													P		P	S	S			A			A	4.3.4(A)(2)
Specialty eating establishment									S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																								

Conference center		S							S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																						4.3.4(B)(2)
Industrial services																								
Building, heating, plumbing, or electrical contractors																P	P	P		A				
Electric motor repair																		P						4.3.4(C)(1)
Fuel oil distributor																		P						
General industrial service													P	P	P	P	P	P					A	
Heavy equipment sales, rental, or repair															P			P						4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities													P	P	P								A	4.3.4(C)(3)
Machine shop															S			P						4.3.4(C)(1)
Repair of scientific or professional instruments													S		S	P	P	P		A			A	
Tool repair															S	P	P	P						4.3.4(C)(1)

Manufacturing and production																								
Asphalt/concrete batch plant																	S							4.3.4(D)(1)
Manufacturing, heavy [1]																	P							4.3.4(D)(1)
Manufacturing, light															P	P	P		A			A		
Medical marijuana processing																								
Medical radioisotope laboratory															P									
Non-medical marijuana processing																								
Offices																								
Business services											P	P	P	P	P	P				A		A	A	
Financial services											P	P	P	P	P	P				A		A	A	
Professional services										S	P	P	P	P	P	P				A		A	A	
Radio and television broadcasting studio													P	P	P	P	P	P		A			A	

Sales													P	P	P	P				A		A	A	
Parking, commercial																								
Parking lot													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																								
Banquet hall													P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S			P	P	P	P		P	P	A	A	A	A	
Internet Café/simulated gaming establishment																								
Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	
Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	

Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)

Crematory		S												S		P	P					A	4.3.4(G)
Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P						A				4.3.4(G)
General media store													P	P	P	P					A	A	A		4.3.4(G)
Liquor store													S	P	P	P					A		A		4.3.4(G)
Laundromat															P	P					A				4.3.4(G)(5)
Non-medical marijuana dispensing																									
Pawn shop															P						A				4.3.4(G)(8)
Precious metals dealer															P						A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P					A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P						A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P					A	A	A		4.3.4(G)

Tattoo parlor/Body-piercing studio														P					A				4.3.4(G)(10)
Large-scale retail establishments · 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments · 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								
All uses													P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret															P									4.3.4(I)
Sexually oriented media store															P									4.3.4(I)
Sexually oriented motion picture theater															P									4.3.4(I)
Sex shop															P									4.3.4(I)
Vehicles, sales and services																								

Automobile body shop														P		P	P							4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A				
Automobile rental and sales													S		P					A				4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P		A				4.3.4(J)(3)
Automobile service station												S	S	P	P		P	P		A				
Automobile service station with wash and detail															P					A				
Boat and marine rental and sales													P		P					A				4.3.4(J)(4)
Carwash or auto detailing															P					A				4.3.4(J)(5)
Gasoline sales												S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales															P			P		A				4.3.4(J)(2)
Taxicab service													P	P	P					A				
Tire sales and mounting													P		P					A				4.3.4(J)(7)

Towing service															P					A				4.3.4(J)(8)
Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								
Cold storage plant																		P						
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																	S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)
Warehouse (storage)																P	P	P		A				4.3.4(L)(1)

Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																		P						
Incinerator		S																S						
Landfill		S																S	S					
Landspreading of wastes		S																S						
Recycling dropoff center																S		S	S		A		A	A	4.3.4(M)(1)
Recycling and salvage center		S																P						4.3.4(M)(2)
Salvage and junkyard																		P						4.3.4(M)(3)
Tire disposal or recycling																		S						4.3.4(M)(3)
Waste composting		S																P						

	Wholesale sales																								
	All uses														S	P	P	P							

[1] This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

EXHIBIT "B"

TO

PR23-003: McGINLEY INDUSTRIAL PARK (2024)
SITE SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

February 14, 2024

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: PR23-0003 – McGinley Industrial Park Rezoning Application (f.k.a. US Spars Rezoning)

Dear Mr. Sweger:

On February 6, 2024, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of on behalf of Allnew Enterprises, LLC, QA Properties, LLC, Quinn Adams #3, LLC, and US Spars, Inc. 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 has been scheduled for the **March 12, 2024** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, February 27, 2024.*** 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 ***Tuesday, February 27, 2024***. 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, March 11, 2024***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 20, 2023

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Project Assistance Team (PAT) Summary: US Spars Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Sweger:

On November 30, 2023, the City of Alachua received your application for a Rezoning application on behalf of US Spars, Inc. The application proposes to amend the Official Zoning Atlas from Planned Development (Alachua County) to Industrial General (IG) on a ±1.02 acre subject property comprised of portions of Tax Parcel Number 05893-010-002.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled on request.

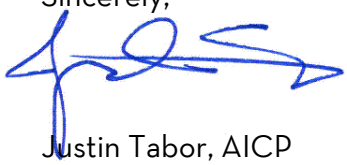
Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, January 10, 2024**. A total of three (3) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

1. The justification report references the current zoning as "Alachua County PD-COMM" in several locations. The current zoning is "PUD". Revise accordingly.
2. The Comprehensive Plan Consistency Analysis responds to several policies which do not apply to the application. Please review the analysis and update accordingly.
3. In response to compliance with the standards for a rezoning, please clarify the statement in response to Section 2.4.2(E)(1)(h) that the subject property is in an 'urbanized area' of the City.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Michael Wukotich, US Spars, Inc. (*by electronic mail*)
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 4, 2023

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Completeness Review: US Spars Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Sweger:

On November 30, 2023, the City of Alachua received your application for a Rezoning application on behalf of US Spars, Inc. The application proposes to amend the Official Zoning Atlas from Planned Development (Alachua County) to Industrial General (IG) on a ±1.02 acre subject property comprised of portions of Tax Parcel Number 05893-010-002.

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 address the following deficiencies no later than **5:00 PM on Monday, December 11, 2023**.

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

Please address the following:

1. **Rezoning Application Attachment #3, Concurrency Impact Analysis:** Provide a statement of de minimis impacts which considers the exemption as set forth in Section 2.4.14(C)(3) of the LDRs and as the term is defined in Section 10.2 of the LDRs.

2. **Rezoning Application Attachment #6, Mailing Labels:** Mailing labels for persons/organizations on file with the City were not provided. Provide three (3) sets of mailing labels. This list is accessible on the City's web site at: https://www.cityofalachua.com/government/planning-community-development/planning-zoning/documents

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

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Michael Wukotich, US Spars, Inc. (*by electronic mail*)
Project File

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: McGinley Industrial Park Rezoning (4 Parcels)
2. Address of Subject Property: 6210 NW 124th PL, 6112 NW 123rd PL & 6201 NW 123rd PL
3. Parcel ID Number(s): 05893-010-002, 05893-010-003, 05893-020-003 & 05893-020-004
4. Existing Use of Property: Industrial
5. Future Land Use Map Designation : Industrial
6. Existing Zoning Designation: PUD (Alachua County)
7. Proposed Zoning Designation: Industrial General (IG)
8. Acreage: 4.04 +/- acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( ) 352-373-3541 FAX: ( ) e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): US Spars, Inc., Allnew Enterprises, LLC, Quinn Adams #3, LLC & QA Properties, LLC
   Mailing Address: 6320 NW 123rd Place & 12707 NW 77th Terrace
   City: Gainesville/Alachua State: FL ZIP: 32653/32615

   * 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: N/A
   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, Director of Planning

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 15th day of January, 2024, by Clay Sweger

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

as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6210 NW 124th Place

Parcel ID Number(s): 05893-010-002

Acreage: 1.02 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Michael Wukotich Title: Manager

Company (if applicable): US Spars Inc

Mailing Address: 6320 NW 123rd Place

City: Gainesville State: FL ZIP: 32653

Telephone: 386-462-3760 FAX: N/A e-mail: info@usspars.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning Application

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

Michael Wukotich Manager

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 7th day of November, 2023 by Michael Wukotich, who is/are personally known to me, or who has/have produced FL DL as identification.

LESLEY NEVINS
Notary Public-State of Florida
Commission # HH 160624
My Commission Expires
August 03, 2025

Signature of Notary Public, State of FL

Us Spars Incorporated

6320 NW 123rd Place

Gainesville, FL 32623

Date: January 19, 2011

To Whom it may concern:

We the undersigned, hereby authorize Michael Wukotich to act on our behalf in all manners relating to any business relations associated with everyday operations of US Spars Incorporated. Including all auto related title and registration. Any and all acts carried out by Michael Wukotich on our behalf shall have the same effect as acts of our own.

This authorization is valid until further written notice from the President Loic Gilbert.

Sincerely,

Loic Gilbert, president

KEVIN GRUNDMAN
Notary Public, State of Florida
Commission# DD910887
My comm. expires Oct. 21, 2013

1/19/11

by National ID card
(France) 040217301009

SPECIFIC POWER OF ATTORNEY

Dated June 22, 2021

To Whom it may concern:

We the undersigned, hereby authorize Michael Wukotich to act on our behalf in all manners relating to any business relations associated with the day to day operations of US Spars Inc. Including but not limited to all auto related title and registrations. Any and all acts carried out by Michael Wukotich on behalf of the corporation shall have the same effects as acts of our own.

This authorization is valid until revoked by either the President or Vice-President, both of whom are directors, of the corporation.

Signed in the presence of
the following witnesses:

Haley Davis
Print Witness Name: Haley Davis

Print Witness Name: Brenda Griffiths

Remi Gerbeaud, Vice-President

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 22 day of June, 2021, by Remi Gerbeaud, as vice-president of US Spars Inc., ( ) who is personally known to me or produced World French Passport as identification.

JOSE I. MORENO
Commission # GG 260140
Expires September 19, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
My Commission Expires:
(Notary Seal)

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6112 NW 123rd Place, 6201 NW 123rd Place

Parcel ID Number(s): 05893-010-003, 05893-020-003, 05893-020-004

Acreage: 1.02 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Kyle Myers & Timothy Myers Title: Registered Agents

Company (if applicable): ALLNEW Enterprises, LLC, Quinn Adams, #3 LLC & QA Properties LLC

Mailing Address: 12707 NW 77th Terrace

City: Alachua State: FL ZIP: 32615

Telephone: 386-462-7745 FAX: N/A e-mail: flsepticmaster@yahoo.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning Application

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.

Kyle Myers
Signature of Applicant

Tim Myers
Signature of Co-applicant

Kyle Myers
Typed or printed name and title of applicant

Tim Myers
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 11 day of January, 2024 by Kyle Meyers

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

NOTARY SEAL

Mikayla M
Signature of Notary Public, State of Florida

MIKAYLA PAIGE MATHEWS
Notary Public, State Of Florida
Commission No. HH 368904
My Commission Expires: 6/8/2025

Sign Up for Property Watch

Parcel Summary

Parcel ID	05893-010-002
Prop ID	28237
Location Address	6210 NW 124TH PL GAINESVILLE, FL 32653
Neighborhood/Area	233328.60
Subdivision	MCGINLEY INDUSTRIAL PARK UNIT 1
Legal Description	MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 2 OR 4754/341 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	LIGHT MFG (04100)
Sec/Twp/Rng	28-08-19
Tax Area	ALACHUA (1700)
Acres	1
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

US SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$367,347	$370,487	$374,377	$234,991	$235,742
Land Value	$217,800	$218,750	$218,750	$113,750	$113,750
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$585,147**	**$589,237**	**$593,127**	**$348,741**	**$349,492**
Assessed Value	$585,147	$589,237	$593,127	$334,773	$305,557
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$585,147	$589,237	$593,127	$334,773	$305,557
Maximum Save Our Homes Portability	$0	$0	$0	$13,968	$43,935

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

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
4100	LIGHT MANUFACTURING	1.00	43560	0	0	PD

Building Information

Type	MFG LIGHT	**Heat**	NONE
Total Area	7,000	**HC&V**	NONE
Heated Area	5,662	**HVAC**	NONE
Exterior Walls	PRE-FINSH METL	**Bathrooms**	
Interior Walls	MINIMUM/MASON	**Bedrooms**	
Roofing	MODULAR METAL	**Total Rooms**	1-Rooms

Roof Type	STEEL FR/TRUSS	**Stories**	1.0
Frame	STEEL	**Actual Year Built**	1980
Floor Cover	FIN CONCRETE	**Effective Year Built**	2012

Type	MFG LIGHT	**Heat**	NONE
Total Area	7,000	**HC&V**	NONE
Heated Area	5,000	**HVAC**	NONE
Exterior Walls	PRE-FINSH METL	**Bathrooms**	
Interior Walls	MINIMUM/MASON	**Bedrooms**	
Roofing	MODULAR METAL	**Total Rooms**	1-Rooms
Roof Type	STEEL FR/TRUSS	**Stories**	1.0
Frame	STEEL	**Actual Year Built**	1984
Floor Cover	FIN CONCRETE	**Effective Year Built**	2012

Type	OFFICE LOW RISE	**Heat**	ELECTRIC
Total Area	1,380	**HC&V**	FORCED AIR
Heated Area	1,196	**HVAC**	CENTRAL
Exterior Walls	HARDIBOARD	**Bathrooms**	
Interior Walls	DRYWALL	**Bedrooms**	
Roofing	MINIMUM	**Total Rooms**	9-Rooms
Roof Type	WOOD TRUSS	**Stories**	1.0
Frame	WOOD FRAME	**Actual Year Built**	2004
Floor Cover	CARPET	**Effective Year Built**	2016

Type	SOH MISC	**Heat**	
Total Area	16,215	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1980

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	4,662	3	8000	MFG LIGHT
BAS	BASE AREA	1,000	3	8000	MFG LIGHT
CAN	CANOPY (NO SIDES)	1,000	3	8000	MFG LIGHT
OHA	1.5 WITH ATTIC	338	3	8000	MFG LIGHT

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	5,000	3	8000	MFG LIGHT
CAN	CANOPY (NO SIDES)	2,000	3	8000	MFG LIGHT

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,196	3	4900	OFFICE LOW RISE
CAN	CANOPY (NO SIDES)	184	3	4900	OFFICE LOW RISE

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3661	CP 1	840		C2	COMM
3883	FENCE CL	4,752		C1	COMM
4240	GUTTER	400		C1	COMM
4641	PATIO 1	960		C1	COMM
4680	PAVING 1	8,910		C1	COMM
5221	STG 1	200		C2	COMM
5221	STG 1	152		C2	COMM
5400	WELL	1		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
2/14/2020	$695,000	WD	4754	341	Qualified (Q)	Improved	SPEAR HAUGE LLC	US SPARS INC	Link (Click)
7/15/2013	$280,000	MS	4212	2195	Qualified (Q)	Improved	* JPSD INC	SPEAR HAUGE LLC	Link (Click)

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/14/2010	$100	MS	3955	535	Unqualified (U)	Improved	* HEBERT MARC	* JPSD INC	
1/31/2007	$670,000	MS	3541	109	Unqualified (U)	Improved	* PLD PROPERTIES INC	* HEBERT MARC	Link (Clerk)
10/7/2002	$238,000	MS	2535	210	Qualified (Q)	Improved	* FIRST NATIONAL BANK OF ALACH	* PLD PROPERTIES INC	Link (Clerk)
10/29/1997	$230,000	MS	2144	1173	Unqualified (U)	Improved	* VERNON WILLIAM L	* FIRST NATIONAL BANK OF ALACH	Link (Clerk)
5/15/1989	$100	MS	1736	2669	Unqualified (U)	Improved		* VERNON WILLIAM L	Link (Clerk)
11/1/1981	$76,100	WD	1381	756	Qualified (Q)	Improved		* UNASSIGNED	Link (Clerk)

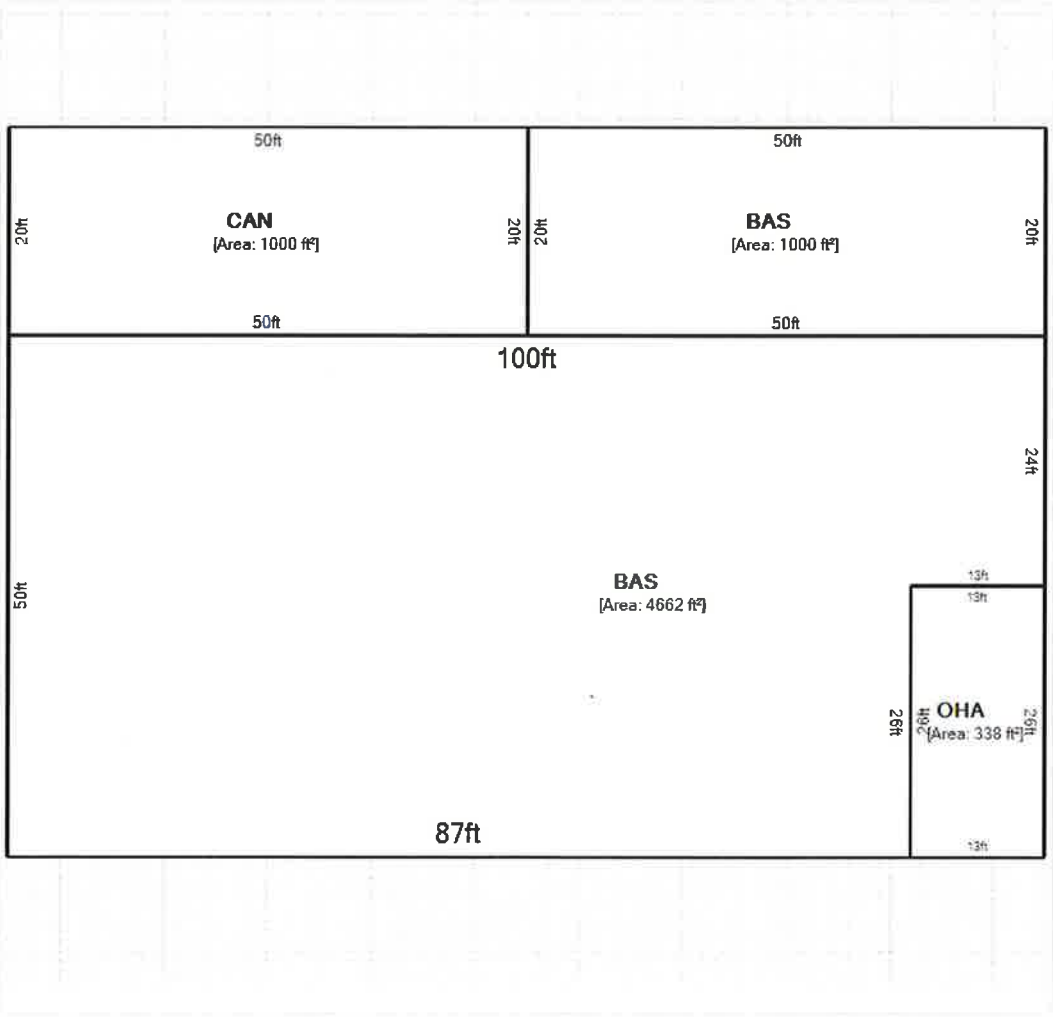
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

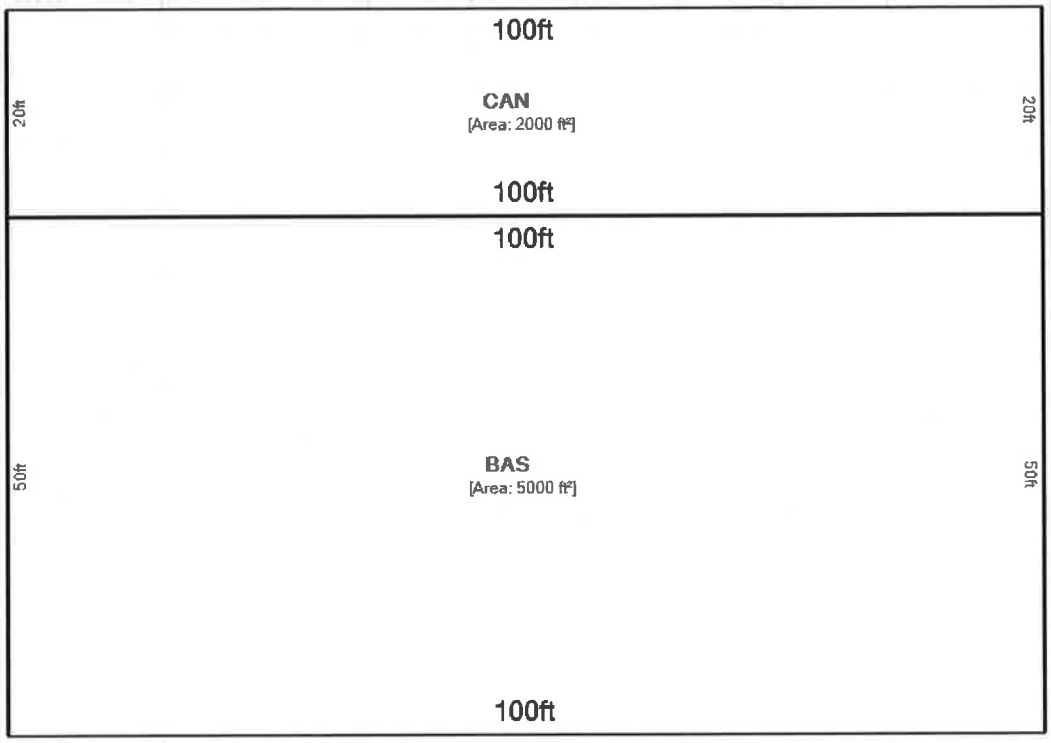
Permits

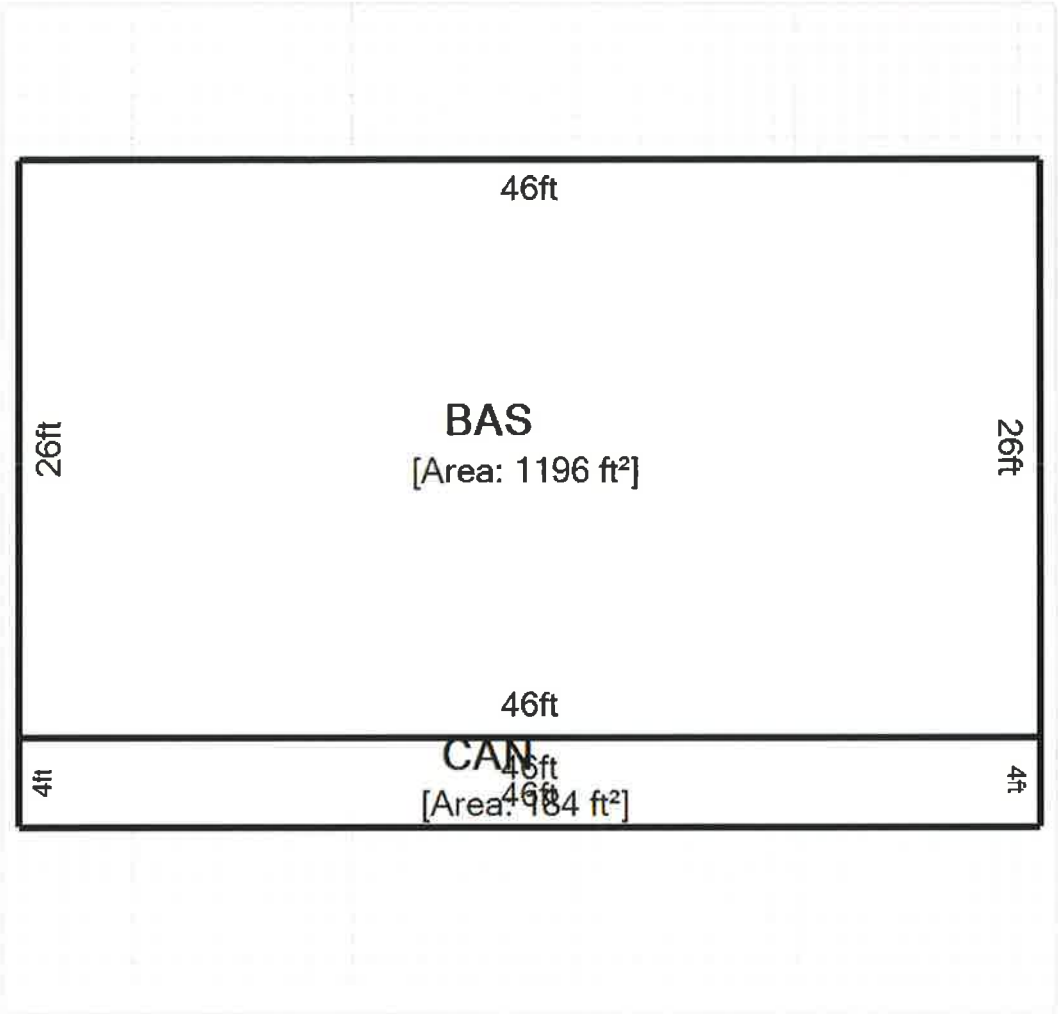
Permit Number	Type	Primary	Active	Issue Date	Value
2003010173	OFFICE/BANK/PROFESSIONAL	Yes	No	2/24/2003	$65,000
2002120248	NON-RES ADDN/ALT CONVERT	Yes	No	2/3/2003	$25,000
96-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1997	$0

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

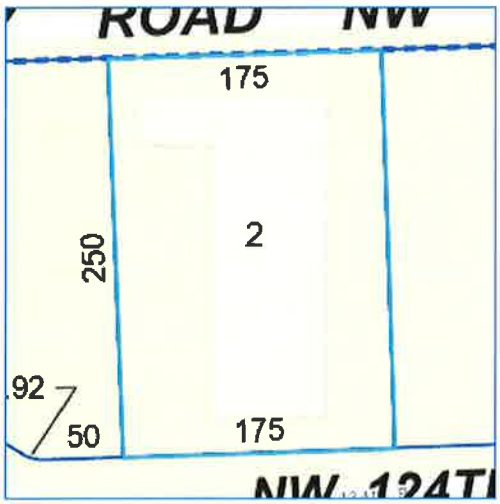
Sketches




100ft
CAN
[Area: 2000 ft²]
20ft
20ft
100ft
100ft
BAS
[Area: 5000 ft²]
50ft
50ft
100ft


46ft
BAS
[Area: 1196 ft²]
26ft
26ft
46ft
CAN
[Area: 184 ft²]
4ft
4ft

Map


ROAD
NW
175
2
250
92
50
175
NW 124TI

Photos

No data available for the following modules: Extra Features.

User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 11/17/2023, 7:02:52 AM

Sign Up for Property Watch

Parcel ID	05893-010-003
Prop ID	28238
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233328.60
Subdivision	MCGINLEY INDUSTRIAL PARK UNIT 1
Legal Description	MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 3 OR 4957/2148 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	MISC. RESIDENCE (00700)
Sec/Twp/Rng	28-08-19
Tax Area	ALACHUA (1700)
Acres	1
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

ALLNEW ENTERPRISES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$4,618	$4,799	$4,979	$0	$0
Land Value	$108,900	$109,375	$109,375	$71,094	$71,094
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$113,518**	**$114,174**	**$114,354**	**$71,094**	**$71,094**
Assessed Value	$113,518	$114,174	$34,128	$26,499	$24,090
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$113,518	$114,174	$34,128	$26,499	$24,090
Maximum Save Our Homes Portability	$0	$0	$80,226	$44,595	$47,004

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

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
4000	VACANT INDUSTRIAL	1.00	43560	0	0	PD

Building Information

Type	SOH MISC	**Heat**	
Total Area	2,400	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1
Frame		**Actual Year Built**	2020
Floor Cover		**Effective Year Built**	2020

Sub Area

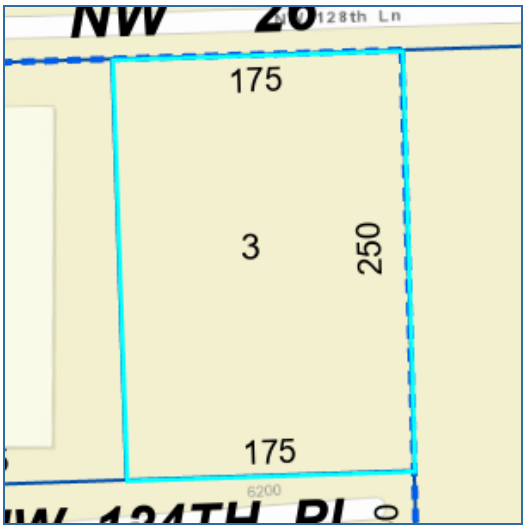
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0241	BARN POLE 1	2,400		R1	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/2/2021	$133,000	WD	4957	2148	Qualified (Q)	Improved	SPEAR HAUGE LLC	ALLNEW ENTERPRISES LLC	Link (Clerk)
7/15/2013	$280,000	MS	4212	2195	Qualified (Q)	Improved	* JPSD INC	SPEAR HAUGE LLC	Link (Clerk)
5/14/2010	$100	MS	3955	535	Unqualified (U)	Vacant	* HEBERT MARC	* JPSD INC	
1/31/2007	$670,000	MS	3541	109	Unqualified (U)	Improved	* PLD PROPERTIES INC	* HEBERT MARC	Link (Clerk)
10/7/2002	$238,000	MS	2535	210	Unqualified (U)	Improved	* FIRST NATIONAL BANK OF ALACH	* PLD PROPERTIES INC	Link (Clerk)
10/29/1997	$230,000	MS	2144	1173	Unqualified (U)	Vacant	* VERNON WILLIAM	* FIRST NATIONAL BANK OF ALACH	Link (Clerk)
5/15/1989	$100	MS	1736	2669	Unqualified (U)	Improved		* VERNON WILLIAM	Link (Clerk)
4/1/1985	$13,000	WD	1590	2620	Unqualified (U)	Improved		* UNASSIGNED	Link (Clerk)

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

Map



Photos

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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/15/2024, 2:09:07 AM

Contact Us

Developed by
Schneider GEOSPATIAL

Sign Up for Property Watch

Parcel ID	05893-020-003
Prop ID	28247
Location Address	6112 NW 123RD PL GAINESVILLE, FL 32653
Neighborhood/Area	233328.60
Subdivision	MCGINLEY INDUSTRIAL PARK UNIT 2
Legal Description	MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 3 OR 3871/0308 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	WAREH/DIST TERM (04800)
Sec/Twp/Rng	28-08-19
Tax Area	ALACHUA (1700)
Acres	1
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

QUINN ADAMS #3 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$144,682	$106,446	$109,521	$112,596	$115,670
Land Value	$65,340	$65,625	$65,625	$113,750	$113,750
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$210,022**	**$172,071**	**$175,146**	**$226,346**	**$229,420**
Assessed Value	$188,934	$172,071	$175,146	$189,064	$172,190
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$188,934	$172,071	$175,146	$189,064	$172,190
Maximum Save Our Homes Portability	$21,088	$0	$0	$37,282	$57,230

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

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
4800	WAREHOUSE	1.00	43560	0	0	PD

Building Information

Type	WAREHOUSE STORAGE	**Heat**	NONE
Total Area	5,600	**HC&V**	NONE
Heated Area	4,400	**HVAC**	NONE
Exterior Walls	PRE-FINSH METL	**Bathrooms**	
Interior Walls	MINIMUM/MASON	**Bedrooms**	
Roofing	MODULAR METAL	**Total Rooms**	0-Rooms
Roof Type	STEEL FR/TRUSS	**Stories**	1.0
Frame	STEEL	**Actual Year Built**	1998
Floor Cover	FIN CONCRETE	**Effective Year Built**	1998

Type	SOH MISC	**Heat**	
Total Area	6,000	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1998

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	4,400	3	8400	WAREHOUSE STORAGE
OHA	1.5 WITH ATTIC	600	3	8400	WAREHOUSE STORAGE
UST	UNFINISHED STORAGE	600	3	8400	WAREHOUSE STORAGE

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
4680	PAVING 1	6,000		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
4/10/2009	$165,000	SD	3871	308	Unqualified (U)	Improved	* SUNTRUST BANK	QUINN ADAMS #3 LLC	Link (Clerk)
9/3/2008	$230,400	WD	3828	2574	Qualified (Q)	Improved	* EMCO RAIN GUTTERS INC	* SUNTRUST BANK	Link (Clerk)
11/2/2005	$180,000	WD	3252	819	Qualified (Q)	Improved	* LYONS KEVIN D	* EMCO RAIN GUTTERS INC	Link (Clerk)
9/22/2004	$300,000	MS	2998	163	Unqualified (U)	Improved	* MARY MCGINLEY & DICK MCGINLE	* LYONS KEVIN D	Link (Clerk)
11/18/2003	$537,600	MS	2812	1068	Unqualified (U)	Vacant	* BIG RED WASTE INC	* MARY MCGINLEY & DICK MCGINLE	Link (Clerk)
5/28/1999	$467,500	MS	2235	828	Unqualified (U)	Vacant	* MCGINLEY & MCGINLEY TRUSTEES	* BIG RED WASTE INC	Link (Clerk)
7/11/1990	$100	QD	1790	217	Unqualified (U)	Vacant	* DICK MCGINLEY	* MCGINLEY & MCGINLEY TRUSTEES	Link (Clerk)

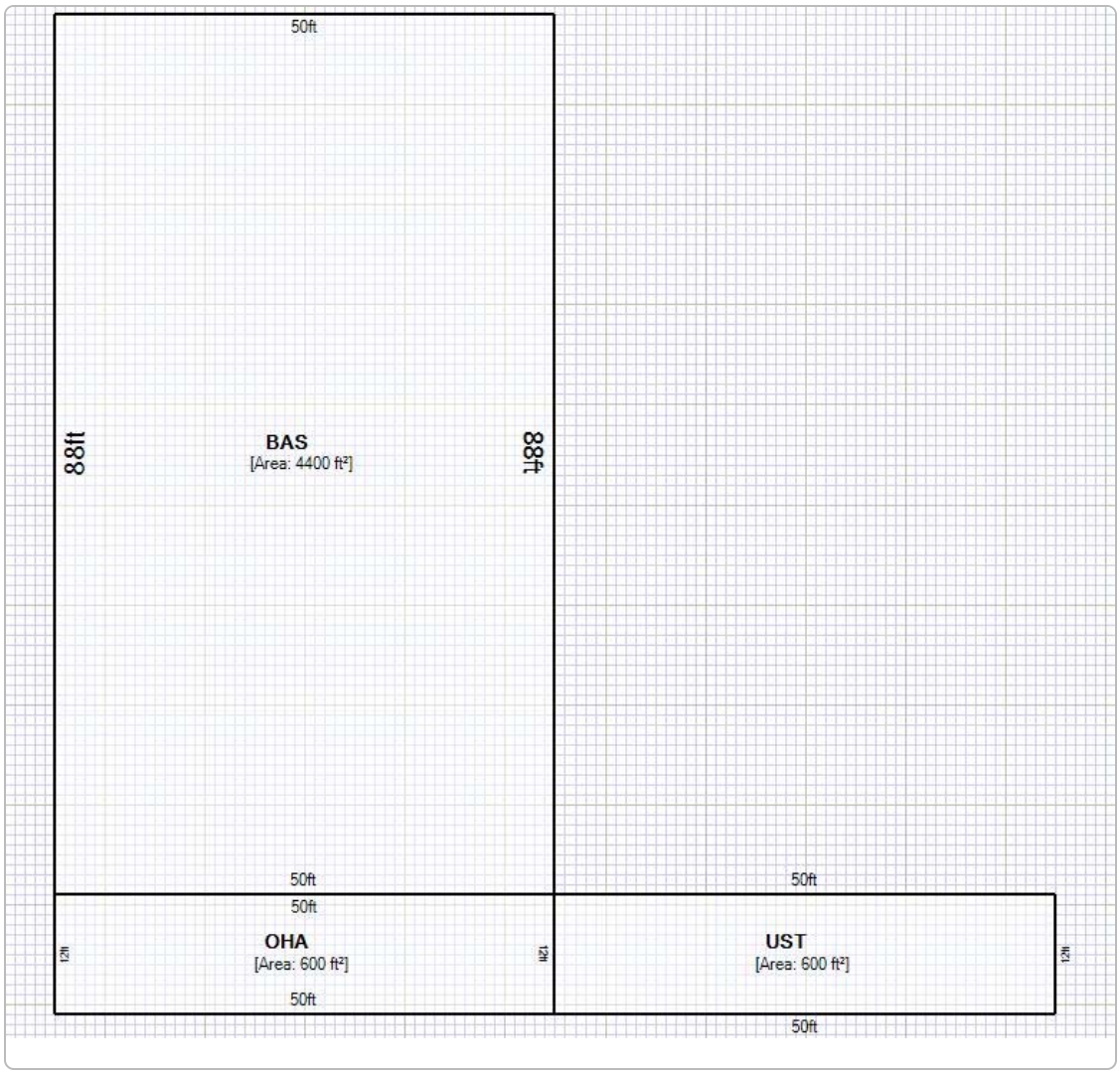
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
06-0000	OVER THE COUNTER INSPECT	Yes	No	2/16/2006	$0

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

Sketches



Map

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

Sign Up for Property Watch

Parcel ID	05893-020-004
Prop ID	28248
Location Address	6201 NW 123RD PL GAINESVILLE, FL 32653 ⊞ **See more addresses...**
Neighborhood/Area	233328.60
Subdivision	MCGINLEY INDUSTRIAL PARK UNIT 2
Legal Description	MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 4 OR 4585/0188 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	WAREH/DIST TERM (04800)
Sec/Twp/Rng	28-08-19
Tax Area	ALACHUA (1700)
Acres	1
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

QA PROPERTIES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$238,525	$174,270	$178,299	$180,314	$182,328
Land Value	$65,340	$65,625	$65,625	$113,750	$113,750
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$303,865**	**$239,895**	**$243,924**	**$294,064**	**$296,078**
Assessed Value	$263,379	$239,895	$243,924	$294,064	$296,078
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$263,379	$239,895	$243,924	$294,064	$296,078
Maximum Save Our Homes Portability	$40,486	$0	$0	$0	$0

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

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
4800	WAREHOUSE	1.00	43560	0	0	PD

Building Information

Type	WAREHOUSE STORAGE	**Heat**	NONE
Total Area	7,500	**HC&V**	NONE
Heated Area	6,300	**HVAC**	NONE
Exterior Walls	PRE-FINSH METL	**Bathrooms**	
Interior Walls	MINIMUM/MASON	**Bedrooms**	
Roofing	MODULAR METAL	**Total Rooms**	1-Rooms
Roof Type	STEEL FR/TRUSS	**Stories**	1.0
Frame	STEEL	**Actual Year Built**	1989
Floor Cover	FIN CONCRETE	**Effective Year Built**	2007

Type	SOH MISC	**Heat**	
Total Area	9,212	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1989

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
AOF	AVERAGE OFFICE	1,770	3	8400	WAREHOUSE STORAGE
BAS	BASE AREA	4,530	3	8400	WAREHOUSE STORAGE
CAN	CANOPY (NO SIDES)	1,200	3	8400	WAREHOUSE STORAGE

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3883	FENCE CL	4,212		C1	COMM
4680	PAVING 1	5,000		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/23/2018	$364,000	WD	4585	0188	Qualified (Q)	Improved		QA PROPERTIES LLC	Link (Clerk)
12/5/2012	$100	WD	4160	213	Unqualified (U)	Improved	* LYONS KEVIN D	* KD LYONS-6201 LLC	Link (Clerk)
4/16/2002	$100	QD	3017	1486	Unqualified (U)	Vacant	* LYONS KEVIN D JANE A	* LYONS KEVIN D	Link (Clerk)
8/14/1997	$175,000	WD	2433	1559	Qualified (Q)	Improved	* MID-FLA HEATING & AIR INC	* LYONS KEVIN D JANE A	Link (Clerk)
12/2/1988	$16,000	WD	1719	36	Qualified (Q)	Vacant		* MID-FLA HEATING & AIR INC	Link (Clerk)

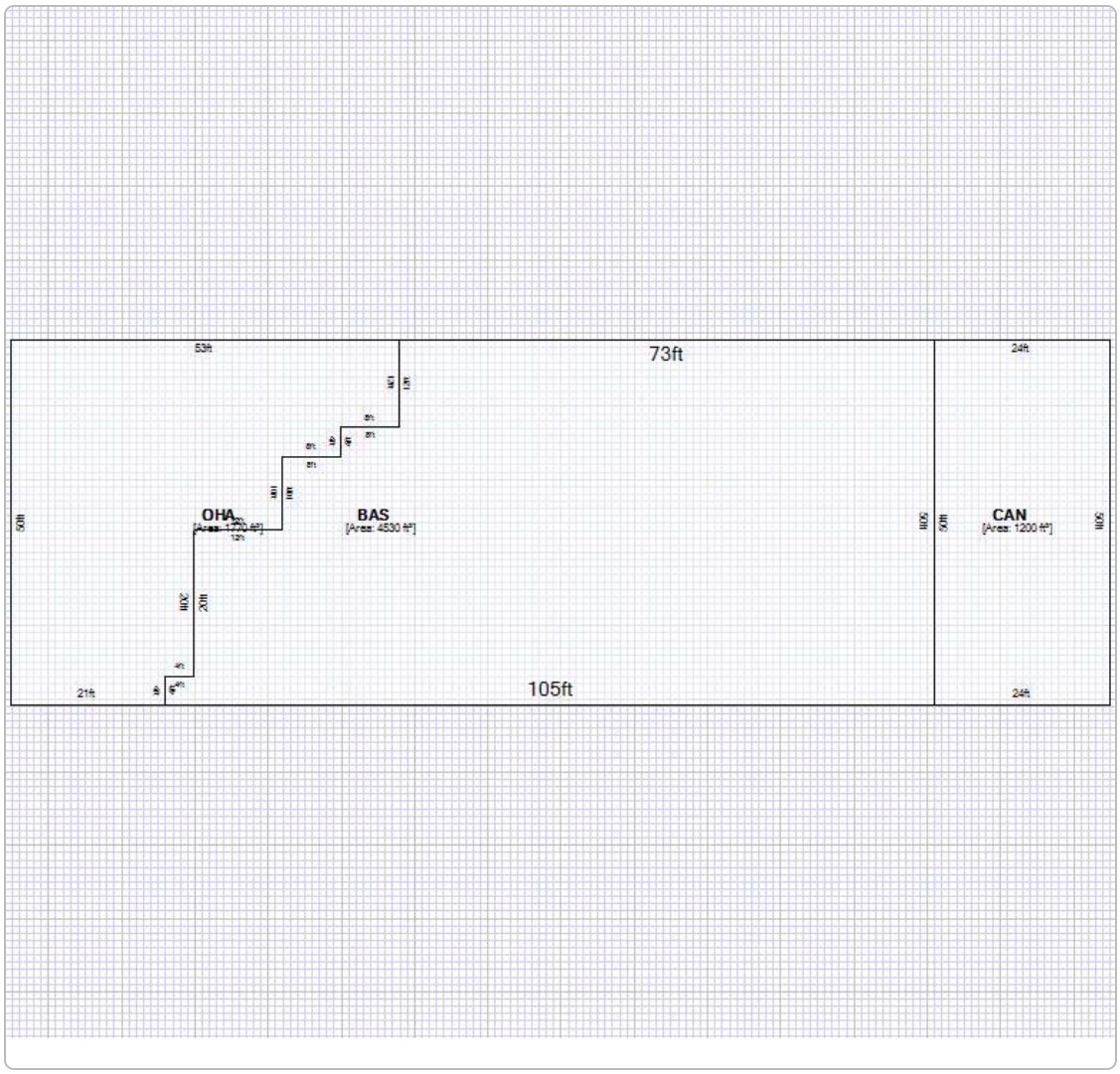
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
08-11511	MISCELLANEOUS	Yes	No	6/12/2008	$0
97-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/1997	$0

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

Sketches



Map

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

John Power TAX COLLECTOR
Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 28237

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
05893 010 002	6210 NW 124TH PL	1700

US SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	585,147	0	585,147	4,471.34
LIBRARY GENERAL	1.0339	585,147	0	585,147	604.98
SCHOOL CAP PROJECT	1.5000	585,147	0	585,147	877.72
SCHOOL DISCRNRY & CN	0.7480	585,147	0	585,147	437.69
SCHOOL GENERAL	3.1840	585,147	0	585,147	1,863.11
SCHOOL VOTED	1.0000	585,147	0	585,147	585.15
CHILDREN'S TRUST	0.4612	585,147	0	585,147	269.87
SUWANNEE RIVER WATER MGT DIST	0.3113	585,147	0	585,147	182.16
CITY OF ALACHUA	5.9500	585,147	0	585,147	3,481.62
TOTAL MILLAGE	21.8298			AD VALOREM TAXES	$12,773.64

LEGAL DESCRIPTION

MCGINLEY INDUSTRIAL PARK UNIT NO 1
PB K-48 LOT 2 OR 4754/341

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	697.32
NON-AD VALOREM ASSESSMENTS			$697.32

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$13,470.96

IF PAID BY PLEASE PAY	Nov 30, 2023 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE 28237

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
05893 010 002	6210 NW 124TH PL

US SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2023	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 23-0000670 $12,932.12 Paid 11/01/2023

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 28238

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
05893 010 003	UNASSIGNED LOCATION RE	1700

ALLNEW ENTERPRISES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	113,518	0	113,518	867.44
LIBRARY GENERAL	1.0339	113,518	0	113,518	117.37
SCHOOL CAP PROJECT	1.5000	113,518	0	113,518	170.28
SCHOOL DISCRNRY & CN	0.7480	113,518	0	113,518	84.91
SCHOOL GENERAL	3.1840	113,518	0	113,518	361.44
SCHOOL VOTED	1.0000	113,518	0	113,518	113.52
CHILDREN'S TRUST	0.4612	113,518	0	113,518	52.35
SUWANNEE RIVER WATER MGT DIST	0.3113	113,518	0	113,518	35.34
CITY OF ALACHUA	5.9500	113,518	0	113,518	675.43
TOTAL MILLAGE	21.8298			AD VALOREM TAXES	$2,478.08

LEGAL DESCRIPTION

MCGINLEY INDUSTRIAL PARK UNIT NO 1
PB K-48 LOT 3 OR 4957/2148

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	99.00
NON-AD VALOREM ASSESSMENTS			$99.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$2,577.08

IF PAID BY	Nov 30, 2023				
PLEASE PAY	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE 28238

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
05893 010 003	UNASSIGNED LOCATION RE

ALLNEW ENTERPRISES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2023	$0.00
☐		
☐		
☐		
☐		

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

Receipt # 23-0024318 $2,474.00 Paid 11/17/2023

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 28247

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
05893 020 003	6112 NW 123RD PL	1700

QUINN ADAMS #3 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	188,934	0	188,934	1,443.72
LIBRARY GENERAL	1.0339	188,934	0	188,934	195.34
SCHOOL CAP PROJECT	1.5000	210,022	0	210,022	315.03
SCHOOL DISCRNRY & CN	0.7480	210,022	0	210,022	157.10
SCHOOL GENERAL	3.1840	210,022	0	210,022	668.71
SCHOOL VOTED	1.0000	210,022	0	210,022	210.02
CHILDREN'S TRUST	0.4612	188,934	0	188,934	87.14
SUWANNEE RIVER WATER MGT DIST	0.3113	188,934	0	188,934	58.82
CITY OF ALACHUA	5.9500	188,934	0	188,934	1,124.16

TOTAL MILLAGE 21.8298 AD VALOREM TAXES $4,260.04

LEGAL DESCRIPTION

MCGINLEY INDUSTRIAL PARK UNIT NO 2
PB N-8 LOT 3 OR 3871/0308

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
801 BOCC SOLID WASTE MGMT	1.000	@ 23.6100	23.61
550 COUNTY FIRE SERVICES	1.000	Varies	323.37

NON-AD VALOREM ASSESSMENTS $346.98

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $4,607.02

IF PAID BY	Nov 30, 2023				
PLEASE PAY	$0.00				

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

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE 28247

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
05893 020 003	6112 NW 123RD PL

QUINN ADAMS #3 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2023	$0.00
☐		
☐		
☐		
☐		

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

Receipt # 23-0045435 $4,422.74 Paid 11/30/2023

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 28248

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
05893 020 004	6201 NW 123RD PL	1700

QA PROPERTIES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	263,379	0	263,379	2,012.58
LIBRARY GENERAL	1.0339	263,379	0	263,379	272.31
SCHOOL CAP PROJECT	1.5000	303,865	0	303,865	455.80
SCHOOL DISCRNRY & CN	0.7480	303,865	0	303,865	227.29
SCHOOL GENERAL	3.1840	303,865	0	303,865	967.51
SCHOOL VOTED	1.0000	303,865	0	303,865	303.87
CHILDREN'S TRUST	0.4612	263,379	0	263,379	121.47
SUWANNEE RIVER WATER MGT DIST	0.3113	263,379	0	263,379	81.99
CITY OF ALACHUA	5.9500	263,379	0	263,379	1,567.11
TOTAL MILLAGE	21.8298			AD VALOREM TAXES	$6,009.93

John Power TAX COLLECTOR Serving Alachua County

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

LEGAL DESCRIPTION

MCGINLEY INDUSTRIAL PARK UNIT NO 2
PB N-8 LOT 4 OR 4585/0188

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
803 BOCC SOLID WASTE MGMT	1.000	@ 144.0500	144.05
550 COUNTY FIRE SERVICES	1.000	Varies	481.26
NON-AD VALOREM ASSESSMENTS			$625.31

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$6,635.24

IF PAID BY	Nov 30, 2023				
PLEASE PAY	$0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE 28248

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
05893 020 004	6201 NW 123RD PL

QA PROPERTIES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2023	$0.00
☐		
☐		
☐		
☐		

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

Receipt # 23-0045435 $6,369.83 Paid 11/30/2023

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3243177 3 PG(S)
2/14/2020 12:35 PM
BOOK 4754 PAGE 341
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 936068
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $4,865.00
Intang. Tax: $0.00

Consideration: $695,000.00

Prepared by and return to:
James D. Salter, Esq.
Attorney at Law
Salter Feiber, P.A.
3940 N.W. 16th Boulevard Bldg B
Gainesville, FL 32605
352-376-8201
File Number: **20-0030.2 DE**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made on **February 14, 2020** between **Spear Hauge LLC, a Florida limited liability company f/k/a Spear Copeland, LLC** whose post office address is **2225 NW 66th Court, Gainesville, FL 32653**, grantor, and **U.S. Spars, Inc., a Florida corporation** whose post office address is **6320 N.W. 123rd Place, Gainesville, FL 32653**, 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:

Lot 2, Unit No. 1 McGinley Industrial Park, according to the map or plat thereof as recorded in Plat Book K, Page 48, Public Records of Alachua County, Florida.

Parcel Identification Number: 05893-010-002

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, 2019**.

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: JAMES D. SALTER

Witness Name: Dorene Erickson

Spear Hauge LLC, a Florida limited liability company

By: Allan Spear III Trust dated July 28, 2009, its Member

By: _____
Allan Spear III, as Trustee

By: _____
Vivian Spear, as Trustee

By: Vivian Spear Trust dated July 28, 2009, its Member

By: _____
Allan Spear III, as Trustee

By: _____
Vivian Spear, as Trustee

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 10th day of February, 2020 by Allan Spear, III, ~~and Vivian Spear,~~ as Trustees of the Alan Spear III Trust and the Vivian Spear Trust, both dated July 28, 2009, the members of Spear Hauge LLC, a Florida limited liability company, on behalf of the company, who [_] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

JAMES D SALTER
Commission # GG 207760
Expires May 30, 2022
Bonded Thru Budget Notary Services

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 13th day of February, 2020 by Vivian Spear, as Trustee of the Alan Spear III Trust and the Vivian Spear Trust, both dated July 28, 2009, the member of Spear Hauge LLC, a Florida limited liability company, on behalf of the company, who [ ] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

JAMES D SALTER
Commission # GG 207760
Expires May 30, 2022
Bonded Thru Budget Notary Services

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3384732 2 PG(S)
December 08, 2021 04:16:28 PM
Book 4957 Page 2148
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $931.00

Prepared by and return to:
Jose I. Moreno
Attorney at Law
Jose I. Moreno PA
240 NW 76th Drive, Suite D
Gainesville, FL 32607
File Number: 21-498S

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2 day of **December, 2021** between **Spear Hauge, LLC, a Dissolved Florida Limited Liability Company and this Deed is being recorded to conclude all company affairs** whose post office address is **2225 NW 66th Court, Gainesville, FL 32653** grantor, and **Allnew Enterprises, LLC, a Florida Limited Liability Company** whose post office address is 12707 NW 77th Terrace, Alachua Florida 32615, 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:

Lot 3, Unit No. 1 McGinley Industrial Park, according to the Plat thereof, recorded in Plat Book K, Page(s) 48, of the Public Records of Alachua County, Florida.

Parcel Identification Number: 05893-010-003

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, 2021**.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2496167 3 PGS
Apr 14, 2009 11:15 AM
BOOK 3871 PAGE 308
J. K. "BUDDY" IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK10 Receipt # 405037

Doc Stamp-Deed: $1,155.00

2496167 3 PGS

After recording return to:

Prepared by and Return to:
C. Davis Ely, Esquire
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32207

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of this 10th day of April, 2009, by and between **SUNTRUST BANK**, a Georgia banking corporation, whose address is 303 Peachtree Street, 9th Floor Plaza, Atlanta, Georgia 30308 (hereinafter referred to as the "Grantor"), and **QUINN ADAMS #3, LLC**, a Florida limited liability company, whose address is 12707 NW 77th Terrace, Alachua, Florida 32615 (hereinafter referred to as the "Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all of that certain tract or parcel of land lying and being in Alachua County, Florida, being more particularly described as follows:

> Lot 3, McGinley Industrial Park Unit No. 2, according to the plat thereof, as recorded in Plat Book "N", Page 8, of the Public Records of Alachua County, Florida (hereinafter referred to as the "Property").

Property Appraiser's Parcel Identification Number: 05893-020-003.

The Property is conveyed subject to those permitted encumbrances set forth below (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;

2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;

3. Matters which a current survey or careful inspection of the Property any improvements thereon would reveal;

4. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.

Sale Price: 364,000.00
Recording: 18.50
Doc. Stamp: 1,895.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3113477 2 PG(S)
March 27, 2018 10:28:58 AM
Book 4585 Page 188
J.K. 'JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $2,548.00

This instrument prepared by:
MARVIN W. BINGHAM, JR.
Bingham & Mikolaitis, PA
P.O. Box 1930
Alachua, Florida 32616
File #18-062

Tax Parcel #05893-020-004

WARRANTY DEED

THIS INDENTURE, made this 23rd day of March, 2018, between **KD Lyons - 6201, LLC, a Florida limited liability company**, whose post office address is 6100 NW 123rd Place, Gainesville, FL 32653, Grantor , and **QA Properties LLC, a Florida limited liability company,** whose address is 12707 NW 77th Terrace, Alachua, FL 32615, Grantee.

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, 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' heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to wit:

Lot 4 of McGINLEY INDUSTRIAL PARK UNIT NO. 2, according to the plat thereof as recorded in Plat Book N, Page(s) 8, of the Public Records of Alachua County, florida

SUBJECT TO and together with covenants, easements and restrictions of record, and taxes for the year 2018 and all subsequent years.

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

AND said 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 does hereby fully warrant 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, 2017.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

KD Lyons - 6201, LLC.

Witness
Print: Jane Clemons

By: Sole Member
Kevin D. Lyons, Sole Member
Grantor

Witness
Print: Khristina Senjan

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 23rd day of March, 2018, by **Kevin D. Lyons, Sole Member of KD Lyons - 6210, LLC.**, who is ☐ personally known to me or ☑ who has produced Drivers License as identification.

Notary Public - State of Florida

Sign: Khristina Senjan

My Commission Expires

Print: Khristina Senjan

KRISTINA SENJAN
MY COMMISSION #FF126717
EXPIRES May 27, 2018
(407) 398-0153 FloridaNotaryService.com

TO HAVE AND TO HOLD said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever IN FEE SIMPLE.

AND THE SAID Grantor shall warrant and forever defend the right and title to said Property unto the Grantee against the lawful claims of all persons claiming by, through or under Grantor but not otherwise, subject only to the Permitted Encumbrances and as otherwise provided herein.

Grantee, in consideration of Grantor's conveyance of the Property, and on behalf of itself and its heirs, successors, and assigns (the "releasing parties"), hereby waives, releases, acquits, and forever discharges Grantor, and its respective officers, directors, shareholders, employees, agents, attorneys, representatives, and every other person acting on behalf of Grantor, and its respective successors and assigns, of and from any and all claims, actions, causes of action, demands, rights, damages, costs, expenses, or compensation whatsoever, direct or indirect, known or unknown, foreseen or unforeseen, which any of the releasing parties now has or which may arise in the future on account of or in any way related or pertaining to any past, present, or future physical characteristic or condition of the Property, or the improvements, including without limitation, any hazardous materials in, at, under or related to the Property or any violation or potential violation of any environmental requirement applicable thereto, any claim for or right to indemnification, contribution or other compensation from Seller based on or arising under the Comprehensive Environmental Response, Compensation and Liability Act, as amended ("CERCLA"), 42 U.S.C. §9601, et seq., or the Resource Conservation and Recovery Act, as amended ("RCRA"), 42 U.S.C. §6901, et seq., or any similar or other applicable law now or hereafter in effect.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Special Warranty Deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Name: Dianna Rittenberry

Name: Marie Canine

GRANTOR:

SUNTRUST BANK, a Georgia banking corporation

By:
Name: B. Thompson
Title: VP

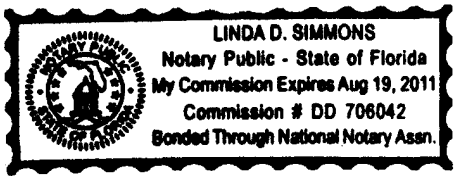
Address: 303 Peachtree St., 9th Floor Plaza
Atlanta, Georgia 30308

[BANK SEAL]

INSTRUMENT # 2496167 3 PGS

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 8 day of April, 2009, by Brad Thompson, the Vice President of SunTrust Bank, a Georgia banking corporation, on behalf of the corporation, which person is *(check one)* ☒ personally known to me, or ☐ has produced a valid driver's license as identification.



Linda D. Simmons
Notary Public, State of FLORIDA
Name: Linda D. Simmons

My Commission Expires _____
My Commission Number is: _____

INSTRUMENT # 2496167 3 PGS

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:

Spear Hauge, LLC
a Dissolved Florida Limited Liability Company
By Allan Spear III Trust its manager

Witness Name: Rhonda Griffiths

Allan Spear, III, MGRM

Witness Name: Jose I Moreno

Vivian Spear, MGR

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 2 day of December, 2021 by Allan Spear, III, as MGRM and Vivian Spear, MGR, who [ ] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]

JOSE I. MORENO
Commission # GG 260140
Expires September 19, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

Printed Name: _____

My Commission
Expires: _____

eda consultants · inc.

LEGAL DESCRIPTION

Alachua County Tax Parcel ID# 05893-010-002

Lot 2, Unit No. 1 McGinley Industrial Park, according to the map or plat thereof as recorded in Plat Bood K, Page 48, Public Records of Alachua County, Florida.

LEGAL DESCRIPTION

Alachua County Tax Parcel ID# 05893-010-003

Lot 3, Unit No. 1 McGinley Industrial Park, according to the map or plat thereof as recorded in Plat Book K, Page 48, Public Records of Alachua County, Florida.

LEGAL DESCRIPTION

Alachua County Tax Parcel ID# 05893-020-003

Lot 3, McGinley Industrial Park Unit No. 2, according to the plat thereof, as recorded in Plat Book “N”, Page 8, of the Public Records of Alachua County, Florida.

LEGAL DESCRIPTION

Alachua County Tax Parcel ID# 05893-020-004

Lot 4 of MCGINLEY INDUSTRIAL PARK UNIT NO. 2, according to the plat thereof as recorded in Plat Book “N”, Page(s) 8, of the Public Records of Alachua County, Florida.

NEIGHBORHOOD WORKSHOP NOTICE

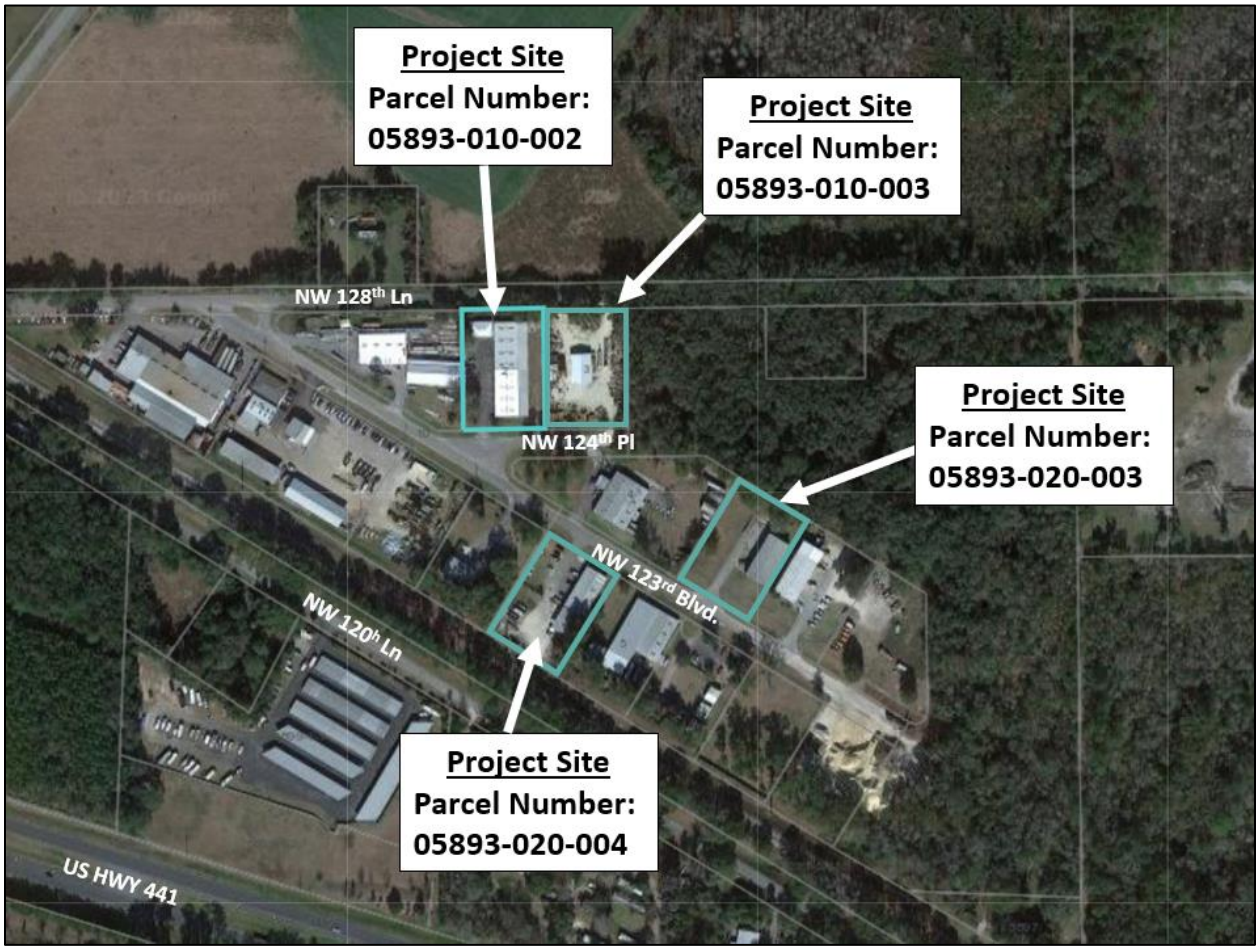
Date: Monday, February 5, 2024

Time: 5:00 PM

Place: US Spars Inc.
6210 NW 124th Place
Gainesville, FL 32653

Contact: eda consultants, inc.
(352) 373-3541
Permitting@edafl.com

A neighborhood workshop will be held to discuss a proposed rezoning from PUD to IG, General Industrial District on tax parcel number 05893-010-002, 05893-010-003, 05893-020-003 & 05893-020-004 in the McGinley Industrial Park. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed request and to seek their comments.



ALACHUA COUNTY TODAY
The only Five Star newspaper Serving the Heartland Communities

Alachua County Today (ISSN 1534-7567) is the legal newspaper verified according to Florida statutes, qualified to accept and publish public notices and legal notice advertisements in Alachua and Gilchrist Counties. All public and legal notices are published weekly in print and online by Alachua Today, Inc., 14804 Main Street, Alachua, Fla. 32615.
USPS Periodicals Permit No. 15347567
Periodicals Postage Paid at Alachua, FL 32616.
All material herein is the property of Alachua Today, Inc. Reproduction in whole or in part is forbidden without the written express permission of the publisher.

HOW TO REACH US
Phone: (386) 462-3355
Fax: (386) 462-4569
Email: editor@alachuatoday.com
Mail: P.O. Box 2135, Alachua, FL 32616
Office: 14804 Main Street, **(BY APPOINTMENT ONLY)**
Open Mon-Thurs. 9 a.m. to 5 p.m.

PUBLISHER
- Bryan Boukari, publisher@alachuatoday.com

NEWSROOM
- Editor: Bryan Boukari
- Reporters: C.M. Walker, Ray Carson,

ADVERTISING
■Classified/Display: Ad Clerk, ads@alachuatoday.com
■Legal Display: Legal Clerk, ads@alachuatoday.com

SUBSCRIPTIONS
In-county, $25/$40 for two years
Out-of-county, $35/$60 for two years
Out-of-state, $40/$70 for two years

POSTMASTER:
Send changes of address to: Alachua County Today, P.O. Box 2135, Alachua, FL 32616. Annual subscription rate is $25 in county, $35 out-of-county and $40 out-of-state. Subscribe online at www.alachuatoday.com.

HOW TO SUBMIT...
■**LETTERS TO THE EDITOR:** Letters may be mailed, faxed or emailed. Letters may be edited to fit available space. Please include your name, address, and day and evening phone numbers for verification. Letters MUST be signed.

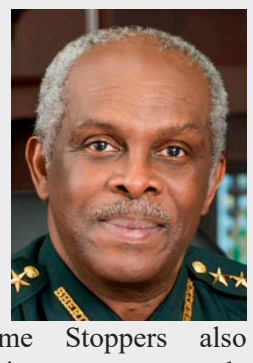
■**A STORY:** Do you have a timely story or news event that is of interest to the community? Email our assignment editor at cwalker@alachuatoday.com or call (386) 462-3355.

■**COMMUNITY CALENDAR, CHURCH, BIRTH & WEDDING ANNOUNCEMENTS:** Email to editor@alachuatoday.com, call (386) 462-3355 or fax (386) 462-4569 your information. Please include phone number and name of individual submitting the announcement.
Letters, comments and opinions on the Opinions page are not necessarily those of the management/ownership of the Alachua County Today.

INSIDE
CHURCH DIRECTORY . . . A3
EVENTS A3
CLASSIFIEDS & LEGAL ADS . . . A4

Jesse says, "Sometimes the Universe puts you in the same situation again to see if you're still a dumbass."

A message from the desk of Sheriff Emery Gainey



What is Crime Stoppers?

Crime Stoppers began in Albuquerque, New Mexico, in September 1976. It is a partnership of the community, the media and law enforcement designed to combat crime and keep our streets safe.

Oftentimes, members of the public have information that can help solve a crime. Those are the people who can call Crime Stoppers anonymously and provide a tip that will help investigators identify the person or persons responsible for the crime.

In any investigation, police and other law enforcement agencies encounter individuals who will not directly provide information. The three key reasons are:

- Fear of reprisal
- An attitude of apathy
- Reluctance to get involved.

Crime Stoppers breaks through these barriers by giving people the opportunity to provide information without directly speaking to police or having to testify in court.

Obviously, investigators need witnesses to help prove their case in court, but most importantly they need information that allows them to zero in on a suspect or a criminal operation such as a drug trafficking network.

Tips given to Crime Stoppers do not give police the evidence they require to arrest an individual. However, those tips do put law enforcement officials on the right track to solve crimes.

Cash rewards from Crime Stoppers also motivate some people to call anonymously with information that will be vital to investigators. Callers can remain anonymous by contacting Alachua County Crime Stoppers Inc 352-372-STOP(7867), download the Crime Stoppers P3 Tips app or visit https://www.stopcrime.tv/.

Emelie's Corner

By EMELIE MATTHEWS
Alachua County Today
Contributor

MATTHEWS

I have been hearing and reading about us seniors lately. I have seen several versions of the Senior Alphabet and I want to share one today. A is for apple and B is for boat, that used to be right, but now it won't float! Age before beauty is what we say, but let's be a bit more realistic instead!

The alphabet for seniors: A is for arthritis, B for back pain, C for chest pains, perhaps cardiac? D is for dental decay and decline, E is for eyesight, can't read that top line! F is for fissures and fluid retention; G is for gas which we'd rather not mention. H is for high blood pressure; I for incisions with scars you can show.

J is for joints, out of socket, won't mend, K is for knees that crack when they bend. L is for lots of love, M is for memory, I forget what comes next. N is neuralgia, in nerves way down low; O is for osteo, bones that don't grow!

P for prescriptions, I have quite a few, just give me a pill and I'll be good as new! Q is for queasy, is it fatal or flu? R is for reflux, one meal turns to two—that reminds me make that endoscopy appointment for me, maybe you.

S is for sleepless nights, counting my fears, T is for Tinnitus, bells in my ears! U if for urinary, troubles with flow, V for vertigo, that's dizzy, you know. W for worry, now what's going round? X is for Xray and what might be found. Y for another year I'm left here behind, Z is for zest I still have—at least in my mind!

I was reading on Facebook the other day—you can spend hours if you don't watch out. But one lady was going on about an older gentleman always being on the bench outside of the grocery store and making comments to her little girl.

Now I believe we need to watch our children carefully and we teach them not to go up to strangers but—the older generation, and I would say I am one of them, loves to talk to people.

This man may not have anything else to do. He may have lost his wife or friends and be lonely and has found it a is fantastic way to talk to people.

The mother went off and said "stay back or I will throw this can at you." I know we need to protect our children, but you can do that without hurting people's feelings. Teach your children to hold your hand and politely say hello or good morning to others. It's a scary world out there, however, not everyone is a bad person. They just may be a sad person. We need to remember to show love to others.

Tomorrow is my brunch with my friends. It looks like eight of them are coming. I am so excited. Between Covid and being sick at various times, different folks living with us, I had gotten out of the entertaining business. And I love it. I will report next week on how it went, but some things us gals will never tell.

This week's recipe may seem strange to some.

Swedish Kidney Beans

2 large cans kidney beans, ½ cup light Karo syrup and ¼ cup vinegar.

Heat in slower cooker on low for a good hour and then taste. You may need to add more syrup, vinegar, or brown sugar. My mother served this on Christmas Eve smorgasbord. But we always enjoyed the leftovers.

Have a great week.

# # #

Email editor@alachuatoday.com

ARREST:
Continued from page A1

Bail set at $420K in sexual offender case

Cyber Tip was received from the National Center for Missing & Exploited Children (NCMEC) of an individual who was using Facebook to upload child pornography.

"NCMEC provided an IP address, email address, home address and telephone number of the person who attempted to upload child pornography files through Facebook. The individual was identified as Larry Wayne Robinson." Facebook automatically cancelled the account created by Robinson.

Robinson was convicted of sexual battery and two counts of lewd/lascivious conduct in 1993 out of Duval County and deemed a Sexual Offender. Robinson is required to register with local law enforcement for the rest of his life and is required to report all internet accounts within 48 hours of using them. On 13 occasions he failed to disclose the internet site and stated that he acknowledged and understood the requirements he must abide by per Florida Statutes.

The Cyber Tip indicated that Robinson created a Facebook account on Sept. 8, 2020, thereby failing to report the account 13 different times.

Post Miranda, Robinson reportedly admitted that he had a Facebook account and showed the investigating ACSO Deputy his phone with an active Facebook account. ACSO added, "Additionally, the defendant stated he does read all of conditions thoroughly when he signs his Sexual Offender packet." Robinson also said that he uses chat rooms with other men.

Robinson has three felony convictions for sexual offenses.

Bail was set at $420,000 by Judge Susan Miller-Jones. She also stipulated a condition that Robinson "shall not have access to or use the internet/computer."

# # #

Email cwalker@alachuatoday.com

MAGNETS:
Continued from page A1

Selections based on lottery and school

each magnet and must also meet program standards to remain enrolled.

The district uses an online process that allows families to apply for more than one program with a single application. Information about the magnet programs, the application timeline and more is available on the district's website at https://www.sbac.edu/magnet. The online application is also posted on that website in both English and Spanish.

Open houses are being held at all magnet programs to allow students and families to learn more about what each has to offer. A schedule is also available on the magnet website at https://www.sbac.edu/magnet.

For specific questions about a particular magnet program, families can contact the school directly. For all other questions, they can email alachuamagnets@gm.sbac.edu or call 352-955-7629.

# # #

Email editor@alachuatoday.com

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed rezoning from PUD to IG, General Industrial District on tax parcel number 05893-010-002, 05893-010-003, 05893-020-003 & 05893-020-004 in the McGinley Industrial Park. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed request and to seek their comments. The meeting will be held at 5:00 pm on Monday, February 5, 2024 at 6210 NW 124th Place, Gainesville, FL 32653.

eda consultants · inc.
Contact: eda consultants, inc.
Phone: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - January 18, 2024)

ALACHUA, FLORIDA The Good Life Community
City of ALACHUA

NOTICE OF BOARD VACANCY

The City of Alachua is currently accepting applications for one (1) vacancy on its Parks and Recreation Advisory Board.

The appointment will be for a three-year term. Interested applicants must be residents of Alachua, be willing to attend meetings on at least a quarterly basis, and have a keen interest in parks and recreation. To apply, you may obtain an application and information from either our website www.cityofalachua.com, or contact the City of Alachua at (386) 418-6100 to obtain a copy. Applications must be received by the City on or before February 01, 2024, for consideration. You may send your application Attention: City Manager's Office P.O. Box 9, Alachua FL 32616.

(Published: Alachua County Today - January 11, 2024 and January 18, 2024)

ALACHUA COUNTY TODAY
is your best source for local news

05896-000-000
HOPKINS & MAGURA
12051 NW US HWY 441 LOT 56
GAINESVILLE, FL 32653

05893-010-004
QUINN ADAMS #4 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

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

05893-020-002
KD LYONS-6100 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653

05893-020-005
INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

05893-010-001
U S SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653-1069

05899-000-000
PERSONAL MINI STORAGE GNV 120 LLC
6327 EDGEWATER DR
ORLANDO, FL 32810

05893-010-007
ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

05893-000-000
GC AFFORDABLE HOMES LLC
7 HILLWOOD RD
MOBILE, AL 36608

05893-010-010
UNIVERSITY OF FLORIDA FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

05893-010-005
B & C CRANE SERVICE INC
PO BOX 1476
ALACHUA, FL 32616

05866-000-000
HARRIS STONEY V
PO BOX 1707
ALACHUA, FL 32616-1707

05863-000-000
% DEP-3900 COMMONWEALTH BLVD
STATE OF FLA IIF EDUC - U OF FL
TIITF UNIVERSITY OF FL
TALLAHASSEE, FL 32399

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning

Date & Time: February 5, 2024, 5:00 PM

Location: US Spars Inc.
6210 NW 124th Place
Gainesville, FL 32653

NAME	ADDRESS	PHONE	EMAIL

No attendees

Neighborhood Meeting Minutes

Project:	McGinley Industrial Park Rezoning
Meeting Date & Time:	February 5, 2024 at 5:00 p.m.
Community Participants:	None
Project Representatives:	Clay Sweger, eda
Meeting Minutes:	No community participants

NEIGHBORHOOD WORKSHOP NOTICE

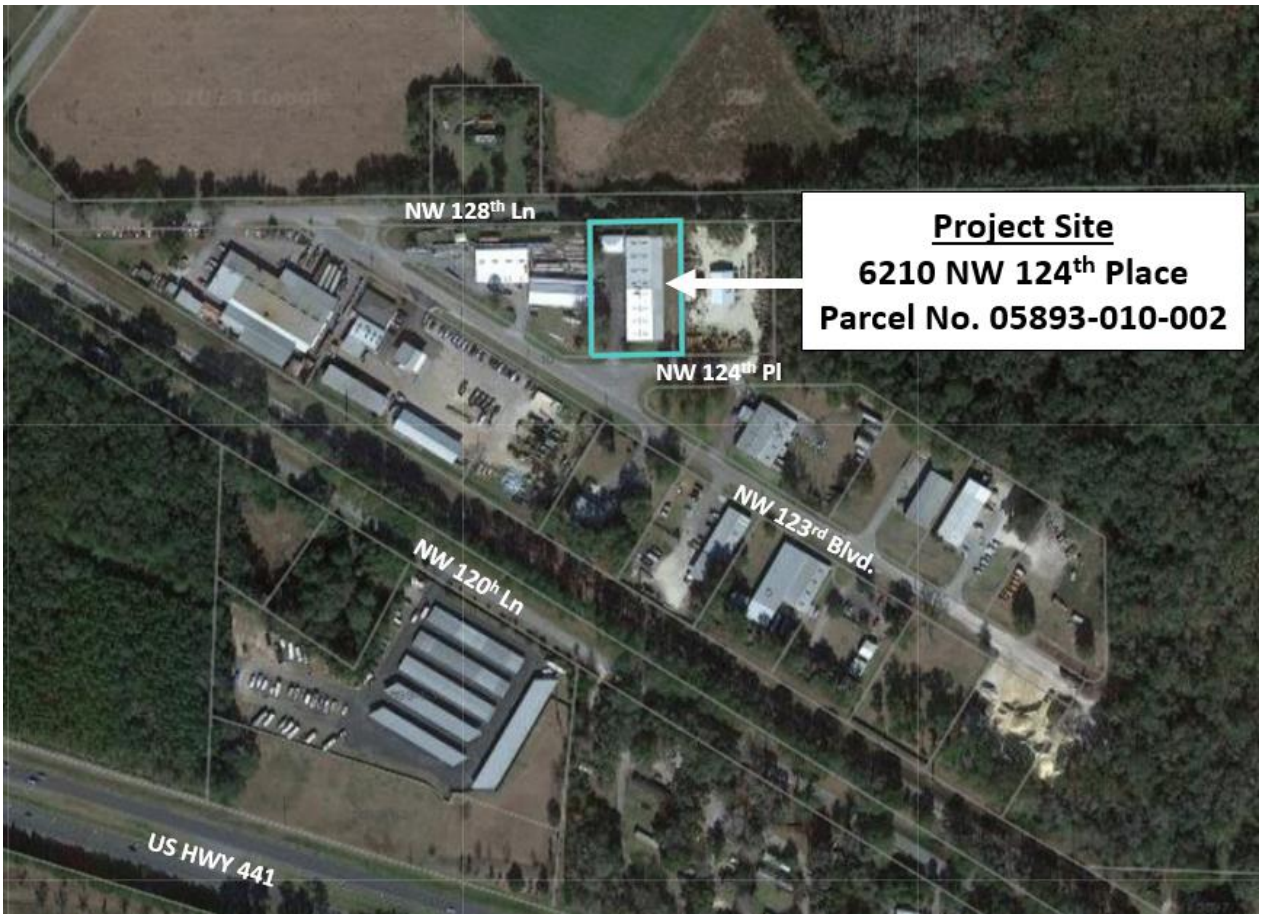
Date: Thursday, January 4, 2024

Time: 5:00 PM

Place: US Spars Inc.
6210 NW 124th Place
Gainesville, FL 32653

Contact: eda consultants, inc.
(352) 373-3541
Permitting@edafl.com

A neighborhood workshop will be held to discuss a proposed rezoning from Planned Development (PD) to IG, General Industrial District, located at 6210 NW 124th Place, on tax parcel number 05893-010-002, in the McGinley Industrial Park. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed request and to seek their comments.



Community Corner

Meetings & Events in the Heartlands

Community Calendar event submissions

Want to place your upcoming event(s) in our weekly Community Calendar?
Email your events to: editor@alachuatoday.com
Include basic details such as who, what, where and when.
Deadline for submission is Monday at 2 p.m.

Please note: Profitable events are handled through our advertising department. Contact: ads@alachuatoday.com

■ **Present - Dec. 14-16: Light up Christmas Contest in Newberry** – Prepare to be amazed by the creativity and festive spirit of Newberry in the Light Up Christmas Contest. Take a stroll through the neighborhoods and witness the dazzling displays of lights and decorations adorning homes and yards. Cast your vote for the most breathtaking and captivating displays to support the talented participants. For the first time citizens and visitors can go online to see where the participating homes are located and to vote on their choice. Go to ChristmasCapitalofAlachuaCounty.com, scroll down the page to the Light Up Christmas page and join in the fun!

■ **Dec. 14, 15, 16: Toy Trains & Santa Claus** - The High Springs Railroad Club brings you real operating toy trains with a special visit from Santa Claus! The location is Saint Bartholomew's Episcopal Church (next to City Hall) at 18615 N.W. 238th Street, High Springs, on Dec. 14 from 5 – 8 p.m.; Dec. 15 from 5 – 8 p.m. and Dec. 16 from 11 a.m. – 4 p.m. Free admission! The High Springs Railroad Club is making history cool again!

■ **Dec. 16: Christmas on the Square** – This Newberry event begins at 6 p.m. at 1739 S.W. 248th Drive, Newberry. This is a family fun event full of Christmas music, Santa Claus, bounce houses, Christmas crafts, food, beverages, a photo booth and hot chocolate. Come and enjoy the Christmas spirit with family and friends.

■ **Dec. 16-17, 23: Christmas in High Springs Light Display** – This is a free event by Friends of High Springs at the High Springs Civic Center, 19107 N.W. 240th Street, High Springs, for a visit with the Grinch at Whoville. There will be loads of lights and other winter wonderland characters. Christmas music and more will be available. A professional photographer will be on hand to capture the Oos and Ahs of the children experiencing this event. Event times are 6 – 9 p.m. nightly. For questions call 352-262-5068 or email rrbob40@gmail.com.

■ **Dec. 16: Downtown High Springs Artwalk** - Come browse offerings from local artists and makers, as well as specials from downtown businesses. All artists and makers are welcome to apply for a space at Downtown High Springs Artwalk at downtownhighsprings@gmail.com and submit a few images of your work and confirm the dates you would like to attend. The artwalk takes place from 12 – 5 p.m.

■ **Dec. 16: Newberry Gingerbread Contest** – Sponsored by the Newberry Main Street Organization. This event will take place at 3 p.m. at 25440 W. Newberry Road (Municipal Building). Come and craft a whimsical and enchanting Gingerbread House. Visitors will experience sugary fun, friendly competition and spreading the joy of the season.

■ **Dec. 16: Newberry Christmas Parade** – The parade begins at 5:30 p.m. in downtown Newberry. Be captivated by the sights and sounds of Newberry's spectacular Christmas parade. Marvel at the beautifully adorned floats, vibrant marching bands and cheerful participants spreading holiday cheer. The parade will wind its way through the streets of Newberry.

■ **Dec. 21: Game Night at Good News Arts** – This is a community event that is free and open to the public and all ages are welcome to join in. Bring your own favorite games or play provided. All game types and players welcome. This event will take place at Good News Arts Gallery located at 18555 High Springs Main Street. The fun begins at 6 p.m.

■ Fridays: High Springs Farmers Market from 3 -7 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road, High Springs. Local growers, producers and crafters. Veggies, plants, duck and chicken eggs, meats, poultry, canned goods, honey, hot food, soap, art, woodcrafts, and tie dye. For information on how to become a vendor contact Carol at 352-275-6346.

■ Saturdays: The Newberry Farmers Market, sponsored by the Main Street Organization. This market runs every Saturday from 8 – 12 p.m. and is located in downtown Newberry on the corner of Newberry Road and 254th Street. For further information, contact the Main Street Organization at newberrymainstreet.com.

CORRECTION

In the Nov. 30 issue of *Alachua County Today*, the article "Champions Park management in question" the quote "[Champions Park] was second, behind the Gator games to put 'heads in the beds' in hotels in Alachua County" was attributed to Newberry's Director of Parks, Recreation and Facilities Travis Parker. That quote should have been attributed to Newberry Mayor Jordan Marlowe.

Alachua County Communications Director Mark Sexton states to *Alachua County Today* that to his knowledge there is no data to support the assertion that Champions Park is second only to the University of Florida football games in providing heads in beds in Alachua County.

The statement that monthly payments are made to the City by RADDSports of $25,000 should have read "annually."

Alachua County Today regrets the errors.

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed rezoning from Planned Development (PD) to IG, General Industrial District, located at 6210 NW 124th Place, on tax parcel number 05893-010-002, in the McGinley Industrial Park. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed request and to seek their comments. The meeting will be held at 5:00 pm on Thursday, January 4, 2024 at US Spars, Inc. (the subject property) located at 6210 NW 124th Place, Gainesville, FL 32653.

eda consultants · inc.

Contact: eda consultants inc.
Phone: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - December 14, 2023)

BK Cedars
Kettle Corn Popped On-Site For Sale
www.BKCedars.com • 386-462-2060 • 352-474-1885

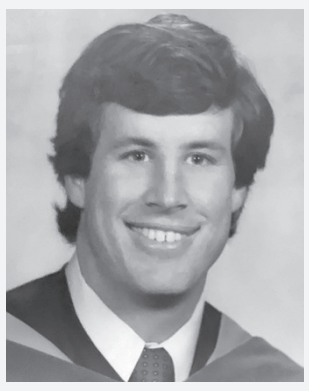
20926 NW 75 Street (1.5 miles off Hwy 235 between Alachua and LaCrosse)

Obituary

Mitchel Peterson Fearing

Alachua County lost a dedicated doctor on December 4, 2023. Mitchel Peterson Fearing was born November 1, 1954 in Chattanooga, TN, to Dexter Fearing, Jr. and Edna Jarman Fearing.

Florida became Mitch's home when he moved to Winter Haven as a boy. He was a proud graduate of the University of South Florida and the University of Miami Medical School. It was at UM where Mitch met and married his beloved wife, Pat. After completing his residency in Internal Medicine at Jackson Memorial Hospital in Miami, he returned home to Winter Haven to practice medicine and start his family, later moving to Gainesville.


Fearing

He is survived by Pat, his children, Annmarie and Mitchell Fearing, and his sister, Hunter Gandy. He is predeceased by his sister, Jarman Lowder, and brother, Dexter Fearing III.

Mitch greeted every day with a smile and cared deeply for his family, friends, patients, and staff. He will be remembered for his kindness, dedication, and perseverance—nothing could stop him from coming into his practice every day, even after his accident.

A reception in honor of Mitch's life will be held at Swick House, Alachua, on Dec. 29 from 3–5 p.m. If desired, donations may be made to NPR or the Humane Society.

Obituaries: Obituaries may be edited by *Alachua County Today* for style, space, and policy.

BOUKARI LAW, P.A.
www.BoukariLaw.com
H. Bryan Boukari
Attorney
- Real Estate Transactions
- Real Estate Litigation
- Landlord - Tenant
- Unlawful Detainers
- Land Use
- Public Employee Defense

FOR A CONSULTATION CALL
(386) 462-7LAW (7529)
14804 Main Street
Alachua, Florida

The Heartland Places of Worship

Alachua Church of Christ
14505 NW 145th Avenue

Sunday Bible Classes 9:00a.m.
Morning Worship at 10:00 a.m.
Wednesday Bible Class 7:00 p.m.
(386) 462-3326

PLACE YOUR PLACE OF WORSHIP HERE
386.462.3355

Forest Grove Baptist Church
Glorify • Grow • Go

Forest Grove Baptist Church
Worship with us
Sunday 9:00 am – Sunday School (onsite only)
10:15 am Morning Worship (onsite & live stream)

Wednesday 6:00 pm – Prayer & Bible Study
For children, youth, and adults (on-site only)

22575 NW 94th Ave, Alachua, Florida 32615
386-462-3921
www.forestgrovebaptistchurch.org

St. Madeleine Catholic Church

17155 NW US HWY 441
High Springs, FL 32643
386-454-2358
Mass Times
Sunday: 7:30 a.m. & 11:30 a.m.
Saturday Vigil: 5:00 p.m.

www.stmadeleinecatholicchurch.com

New St. Mary Missionary Baptist Church
13800 NE 158th Avenue, Alachua 32616
Rev. Daniel H. McNish, Pastor
Phone & Fax (386) 462-7129
Services: Sunday School 9:30 a.m.
Morning Worship 11 a.m.-1st, 2nd, 3rd Sunday
Quarterly 11 a.m. 4th Sun. Birthday Rally
Service; Tuesday Evening 7 p.m.
Prayer Meeting & Bible Study

St. Luke A.M.E. Church
Rev. Mikel J. James, Pastor
14950 Martin Luther King Blvd/Hwy 441
Alachua 32616
386.462.2732(church) 386.462.4396 (Fax)
Email: stlukeamechurch@windstream.net
Morning Worship: 11 a.m.;
Church School 9:45 a.m.
Bible Study: 7 p.m. weekly
Theme: "Fresh Start"

05893-010-010
MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

05893-010-007
ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

05866-000-000
HARRIS STONEY V
PO BOX 1707
ALACHUA, FL 32616-1707

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

05893-010-001
U S SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653-1069

05893-010-005
B & C CRANE SERVICE INC
PO BOX 1476
ALACHUA, FL 32616

05893-010-004
QUINN ADAMS #4 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

05893-020-005
INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

05893-000-000
UNIVERSITY OF FLORIDA
FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

05863-000-000
% DEP-3900 COMMONWEALTH BLVD
STATE OF FLA IIF EDUC - U OF FL
TIITF UNIVERSITY OF FL
TALLAHASSEE, FL 32399

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning

Date & Time: January 4, 2024, 5:00 PM

Location: US Spars Inc.
6210 NW 124th Place
Gainesville, FL 32653

NAME	ADDRESS	PHONE	EMAIL
Tim MYERS	12707 NW 77th Ter.	386-462-7745	—
KYLE MYERS	Same	Same	flsepticmaster@yahoo.com

Neighborhood Meeting Minutes

Project: Rezoning

Meeting Date & Time: January 4, 2024 at 5:00 p.m.

Community Participants: 2 participants in total (Mr. Tim & Kyle Myers)

Project Representatives: Clay Sweger, eda

Meeting Minutes:

Mr. Sweger outlined the proposed rezoning request for the US Spars property. Mr. Tim & Kyle Myers own property in the immediate area and did not object to the requested rezoning. They did ask why the request was bring made and Mr. Sweger indicated that the property still has a county zoning designation and because it is in the City of Alachua, a city zoning designation is necessary to seek any building / development permits with the City.

Upon learning this information, they asked if the applicant would allow them to include their 3 parcels in the rezoning application. The applicant agreed to include their parcels and as such, will revise the application accordingly and schedule an additional neighborhood meeting.

NEIGHBORHOOD WORKSHOP NOTICE

Date: Tuesday, November 28, 2023

Time: 5:00 PM

Place: US Spars Inc.
6210 NW 124th Place
Gainesville, FL 32653

Contact: eda consultants, inc.
(352) 373-3541
Permitting@edafl.com

A neighborhood workshop will be held to discuss a proposed rezoning from Planned Development (PD) to IG, General Industrial District, located at 6210 NW 124th Place, on tax parcel number 05893-010-002, in the McGinley Industrial Park. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed request and to seek their comments.

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

engineers • surveyors • planners

Neighborhood Meeting Minutes

Project:	Proposed Rezoning - Second Neighborhood Meeting
Meeting Date & Time:	November 28, 2023 at 5:00 PM
Location:	US Spars Inc. 6210 NW 124th Place Gainesville, FL 32653
Community Participants:	No public attendees
Project Representatives:	Clay Sweger, eda

No members of the public attended and therefore, there are no meeting minutes.

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Michael Wukotich
6320 NW 123rd Place
Gainesville FL 32653

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

08/29/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/29/2023

Legal Clerk

Notary, State of WI, County of Brown

3/7/27

My commision expires

Publication Cost:	$78.72	
Order No:	9208058	# of Copies:
Customer No:	1056751	-1
PO #:	LSAR0018728	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

Neighborhood Meeting Notification

A Neighborhood meeting will be held to discuss a proposed rezoning plan located on City of Alachua Tax Parcel No. 05893-010-002. This parcel is located in McGinley Industrial Park. The McGinley Industrial Park was annexed into the City of Alachua in 2001. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners about the rezoning application and to seek community feedback.

The neighborhood meeting will be held on Wednesday, September 6, 2023, 6:00-7:00pm. It will be held at US Spars Inc located at 6210 NW 124th Pl, Gainesville, FL 32653. You may also submit your comments electronically to Michael Wukotich at (352) 406-6579 or info@usspars.com

August 29 2023 LSAR0018728

US Spars Inc.

6320 NW 123rd Place

Gainesville, Florida 32653

Tel: 386 462-3760

Fax: 386 462-3448

Neighborhood Meeting Notification Letter

August 18, 2023

RE: Proposes to rezone property at 6210 NW 124th Place.

Dear Neighbor,

US Spars Inc would like to share information about our proposal for rezoning property at 6210 NW 124th Place prior to presenting our application to the City of Alachua.

Neighborhood Meeting Details
Wednesday, September 6, 2023, 6:00-7:00 PM
US Spars Inc
6210 NW 124th Place
Gainesville, FL 32653

We look forward to seeing you all there and providing you with any information or questions you may have.

Sincerely,

Michael Wukotich
US Spars Inc

05893-010-004
QUINN ADAMS #4 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

05893-020-005
INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

05893-000-000
UNIVERSITY OF FLORIDA
FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

05863-000-000
% DEP-3900 COMMONWEALTH BLVD
STATE OF FLA IIF EDUC - U OF FL
TIITF UNIVERSITY OF FL
TALLAHASSEE, FL 32399

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

05893-010-001
U S SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653-1069

05893-010-005
B & C CRANE SERVICE INC
PO BOX 1476
ALACHUA, FL 32616

05893-010-010
MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

05893-010-007
ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

05866-000-000
HARRIS STONEY V
PO BOX 1707
ALACHUA, FL 32616-1707

Neighborhood Meeting Minutes

Project: Proposed Rezoning

Meeting Date & Time: September 6, 2023 at 6:00 p.m.

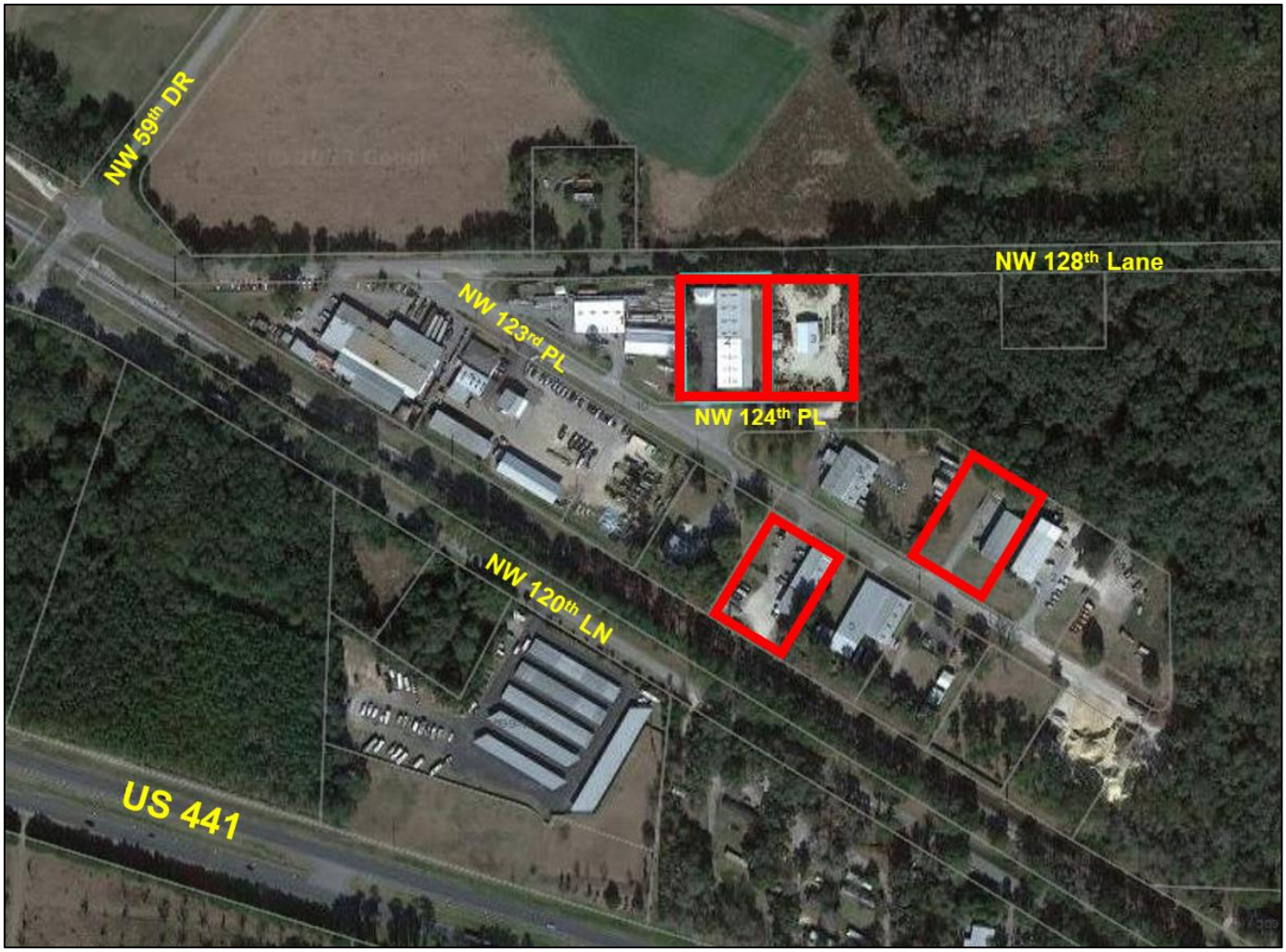
Community Participants: No public attendees

Project Representative: Michael Wukotich

Meeting Minutes:

No members of the public attended and therefore, there are no meeting minutes.

Rezoning Justification Report

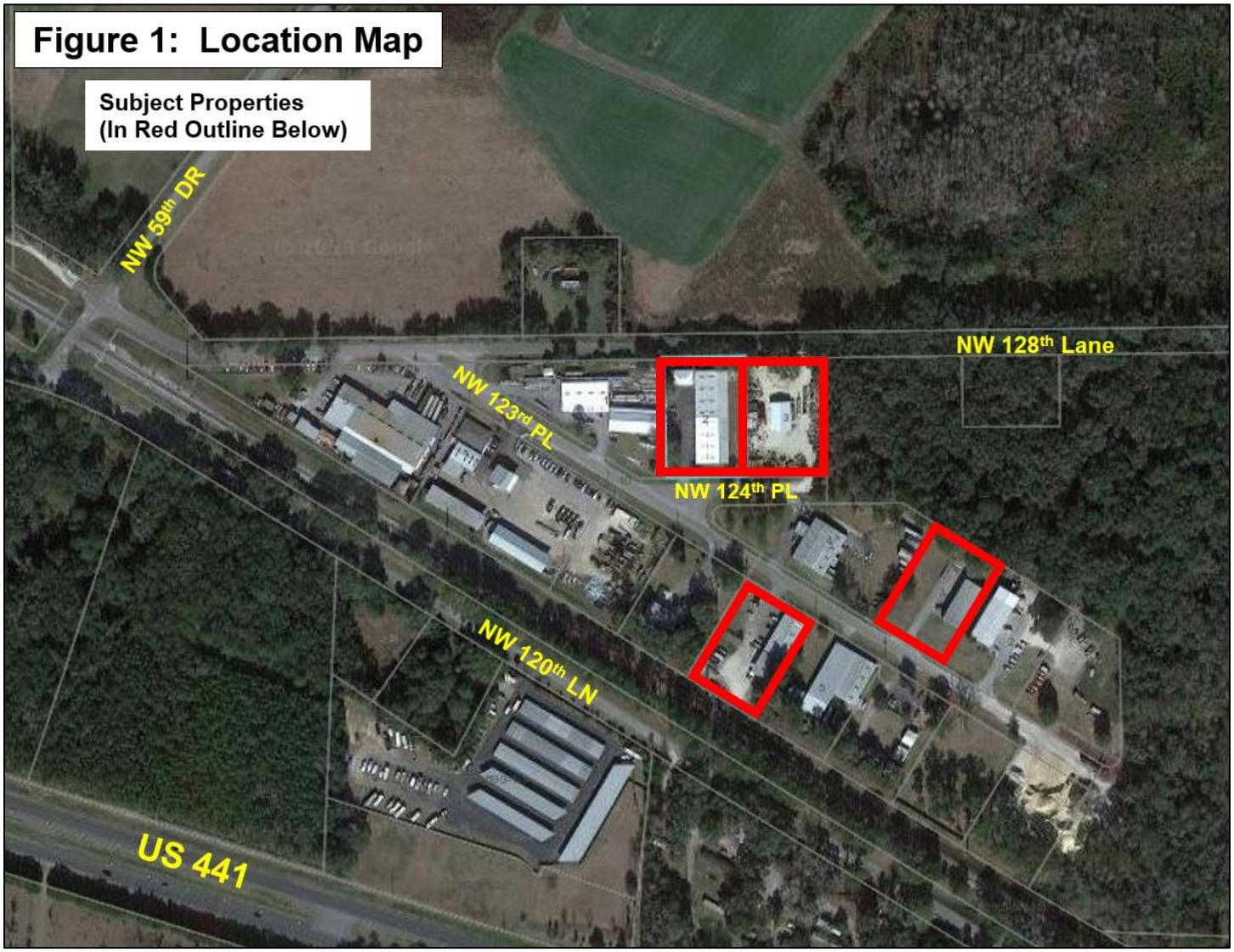


Project Request:	Rezoning application from County PUD to City of Alachua IG (General Industrial)
Location:	6210 NW 124th PL
Parcel Numbers:	05893-010-002, 05893-010-003, 05893-020-003 & 05893-020-004
Prepared By:	Clay Sweger, AICP, LEED AP eda consultants, inc.
Agents for:	US Spars, Inc.
Date:	January 6, 2024

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601 • Phone: (352) 373-3541
www.edafl.com

Background

The subject properties include 4 tax parcels located within the McGinley Industrial Park (see Figure 1 below). The tax parcel numbers are 05893-010-002, 05893-010-003, 05893-020-003 & 05893-020-004.



The parcels are located within Section 28, Township 8, Range 19. The parcels were annexed into the City of Alachua in 2001. It is part of the platted portion of the McGinley Industrial Park that was annexed September 6, 2001 by Ordinance 0-01-41.

At the time of annexation, the property had an Alachua County future land use designation of Rural Employment Center, and the zoning was Alachua County PUD. The PUD was originally approved by Alachua County in 1977 and expired. It was granted a one-year extension on June 12, 1979. There were no additional extensions, thus, this is an expired PUD.

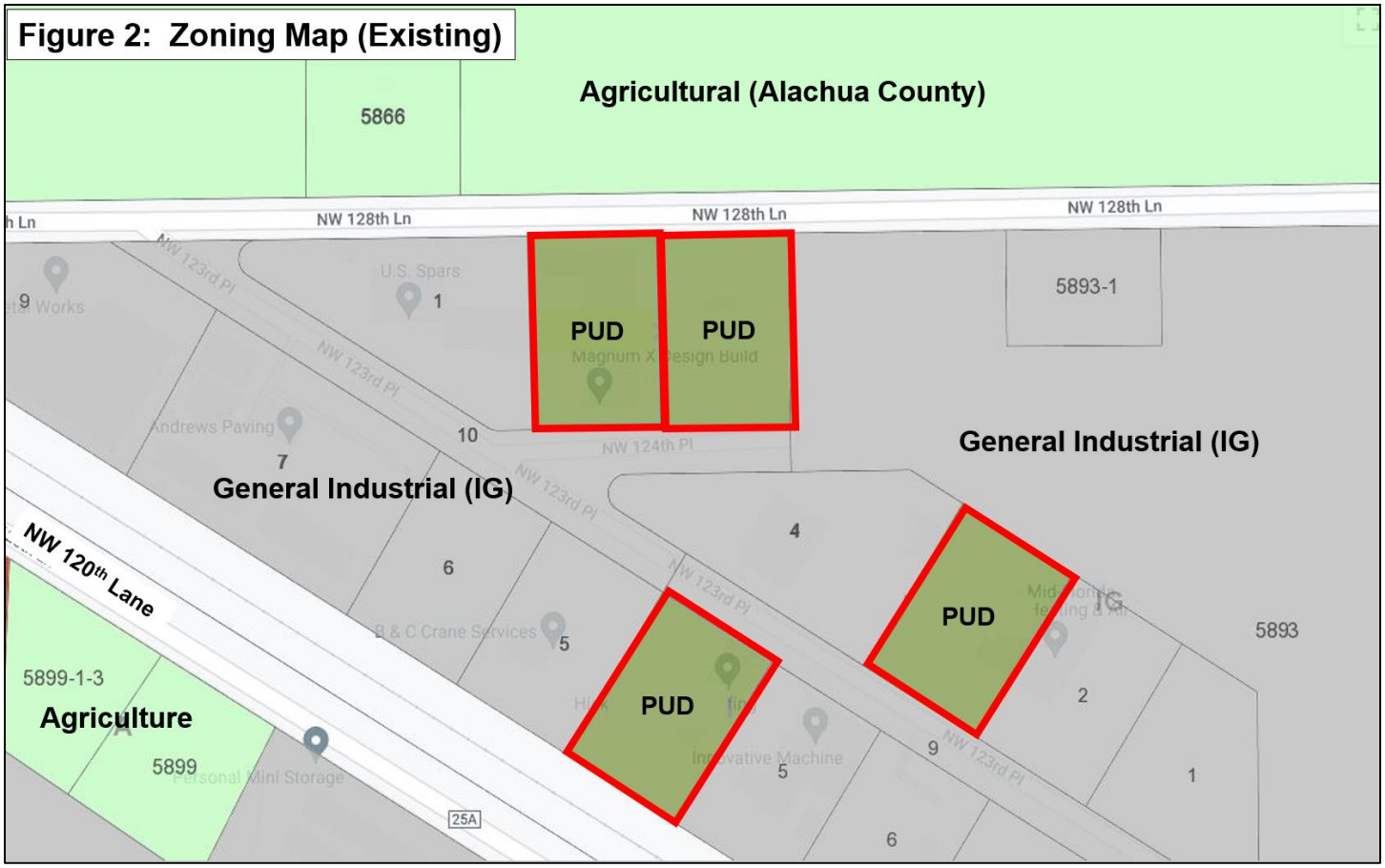
Subsequent to annexation, the future land use designation on the subject property was changed to City of Alachua Industrial on April 11, 2005 by Ordinance 05-06. The current zoning on the parcels remains Alachua County PUD, which is inconsistent with the City of Alachua's underlying Industrial land use designation. And, since the PUD is expired and invalid within the City of Alachua, no new projects or development (including building permits) can occur on the property until an appropriate City of Alachua zoning district is placed on the property.

Statement of Proposed Change

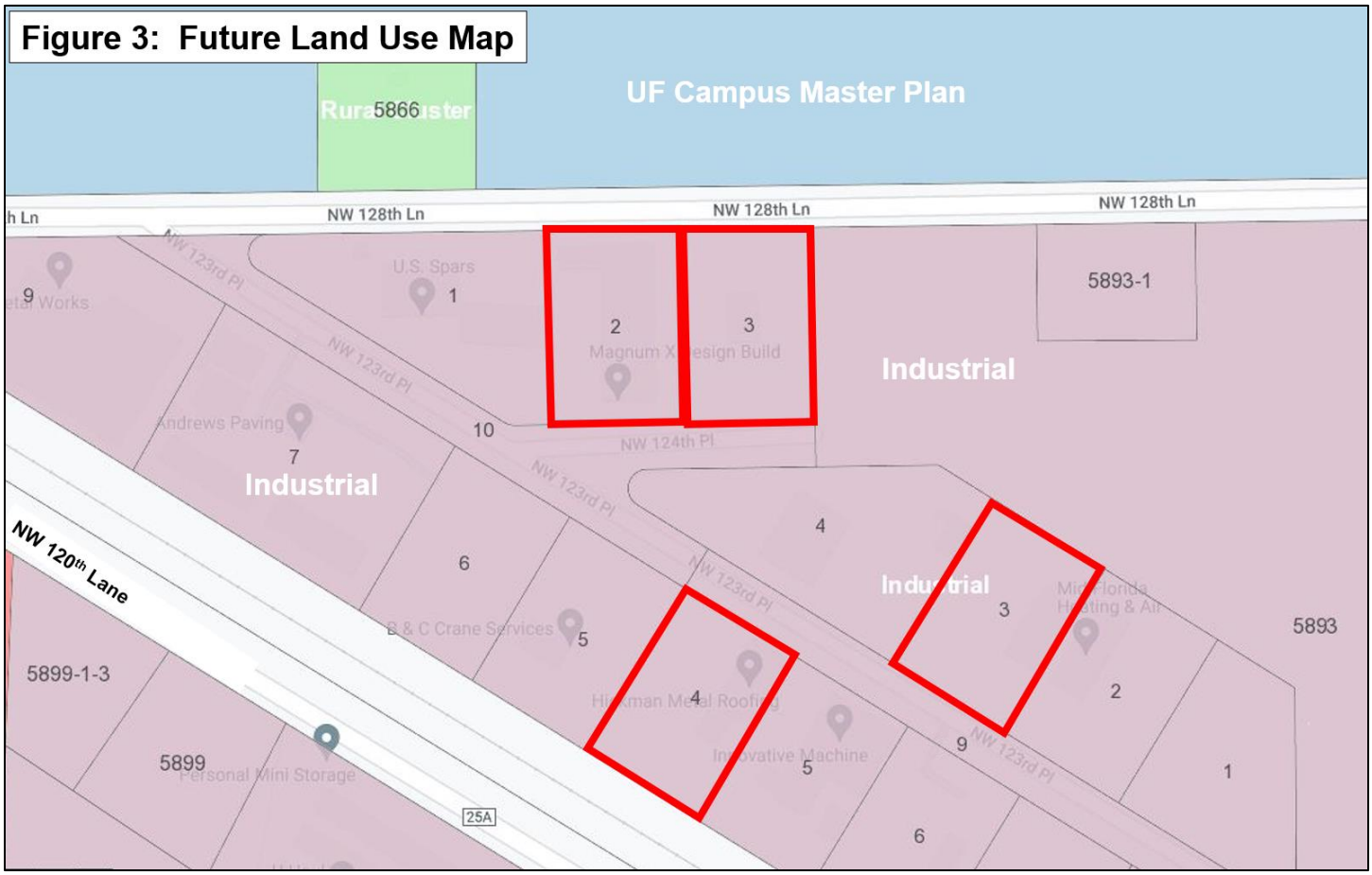
The property owner requests to amend the Official Zoning Atlas from Alachua County PUD to City of Alachua IG (General Industrial) on four parcels within the McGinley Industrial Park. Figure 2 below illustrates the existing zoning at the site. The proposed rezoning would place a zoning district on the parcels that is consistent with the underlying future land use designation of Industrial.

Currently, the subject properties are developed industrial park lots. The property owners are applying for the rezoning to a City of Alachua zoning district to allow for issuance of building permits by the City in the future, when necessary. At this time, there is no other proposed development on the parcels.

Figure 2: Zoning Map (Existing)



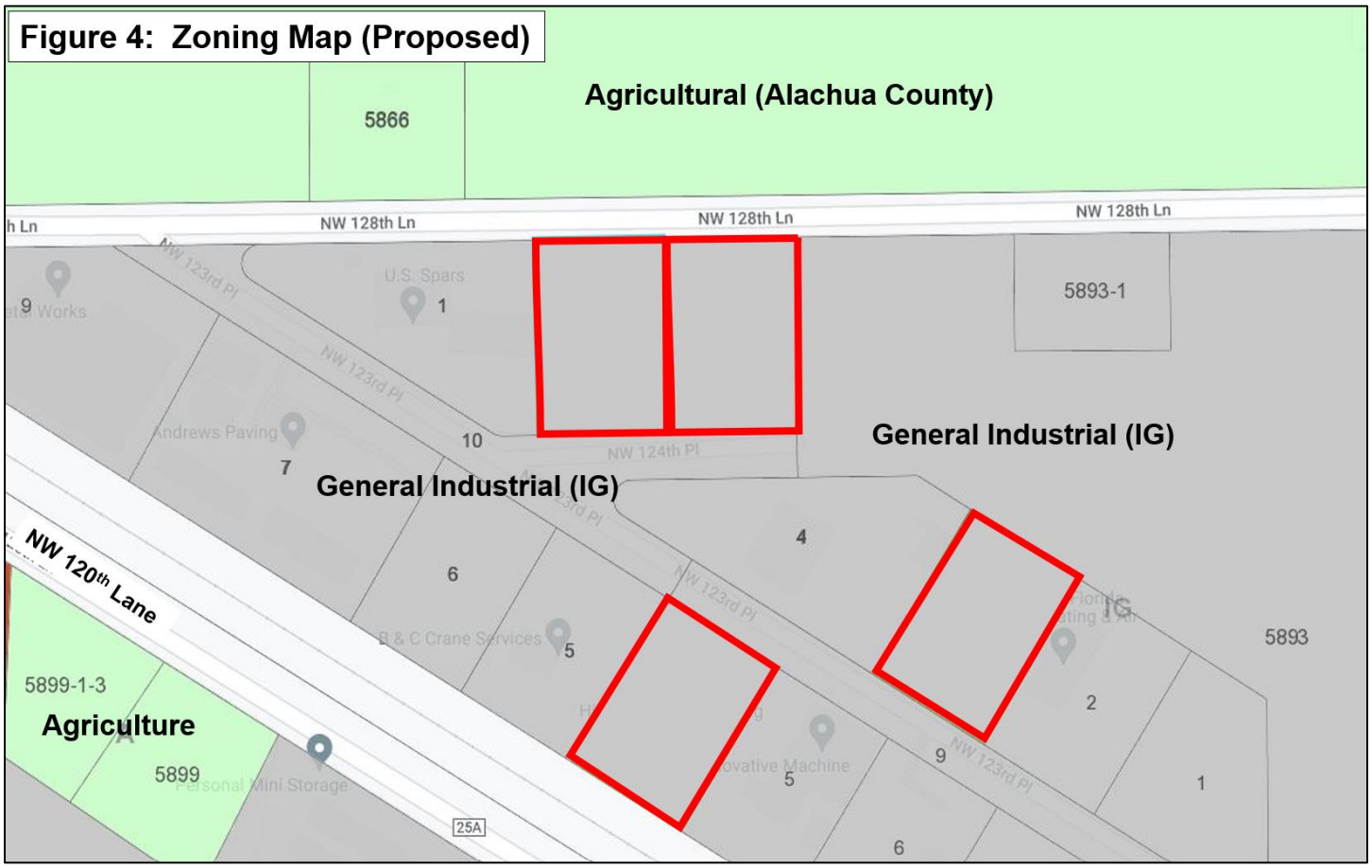
The Future Land Use map is illustrated below in Figure 3:



As described in the City of Alachua Land Development Regulations, the Industrial General zoning district *"is established and intended to provide lands for industrial uses which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential or business districts. Allowable uses include limited manufacturing and functionally related uses such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of the district. Residential uses, other than caretaker dwellings, are not permitted. Any uses that generate hazardous wastes shall have a hazardous materials management plan and operate in accordance with all local, State, and Federal requirements."*

Figure 4 below illustrates the proposed IG zoning district on the subject parcels. It is logical to change these parcels to the IG zoning district given the existing industrial uses on it and the fact that they already have a City of Alachua Industrial future land use category designation. This 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 1.5.d. and Sections 6.6.3 and 6.8 of the City of Alachua Land Development Regulations will ensure adequate buffering and design between any adjacent residential uses and the proposed uses on the properties.

Figure 4: Zoning Map (Proposed)



As described above, the proposed General Industrial (IG) zoning district is appropriate for these parcels based on the types of surrounding uses in the McGinley Industrial Park, general compatibility with surrounding land use categories.

Environmental Analysis

The subject properties are developed parcels located within the McGinley Industrial Park. Existing industrial uses in the industrial park were constructed and have been at the site since the 1980s and 1990s. There are no lakes, springs, karst sensitive areas, or 100-year floodplains at the site. According to a report prepared by Pete Wallace of Ecosystem Research Corporation (ERC) in 2004 for the McGinley Industrial Park, no significant habitat was identified on site.

Wetlands:

There are no wetlands on the subject properties. Based on a delineation by Pete Wallace of ERC, a portion of Parcel 05893-000-000, which is east of the subject properties, contains wetlands (see Figure 5). According to the ERC Report, a creek runs through the wetland area. "This creek, likely a branch of Turkey Creek, is deeply-incised and flows to the south, under US 441 and ultimately to Pinkoson Springs. The wetland has been

significantly disturbed over the years and should not need any additional protections other than the wetland setback boundary."

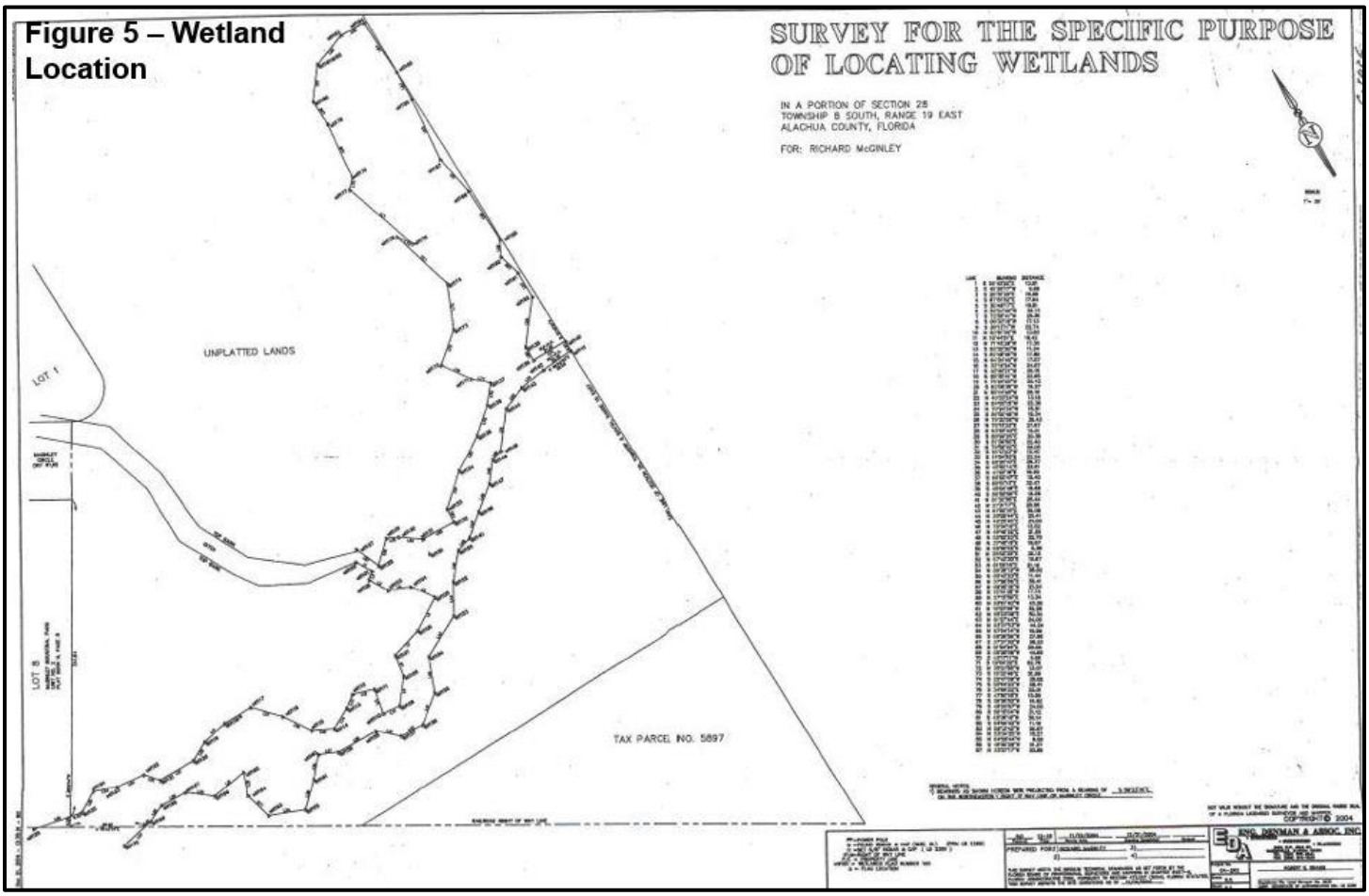


Figure 5 – Wetland Location

Wellfield Protection Zone:

The subject parcels are not located in a wellfield protection zone.

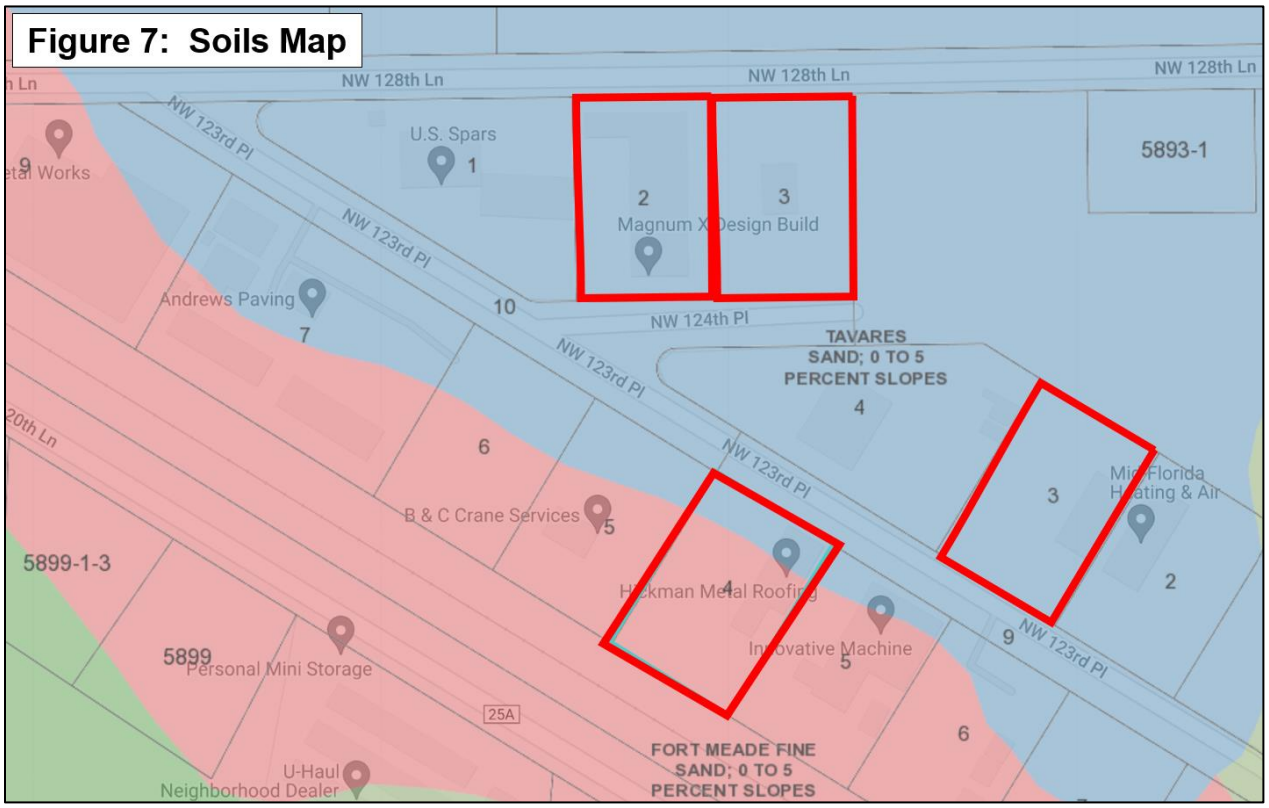
Strategic Ecosystem:

The subject properties are not located within the Strategic Ecosystem as illustrated on Figure 6 below. There is a portion of Parcel 05893-000-000, that is located east of the subject properties, that is shown as being within the Alachua County Strategic Ecosystem (see Figure 6). This delineation was made prior to any of the parcels in the McGinley Industrial Park being annexed into the City of Alachua. There are no specific Comprehensive Plan policies or Land Development Regulations in the City of Alachua that concern Strategic Ecosystems.

Soils:

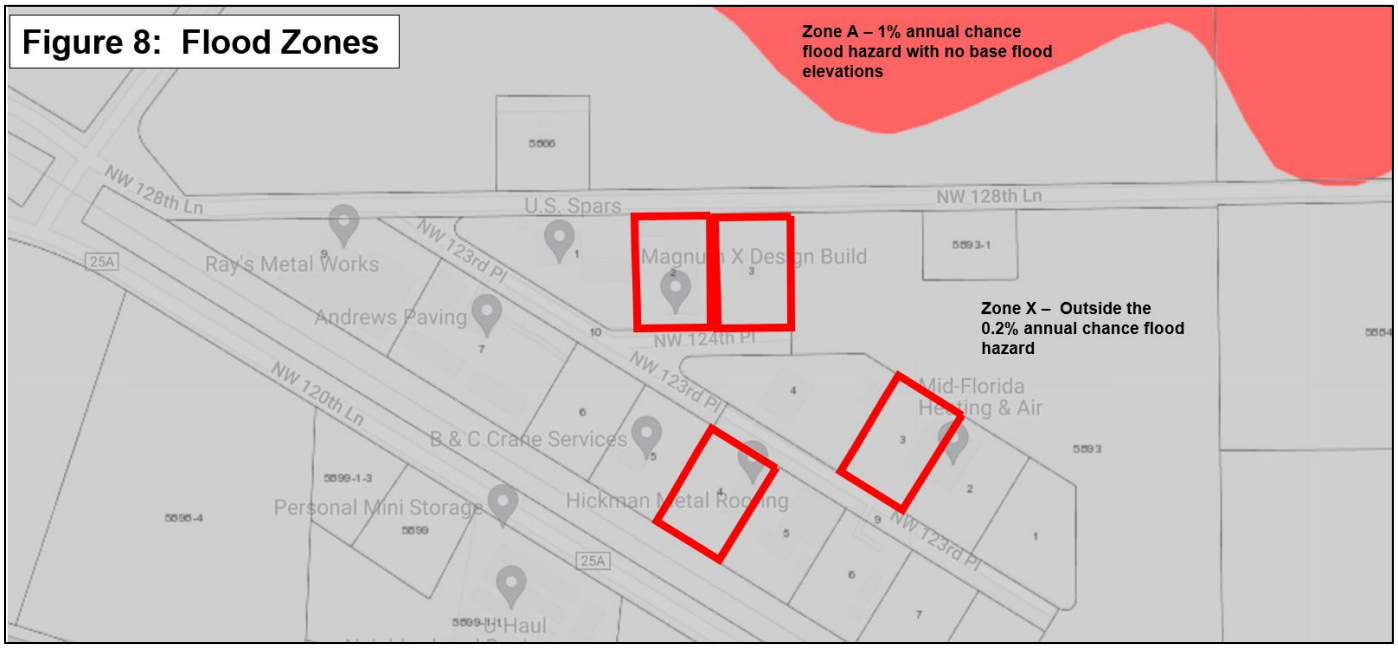
As indicated below in Figure 7, soils on the site include Fort Meade Fine Sand; 0 to 5 percent slopes and Tavares Sand; 0 to 5 percent slopes. According to the *Soil Survey of Alachua County Florida*, Fort Meade Fine Sand, 0 to 5 percent slopes is "a nearly level to gently sloping, well drained soil 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." Tavares sand, 0 to 5 percent slopes is a "nearly level to gently sloping, moderately well drained soil….This soil has slight limitations for dwellings without basements, small commercial buildings, and local road and streets."

Therefore, the soils on the subject property do not pose any limitations for the existing development on the property or any future development that might occur.



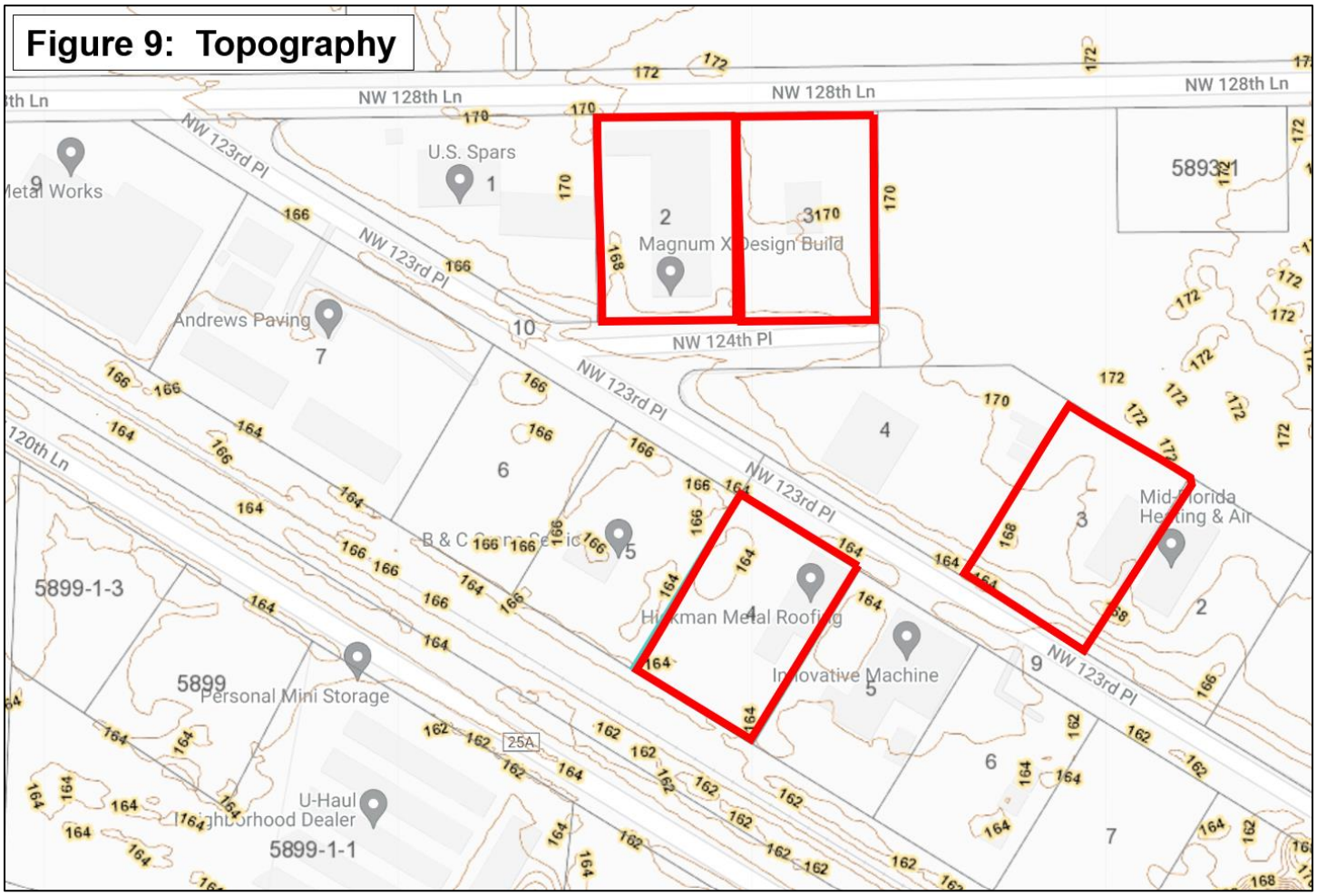
100-Year Flood Zone / Flood Potential:

The subject parcels are not located within the FEMA 100-year flood zone, as indicated in Figure 8 below. Therefore, no issues related to flood potential are associated with this property.



Topography:

Figure 9 below illustrates the topography on the subject parcels. The site elevation is generally flat with a high point of 170 feet and a low point of 164 feet.



Comprehensive Plan Consistency

This rezoning application justification report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan and the 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 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 shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Consistency: The intent of this application is to bring the subject parcels in the McGinley Industrial Park area into City of Alachua zoning consistency with the existing mapped Industrial future land use category.

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

Consistency: As described in the Objective listed above, the proposed IG zoning district is consistent with the existing Industrial land use category. The City of Alachua provides a set of allowable uses in the IG zoning district that are compatible with the use on the subject properties (light industrial). Because the current Alachua County PUD zoning remains on these parcels, no new development or redevelopment can occur until City of Alachua zoning is placed on the properties.

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

Consistency: The uses on the subject parcels proposed for the IG zoning district is a light industrial use as described in the Policy above. Consistent with this Policy, the subject properties are located close to an active rail line and have close vehicular access to US 441 from existing streets. Performance standards in Policy 1.5.d for industrial uses will ensure that, if there is new development or redevelopment, it will be compatible with surrounding uses. However, at this time, there is no proposal for a change in the use of the properties or any new development on this site.

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

Consistency: The use on the subject properties proposed for the IG zoning district is consistent with the uses allowed in the IG zoning district and the Industrial future land use category.

Policy 1.5.d *The City shall develop performance standards for uses in the Industrial land use category 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: The subject properties are already developed and has been for many years. Vehicular access to the site already exists. Any future development or redevelopment on the subject properties within the proposed Industrial General zoning district will comply with these design standards that help ensure that quality designed development will occur.

Goal 4: *Infill and Redevelopment Standards: The City shall encourage new development and redevelopment to occur within developed areas of the City, such as the Community 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 and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.*

Consistency: The subject properties are already developed and surrounded by existing development in an older industrial park (dating back to the 1980s). There are no current plans for any new development on these sites, but any redevelopment of the parcels as permitted in the proposed zoning would be consistent with support for infill and redevelopment in the City of Alachua.

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

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

Consistency: The subject properties are already developed and has been for decades. Any new development on the sites (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan. Because this rezoning involves parcels with an Industrial land use category, there will be no impacts to Public Schools facilities. As described in the 'Public Facilities Analysis' portion of this report, adequate facilities (capacity) is currently available, however, there is no potable water or wastewater service available to serve the sites. Any redevelopment of the sites would need to factor these existing conditions.

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

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

Consistency: The parcels that are proposed for rezoning are already developed and has been for decades. The parcels are not being served by public potable water and wastewater facilities. There are no current plans for redevelopment of the sites. Any new development or redevelopment at this site will be required to connect to public potable water and wastewater facilities, if available, as indicated above.

Transportation Element:

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

Consistency: The subject properties are located in the McGinley Industrial Park, which has been partially developed for many years. The subject properties are currently developed, and there are no plans for new development or redevelopment of the site. This parcels have access from private streets within the industrial park. The industrial park has an existing connection to a local street that connects to other public streets.

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

Consistency: The proposed zoning change is to bring existing, developed Industrial PUD-zoned parcels into consistency with industrial zoning (proposed IG zoning district) in the City of Alachua (that has an existing Industrial future land use category). There is no anticipated change in the projected trip generation as a result of this rezoning. Any expansion or redevelopment of the developed parcels would require a concurrency analysis at the development plan application stage.

Capital Improvements Element:

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

Consistency: The subject properties are already developed and there are no proposals for expansion of development on the sites associated with the rezoning. Any expansion or redevelopment of the parcels would require an analysis for availability of public facilities consistent with adopted LOS standards.

The existing use on the properties are connected to electric, but not potable water or wastewater services. The site are currently served by septic tanks and private wells for the existing developed sites and will remain in use.

Public Facilities Analysis (Concurrency Impact Analysis)

A rezoning change may result in changes in overall impacts on public facilities if the rezoning changes the allowable uses or density/intensity for the property. For this rezoning proposal, changes in impacts on public facilities are not anticipated because:

1. The rezoning is from an Alachua County Industrial PUD zoning district to a City of Alachua Industrial zoning district (proposed for IG). The rezoning does not significantly change the allowable uses or intensity at the site; the rezoning merely brings the site into consistency with the existing City of Alachua Industrial future land use category.

2. The subject parcels are part of an existing, developed industrial park that was constructed in the 1980s and 1990s. The parcels are already developed and in industrial use. Therefore, no public facility impacts are anticipated related to the rezoning of the properties.

As a result, there is no need to analyze public facility impacts because the sites are currently developed and there is no proposal for new development or redevelopment of the sites.

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 the 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: This rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed IG zoning is the appropriate implementing district for the City of Alachua Industrial land use category.

(b) Consistent with Ordinances. The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations and the Code of Ordinances.

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 parcels are rezoned to Industrial General, any future development or redevelopment 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 expansion or development on the subject parcels 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. The proposed amendment would result in a logical and orderly development pattern.

Consistency: The rezoning request will create a logical development pattern that is consistent with the City of Alachua Future Land Use designation of Industrial. Many of the surrounding properties recently have been rezoned to IG for consistency with the Industrial land use category (see Ordinance 20-04). The proposed IG zoning is for parcels in an existing industrial park where many of the parcels have the IG zoning district designation.

(d) Premature Development. The proposed amendment will not create premature development in undeveloped or rural areas.

Consistency: This rezoning request will not result in a premature development pattern. The parcels are already developed, and it is in the McGinley Industrial Park, which was developed in the 1980s and 1990s.

(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.

Consistency: **This zoning change request will not result in any incompatibility with adjacent lands. Many of the surrounding properties recently were changed to IG zoning by Ordinance 20-04. The subject parcels are in an existing industrial park that has abutting roads on two sides.**

Compatibility with adjacent land uses is a key factor when considering a proposed rezoning application. The following list of adjacent uses illustrates the existing uses for the surrounding properties:

The existing uses of the adjacent properties are as follows:

North: **NW 128th Lane / Vacant land**

East: **Industrial use**

West: **Industrial Use**

South: **CSX Railway**

(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.

Consistency: **The proposed rezoning will not result in an adverse effect on the local character of the area. The subject parcels are existing light industrial uses and have been developed with industrial uses since the 1980s. The properties are located in the McGinley Industrial Park and are surrounded by industrial uses. The proposed IG zoning is compatible with the existing development in the area.**

(g) Not Deviate from Pattern of Development. The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Consistency: **The proposed rezoning is consistent with the surrounding pattern of development in the existing industrial park. The parcels were zoned Alachua County PUD in 1977. Many surrounding parcels in the McGinley Industrial Park recently were rezoned to IG by Ordinance 20-04). The pattern in the area is industrial and Alachua County agricultural to the north.**

(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.

Consistency: **This rezoning should be considered infill (not sprawl) due to its location within and existing developed industrial park that has been in place for decades.**

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 is already developed in the City of Alachua. The subject parcels have been developed since the 1980s. Therefore, there are no adverse impacts on natural resources or ecosystems.

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

Consistency: The subject property is currently served by existing electric utilities and has access to existing public streets (US 441) from the internal private street system in the industrial park. Potable water and wastewater service are not currently available to serve these parcels and are not proposed by the City at this time.

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

Consistency: The subject properties do 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 does not create new land uses on the subject parcels. These parcels are an existing industrial park that requires rezoning to City of Alachua IG from Alachua County PUD because it was annexed without being rezoned at the time of annexation. The parcels will continue to provide industrial-zoned land in a strategic location that will serve the needs of the local community and that is consistent with its Industrial future land use designation.

(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).

Consistency: The abutting parcels within the McGinley Industrial Park have the same IG zoning designation as is being proposed for the subject property. Most of the surrounding properties in the McGinley Industrial Park have the IG zoning designation (see recent Ordinance 20-04). It should also be noted that the existing zoning on the site is Alachua County PUD, which is incompatible with the City of Alachua Industrial future land use category. This proposed rezoning is necessary to create a compatible zoning district for the properties that are consistent with the City of Alachua Industrial future land use designation.

(j) Public Facilities. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Consistency: This is an existing developed site and has been since the 1980s. The sites are served by electric, but are not currently served by potable water or wastewater services. The sites are connected to existing public roads by an existing internal, private road system. Any future redevelopment of the parcels will not create a negative impact on public facilities if potable water and/or wastewater become available.

(k) No Adverse Effect on the Environment. The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Consistency: The subject properties are developed sites and have been since the 1980s and as indicated in the Environmental Analysis section of this report (see above), there are no existing regulated natural resources. Therefore, there are no adverse effects on the environment due to the proposed rezoning.

Three polling locations

only one candidate drew an opponent.

Brown is unopposed and will automatically be returned to Seat 4 to serve another three-year term. Blalock will face off against challenger Eric L. Ford for Seat 5.

The election will be held Tuesday, April 9, 2024, to fill Seat 5 on for a three-year term ending in April 2027. Seat 4 will not appear on the ballot as Brown was the only qualifier for Seat 4.

The polls will be open from 7 a.m. until 7 p.m. on Tuesday, April 9, 2024 at the Legacy Park Multipurpose Center, the Cleather Hathcock, Sr. Community Center and the Clubhouse at Turkey Creek.

Candidate documents are available for review in the Deputy City Clerk's office at Alachua City Hall.

# # #

Email editor@alachuatoday.com

BOUKARI LAW, P.A.
www.BoukariLaw.com

H. BRYAN BOUKARI
ATTORNEY

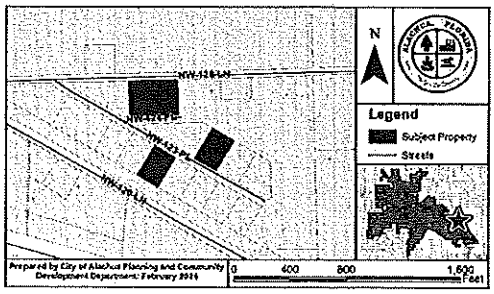
- Real Estate Transactions
- Real Estate Litigation
- Landlord - Tenant
- Unlawful Detainers
- Land Use
- Public Employee Defense

FOR A CONSULTATION CALL
(386) 462-7LAW
(7529)
14804 Main Street
Alachua, Florida

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 March 12, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Allnew Enterprises, LLC, QA Properties, LLC, Quinn Adams #3, LLC, and US Spars, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on four (4) parcels totaling ±4.04 acres from Planned Unit Development (Alachua County) to Industrial General (IG), located within McGinley Industrial Park and generally located north of County Road 25A (NW 120th Lane) and the CSX railroad right of way and south of NW 128th Lane; Tax Parcel Numbers 05893-010-002, 05893-010-003, 05893-020-003, and 05893-020-004. FLUM: Industrial; Existing Zoning: Planned Unit Development (Alachua County).



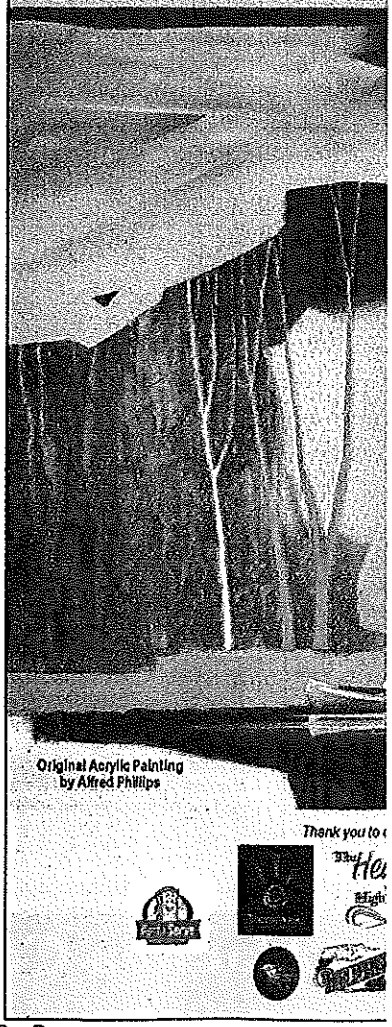
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

(Published: Alachua County Today - February 29, 2024)

Burial Insurance as

BIN
Beginning on March 2nd
Doors open at 6:00
No one unc
Great Prizes $$$
Good times v
NO CHECKS -- NO CRE
OPEN TO THE PUBLIC -
17155 NW Hwy 4
Phone #: (386) 45
Humbly and Simply Bringi

March 2- 3, 2024
Saturday & Sunday
10:00am - 5:00pm



Thank you to

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson (name), POSTED THE LAND USE SIGN ON 2/26/2024 (date) FOR THE PR23-0003: McGinley Rezoning (2024) (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 (four)
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

McGinley Industrial Park (2024) Rezoning

Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

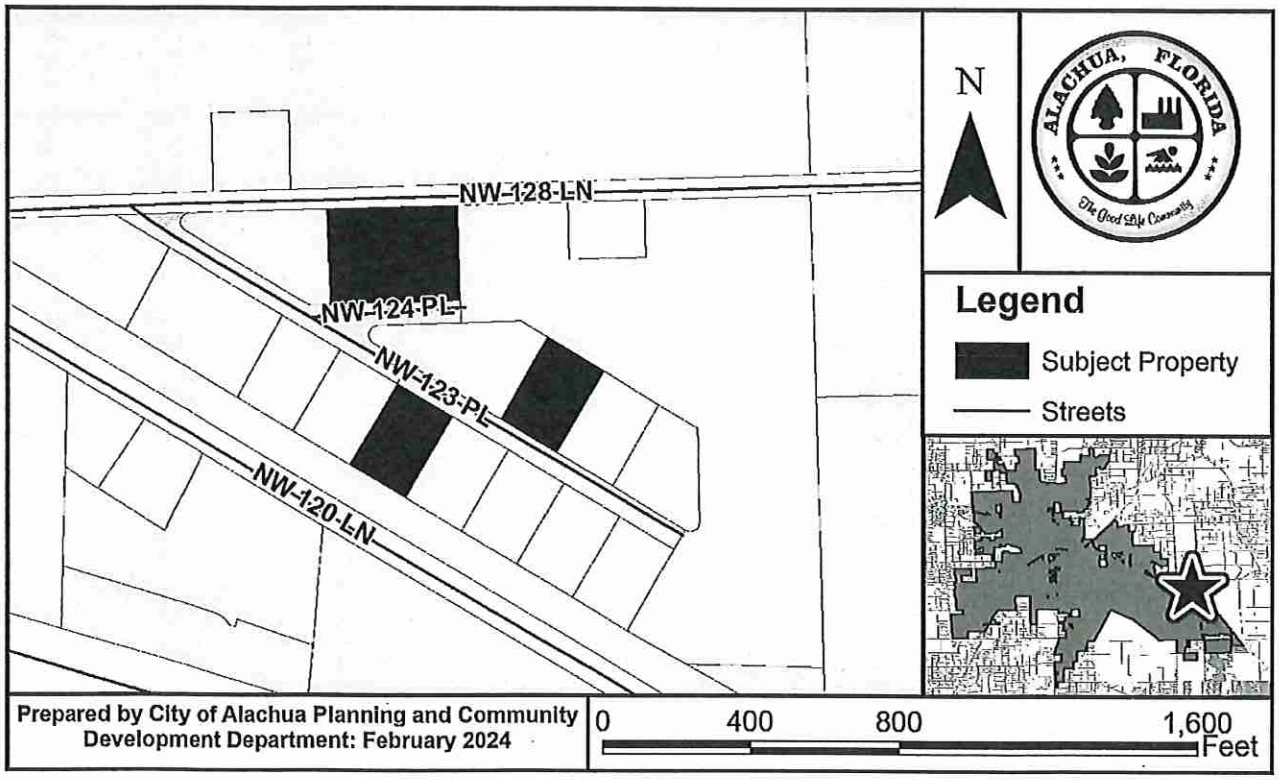
0 45 90 180 Feet

City of ALACHUA
the good life community

MAILED
FEB 20 2024

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 March 12, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Allnew Enterprises, LLC, QA Properties, LLC, Quinn Adams #3, LLC, and US Spars, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on four (4) parcels totaling ±4.04 acres from Planned Unit Development (Alachua County) to Industrial General (IG), located within McGinley Industrial Park and generally located north of County Road 25A (NW 120th Lane) and the CSX railroad right of way and south of NW 128th Lane; Tax Parcel Numbers 05893-010-002, 05893-010-003, 05893-020-003, and 05893-020-004. FLUM: Industrial; Existing Zoning: Planned Unit Development (Alachua County).



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

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

AVERY 5160
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery Template 5160

PERSONAL MINI STORAGE GNV 120 LLC
6327 EDGEWATER DR
ORLANDO, FL 32810

UNIVERSITY OF FLORIDA FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

QUINN ADAMS #4 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

QA PROPERTIES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

HOPKINS & MAGURA
12051 NW US HWY 441 LOT 56
GAINESVILLE, FL 32653

ALLNEW ENTERPRISES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

KD LYONS-6100 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653

QUINN ADAMS #3 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

PERSONAL MINI STORAGE GNV 120 LLC
6327 EDGEWATER DR
ORLANDO, FL 32810

UNIVERSITY OF FLORIDA FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

KD LYONS-6201 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653

US SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653

KSG HAUGE PROPERTIES LLC
6115 NW 123RD PL
GAINESVILLE, FL 32653

B & C CRANE SERVICE INC
PO BOX 1476
ALACHUA, FL 32616

GC AFFORDABLE HOMES LLC
7 HILLWOOD RD
MOBILE, AL 36608

GC AFFORDABLE HOMES LLC
7 HILLWOOD RD
MOBILE, AL 36608

INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

ANDREWS & POOLE LLC
6327 NW 123RD PL
GAINESVILLE, FL 32653

U S SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653-1069

ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

HARRIS STONEY V
PO BOX 1707
ALACHUA, FL 32616-1707

STATE OF FLA IIF EDUC - U OF FL
% DEP-3900 COMMONWEALTH BLVD
TIITF UNIVERSITY OF FL
TALLAHASSEE, FL 32399

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

MAILED
FEB 20 2024
BHO

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AVERY 5160
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery Template 5160

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

MAILED
FEB 20 2024

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AFFIDAVIT FOR POSTED LAND USE SIGN

I Debbie Wallen (name), POSTED THE LAND USE SIGN ON 3-19-24 (date) FOR THE McGinley Industrial Rezoning (Rescheduled) (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.

Debbie Wallen
(signature)

4 (four)
(number of signs)

RECEIVED
MAR 19 2024

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.

McGinley Industrial Park (2024) Rezoning

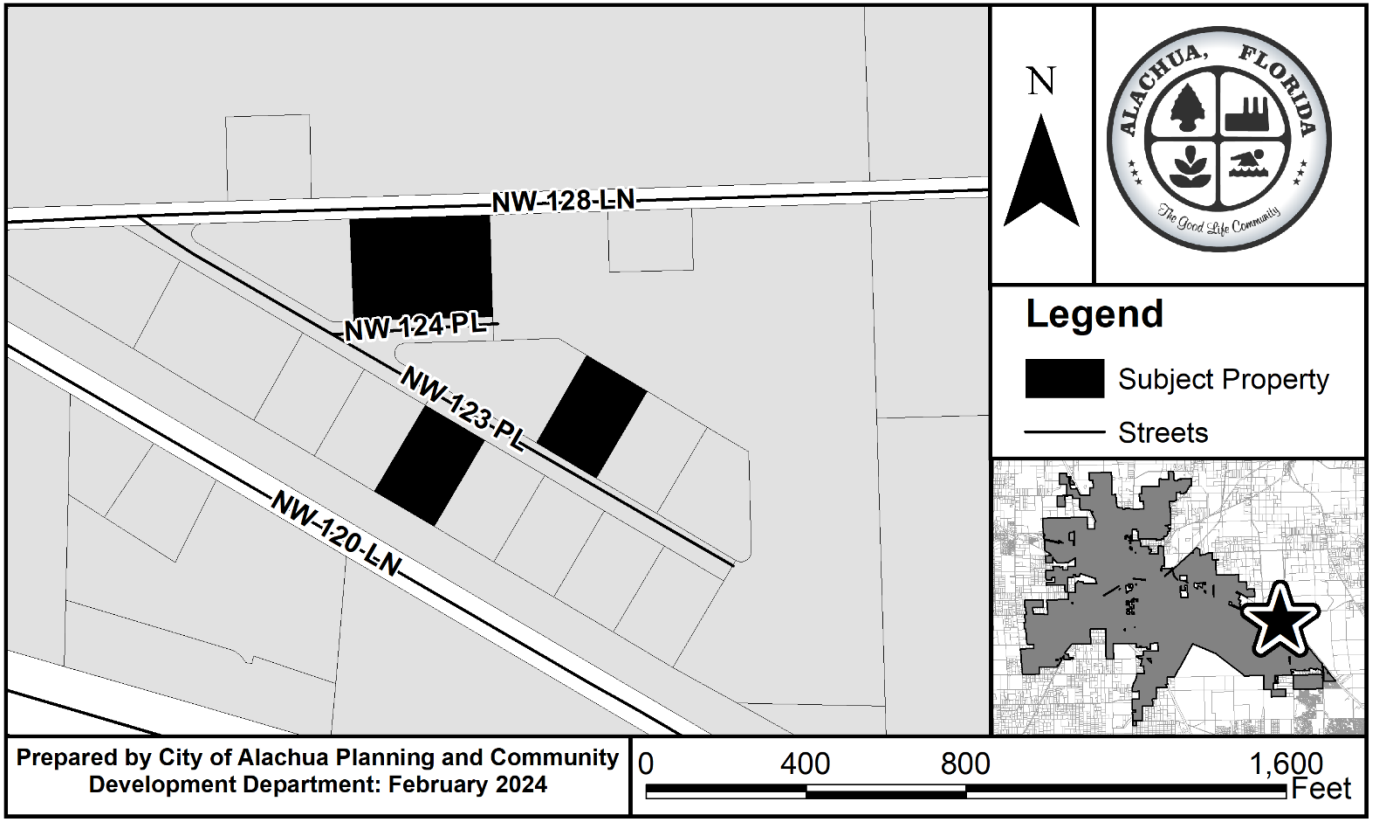
Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 45 90 180 Feet

Notice is hereby given that the City of Alachua will hold a public hearing(s.) The hearing(s) will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Allnew Enterprises, LLC, QA Properties, LLC, Quinn Adams #3, LLC, and US Spars, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on four (4) parcels totaling ±4.04 acres from Planned Unit Development (Alachua County) to Industrial General (IG), located within McGinley Industrial Park and generally located north of County Road 25A (NW 120th Lane) and the CSX railroad right of way and south of NW 128th Lane; Tax Parcel Numbers 05893-010-002, 05893-010-003, 05893-020-003, and 05893-020-004. FLUM: Industrial; Existing Zoning: Planned Unit Development (Alachua County).



APRIL 16, 2024 @ 6:00 PM
MAY 6, 2024 @ 6:00 PM
MAY 20, 2024 @ 6:00 PM

Trump campaigning from courtroom

Candidate is stuck in NY but is still making hay

David Jackson
USA TODAY

Former President Donald Trump makes a campaign-like stop in Harlem last week as his criminal trial proceeded. SPENCER PLATT/GETTY IMAGES

WASHINGTON – Donald Trump's New York hush money trial hasn't stopped the former president from pursuing an unprecedented presidential campaign.

During various chats with reporters, Trump has complained that he should be out campaigning but instead has to sit in a freezing-cold courtroom.

However, while going through the first-ever criminal trial of a current or former president, Trump is almost as busy promoting his campaign as he is condemning the judge, the prosecutors and the trial itself, as well as President Joe Biden and other critics.

Speaking with reporters before Tuesday's session, Trump asked supporters in Pennsylvania to vote in the state's primary to send a message ahead of the general election in the fall: "Let them know that we're coming on Nov. 5," he said. "We're coming big."

Last week, during a staged campaign-like stop at a Harlem bodega, Trump bragged, "We're going to end up doing so well."

Trump is aiming his appeals largely at a key group: independents and moderate Republicans who say they may turn away from him if he is convicted.

Longtime Trump watchers told USA TODAY the former president is using the same kinds of tactics he did after he was charged in four separate indictments last year, starting with the hush money charges.

Then and now, Trump has conducted quasi-campaign events to complain about the legal moves against him – and promote his presidential candidacy in spite of them.

Those indictments, which also target Trump's efforts to overturn his election loss to Biden in 2020 and his handling of classified documents, appeared to help Trump gain momentum in the Republican primary. But that phenomenon was mostly contained to conservative GOP voters.

Moderate Republicans and independent took the indictments seriously and expressed concern about his behavior – and they're not likely to be swayed by Trump's protests on the quasi-campaign trail.

"What was effective in the primary could hurt him in the general election," said Democratic political strategist Doug Sosnik, who was a senior adviser for former President Bill Clinton.

According to a recent Reuters/Ipsos poll, some 13% of the people who have said they would vote for Trump would not do so if he is a convicted felon.

The poll also said that 24% of Republicans surveyed wouldn't vote for Trump if he is convicted, more than enough to make the difference in a general election.

"Even if he just loses just 10% of his base, that's huge," said Chris Jackson, a senior vice president with Ipsos Public Affairs. But Jackson added that the Trump and Biden campaigns are punching in the dark about the trial's impact on voters.

"This is all new territory for the country," he said. "So no one knows how it will pan out."

So far, the Trump-Biden race is a dead heat. The Real Clear Politics average gives Trump a lead of 0.2 percentage points, well within the margins of error.

It could take six or seven weeks before a verdict comes in for Trump's hush money trial, marathon proceedings that could move the needle for some voters as November's general election draws closer. It's unclear if Trump will go on trial in 2024 in any of the other three criminal cases, where he has also pleaded not guilty.

While it's not clear if Trump's approach will resonate with voters, he did spend the first week of jury selection offering previews of his "campaign-within-a-trial."

After the April 16 court session, Trump's motorcade ferried him to the bodega in Harlem, where he spoke to reporters about Biden, crime and House Speaker Mike Johnson's spending plans, and made frequent complaints about the trial.

As he has since the first indictment, Trump without evidence blamed Biden and Democrats for his criminal charges and said, "They want to keep me off the campaign trail."

The former president has staged several other campaign-within-a-trial events. Last week, for example, he met with Poland President Andrzej Duda. "We're behind Poland all the way," Trump told reporters.

Trump held another foreign policy huddle Tuesday night at his Manhattan skyscraper with Taro Aso, the vice president of the Liberal Democratic Party of Japan and the country's former prime minister.

Not everything has gone to plan. Trump has urged people to come out in person on his behalf. Though small groups of demonstrators have occasionally gathered, so far, it isn't working.

During Tuesday's brief statement before trial testimony resumed, Trump lamented the relative lack of supporters at the courthouse. He appeared to blame it on a massive police presence, even as anti-Israel protesters flocked to the nearby campuses of Columbia and New York universities. Video outside the courthouse showed a low-key police presence at best.

Looking ahead, the Trump campaign has scheduled a May 11 rally in Wildwood, New Jersey, not terribly far from the trial site in New York.

Biden and his aides aren't ignoring Trump's trial. But they're not saying much about it either, following the political dictum that you don't interfere with an opponent who's producing his own trouble.

They are instead making joking references to Trump's tribulations.

In a speech to steelworkers in Pittsburgh last week, Biden said, "Under my predecessor, who is busy right now ..."

The headline of a Biden campaign memo mocked Trump for "Stormy Abortion Ban Coverage," a reference to adult film star Stormy Daniels, the recipient of the contested hush money.

But even if Biden continues to hit Trump over his criminal charges – and Trump continues to hit back – it may not make much difference among voters who are looking to the leaders for answers on the challenges facing Americans instead.

Jackson said Trump may have to battle another kind of reaction by voters, one that may explain why so few protesters have shown up for him: fatigue.

"The data suggests that Americans are kind of worn out," Jackson said.

New US rules crack down on airlines' hidden fees

US requiring full disclosure, automatic refunds

Kathleen Wong
USA TODAY

The new regulations are expected to save consumers over half a billion dollars each year in hidden junk fees, the Department of Transportation said. CLAYTON PARK/DAYTONA BEACH NEWS-JOURNAL FILE

The Department of Transportation announced new rules on Wednesday to better protect airline passengers against "costly surprise airline fees," the agency said.

As part of the Biden-Harris Administration's efforts to crack down on "corporate rip-offs," two new air travel rules were finalized. The rules mandate that airlines pay full refunds in a timely and straightforward manner and ensure transparency regarding fees associated with air travel.

The new regulations are expected to save consumers over half a billion dollars each year in hidden junk fees, the DOT said.

"Passengers deserve to know upfront what costs they are facing and should get their money back when an airline owes them – without having to ask," Secretary of Transportation Pete Buttigieg said in a statement.

"Today's announcements will require airlines to both provide passengers better information about costs before ticket purchase, and promptly provide cash refunds to passengers when they are owed – not only saving passengers time and money, but also preventing headaches."

The first new regulation will simplify the process for airline passengers to get what they're owed by requiring airlines to give automatic cash refunds. Passengers can get these refunds when their flights are "cancelled or significantly changed, their checked bags are significantly delayed, or the ancillary services, like Wi-Fi, they purchased are not provided," the announcement said.

The second will require airlines and ticket agents to be upfront about any hidden fees, such as checking a bag or changing a flight, to help "consumers avoid unneeded or unexpected charges that can quickly increase and add significant cost to what may, at first, look like a cheap ticket." Airline fees, increasingly common for airlines to boost their profit, have grown "confusing" for passengers.

Both rules will go into effect in about six months, or around the end of October, the agency said.

Getting a refund from airlines is a lengthy and often complicated process. Sometimes passengers end up getting a travel credit or voucher instead of an actual reimbursement or just a partial refund. Under the new regulation, refunds will be much more straightforward.

The new regulations are expected to save consumers over half a billion dollars each year.

Airlines must promptly provide automatic refunds without passengers explicitly requesting them, and the refunds must be issued in the original payment method used to make the purchase.

Airlines will have seven business days to make full refunds for credit card purchases and 20 calendar days for other payment methods.

It can be tricky to know exactly how much your final airline ticket will cost due to hidden fees. What may look like a low price at first can quickly add up. Airlines will now have to disclose any baggage, change and cancellation fees and policies before purchases are made – and it has to be clear and upfront, not hidden behind a hyperlink. Airlines will also need to be transparent about weight and dimension limitations. Third-party websites such as Expedia or Booking.com will also be required to display this information.

These days, it's common for people to pay for seat selection, especially for the lowest-price fares, but carriers will now need to inform consumers that seats are guaranteed and it's unnecessary to pay for one.

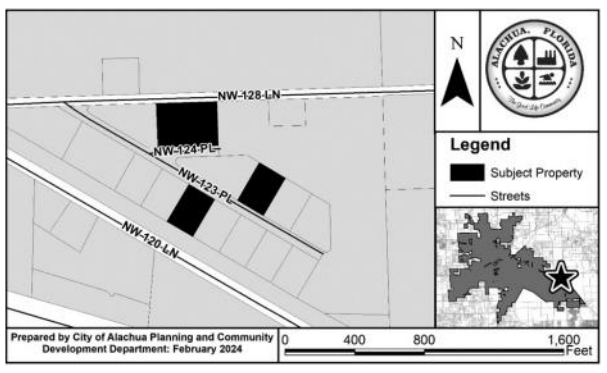
The DOT is also banning airlines from using bait-and-switch tactics, in which an airline advertises a discounted fare that doesn't include mandatory fees that drive the ticket price up.

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on May 6, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.
The ordinance title is as follows:

ORDINANCE 24-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM PLANNED UNIT DEVELOPMENT (PUD) (ALACHUA COUNTY) TO INDUSTRIAL GENERAL (IG) ON A ±4.04 ACRE PROPERTY; LOCATED WITHIN MCGINLEY INDUSTRIAL PARK, SOUTH OF NW 128TH LANE AND NORTH OF COUNTY ROAD 25A (ALSO KNOWN AS NW 120TH LANE) AND THE A.C.L. RAILROAD; CONSISTING OF TAX PARCEL NUMBERS 05893-010-002, 05893-010-003, 05893-020-003, AND 05893-020-004; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

GF-39285031

features nearly 100 exhibitors spanning a variety of corporations, economic development agencies, colleges and universities, lab suppliers and industry service providers.

■ **April 25-May 4: Plein Air Artwork Display** – An exhibit of the artwork painted during the 7th Annual Santa Fe Plein Air Paintout will be on display at Lanza Gallery & Art Supplies, 23645 W. U.S. Highway 27, High Springs. A portion of the proceeds from the sale of these artworks will be donated to the Howard T. Odum Florida Springs Institute for the preservation of area springs and rivers. Contact 352-474-1049 for questions.

■ **April 26: Alachua/ High Springs Relay for Life Relay for Life** is scheduled for Friday, April 26 from 6 p.m. to 10 p.m. at the Hal Brady Recreation Center, Alachua. If you don't already have a team, you can still join or just come out and enjoy the booths and the music and the food and the fun.

■ **April 27-28: 46th Annual High Springs Pioneer Days Festival** – This event is sponsored by the High Springs Chamber of Commerce and the City of High Springs Community Redevelopment Agency. This free event will take place from 10 a.m. – 5 p.m. Visitors will find a juried arts and crafts show, festival foods, live music, kids' rides, shoot-out re-enactments and more. The festival location is James Paul

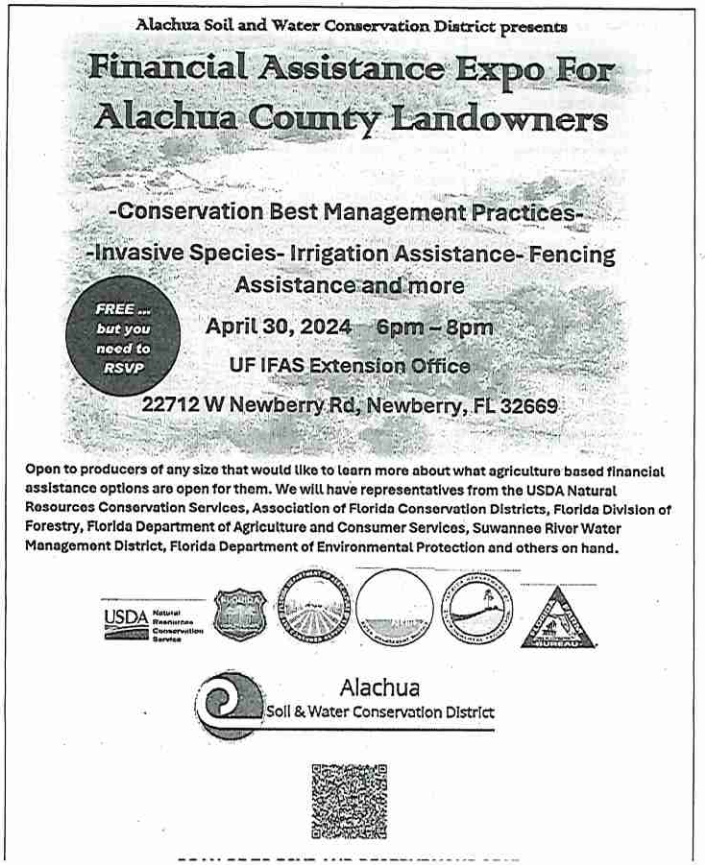
■ **April 27-28: Grimy Gulch "Saloon" Fundraiser** – The GFWC High Springs New Century Woman's Club will be holding their Grimy Gulch Fundraising Event in conjunction with the Pioneer Days Festival. The event will be open on Saturday from 10 a.m. – 4 p.m. and on Sunday from 10 a.m. – 3 p.m. The fundraiser will benefit First Responders. Stop in, sit awhile and have lunch in their air-conditioned Clubhouse located at 23674 West U.S. Highway 27, High Springs. The Club will be serving their famous BBQ, coleslaw, beans and dessert. The Bake Sale Table will have pies, cakes, breads,

Project One45 5K Run/ Walk – This non-profit event is being held at Easton Sports Complex, 24880 NW 16 Avenue, Newberry, from 8 – 10:30 a.m. The goal is to raise $15,000 to help support local trauma survivors and their families. The vision is to make this an annual race that grows in participation to help raise awareness for those in the Newberry community who are fighting to recover or fighting for the recovery of their loved one after a traumatic event. This event is open to anyone who wishes to participate. To sign up go to Project One45 on Facebook.

■ **May 10: Donuts & Drawing** at Good News Drive, Newberry. Times are 9 a.m. – 3:30 p.m.

■ **Fridays: High Springs Farmers Market** from 3 -7 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road, High Springs. Local growers, producers and crafters. Veggies, plants, duck and chicken eggs, meats, poultry, canned goods, honey, hot food, soap, art, woodcrafts, and tie dye. For information on how to become a vendor contact Carol at 352-275-6346.

■ **Saturdays: The Newberry Farmers Market**, sponsored by the Main Street Organization. This market runs every Saturday from 8 – 12 p.m. and is located in



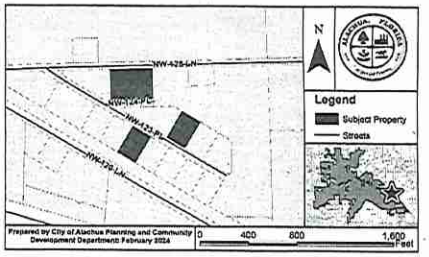
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on May 6, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 24-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM PLANNED UNIT DEVELOPMENT (PUD) (ALACHUA COUNTY) TO INDUSTRIAL GENERAL (IG) ON A ±4.04 ACRE PROPERTY; LOCATED WITHIN MCGINLEY INDUSTRIAL PARK, SOUTH OF NW 128TH LANE AND NORTH OF COUNTY ROAD 25A (ALSO KNOWN AS NW 120TH LANE) AND THE A.C.L. RAILROAD; CONSISTING OF TAX PARCEL NUMBERS 05893-010-002, 05893-010-003, 05893-020-003, AND 05893-020-004; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

(Published: Alachua County Today - April 25, 2024)

City of ALACHUA
the good life community

MAILED
MAILED
APR 2 2 2024

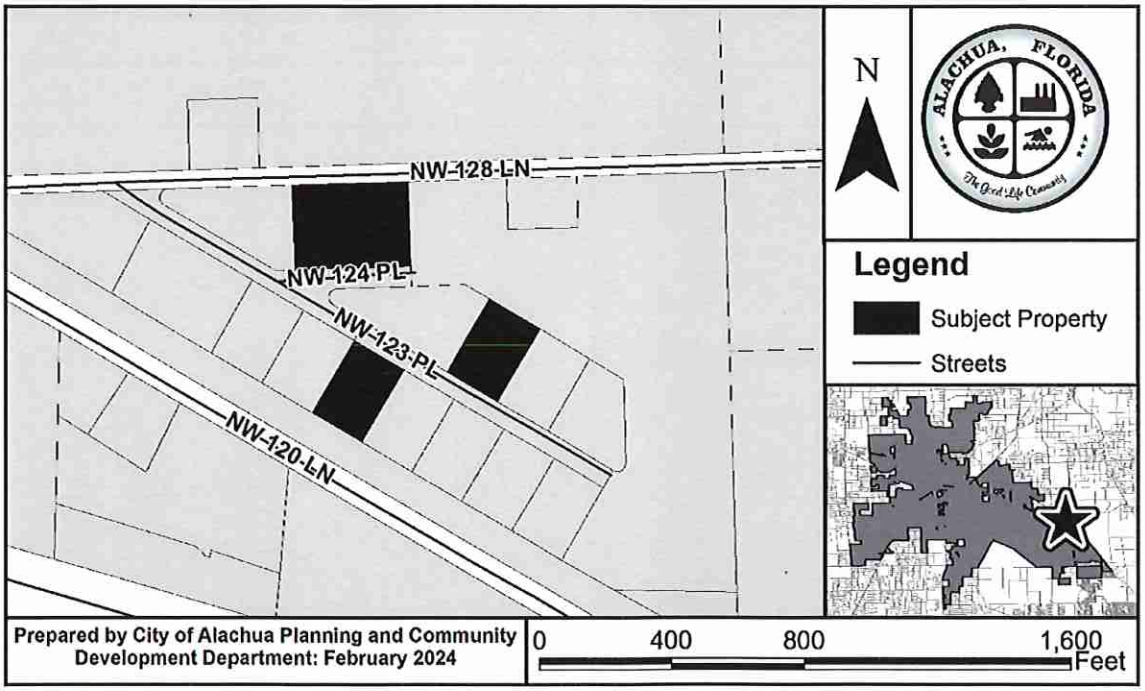
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on May 6, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 24-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM PLANNED UNIT DEVELOPMENT (PUD) (ALACHUA COUNTY) TO INDUSTRIAL GENERAL (IG) ON A ±4.04 ACRE PROPERTY; LOCATED WITHIN MCGINLEY INDUSTRIAL PARK, SOUTH OF NW 128TH LANE AND NORTH OF COUNTY ROAD 25A (ALSO KNOWN AS NW 120TH LANE) AND THE A.C.L. RAILROAD; CONSISTING OF TAX PARCEL NUMBERS 05893-010-002, 05893-010-003, 05893-020-003, AND 05893-020-004; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

AVERY 5160

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge

Go to avery.com/templates
Use Avery Template 5160

PERSONAL MINI STORAGE GNV 120 LLC
6327 EDGEWATER DR
ORLANDO, FL 32810

UNIVERSITY OF FLORIDA FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

QUINN ADAMS #4 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

QA PROPERTIES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

HOPKINS & MAGURA
12051 NW US HWY 441 LOT 56
GAINESVILLE, FL 32653

ALLNEW ENTERPRISES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

KD LYONS-6100 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653

QUINN ADAMS #3 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

PERSONAL MINI STORAGE GNV 120 LLC
6327 EDGEWATER DR
ORLANDO, FL 32810

UNIVERSITY OF FLORIDA FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

KD LYONS-6201 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653

US SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653

KSG HAUGE PROPERTIES LLC
6115 NW 123RD PL
GAINESVILLE, FL 32653

B & C CRANE SERVICE INC
PO BOX 1476
ALACHUA, FL 32616

GC AFFORDABLE HOMES LLC
7 HILLWOOD RD
MOBILE, AL 36608

GC AFFORDABLE HOMES LLC
7 HILLWOOD RD
MOBILE, AL 36608

INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

ANDREWS & POOLE LLC
6327 NW 123RD PL
GAINESVILLE, FL 32653

U S SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653-1069

ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

HARRIS STONEY V
PO BOX 1707
ALACHUA, FL 32616-1707

STATE OF FLA IIF EDUC - U OF FL
% DEP-3900 COMMONWEALTH BLVD
TIITF-UNIVERSITY OF FL
TALLAHASSEE, FL 32399

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

MAILED

MAILED

APR 22 2024

Pat: avery.com/patents

Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AVERY 5160

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge

Go to avery.com/templates
Use Avery Template 5160

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

MAILED

MAILED

APR 22 2024

Pat: avery.com/patents

Étiquettes d'adresse Easy Peel®

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Brightline

Continued from Page 1A

Brightline will replace its current $399 pass for 40 trips with a 10-ride pack for $350, or $35 a trip. The result: a $70 daily cost for commuters as opposed to $20.

"This is so wrong," said Ira Leiderman, managing director of Cassel Salpeter & Co., an independent investment banking firm. He takes the train daily from Boca Raton to his office in Miami. "No one is going to pay $80 a day ($10 for parking) to commute. Brightline does not want us on its trains.

"(What) this is going to do is place thousands of cars on I-95. I'm not sure our elected officials would have supported Brightline if they knew this was going to be the end result."

Leiderman also questioned the impact on multimillion-dollar parking garages that have been built at South Florida stations, adding: "They are going to be half-empty."

Current Brightline stations in South Florida include West Palm Beach, Boca Raton, Fort Lauderdale, Aventura and Miami. Additional Brightline stations are planned for Stuart and Cocoa.

Reed Williams, who lives in Palm Beach, works for Royal Caribbean Cruises in Miami. Like scores of other Royal Caribbean employees, he uses Brightline to get to work. So many Royal Caribbean employees do so that the cruise line provides a shuttle at the Miami stop to take employees to Port Miami.

"This is obviously a very big driver of Palm Beach County's economy, as it allows thousands to travel to higher-paying jobs every day in metro areas, which in turn supports local businesses here to a tremendous degree," said Reed, who said he used the commuter passes or the past two years. "Many residents of our county seem quite helpless right now and are suddenly looking for new jobs."

More than half of Brightline's ridership in March 2024 were Orlando passengers. Its average Orlando fare in March was $80; it was $34 for short-distance trips in South Florida. Overall ticket revenue nearly tripled to $18.1 million with much of the increase because of Orlando trips.

More than 258,000 passengers used Brightline in March 2024, 44% more than in March 2023 when its trains were not going to Orlando. And if Brightline had additional trains, it says it could have accommodated as many as 325,000 passengers.

Brightline reported on its website that peak trains are reaching capacity, noting: "We continue to evaluate the best approach to balance customer demand — and as a result, the sale of Train Passes will be discontinued effective June 1, 2024."

Brightline says it is buying more trains to meet demand; they are expected to be ready for use by the end of the year, but it is unlikely that the current commuter pass program will be reinstated. Existing 40-pack passes can be bought for $399 until the end of the month. They will expire within 30 days and will not be of use after June 30.

"To thank you for your loyalty, please enjoy your first 10-Ride SMART Pack on us. Look out for an email for more details in the coming weeks," Brightline reported on its website.

Leiderman was not impressed. "If they thought that giving us a month free of passes was going to make us happy, they were very wrong."

Brightline, which began Orlando service on Sept. 22, 2023, now offers 16 round trips a day. Nearly 700,000 passengers have used the Orlando service through March 31.

"The addition of long-distance service has fundamentally transformed our business with average fares, ancillary revenue per passenger and ridership all increasing significantly," said Brightline in its bondholder report.

Despite the uptick in ticket sales, the company is still losing money. According to its quarterly financial statement released Dec. 29, 2023, it posted a net loss of $192 million between Jan. 1 and Sept. 30 of 2023. Brightline predicted it would carry 7 million riders in 2024 on its long-distance service to Orlando. It recently lowered the estimate to 5.5 million.

Meanwhile, Tri-Rail may step in to help fill the void for South Florida commuters like Leiderman and Reed.

Brightline is working with the South Florida Regional Transportation Authority, the operator of Tri-Rail, to develop an express route serving daily commuters between West Palm Beach, Boca Raton, Fort Lauderdale, and Miami.

Tri-Rail spokesperson Victor Garcia said SFRTA Executive Director Dave Dech is currently "exploring the concept of one train in the morning and one returning northbound in the afternoon as a one-seat ride making limited stops."

It would essentially be an express train. The SFRTA Board is compiling passenger-survey feedback before putting a proposed schedule together, Garcia said.

The plan is expected to be voted upon later in May but if it is approved, it could take a few months before it is put in place.

The northbound Tri-Rail train arrives at the Delray Beach Tri-Rail station on June 22 in Delray Beach. ANDRES LEIVA/THE PALM BEACH POST

A Brightline trains heads to Orlando from the West Palm Beach station in West Palm Beach, Florida on September 22, 2023. GREG LOVETT/THE PALM BEACH POST

Comments

Continued from Page 1A

went to use the restroom when he was approached by a member of the restaurant's staff.

"I'm like, I don't shake hands or take photos in bathrooms," he said

Flair said the employee then went into the restroom stall, where a few minutes later he could be seen through the cracks still sitting there and "texting away."

"Any man that goes into a bathroom knows you can see into the stall," Flair said. "I said, 'Get your a-- off there, I need to use the restroom.' "

Flair said when he finally left the restroom "happy as could be," he was approached by a female employee who called him a "peeping tom" and a "creep."

He posted on social media: "I Spent $1500 At Piesano's Stone Fired Pizza To Be Disrespected More Than I Ever Have In My Entire Life. After Taking 20 Pictures With Customers And Staff, I Was Asked To Leave Because Of An Issue I Had With The Kitchen Manager Taking Too Long In The Bathroom. I Would Highly Recommend That Anyone Who Wants To Enjoy A Relaxing Time In Gainesville At A Nice Restaurant To Never Visit This Place! WOOOOO!"

"I'm not going to tolerate that and you wouldn't either," he said of the employee's comments. "... That's a pretty offensive remark."

Flair then spoke with the restaurant's manager in a confrontation captured on video.

"I'll be quite honest with you, I was pissed because I didn't do anything wrong. It's my word against the kitchen employee and it makes no sense," Flair said Tuesday. "I admit to everything I said. I have no problem with it because I was mad."

In the video, the manager remains calm as Flair begins to call him expletives. When asked what he did wrong, the manager tells Flair he cussed at his kitchen manager.

In the video, Flair tells the manager that he "didn't say one cuss word" to the employee. However, on Tuesday he admitted to doing so.

"It's a very normal response," he said.

Flair goes on in the video to offer a bartender standing next to the manager a $1,000 tip if she tells the manager to "Kiss my a--."

Despite the bartender saying nothing to the manager, Flair said Tuesday that he did tip $1,000 on about a $200 tab to a pair of bartenders who he said delivered great service.

"(The others were) so rude it was unbelievable," he said.

Piesanos co-owner Jerry Roberts told The Sun on Tuesday that the restaurant rejected the tip on Sunday and paid the employees the money out of the ownership team's pocket.

"It was really a matter of principle on how our team was treated and no matter how much money someone's willing to spend, if their not going to treat our team with respect, we just felt like that was the right thing to do," Roberts said.

Roberts also said that he wanted to "continue to thank our team for the professionalism and how they handled it."

"The video that has now been leaked by somebody else speaks for itself," he said.

Flair, who said he apologizes if he offended anyone, said he is considering filing a lawsuit.

"I have the money to buy the restaurant," he said. "It'll be called Ric Flair's Italian Bistro."

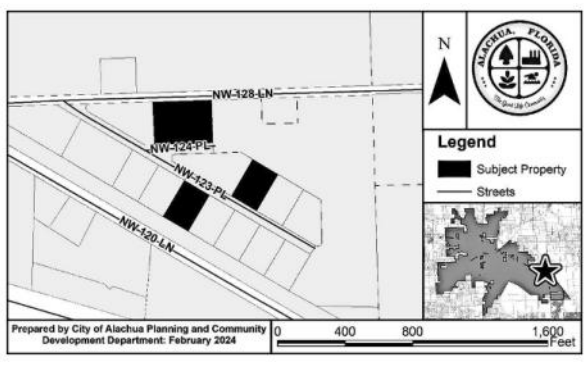
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on May 20, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 24-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM PLANNED UNIT DEVELOPMENT (PUD) (ALACHUA COUNTY) TO INDUSTRIAL GENERAL (IG) ON A ±4.04 ACRE PROPERTY; LOCATED WITHIN MCGINLEY INDUSTRIAL PARK, SOUTH OF NW 128TH LANE AND NORTH OF COUNTY ROAD 25A (ALSO KNOWN AS NW 120TH LANE) AND THE A.C.L. RAILROAD; CONSISTING OF TAX PARCEL NUMBERS 05893-010-002, 05893-010-003, 05893-020-003, AND 05893-020-004; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

GF-39379656

All bidders are invited to attend a Pre-Bid conference, at 9:00 a.m., Tuesday, May 14, 2024, at 1900 S.E. 4th Street – Main Office, Gainesville, FL 32641.

Bids are to be submitted no later than 3:00 p.m. local time, May 31, 2024. All bids received at 3:00 p.m. or prior will be publicly opened and read at the GHA's Main Office located at 1900 S.E. 4th Street, Gainesville, FL 32641.

How to Obtain Bid Documents

Contract documents and the full RFP 2024-07 may be obtained by General Contractors online. Bidders may go online to electronically download bid documents. Bidders will use this link, https://www.demandstar.com to access/download bid documents consisting of plans and specifications. Questions regarding RFP 2024-07 should be e-mailed to Vince Marino at vincem@gnvha.org.

EEO
Equal Opportunity Employer

(Published: Alachua County Today - May 9, 2024 and May 16, 2024)

PUBLIC HEARING

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, FLORIDA FOREST SERVICE & THE GOETHE STATE FOREST MANAGEMENT PLAN ADVISORY GROUP

Wednesday, May 29, 2024
@ 10:30 A.M.

Levy County Government Center Auditorium
310 School Street, Bronson, FL 32621

AGENDA

Call to Order, Introductions, and Remarks
Summary of Draft Plan
Questions/Answers on Plan Content
Public Comments
Summation and Adjournment

Copies of a working draft of the plan and the management prospectus are available before the date of the public hearing online at https://www.fdacs.gov/News-Events/Event-Calendar; by contacting the Goethe State Forest in writing at 9110 SE CR 337, Dunnellon, FL 34431; or by contacting Logan Deuel at (352) 566-5215. Special accommodations for persons with a disabling condition should be requested in writing to the Goethe State Forest at the above listed address at least 72 hours in advance of these proceedings. You are hereby notified in accordance with Chapter 286.0105, Florida Statutes, should you decide to appeal any decision made as a result of, or take exception to any findings of fact with respect to any matter considered at the hearing and meeting referred to above, you may need to ensure that a verbatim record of the proceedings is made. Such record shall include the testimony and evidence upon which the appeal is to be based.

(Published: Alachua County Today - May 9, 2024, May 16, 2024, and May 23, 2024)

of Commerce for a grant under the Economic Development Category of the FFY 2023 Small Cities Community Development Block Grant (CDBG) Program in the amount of $1,500,000. The dollar amount and estimated percentage benefit to low-and moderate-income persons of the activities for which the City is applying are:

Activity	Budget (Approximately)	LMI %
Street Improvements	$1,454,000	51%
Administration	$46,000	N/A

The proposed grant-funded project will provide public street improvements to serve a new distribution center (DC) to be generally located southwest of the CR 235A and Peggy Road intersection, east of the Quail Roost subdivision, and west of the Dollar General Distribution Center. The City is proposing approximately 1,300 linear feet of street improvements on NW 115th Avenue to the proposed DC location. The business is committing to create at least sixteen (16) new jobs and retain at least twenty-eight (28) current jobs as part of their development. All activities will occur in a public right-of-way or on publicly owned land.

The City of Alachua does not expect that anyone will be displaced as a result of CDBG-funded activities. If any persons are displaced as a result of the planned activities, the City of Alachua will assist them as described in the City's anti-displacement and relocation policy, which is available for review at City Hall.

A Public Hearing to provide citizens an opportunity to comment on the application will be held on **Monday, May 20, 2024, at 6:00 p.m. at James A. Lewis Commission Chambers, City Hall, 15100 NW 142nd Terrace, Alachua, Florida.** A draft copy of the application will be available for review in the City Manager's Office at City Hall by noon on May 20, 2024. Persons wanting to submit written comments on the application should send them to Robert Bonetti, Finance and Administrative Services Director, by email to **rbonetti@cityofalachua.org** or by mail to P.O. Box 9, Alachua, FL 32616-0009 no later than May 24, 2024.

A copy of the final application will be made available for review during normal business hours in the City Manager's office at City Hall no later than May 24, 2024. The application will be submitted to the Florida Department of Commerce on or before May 24, 2024. To obtain additional information concerning the application and the Public Hearing, contact Robert Bonetti, Finance and Administrative Services Director at (386) 418-6100 or by email to **rbonetti@cityofalachua.org.**

The public hearing is being conducted in a handicapped accessible location. Pursuant to the provisions of the Americans with Disabilities Act, any persons requiring special accommodations to participate in the hearing is asked to advise the City at least five days before the hearing by contacting, LeAnne Williams, Deputy City Clerk, at (386) 418-6103 or via email to **le_williams@cityofalachua.org.** If you are hearing or speech impaired, please contact the City using the Florida Relay Service, 1(800) 955-8771 (TTY) or 1(800)955-8770 (Voice).

Any non-English speaking person wishing to attend the public hearing should contact LeAnne Williams, Deputy City Clerk at (386) 418-6103 or via email to **le_williams@cityofalachua.org,** at least five days prior to the hearing and an interpreter will be provided.

A FAIR HOUSING/EQUAL OPPORTUNITY/ HANDICAP ACCESS JURISDICTION

(Published: Alachua County Today - May 9, 2024)

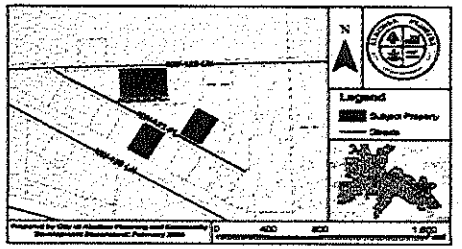
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on May 20, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 24-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM PLANNED UNIT DEVELOPMENT (PUD) (ALACHUA COUNTY) TO INDUSTRIAL GENERAL (IG) ON A ±4.04 ACRE PROPERTY; LOCATED WITHIN MCGINLEY INDUSTRIAL PARK, SOUTH OF NW 128TH LANE AND NORTH OF COUNTY ROAD 25A (ALSO KNOWN AS NW 120TH LANE) AND THE A.C.L. RAILROAD; CONSISTING OF TAX PARCEL NUMBERS 05893-010-002, 05893-010-003, 05893-020-003, AND 05893-020-004; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

(Published: Alachua County Today - May 9, 2024)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Debbie Wallen (name), POSTED THE LAND USE SIGN ON 3-19-24 (date) FOR THE McGinley Industrial Rezoning (Rescheduled) (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.

Debbie Wallen
(signature)

4 (four)
(number of signs)

RECEIVED
MAR 19 2024

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.

McGinley Industrial Park (2024) Rezoning

Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 45 90 180 Feet

City of ALACHUA
the good life community

MAILED
MAY 0 6 2024

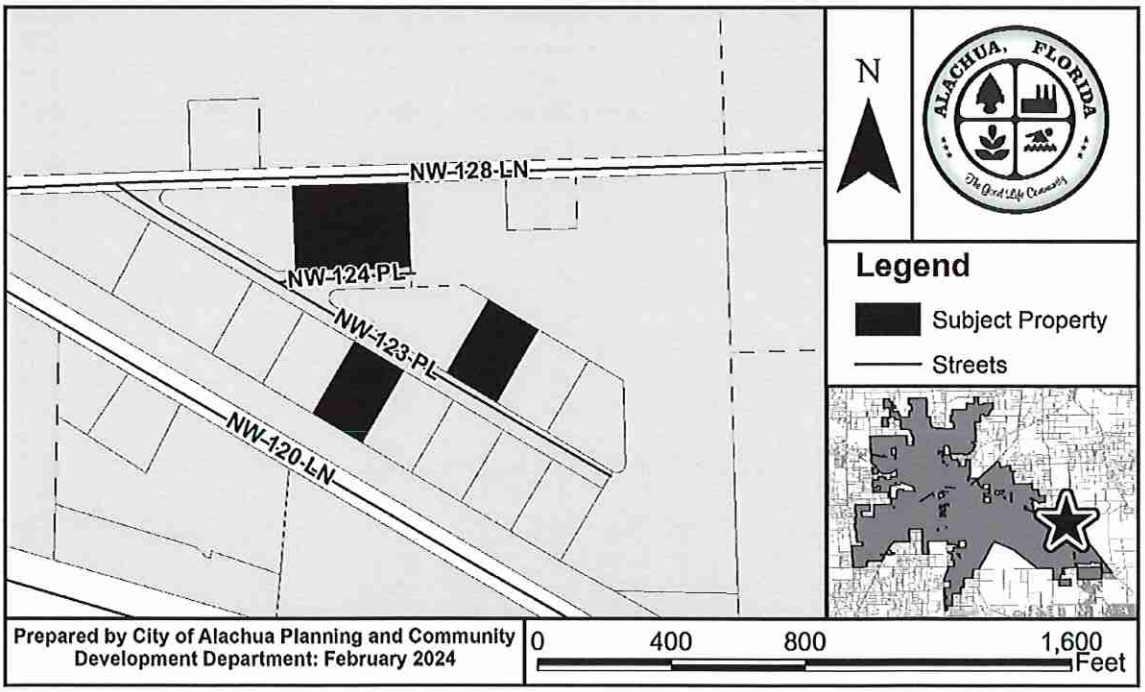
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on May 20, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 24-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM PLANNED UNIT DEVELOPMENT (PUD) (ALACHUA COUNTY) TO INDUSTRIAL GENERAL (IG) ON A ±4.04 ACRE PROPERTY; LOCATED WITHIN MCGINLEY INDUSTRIAL PARK, SOUTH OF NW 128TH LANE AND NORTH OF COUNTY ROAD 25A (ALSO KNOWN AS NW 120TH LANE) AND THE A.C.L. RAILROAD; CONSISTING OF TAX PARCEL NUMBERS 05893-010-002, 05893-010-003, 05893-020-003, AND 05893-020-004; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

AVERY 5160

Easy Peel Address Labels
Bend along line to expose Pop-up Edge

Go to avery.com/templates
Use Avery Template 5160

PERSONAL MINI STORAGE GNV 120 LLC
6327 EDGEWATER DR
ORLANDO, FL 32810

UNIVERSITY OF FLORIDA FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

QUINN ADAMS #4 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

QA PROPERTIES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

HOPKINS & MAGURA
12051 NW US HWY 441 LOT 56
GAINESVILLE, FL 32653

ALLNEW ENTERPRISES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

KD LYONS-6100 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653

QUINN ADAMS #3 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

PERSONAL MINI STORAGE GNV 120 LLC
6327 EDGEWATER DR
ORLANDO, FL 32810

UNIVERSITY OF FLORIDA FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

KD LYONS-6201 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653

US SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653

KSG HAUGE PROPERTIES LLC
6115 NW 123RD PL
GAINESVILLE, FL 32653

B & C CRANE SERVICE INC
PO BOX 1476
ALACHUA, FL 32616

GC AFFORDABLE HOMES LLC
7 HILLWOOD RD
MOBILE, AL 36608

GC AFFORDABLE HOMES LLC
7 HILLWOOD RD
MOBILE, AL 36608

INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

ANDREWS & POOLE LLC
6327 NW 123RD PL
GAINESVILLE, FL 32653

U S SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653-1069

ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

HARRIS STONEY V
PO BOX 1707
ALACHUA, FL 32616-1707

STATE OF FLA IIF EDUC - U OF FL
% DEP-3900 COMMONWEALTH BLVD
TIITF UNIVERSITY OF FL
TALLAHASSEE, FL 32399

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

MAILED
MAY 06 2024

Pat: avery.com/patents

Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AVERY 5160 | Easy Peel Address Labels
Bend along line to expose Pop-up Edge | Go to avery.com/templates
Use Avery Template 5160

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

MAILED
MAY 06 2024

Pat: avery.com/patents | Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up | Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/20/2024
SUBJECT: Resolution 24-08: Amending the Fiscal Year 2023-2024 General Fund Budget for the receipt of unanticipated revenue; Increasing the General Fund Alachua Police Department budget to appropriate revenue and expenses related to donated funds and to an Edward Byrne Memorial Justice Assistance grant award received from the Florida Department of Law Enforcement; Providing an effective date.
PREPARED BY: Robert A. Bonetti, Finance and Administrative Services Director

RECOMMENDED ACTION:
Adopt Resolution 24-08.

Summary

The Alachua Police Department recently received donated funds and a grant award as follows:

- Contributions (various donors) in the amount of $19,000 to be utilized towards the acquisition of two police canines; and,

- An Edward Byrne Memorial Justice Assistance grant award from the Florida Department of Law Enforcement, in the amount of $24,454, to purchase twelve (12) rifles and a computer voice stress analyzer.

A resolution and budget amendment are necessary to account for the revenues and expenditures associated with the donated funds and to fulfill grant requirements.

FINANCIAL IMPACT: Yes

BUDGETED: No

AMOUNT: $43,454.00

FUNDING SOURCE: General Fund

ATTACHMENTS:

Description

- Resolution 24-08
- Resolution 24-08 Exhibit A

RESOLUTION 24-08

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FISCAL YEAR 2023-2024 GENERAL FUND BUDGET FOR THE RECEIPT OF UNANTICIPATED REVENUE; INCREASING THE GENERAL FUND ALACHUA POLICE DEPARTMENT BUDGET TO APPROPRIATE REVENUES AND EXPENSES RELATED TO DONATED FUNDS AND TO AN EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT AWARD RECEIVED FROM THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, City of Alachua has received $19,000.00 in donations earmarked for the Alachua Police K-9 unit; and,

WHEREAS, City of Alachua received an award of an Edward Byrne Memorial Justice Assistance grant on May 14, 2024, for the purchase of rifles and a computer voice stress analyzer from the Florida Department of Law Enforcement in the amount of $24,454.00.

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

1. The City of Alachua's Fiscal Year 2023-2024 Budget is amended to increase the total General Fund revenues and expenditures by forty-three thousand, four hundred fifty-four dollars ($43,454) as set forth in the attached budget amendment attached hereto as Exhibit A.

2. The Finance and Administrative Services Director is directed to amend the Fiscal Year 2023-2024 Alachua Police Department budget by increasing the General Fund appropriations as reflected in the budget amendment attached hereto as Exhibit A.

3. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 20th day of May, 2024.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor

SEAL

ATTEST:

_____
Mike DaRoza, City Manager/Clerk

CITY OF ALACHUA
BUDGET AMENDMENT / BUDGET TRANSFER

#	FUND NAME	DEPARTMENT NAME	ACCOUNT NAME	ACCOUNT NUMBER	REVENUES (+/-)	EXPENSES (+/-)
1	General Fund	Non-Departmental	Federal Grants - Ed Byrne	001-000.0000-331.2002	24,454.00	
2	General Fund	Non-Departmental	APD Contributions & Donations	001-000.0000-366.0003	19,000.00	
3	General Fund	APD	Operating Supplies - Ed Byrne	001-521.7100-503.5201		13,459.00
4	General Fund	APD	Capital Outlay	001-521.7100-506.6400		19,000.00
5	General Fund	APD	Capital Outlay - Ed Byrne	001-521.7100-506.6401		10,995.00
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
				AMENDMENT/TRANSFER TOTALS	43,454.00	43,454.00

NOTE: TO INCREASE REVENUE OR EXPENSE = POSITIVE NUMBER, TO DECREASE REVENUE OR EXPENSE = NEGATIVE NUMBER.

USE WHOLE DOLLARS ONLY.

Purpose: Appropriate budget for the General Fund pursuant to Resolution 24-08.

APPROVED BY: _____

FINANCE AND ADMINISTRATIVE SERVICES DIRECTOR — DATE

APPROVED BY: _____

CITY MANAGER — DATE

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/20/2024
SUBJECT: Telehandler Purchase
PREPARED BY: Donna Smith, Purchasing Coordinator

RECOMMENDED ACTION:
Authorize the City Manager to issue a Purchase Order to Ring Power in the amount of $110,000.00 and to execute any necessary documents needed to proceed with the purchase of one (1) 2018 Genie GTH1056 Telehandler.

Summary

On September 25, 2024, the City Commission adopted the FY 2023-2024 Budget authorizing the purchase of one (1) Telehandler from the Public Services Warehouse Division budget.

Staff has located, inspected, and tested one (1) used 2018 Genie GTH1056 Telehandler, with approximately 1600 hours of use and equipped with standard equipment, that is available for purchase through Ring Power.

Staff recommends moving forward with Ring Power for the purchase of one (1) 2018 Genie GTH1056 Telehandler.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

AMOUNT: $110,000.00

FUNDING SOURCE: Internal Services Fund

ATTACHMENTS:

Description
- Quote - Ring Power Corporation

Apr 30, 2024

CITY OF ALACHUA

PO BOX 9
ALACHUA, Florida 32616-0009
Attention: DONNA SMITH

One (1) Used 2018 Genie Model: GTH1056 FF Genie serial#GTH10E-12995 with approximately 1600 hours on it, with all standard equipment in addition to the additional specifications listed below:

MACHINE SPECIFICATIONS

GENIE GTH1056 TELEHANDLER S/N: GTH10E-12995

SELLING PRICE	$110,000.00
NET BALANCE DUE	**$110,000.00**
NET SELLING PRICE	**$110,000.00**

F.O.B/TERMS: Lake City

PAYMENT TERMS

Cash Invoice Terms

CASH WITH ORDER
$0.00

Thank you for your interest in Ring Power products. This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Sincerely,

Robert Gallingane
Machine Sales Representative Ring PowerRobert.Gallingane@RingPower.Com
+1-352-225-1237