Regular City Commission Meeting
Agenda
May 9, 2022

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

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

Meeting Date: May 9, 2022

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

City Commission Meeting

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

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A. Florida League of Cities 2021 Hometown Health Award Presentation

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Ordinance 22-11; Second Reading; Voluntary Annexation by William and Margaret Kirkland, Tax Parcel Number 03917-200-002

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

C. Ordinance 22-14, First Reading: Site-Specific Amendment to the Official Zoning Atlas: Tomoka Hills, a request by Craig Brashier, AICP, of CHW, Inc, applicant and agent for Tomoka Hills Farms, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural (“A”) (±6.42 acres) and Residential Single Family -1 ("RSF-1")(±19.08 acres) to Residential Single Family - 4 ("RSF-4")(±13.81 acres) and Residential Multiple Family ("RMF-8") (±11.67 acres) on a ±25.48 acre subject property. Consisting of Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000(Quasi-Judicial Hearing).

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

V. AGENDA ITEMS

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS

- April 11, 2022 City Commission Meeting Minutes
- April 21, 2022, Special City Commission Meeting Minutes
- April 25, 2022, Joint City Commission and Board of Canvassers Minutes
- April 25, 2022 City Commission Meeting Minutes

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/9/2022
SUBJECT: Florida League of Cities 2021 Hometown Health Award Presentation
PREPARED BY: G.B. Wilson, Compliance and Risk Management Director

RECOMMENDED ACTION:
Accept the presentation of the Florida League of Cities Hometown Health Award.

Summary

The City of Alachua has been awarded, for the third straight year, the Florida League of Cities (FLC) Hometown Health Award for FY 2021. The award recognizes health members that meet the nine best practice standards for employee health promotion.

The FLC award recognizes the City of Alachua has not only achieved great participation in Hometown Health program, but has also demonstrated a true commitment to employee well-being. Employers can play such a vital role in creating a workplace that supports a healthy environment and health conscious culture.

Lindsey Larson, Health Account Executive and Gwen Mahabir, Hometown Health Manager, are here to present the Hometown Health Award to the City Commission. Attached is the Biographical information.

BACKGROUND

The City has had in place safety and wellness programs for decades. Safety training in all areas of city operations, special reviews and training by outside consultants, health screening and City support by contributing 50% toward health club memberships for employees are representative. The City Commission and City Manager determined more than ten years ago to pursue a more proactive approach designed to stimulate more active employee participation in order to build a culture of safety and wellness.

The City Commission removed the City safety program from the Code of Ordinances in 2016 and charged the City Manager with the responsibility of carrying the safety program forward. The Safety and Wellness Policies have regularly been updated and continued in effect. A part time Safety Specialist position was created five years ago and made full time the next year.

The City began working with the FMIT Health Team in 2017 to implement a

cooperative wellness program to meet the challenge statewide. The Hometown Health Award is important recognition of the effort of staff, all employees and the FMIT Health Team. A sample of innovations includes self-administered blood pressure test stations at APD, HR, Legacy Park and the Public Services Operations Center. It is clear the safety and wellness program has developed a growing culture of safety and wellness here at the City of Alachua.

The recognition that a healthier employee is a safer employee also led the City Manager to direct a merger of the two programs to include the combining of the two committees. The Safety Specialist and Human Resource Director are its co-chairs. The writing of a new combined Manual is complete.

The program has been transferred to the Human Resources Department and Safety Specialist Thomas Wesley Barrett. Compliance and Risk Management Coordinator Anne-Marie DiRocco has been the energy fueling the rapidly growing participation of city employees in the Wellness portion of the Program and the two departments continue to combine efforts to develop and enhance the City Culture of Safety and Wellness.

FINANCIAL IMPACT: No

BUDGETED: No

COMMISSION GOALS:
Quality of Life, Community Enhancement, Strengthen Community Services

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ATTACHMENTS:

Description

- FMIT Health Team Bio

YOUR FMIT HEALTH TEAM

AARON CARPER

Director, Group Health

Aaron joined the Florida League of Cities in 2011 as the group health account executive. In his current role as director of the Florida Municipal Insurance Trust Group Health program, he oversees the Hometown Health wellness program and assists with compliance as it relates to municipal employer groups. He holds a bachelor's degree in international business from Rollins College and a Master of Business Administration from the University of Central Florida. Aaron has nine years of experience in the insurance industry and 15 years of experience in sales and marketing.

CINDY CRUMP

Wellness Coordinator

Cindy graduated from Western Illinois University in 2011 with a bachelor's degree in exercise science. She completed an internship as a wellness coordinator in Chicago before moving to Florida. Cindy has worked in the wellness field for more than seven years, gaining experience in corporate wellness, personal training and nutrition. In her current role as wellness coordinator for the Florida League of Cities, Cindy visits Florida's municipalities to help implement the League's Hometown Health wellness program. She enjoys building relationships with members and helping them lead healthier, happier lives.

LINDSEY LARSON

Health Account Executive

Lindsey is a graduate of the University of Wisconsin – Stevens Point, where she earned a bachelor's degree in health promotion and wellness, with an emphasis in corporate health promotion. She moved to Florida in the summer of 2009 to work in the health and wellness field at Kennedy Space Center. She joined the Florida League of Cities in 2013 as a wellness coordinator and helped implement the Hometown Health program before transitioning into her role as the League's health account executive.

GWEN MAHABIR, MS, CHES

Hometown Health Manager

Gwen is a native Floridian, born and raised in Pensacola. She attended the University of West Florida where she earned a bachelor's in community health and a Master of Science in community health education. During her graduate program, she specialized in worksite wellness and health promotion. Gwen has more than eight years of experience in health and wellness programming. In her current role as hometown health manager for the Florida League of Cities, she develops and administers integrated health promotion programs. Gwen holds a Certified Health Education Specialist designation from the National Commission for Health Education Credentialing.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/9/2022
SUBJECT: Ordinance 22-11; Second Reading; Voluntary Annexation by William and Margaret Kirkland, Tax Parcel Number 03917-200-002
PREPARED BY: Kathy Winburn, Planning & Community Development Director

RECOMMENDED ACTION:
Adopt Ordinance 22-11 on second and final reading.

Summary

The review process for Voluntary Annexations is governed by Florida Statute 177.044. In order for an area to be annexed it must be contiguous to a municipality, be reasonably compact, and not create an enclave.

The subject property is located in the 15000 block of Peggy Road. The property is a vacant parcel consisting of approximately 0.54 acres and has an Alachua County Future Land Use Map designation of Agricultural and Alachua County Zoning designation of Rural Agriculture.

In compliance with F.S. 171.044 (5), a copy of the notice, via certified mail, was sent to the Alachua County Board of County Commissioners on March 15, 2022, not fewer than 10 days prior to publishing the ordinance notice. Per F.S. 177.044 (2), the notice was published for two (2) consecutive weeks, March 31, 2022 and April 7, 2022, and on April 28, 2022 and May 5, 2022, in the Alachua County Today newspaper.

The Alachua County Board of County Commissioners has not provided any comment on the proposed annexation.

Section 1.7.7 of the City's Land Development Regulations indicates that if lands are annexed into the City, the lands shall retain their current unincorporated zone district classifications until a Future Land Use Map Amendment and change to the Official Zoning Atlas to City classifications has been adopted, and no development, redevelopment or expansion shall be initiated on the lands until such amendments have been adopted.

Should Ordinance 22-11 be adopted on second reading, the ordinance shall be filed with the clerk of the circuit court, the chief administrative officer of the county and the

Department of State within seven (7) days of adoption, per 171.044 F.S.

ATTACHMENTS:

Description

- Ordinance 22-11
- Voluntary Annexation Application
- Public Notice for 4/11/2022 City Commission meeting
- Public Notice for 5/9/2022 City Commission meeting

ORDINANCE 22-11

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA, TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03917-200-002); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, Pursuant to the provisions of Florida Statute 171-044, a notice of annexation has been published once each week for two consecutive weeks in the Alachua County Today newspaper, meeting the requirements of advertising in Florida Statute 171.044; and,

WHEREAS, William and Margaret Kirkland, owners of the property to be annexed, have authorized the execution of a petition requesting that the City limits of the City of Alachua, Florida, be extended to include their land; and,

WHEREAS, the City of Alachua City Commission finds that the real property is contiguous to the existing City boundaries of the City of Alachua, Florida, and is reasonably compact, and does not create an enclave.

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

Section 1.

The corporate limits of the City of Alachua, Florida, are hereby amended to include lands described in the legal description attached to this ordinance and identified as “Exhibit A.”

Section 2.

A location map is hereby attached to this ordinance and identified as “Exhibit B.”

Section 3.

All laws, ordinances, rules and regulations of the City of Alachua, Florida, of general application throughout the existing boundaries and corporate limits shall apply through the boundaries and corporate limits of said City as extended by this Ordinance.

Section 4.

Until the City of Alachua, Florida shall exercise its zoning power over the territories annexed, all of the current zoning regulations and maps heretofore adopted by the Board of County Commissioners of Alachua County, Florida, shall continue in full force and effect throughout the territory being annexed, and shall be enforced by the City of Alachua.

Section 5. Effective Date

This Ordinance shall take effect immediately after its passage and adoption.

Passed on First Reading the 11th day of April, 2022.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 9th day of May, 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

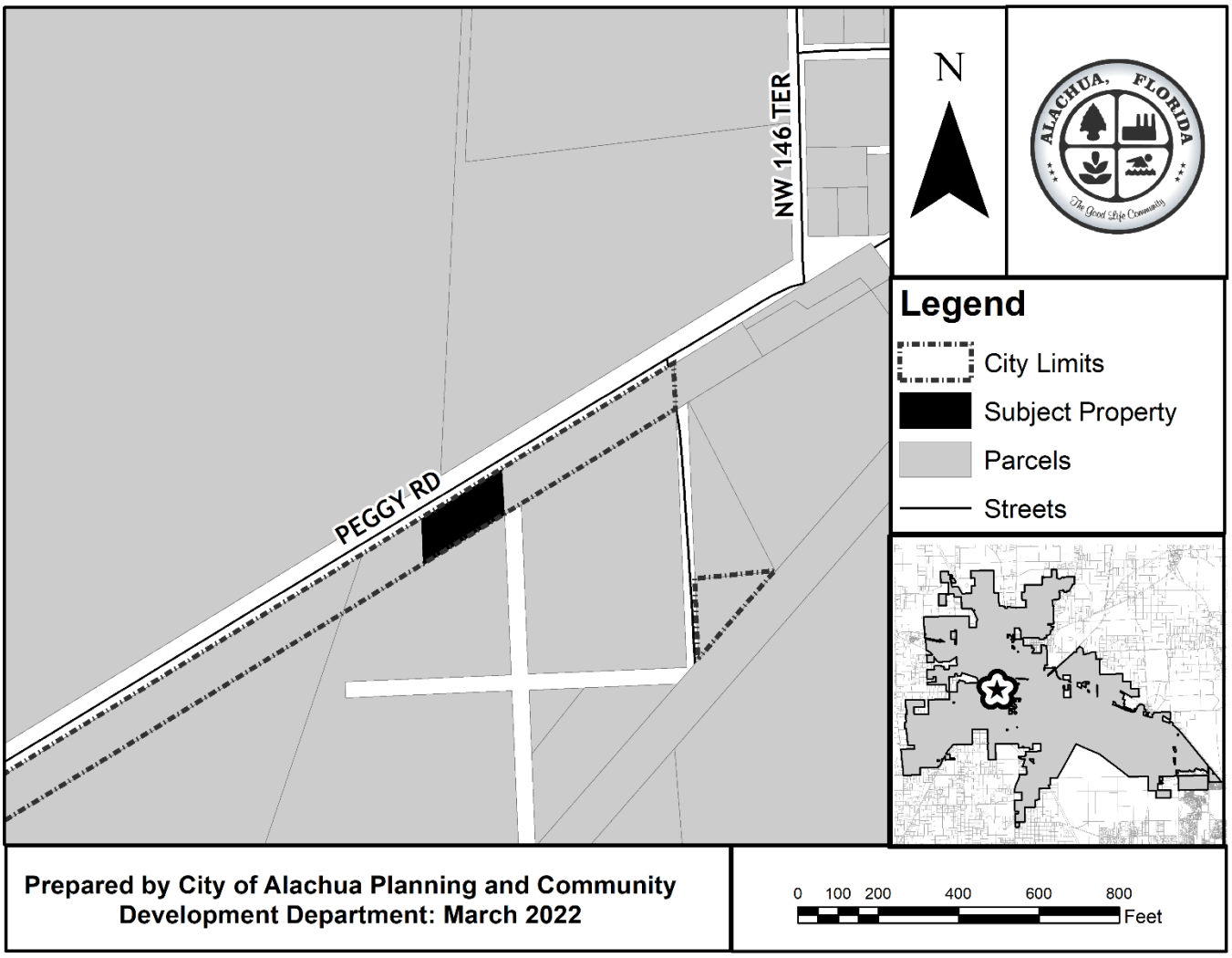
Marian B. Rush, City Attorney

EXHIBIT A

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 40 FOOT WIDE PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF "ALACHUA REALTY COMPANY SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 106 OF SAID PUBLIC RECORDS, LESS ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD No. 2054 (PEGGY ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR AND CAP (LB 2903) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID "ALACHUA REALTY COMPANY SUBDIVISION" AND THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 02°08'31" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 83.27 FEET TO A 5/8" REBAR (NO IDENTIFICATION) ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID PEGGY ROAD; THENCE RUN NORTH 59°29'24" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 234.80 FEET TO A 5/8" REBAR AND CAP (PSM 6602) AT THE INTERSECTION WITH SAID NORTHERLY EXTENSION OF THE WEST LINE OF A PLATTED 40 FOOT RIGHT OF WAY AS SHOWN ON SAID "ALACHUA REALTY COMPANY SUBDIVISION"; THENCE RUN SOUTH 02°08'31" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 78.43 FEET TO A 3/4" IRON PIPE (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, LYING ON THE SOUTH LINE OF THE FORMER CSX TRANSPORTATION, INC.'S OPERATING PROPERTY, AND ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500; THENCE RUN SOUTH 58°27'44" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, AND THE SOUTH LINES OF SAID FORMER CSX PROPERTY AND SAID LANDS, A DISTANCE OF 237.13 FEET TO THE POINT OF BEGINNING.

EXHIBIT B


NW 146 TER
PEGGY RD
N
Legend
City Limits
Subject Property
Parcels
Streets
Prepared by City of Alachua Planning and Community Development Department: March 2022
0 100 200 400 600 800
Feet

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: CCOM

Voluntary Annexation Application

Reference City of Alachua Land Development Regulations, Section 1.7.7

Important Information and Procedures:

Two (2) public hearings before the City Commission are required to consider a request for voluntary annexation. *Applicants or their authorized agents should be present at all public hearings.*

Annexation of property into the City's jurisdiction does not change the Future Land Use Map Designation or zoning of the property. The property will retain its current designations until amended by the property owner. The property owner will be responsible for submitting applications and fees for a Comprehensive Plan Amendment to the Future Land Use Map and a rezoning within one year of the effective date of the annexation.

A. PROJECT

1. Project Name: Kirkland Annexation
2. Address of Subject Property: No Address - 15000 block of Peggy Road
3. Parcel ID Number(s): 03917-200-002
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Agricultural (Alachua County)
6. Zoning Classification: Rural Agriculture (Alachua County)
7. Acreage: 0.54 (m.o.l.)
8. Number and Type of Existing Structures on the Property: None

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.
   Physical address: 720 SW 2nd Avenue, South Tower, Ste. 300
   Mailing Address: Same
   City: Gainesville State: FL ZIP: 32601
   Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): William & Margaret Kirkland
   Mailing Address: P.O. Box 1360
   City: Alachua State: FL ZIP: 32616
   Telephone: --- FAX: --- e-mail: ---

   * Must provide executed Authorized Agent 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. A current aerial map or plat of the property (may be obtained from the Alachua County Property Appraiser.)
2. Two (2) sets of 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).
3. Property survey or boundary sketch of the property, including legal description (metes and bounds) with tax parcel number, signed and sealed by a professional land surveyor.
4. Proof of ownership (recorded warranty deed.)
5. Proof of payment of taxes.
6. **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 6 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 I/We are the owner(s) of real property hereinafter described, or have received and hereby submit written authorization from the owner(s) of the real property to act on their behalf. I/We petition the City of Alachua to extend its corporate limits by voluntary annexation to include the attached legal description of real property.

I/We hereby certify:

1. That the real property described in the attached legal description is contiguous to the existing city limits of the City of Alachua, Florida.
2. That the real property described in the attached legal description is reasonably compact in character.
3. That annexation of the real property described in the attached legal description will not result in the creation of enclaves (that is areas of unincorporated county property completely surrounded by the City of Alachua.)
4. That the owner is the fee simple absolute owner of the real property described in the attached legal description and that there are no leans, encumbrances of title, clouds of any type.
5. That the information contained herein is true and correct to the best of my/our knowledge.
6. That, in accordance with Section 1.7.7 of the City's Land Development Regulations, the property owner will be responsible for submitting applications and fees for a Comprehensive Plan Amendment to the Future Land Use Map and a rezoning within one year of the effective date of the annexation.

Signature of Applicant

Signature of Co-applicant*

Clay Sweger, AICP, LEED AP

Typed or printed name and title of applicant

Typed or printed name of co-applicant*

* Provide signatures of all co-applicants. Multiple copies of this page may be used if necessary.

State of Florida County of Alachua

The foregoing application is acknowledged before me this 3rd day of February 2022, by Clay Sweger, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Audra Burrell

Signature of Notary Public, State of Florida

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: Vacant Property - No Address (14700 block of Peggy Road)

Parcel ID Number(s): 03917-200-002

Acreage: 0.44 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William & Margaret Kirkland Title: Owner

Company (if applicable): N/A

Mailing Address: PO BOX 1360

City: Alachua State: FL ZIP: 32616

Telephone: FAX: N/A e-mail:

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:

Annexation, Comprehensive Plan Amendment / Land Use Change & Rezoning

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.

William L Kirkland
Signature of Applicant

Margaret M. Kirkland
Signature of Co-applicant

William L. Kirkland
Typed or printed name and title of applicant

Margaret M. Kirkland
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 31st day of January, 2022 by William Kirkland & Margaret Kirkland, who is/are personally known to me, or who has/have produced DL as identification.

NOTARY SEAL

Kenyata Curtis
Signature of Notary Public, State of Florida

KENYATA CURTIS
Commission # HH 131166
Expires September 18, 2025
Bonded Thru Budget Notary Services

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

Parcel Summary

Parcel ID	03917-200-002
Prop ID	504466
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM NE COR OF LOT 1 BLK 2 OF ALACHUA REALTY CO S/D PB A-106 POB N 02 DEG 08 MIN 31 SEC E 83.27 FT TO SLY R/W OF PEGGY ROAD N 59 DEG 29 MIN 24 SEC E 234.80 FT S 02 DEG 08 MIN 31 SEC E 78.43 FT TO THE NE COR OF LOT 1 BLK 2 S 58 DEG 27 MIN 44 SEC W 237.13 FT (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	22-08-18
Tax District	SUWANNEE (District 0300)
Millage Rate	20.2241
Acreage	0.440
Homestead	N

View Map

Owner Information

KIRKLAND WILLIAM & MARGARET
PO BOX 1360
ALACHUA, FL 32616

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0115	SFR ACREAGE	0.44	19166.4	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/14/2021	$45,000	WD	4942	1289	01 - EXAMINATION OF DEED	Vacant	HUNTER CHRISTINE A	KIRKLAND WILLIAM & MARGARET	Link (Clerk)
1/15/1993	$4,000	QD	1895	2500	Q - QUALIFIED	Vacant	* CSX TRANSPORTATION INC	HUNTER BILLY RAY	Link (Clerk)
1/15/1993	$4,000	QD	1895	2500	Q - QUALIFIED	Vacant	* CSX TRANSPORTATION INC	HUNTER CHRISTINE A	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

No data available for the following modules: Valuation, TRIM Notice, Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3373928 2 PG(S)
10/20/2021 8:47 AM
BOOK 4942 PAGE 1289
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1044926
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $315.00
Intang. Tax: $0.00

Prepared by and return to:
Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 412
Alachua, FL 32615
(352) 565-7800
File No 21-185

Parcel Identification No 03917-200-001

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the **14th day of October, 2021** between **Christine A. Hunter, a widow**, whose post office address is **14905 Peggy Road, Alachua, FL 32615**, of the County of Alachua, State of Florida, Grantor, to **William Kirkland and Margaret Kirkland, husband and wife**, whose post office address is **P.O. Box 1360, Alachua, FL 32616**, of the County of Alachua, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Alachua, Florida, to-wit:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 40 FOOT WIDE PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF "ALACHUA REALTY COMPANY SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 106 OF SAID PUBLIC RECORDS, LESS ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD No. 2054 (PEGGY ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR AND CAP (LB 2903) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID "ALACHUA REALTY COMPANY SUBDIVISION" AND THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 02°08'31" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 83.27 FEET TO A 5/8" REBAR (NO IDENTIFICATION) ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID PEGGY ROAD; THENCE RUN NORTH 59°29'24" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 234.80 FEET TO A 5/8" REBAR AND CAP (PSM 6602) AT THE INTERSECTION WITH SAID NORTHERLY EXTENSION OF THE WEST LINE OF A PLATTED 40 FOOT RIGHT OF WAY AS SHOWN ON SAID "ALACHUA REALTY COMPANY SUBDIVISION"; THENCE RUN SOUTH 02°08'31" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 78.43 FEET TO A 3/4" IRON PIPE (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, LYING ON THE SOUTH LINE OF THE FORMER CSX TRANSPORTATION, INC.'S OPERATING PROPERTY, AND ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500; THENCE RUN SOUTH 58°27'44" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, AND THE SOUTH LINES OF SAID FORMER CSX PROPERTY AND SAID LANDS, A DISTANCE OF 237.13 FEET TO THE POINT OF BEGINNING.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and

will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Crystal L. Curran

Christine A. Hunter

WITNESS
PRINT NAME: Susan K King

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 14th day of October, 2021, by Christine A. Hunter.

Signature of Notary Public
Print, Type/Stamp Name of Notary

CRYSTAL LANE CURRAN
Notary Public - State of Florida
Commission # GG 227129
My Comm. Expires Jun 18, 2022
Bonded through National Notary Assn.

Personally Known: Crystal L. Curran OR Produced Identification: _____
Type of Identification
Produced: _____

PROOF OF TAX PMT FOR 3917-200-1 & 3917-200-2 (3917-206-2 WAS CREATED AFTER 2021 TAX PAYMENT VIA DEED DATED 10/14/21

John Power | TAX COLLECTOR
Serving Alachua County

2021 PAID REAL ESTATE (OR BK 4942 PG 1289) 15409

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03917 200 001	UNASSIGNED LOCATION RE	0300

HUNTER CHRISTINE A
14905 PEGGY RD
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	7.8662	8,350	0	8,350	65.68
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	8,350	0	8,350	29.79
LIBRARY GENERAL	1.0856	8,350	0	8,350	9.06
SCHOOL CAP36 PROJECT	1.5000	8,350	0	8,350	12.53
SCHOOL DISCRNRY & CN	0.7480	8,350	0	8,350	6.25
SCHOOL GENERAL	3.5950	8,350	0	8,350	30.02
SCHOOL VOTED	1.0000	8,350	0	8,350	8.35
CHILDREN'S TRUST	0.5000	8,350	0	8,350	4.18
SUWANNEE RIVER WATER MGT DIST	0.3615	8,350	0	8,350	3.02
TOTAL MILLAGE	20.2241			AD VALOREM TAXES	$168.88

John Power | TAX COLLECTOR Serving Alachua County

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

LEGAL DESCRIPTION

COM NE COR OF BLK 1 OF ALACHUA REALTY CO S/D PB A-106 POB S 59 DEG W 729.26 FT T
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69
NON-AD VALOREM ASSESSMENTS			$90.69

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$259.57

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

JOHN POWER, CFC 2021 PAID REAL ESTATE 15409
ALACHUA COUNTY TAX COLLECTOR 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
03917 200 001	UNASSIGNED LOCATION RE

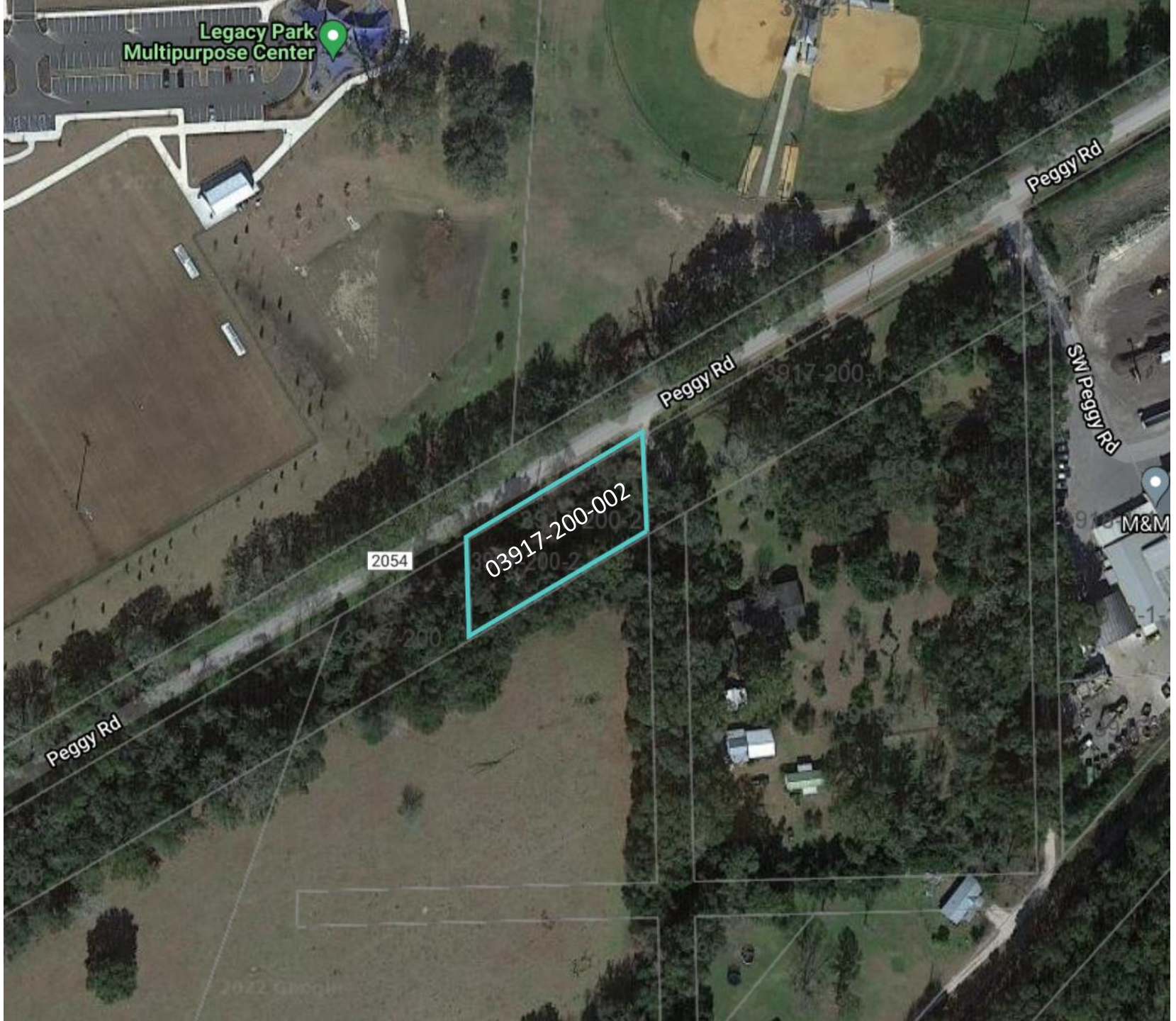
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615

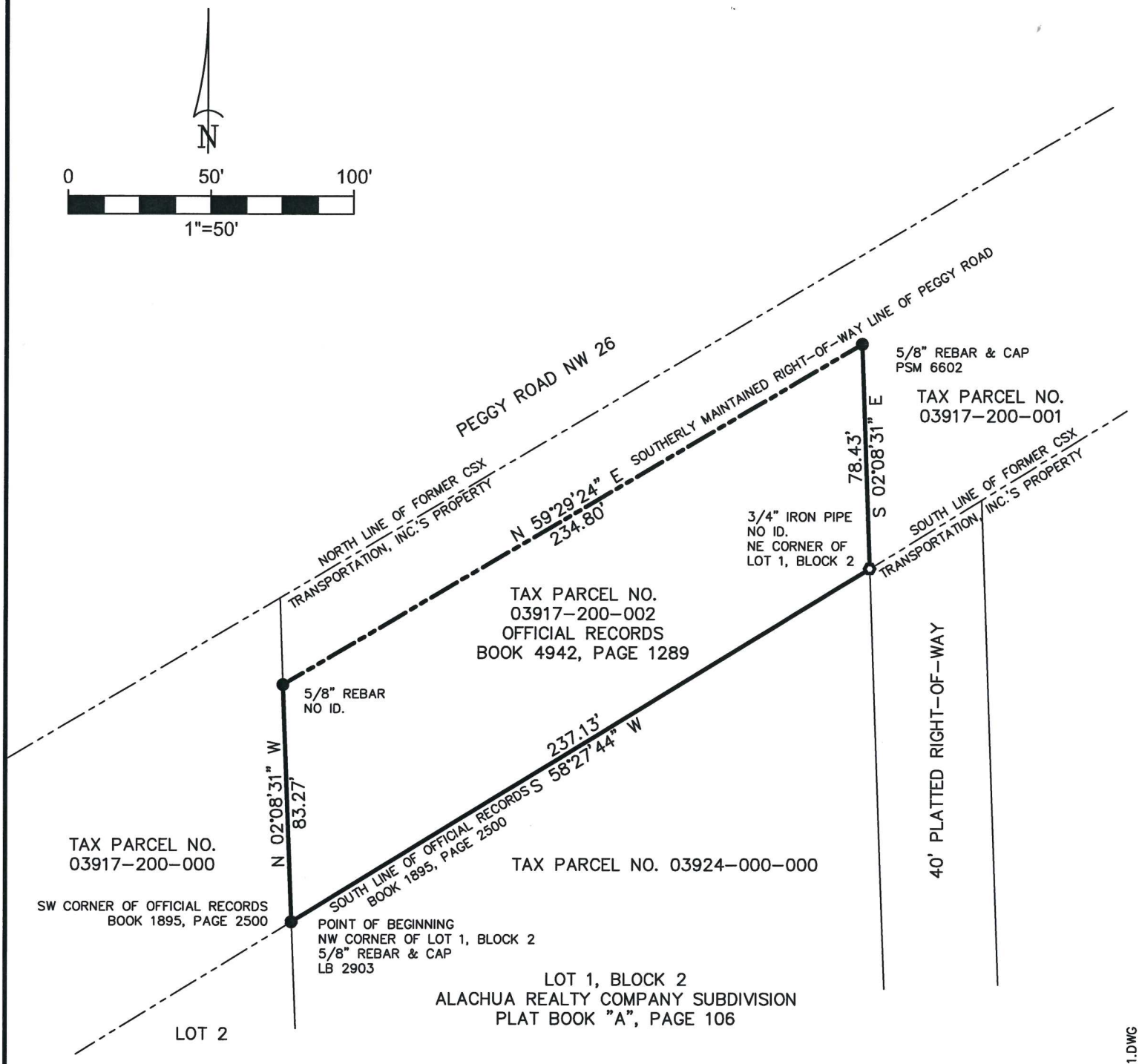
PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0020548 $249.19 Paid 11/12/2021


Legacy Park
Multipurpose Center
Peggy Rd
Peggy Rd
SW Peggy Rd
03917-200-002
2054
Peggy Rd
M&M



THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		1/25/2002	2022-011		

J:\BOB\2022-011.DWG

LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 22, TOWNSHIP 8 SOUTH
RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

FOR: GARDEN STREET COMMUNITIES

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389

eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

Legal Description

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 40 FOOT WIDE PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF "ALACHUA REALTY COMPANY SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 106 OF SAID PUBLIC RECORDS, LESS ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD No. 2054 (PEGGY ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR AND CAP (LB 2903) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID "ALACHUA REALTY COMPANY SUBDIVISION" AND THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 02°08'31" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 83.27 FEET TO A 5/8" REBAR (NO IDENTIFICATION) ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID PEGGY ROAD; THENCE RUN NORTH 59°29'24" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 234.80 FEET TO A 5/8" REBAR AND CAP (PSM 6602) AT THE INTERSECTION WITH SAID NORTHERLY EXTENSION OF THE WEST LINE OF A PLATTED 40 FOOT RIGHT OF WAY AS SHOWN ON SAID "ALACHUA REALTY COMPANY SUBDIVISION"; THENCE RUN SOUTH 02°08'31" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 78.43 FEET TO A 3/4" IRON PIPE (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, LYING ON THE SOUTH LINE OF THE FORMER CSX TRANSPORTATION, INC.'S OPERATING PROPERTY, AND ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500; THENCE RUN SOUTH 58°27'44" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, AND THE SOUTH LINES OF SAID FORMER CSX PROPERTY AND SAID LANDS, A DISTANCE OF 237.13 FEET TO THE POINT OF BEGINNING.

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

03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03917-200-002
KIRKLAND WILLIAM & MARGARET
PO BOX 1360
ALACHUA, FL 32616

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03924-000-000
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03865-000-000
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03865-200-000
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

03917-200-000
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

AVERY 5160 | Easy Peel Address Labels | Go to avery.com/templates
Bend along line to expose Pop-up Edge | Use Avery Template 5160

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

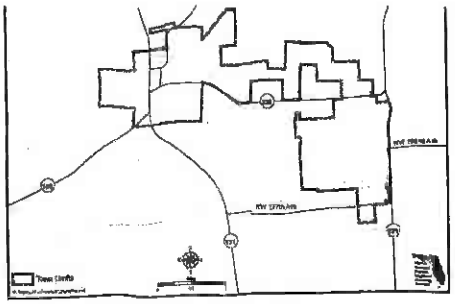
Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Pat: avery.com/patents | Étiquettes d'adresse Easy Peel® | Allez à avery.ca/gabarits



The first of two public hearings on the proposed amendment will be held April 12, 2022 at 6:00 p.m., or as soon thereafter as the matter can be heard, in the Town Hall, located at 20613 North State Road 121, LaCrosse, Florida. The Town Council will hold the public hearing to consider the amendment, conduct a first reading of the ordinance adopting the amendment and consider transmittal of the amendment to the Florida Department of Economic Opportunity. The title of said ordinance reads, as follows:

ORDINANCE NO. 2022-01

AN ORDINANCE OF THE TOWN OF LACROSSE, FLORIDA, AMENDING THE TOWN OF LACROSSE COMPREHENSIVE PLAN, RELATING TO AN AMENDMENT TO THE TEXT AND FUTURE LAND USE PLAN MAP SERIES OF THE TOWN OF LACROSSE COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 22-01, BY THE TOWN COUNCIL, UNDER THE REGULAR AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES; PROVIDING FOR AMENDING THE TEXT AND FUTURE LAND USE PLAN MAP SERIES, INCLUDING THE FUTURE LAND USE PLAN MAP 2032, OF THE COMPREHENSIVE PLAN, BASED UPON AN EVALUATION COMPLETED BY THE TOWN, TO REFLECT CHANGES IN STATE REQUIREMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, AS AMENDED; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of this public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation ceeds six calendar weeks from the date of the above enced public hearing.

e aforementioned public hearing, all interested may appear to be heard with respect to the ent.

he amendment are available for public Office of the Town Clerk, Town Hall, rth State Road 121, LaCrosse, usiness hours.

hat if they decide to appeal above referenced public ord of the proceedings, hey may need to ensure the proceedings is made, ne testimony and evidence is to be based.

oilities requesting reasonable o participate in this proceeding e Town Clerk, at least 48 hours prior earing via telephone at 386.462.2784. ng or speech impaired, please contact elay Service at 1.800.955.8770 or

lachua County Today - March 31, 2022)

City of ALACHUA

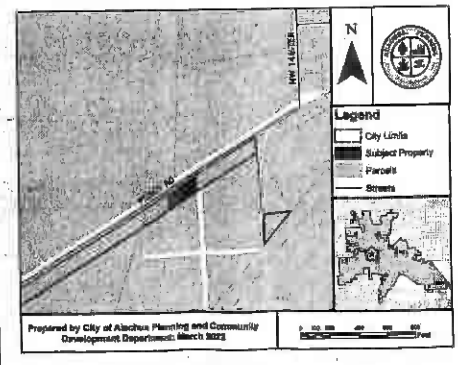
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on April 11, 2022, at 6:00 p.m. The hearing will be held at the City Hall in the James A. Lewis City Commission chambers, located at 15100 N.W. 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-11

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA, TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03917-200-002); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the proposed Ordinance. Copies of the proposed Ordinance and the complete legal description of the area proposed to be annexed, are available for public inspection at the Office of the City Clerk, 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 proposed Ordinance 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.

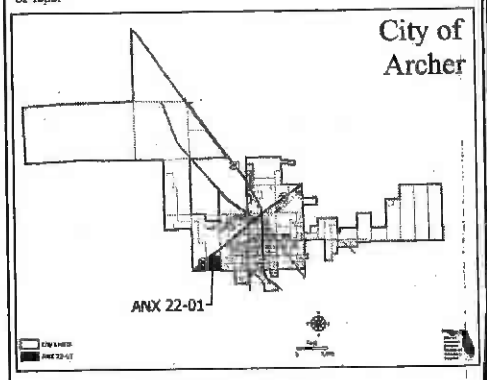
(Published: Alachua County Today - March 31 and April 7, 2022)

CITY OF ARCHER

NOTICE OF VOLUNTARY ANNEXATION

NOTICE IS HEREBY GIVEN, pursuant to Section 171.044, Florida Statutes, as amended, that the ordinance, which title hereinafter appears, will be considered for enactment by the City Commission of the City of Archer, Florida, at a public hearing to be held on **April 11, 2022 at 6:00 p.m.** or as soon thereafter as the matter can be heard. The public hearing will be held both virtually through the use of communications media technology, and in-person in the City Commission Chamber, City Hall, located at **16870 Southwest 134th Avenue, Archer, Florida.** At the aforementioned meeting all interested parties may appear and be heard with respect to the ordinance. The complete legal description of the area to be annexed, as well as a copy of the ordinance, can be obtained from the Office of the City Manager, City Hall, 16870 Southwest 134th Avenue, Archer, Florida, during regular business hours.

Ordinance No. 01-2022 provides for the voluntary annexation of a parcel of land contiguous to the boundaries of the City of Archer, Florida, as shown on the location map below. The area to be annexed is located in Section 17, Township 11 South, Range 18 East, Alachua County, Florida. The area to be annexed consists of 52.90 acres, more or less.



The title of said ordinance reads, as follows:

ORDINANCE NO. 01-2022

AN ORDINANCE OF THE CITY OF ARCHER, FLORIDA, PURSUANT TO PETITION NO. ANX 22-01 RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING TO AND INCLUDING WITHIN THE BOUNDARIES OF THE CITY OF ARCHER, FLORIDA, CERTAIN REAL PROPERTY LOCATED IN ALACHUA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF ARCHER, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

If a member of the public wishes to attend the public hearing through the use of communications media technology, he or she should check the City website www.cityofarcher.com on the day of the public hearing for information on how to connect virtually to the public hearing. If a member of the public wishes to virtually address the City Commission, regarding this matter, he or she should contact the City Hall office at 352.495.2880 or by email at administration@cityofarcher.com by 5:00 p.m. on April 7, 2022.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned meeting all interested parties may appear and be heard with respect to the ordinance.

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

Persons with disabilities requesting reasonable accommodations to participate in the proceeding should contact the City Manager at 352.495.2880 or via Florida Relay Service at 800.955.8771.

(Published: Alachua County Today - March 24 & 31, 2022)

deliver or mail any written comments to the Waldo City Hall, located at 14450 NE 148th Avenue, Waldo, Florida 32694, or by email to kim@waldo-fl.com.

CPA 22-01, an application by the City of Waldo to amend the text of the City of Waldo Comprehensive Plan to add a Private Property Rights Element to the plan in compliance with Section163.3177 (6)(I) 1, Florida Statutes (2021).

On the date, time, and place of the above-mentioned public hearing the City Council will consider the adoption of an ordinance for which title hereinafter appears:

CITY OF WALDO, FLORIDA

ORDINANCE 2022-01
BEFORE THE CITY COUNCIL

AN ORDINANCE OF THE CITY OF WALDO, FLORIDA, PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF WALDO COMPREHENSIVE PLAN, AS AMENDED, PURSUANT TO CHAPTER 163.3177 (6)(I) 1, FLORIDA STATUTES (2021), TO ADOPT A PRIVATE PROPERTY RIGHTS ELEMENT TO BE INCLUDED INTO THE CITY OF WALDO, FLORIDA COMPREHENSIVE PLAN UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES, AS AMENDED; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

The consideration of adoption of this Ordinance may be continued to one or more future dates. Any interested party shall be advised that the date, time, and place of any continuation of these public hearings which shall be announced during the public hearings and that no further notice concerning these matters will be published.

A copy of the proposed Ordinance is available for public inspection at the office of the City of Waldo City Manager, located at 14450 NE 148th Avenue, Waldo, Florida 32694, during regular business hours.

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

(Published: Alachua County Today - April 28, 2022)

City of ALACHUA

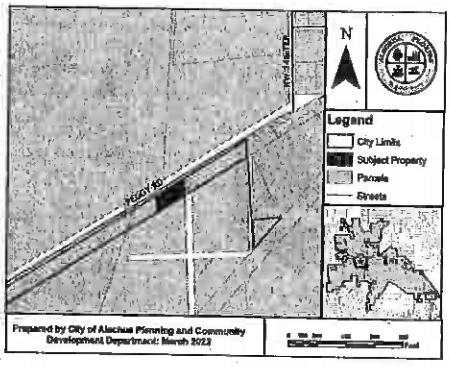
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on May 9, 2022, at 6:00 p.m. The hearing will be held at the City Hall in the James A. Lewis City Commission chambers, located at 15100 N.W. 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-11

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA, TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03917-200-002); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the proposed Ordinance. Copies of the proposed Ordinance and the complete legal description of the area proposed to be annexed, are available for public inspection at the Office of the City Clerk, 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 proposed Ordinance 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 28, 2022 and May 5, 2022)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/9/2022
SUBJECT: Ordinance 22-13, First Reading: Small Scale Comprehensive Plan Amendment: Tomoka Hills: A request by Craig Brashier, of CHW, Inc., applicant and agent for Tomoka Hills Farms, Inc, property owner, to amend the Future Land Use Map (FLUM) from Agriculture (±6.42 acres) and Moderate Density Residential (±19.08 acres) to Medium Density Residential (± 11.67 acres) and Moderate Density Residential (±13.81 acres) on a ±25.48 acre subject property. Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000 (Legislative Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:

1. Approve Ordinance 22-13 on first reading; and,
2. Schedule second and final reading for June 13, 2022,

upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 22-13 on first reading and schedules second and final reading for June 13, 2022.

Summary

The proposed Small Scale Comprehensive Plan Amendment (LSCPA) is a request by Craig Brashier, AICP of CHW, Inc, applicant and agent for Tomoka Hills Farms, Inc, property owner, for the consideration of a Small Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the Future Land Use Map (FLUM) Designation from Moderate Density Residential (±19.08 acres) and Agriculture (±6.42 acres) to Medium Density Residential (±11.67 acres) and Moderate Density Residential (±13.81 acres) on a ±25.48 acre subject property. The subject property is comprised of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. The subject property is located east of CR 235A/NW 173rd Street, south of NW 162nd Lane. The subject property has two single family residential buildings.
The subject property presently has Agriculture and Moderate Density Residential FLUM Designations. The proposed amendment would change the FLUM Designation

FLUM Designations: The proposed amendment would change the FLUM Designation to Moderate Density Residential on approximately 13.81 acres and Medium Density Residential on approximately 11.67 acres. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 55 dwelling units for the subject property); the Medium Density Residential FLUM Designation permits a density of 4-8 dwelling units per acre (a maximum of 93 dwelling units for the subject property).

Policy 1.2.b of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.c of the Future Land Use Element establishes the Medium Density Residential land use category, and states that this category allows residential development at a maximum density of 8 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family attached and detached units; accessory dwelling units; residential planned developments; apartments and townhomes; duplexes and quadplexes; and supporting community services, such as schools, houses of worship, parks, and community centers.

This application is for an amendment to the Future Land Use Map. A related rezoning application for the subject property proposes to amend the Future Zoning Atlas from Agricultural (A) and Residential Single Family – 1 (RSF-1) to Residential Single Family – 4 (RSF-4) and Residential Multiple Family – 8 (RMF-8).

At the April 19, 2022 Planning and Zoning Board hearing, the Board voted 5-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Ordinance 22-13
- Application and Supporting Materials
- Public Notice Materials for the 04/19/2022 PZB
- Public Notice Materials for the 05/09/22 City Commission Meeting

City of Alachua

Planning & Community Development Department

Staff Report

Planning and Zoning Board Hearing Date: April 19, 2022
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Moderate Density Residential (±19.08 acres) and Agriculture (±6.42 acres) to Medium Density Residential (±11.67 acres) and Moderate Density Residential (±13.81 acres) on a ±25.48 acre subject property
APPLICANT/AGENT:	Craig Brashier, AICP of CHW, Inc.
PROPERTY OWNER:	Tomoka Hills Farms, Inc.
LOCATION:	East of CR 235A/NW 173rd Street, south of NW 162nd Lane
PARCEL ID NUMBERS:	03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000
OVERLAY:	NA
ACREAGE:	± 25.48
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.
RECOMMENDED MOTION:	*Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (LSCPA) is a request by Craig Brashier, AICP of CHW, Inc, applicant and agent for Tomoka Hills Farms, Inc, property owner, for the consideration of a Small Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the Future Land Use Map (FLUM) Designation from Moderate Density Residential (±19.08 acres) and Agriculture (±6.42 acres) to Medium Density Residential (±11.67 acres) and Moderate Density Residential (±13.81 acres) on a ±25.48 acre subject property. The subject property is comprised of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. The subject property is located east of CR 235A/NW 173rd Street, south of NW 162nd Lane. The subject property has two single family residential buildings.

The subject property presently has Agriculture and Moderate Density Residential FLUM Designations. The proposed amendment would change the FLUM Designation to Moderate Density Residential on approximately 13.81 acres and Medium Density Residential on approximately 11.67 acres. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 55 dwelling units for the subject property); the Medium Density Residential FLUM Designation permits a density of 4-8 dwelling units per acre (a maximum of 93 dwelling units for the subject property).

Policy 1.2.b of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.c of the Future Land Use Element establishes the Medium Density Residential land use category, and states that this category allows residential development at a maximum density of 8 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family attached and detached units; accessory dwelling units; residential planned developments; apartments and townhomes; duplexes and quadplexes; and supporting community services, such as schools, houses of worship, parks, and community centers.

This application is for an amendment to the Future Land Use Map. A related rezoning application for the subject property proposes to amend the Future Zoning Atlas from Agricultural (A) and Residential Single Family – 1 (RSF-1) to Residential Single Family – 4 (RSF-4) and Residential Multiple Family – 8 (RMF-8).

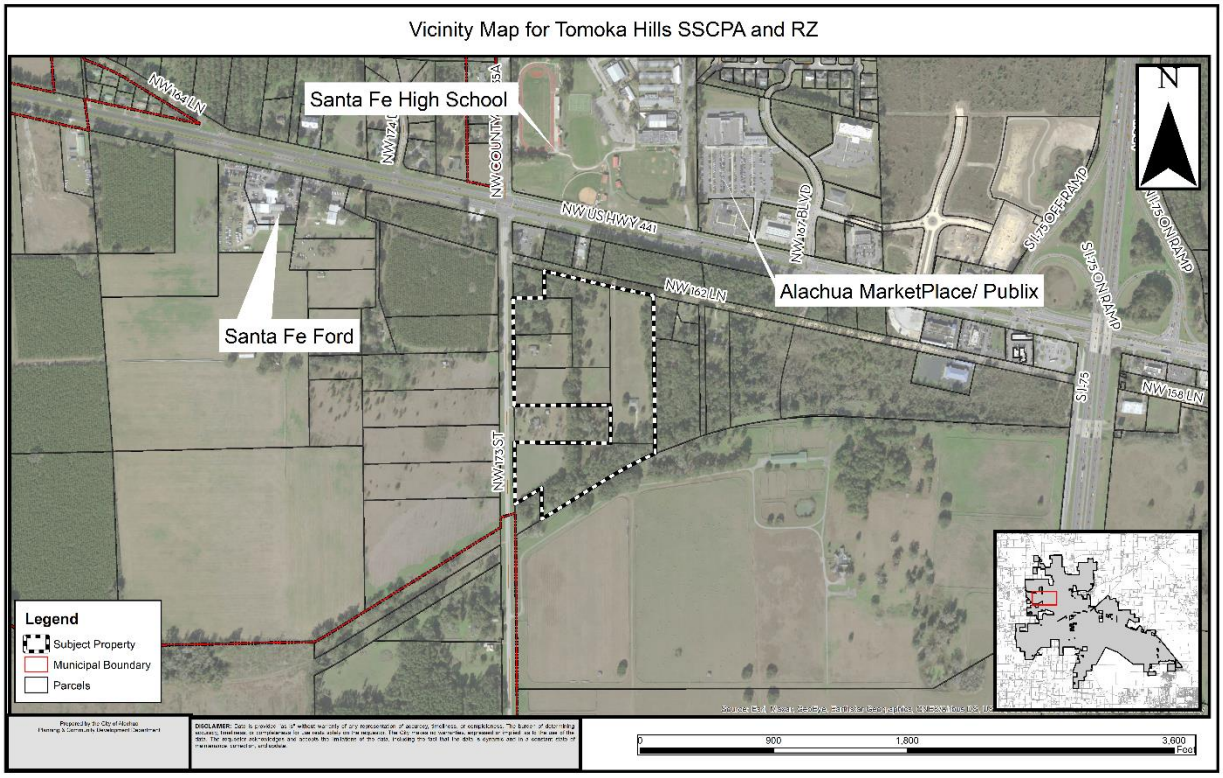
FLUM DESIGNATION COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

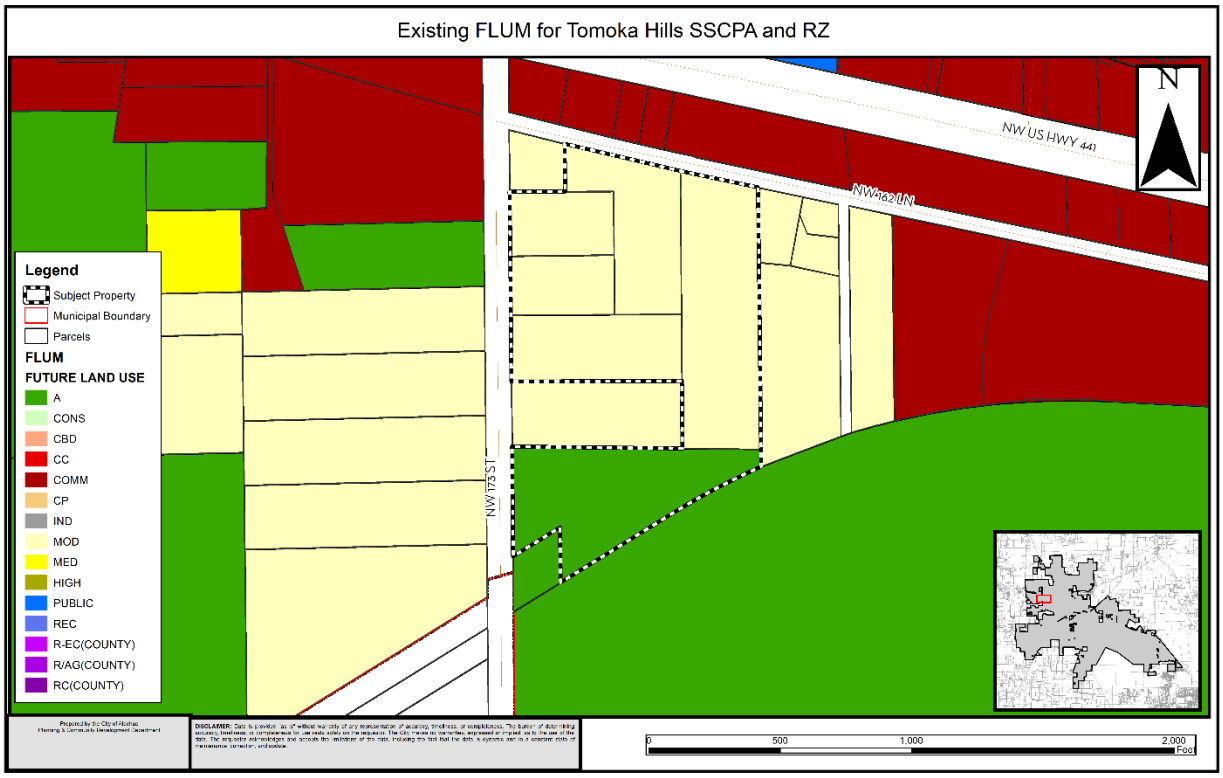
	Existing FLUM Designations		Proposed FLUM Designations	
FLUM District:	Agriculture (6.42 acres)	Moderate Density Residential (19.08 acres)	Moderate Density Residential (13.81 acres)	Medium Density Residential (11.67 acres)
Max. Gross Density:	.2 dwellings/acre 1 dwelling unit	4 du/ac 76 dwelling units	4 du/ac 55 dwelling units	8 du/ac 93 dwelling units
Floor Area Ratio:	NA	NA	NA	NA
Typical Uses*:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Single Family Dwelling Units, Accessory Dwelling Units, Manufactured Homes, Duplexes, Quadplexes, Townhomes, Residential Planned Unit Developments, Supporting Community Services such as Schools, Parks, Houses of Worship	Single Family Dwelling Units, Accessory Dwelling Units, Manufactured Homes, Duplexes, Quadplexes, Townhomes, Residential Planned Unit Developments, Supporting Community Services such as Schools, Parks, Houses of Worship	Single family attached and detached dwelling units, apartments and townhomes, duplexes and quadplexes, residential planned developments, supporting community services, such as schools, houses of worship, and parks .

* *The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.*

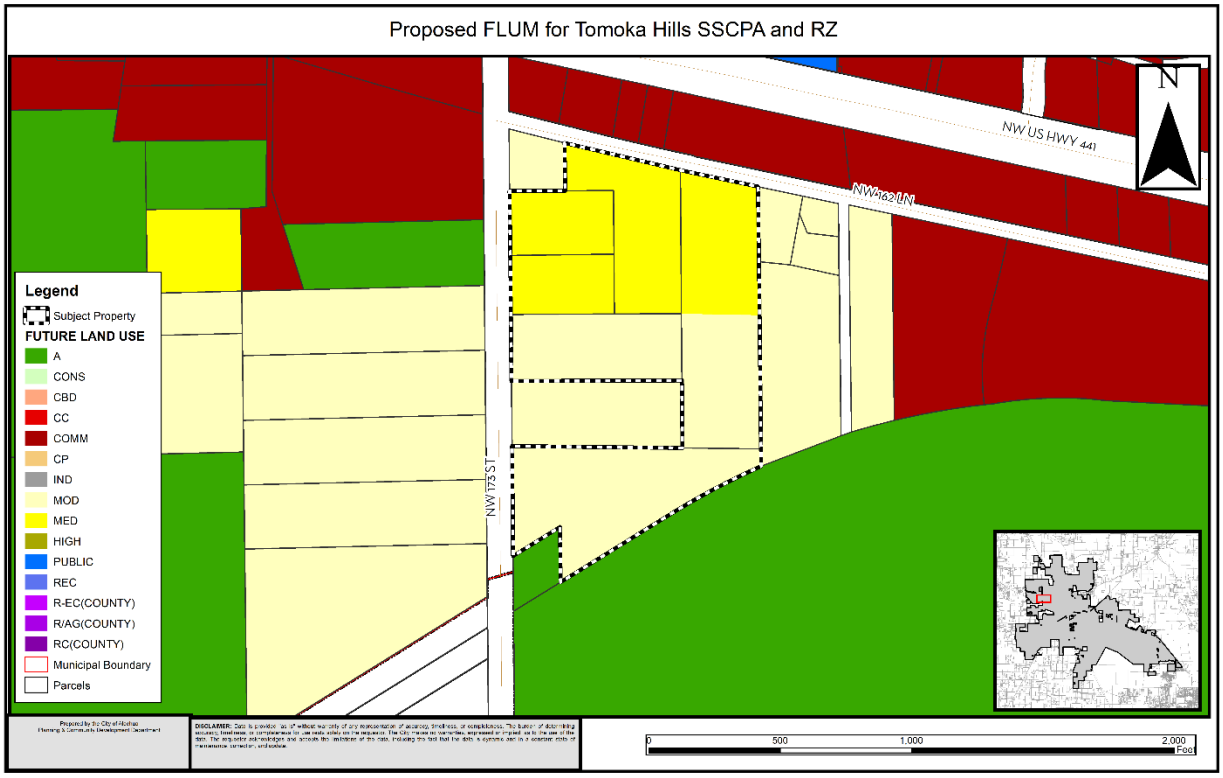
Map 1. Vicinity Map



Map 2. Future Land Use Map with Subject Property



Map 3. Proposed Amendment to the Future Land Use Map



Policy 1.2.b of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.a:*** **Moderate density residential (0 to 4 dwelling units per acre):** The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. Residential Planned Developments;
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

Policy 1.2.c of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Medium Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre):*** The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood

commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

EXISTING USES

The subject property has two single-family buildings.

SURROUNDING USES

The subject property is located southeast of the intersection of NW 162nd Lane and CR235A/NW 173rd Street.

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.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Commercial / Vacant Commercial	Commercial	Commercial Intensive (CI)
East	Residential / Vacant Residential	Moderate Density Residential	Residential Single Family – 1 (RSF-1)
West	Vacant Commercial/ Vacant Residential	Commercial/ Moderate Density Residential	Commercial Intensive (CI)/ Planned Development-Residential (PD-R)/ Agricultural (A)
South	Agricultural Uses	Agriculture	Agricultural (A)

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,

2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The applicant identifies the desire to create an area for a potential new fire station on CR235A and the continued economic growth of the City as support for the increase in residential density on the subject property.

URBAN SPRAWL ANALYSIS

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

An evaluation of each primary indicator is provided below.

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

Evaluation & Findings: The subject property is presently designated for agricultural and residential uses. The proposed amendment would change the FLUM Designation of the property from Agriculture and Moderate Density Residential to Moderate Density and Medium Density Residential. The subject property is located in close proximity to planned and existing commercial developments. The proposed amendment would allow for a variety of residential uses to be developed in proximity to commercial uses and would not be considered a substantial area of low-density, single use development.

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

Evaluation & Findings: The subject property is located in close proximity to planned and existing commercial developments. The proposed amendment would allow for a variety of residential uses to be developed in proximity to commercial uses.

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

Evaluation & Findings: The subject property is located between developed areas of the City of Alachua, including commercial areas along US 441 and the industrial uses located on CR235A to the south.

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

Evaluation & Findings: There are no significant natural resources such as wetlands, flood plains, surface water bodies, or other environmental sensitive areas located on the subject property.

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

Evaluation & Findings: The subject property is primarily adjacent to residential and commercial uses. Potential adjacent agricultural uses are sufficiently separated or of a nature that impacts will be limited.

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

Evaluation & Findings: Water and wastewater will be provided through existing City of Alachua utilities located along CR235A or US 441.

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

Evaluation & Findings: Water and wastewater will be provided through existing City of Alachua utilities located along CR235A or US 441.

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

Evaluation & Findings: Existing utility lines are in place adjacent to subject property and any future development will be required to connect and extend lines in accordance with the City of Alachua Land Development Regulations and Comprehensive Plan.

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

Evaluation & Findings: The proposed amendment provides for a gradual transition from the Commercial areas along us 441 to the agricultural land uses to the south of the subject property.

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

Evaluation & Findings: The proposed amendment would not discourage infill development or inhibit development or redevelopment of existing neighborhoods.

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

Evaluation & Findings: The subject property is located proximate to a mix of commercial, residential and institutional uses.

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

Evaluation & Findings: The proposed amendment provides for a gradual transition from the Commercial areas along us 441 to the agricultural land uses to the south of the subject property.

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

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

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

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.

Evaluation & Findings: *Environmental analysis of the subject property indicates there are no wetlands, flood plains, or other significant environmental features that would be adversely impacted by the proposed amendment.*

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

Evaluation & Findings: *The subject property is located adjacent to existing public facilities. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development.*

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

   Evaluation & Findings: *The proposed amendment would provide for residential development opportunities with a close proximity of a mix of commercial uses that will create a more walkable urban form.*

4. Promotes conservation of water and energy.

   Evaluation & Findings: *The proposed amendment would result in a higher density and more efficient urban form. Potential exists for reduction in overall VMT (vehicle miles travelled) for residents of the development and for existing development located nearby.*

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

   Evaluation & Findings: *Development of this property will result in a partial loss of an agricultural area.*

6. Preserves open space and natural lands and provides for public open space and recreation needs.

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

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

   Evaluation & Findings: *The City of Alachua population is growing and will require adequate housing opportunities to accommodate the increased population. The proposed amendment would provide for additional residential lands located proximate to existing and proposed commercial and residential development.*

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

   Evaluation & Findings: *The proposed amendment would result in an increase in the permitted residential density of the subject property, and is located near existing residential subdivisions. The location of existing commercial uses provides for a functional mix of uses*

in the area of the subject property. The application does not constitute transit-oriented development or a new town.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Agriculture and Moderate Density Residential to Moderate Density Residential and Medium Density Residential on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.a:*** **Moderate density residential (0 to 4 dwelling units per acre):** The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. Residential Planned Developments;
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning designations would be RSF-4 for the Moderate Density Future Land Use Designated area of the subject property and RMF-8 for the Medium Density Future Land

Use Designated area of the subject property.

Policy 1.2.c of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Medium Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre):*** The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:
>
> 1. Single family attached and detached dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria;
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Apartments and townhomes;
> 7. Live/work units;
> 8. Residential Planned Unit Developments;
> 9. Traditional Mixed-use Neighborhood Planned Developments; and,
> 10. Supporting community services such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.c: An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning designations would be RSF-4 for the Moderate Density Future Land Use Designated area of the subject property and RMF-8 for the Medium Density Future Land Use Designated area of the subject property.

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

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

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

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations

shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: There are no wetlands, flood plains, surface water bodies, or other environmentally significant areas on the subject property

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

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

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

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system.

Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

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 of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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 of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to 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 of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

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

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

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

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Based on the best available data, there are no wetlands located on the subject property.

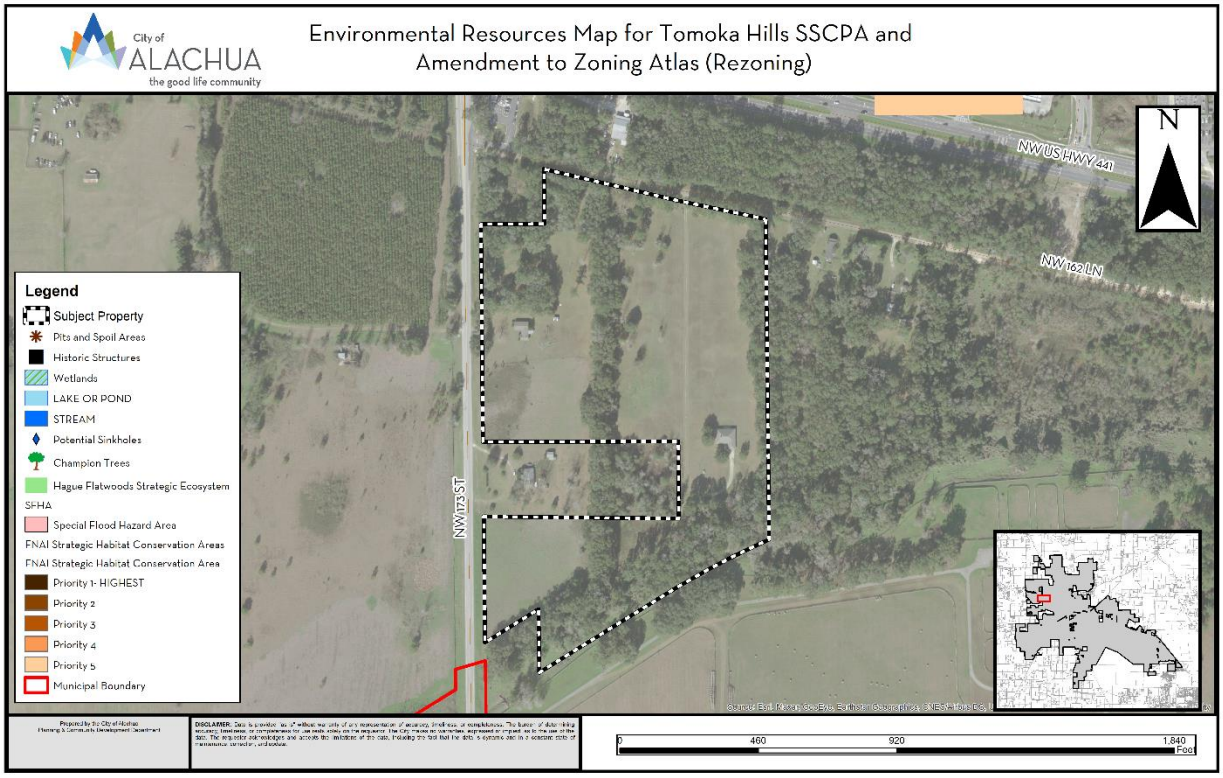
Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands, if any are discovered on site.

Strategic Ecosystems

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

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

Map 4. Environmental Features



Regulated Plant & Animal Species

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

through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are three (3) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	7.0
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	47.50
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	45.50

Evaluation: The soil types located within the subject property do not pose any significant limitations for dwellings without basements, which is the anticipated development of the subject property.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located within a special flood hazard area, therefore no concerns 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: GIS data available from Alachua County does not indicate any karst sensitive areas on the subject property. If any karst sensitive features are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

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 currently 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 historic structures located on the subject property, therefore, no concerns related to historic structures or markers.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
6 (4107)	US 441 (from I-75 to CR235A)	4/D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
16	CR235A (from US 441 to North City Limits)	2/U	Major Collector	Comm	D
17	CR235A (from US 441 to CR 235)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Amendment	Single Family Detached [1]	765 (382/382)	57 (15/42)	75 (47/28)
	Multifamily Housing (Low Rise)[2]	550 (275/275)	46 (11/35)	52 (33/19)
Potential Total Trips		**1,315 (657/657)**	**103 (26/77)**	**127 (80/47)**

1 ITE Trip Generation (ITE 210)
2 ITE Trip Generation (ITE 220)

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	6 US 441 (from I-75 to CR235A) [1]	7 US 441 (from CR235A to NW 188th Street)[1]	16 CR235A (from US 441 to North City Limits)[1]	17 CR235A (from US 441 to CR 235)[1]
Maximum Service Volume[2]	39,000	43,000	15,120	15,120
Existing Traffic[3]	30,111	22,250	5,672	5,209
Reserved Trips[4]	1,927	1,565	1,370	287
Available Capacity[4]	6,962	19,185	8,078	9,267
Potential Impact Generated by Proposed Comprehensive Plan Amendment[5]	1,315	66	658	1,315
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**5,647**	**19,119**	**7,420**	**7,952**
PM Peak Hour Traffic Analysis	**6 US 441 (from I-75 to CR235A) [1]**	**7 US 441 (from CR235A to NW 188th Street)[1]**	**16 CR235A (from US 441 to North City Limits)[1]**	**17 CR235A (from US 441 to CR 235)[1]**
Maximum Service Volume[2]	3,510	3,870	1,359	1,359
Existing Traffic[3]	2,861	2,114	131	495
Reserved Trips[4]	154	129	85	31
Available Capacity[4]	495	1,627	1,143	833
Potential Impact Generated by Proposed Comprehensive Plan Amendment [5]	127	6	64	127
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**368**	**1,621**	**1,079**	**706**

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
4 Source: City of Alachua March 2022 Development Monitoring Report.
5 Source: ITE Trip Generation Manual
6 The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown in Table 5, affected segments 6,7, 16 and 17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	214,194
Potential Potable Water Demand from Proposed Amendment **	40,700
Residual Capacity	**744,856**
Percentage of Permitted Design Capacity Utilized	**67.61%**

Sources:
** City of Alachua March 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 148 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 40,700 gallons per day at build out. This analysis is based on the practicable development potential of 148 residential dwellings that would be permitted by the proposed FLUM Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	193,280
Projected Potential Wastewater Demand from Proposed Amendment **	37,000
Residual Capacity	**592,720**
Percentage of Permitted Design Capacity Utilized	**60.49%**

Sources:
** City of Alachua March 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 148 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 37,000 gallons per day. This analysis is based on the practicable development potential of 148 residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.87
Reserved Capacity[1]	3.94
Potential Demand Generated by Development[3]	1.92
Residual Recreational Capacity After Impacts	**76.75**

Sources:
1 *City of Alachua March 2022 Development Monitoring Report.*
2 *2020 US Census; Policy 1.2.b, Recreation Element (Formula: 10,574 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.6 persons per dwelling x 148 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	0.38 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.74 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**33.72 %**

1 *Source: City of Alachua January 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (1.92 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 1.92 recreational acres, and for passive park space by 0.38 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[2]	18,329.99	3,345.22
Projected Solid Waste Demand from Application[3]	1539.18	280.90
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *US Census; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per year)*
2 *City of Alachua March 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 148 dwellings))*
4 *New River Solid Waste Facility, April 2021*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 280.90 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the

proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

A request for determination of adequate capacity was submitted to the Alachua County School Board on April 6, 2022. The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed amendment. A determination will be required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 28 total student stations (13 for elementary, 6 for middle, and 8 for high school).

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

TOMOKA HILLS FARMS, INC
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
STAFF REPORT

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 28, 2022

Also sent by electronic mail to sethw@chw-inc.com

Seth Wood
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for:

-Tomoka Hills (2022) Small Scale Comprehensive Plan Amendment (SSCPA)
-Tomoka Hills (2022) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Wood:

On March 8, 2022 the City of Alachua received your updated applications for the above referenced projects.

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

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **April 19, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, April 5, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. This sign will be ready for pickup by 12 PM on Thursday, March 31, and must be posted by ***Monday, April 4, 2022.***

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, April 18, 2022). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

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

Sincerely,

Adam Hall, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 24, 2022

Also sent by electronic mail to sethw@chw-inc.com

Seth Wood
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: -Tomoka Hills (2022) Small Scale Comprehensive Plan Amendment (SSCPA)
-Tomoka Hills (2022) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Wood:

On January 31, 2022 the City of Alachua received your complete application for a Comprehensive Plan Amendment to the Future Land Use Map for the Tomoka Hills project which proposes amending the City of Alachua Future Land Use Map designations from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential on a ±25 acre subject property (Parcel Nos. 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Residential Single Family -3 (RSF-3) to Residential Single Family – 4 (RSF-4) and Residential Multiple Family – 8 (RMF-8) on the above referenced subject property.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Tuesday, March 8, 2022.** These materials may be submitted electronically. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

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

SSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*
   a. Use most current SBAC Concurrency Analysis form. Available upon request from Planning Staff.
   b. Calculations for traffic impacts assume all future residential development will be multifamily, but a higher generator (single family detached) is also permitted on site. Assume some or all of future residential development will be single family detached (ITE Code 210).

2. *Miscellaneous*
   a. Seth Wood is listed on application as agent, but Authorized Agent form states Craig Brashier as authorized agent.
   b. Executive summary states that the proposed applications will allow 128 gross dwelling units, but this appears to be *net* dwelling units. Please address.
   c. Proof of Payment of Taxes appears to be provided for 2020 and not 2021. Please revise with latest proofs of payment of taxes.

Rezoning Application

3. *Comprehensive Plan Analysis*
   a. Pages 12 and 16 of Justification report should include statement that the proposed zoning districts are compatible with the proposed Future Land Use Map Designations.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 3, 2022

Also sent by electronic mail to sethw@chw-inc.com

Seth Wood
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

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

Dear Mr Wood:

On January 31, 2022 the City of Alachua received your application for a Comprehensive Plan Amendment to the Future Land Use Map for the Tomoka Hills project which proposes amending the City of Alachua Future Land Use Map designations from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential on a ±25 acre subject property (Parcel Nos. 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Residential Single Family -3 (RSF-3) to Residential Single Family – 4 (RSF-4) and Residential Multiple Family – 8 (RMF-8) on the above referenced subject property.

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. Upon additional review of the submitted applications, the Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are complete, subject to submission of certain information detailed below, by Wednesday, February 9, 2022. If the materials detailed below are not provided by Wednesday, February 9, 2022, the application will be deemed to be incomplete. Failure to respond the identified deficiencies within 45 calendar days will result in administrative withdrawal of the applications.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting.

Please address the following:

1. **Comprehensive Plan Amendment Application**
    a. Three (3) sets of mailing labels for individuals and organizations registered with the City to be notified for workshops and hearings were not included with the application materials. Please provide.
2. **Rezoning Application:**
    a. Three (3) sets of mailing labels for individuals and organizations registered with the City to be notified for workshops and hearings were not included with the application materials. Please provide.

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

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning and Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

ORDINANCE 22-13

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

R E C I T A L S

WHEREAS, an application for a Small Scale Comprehensive Plan Amendment ("Amendment"), as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed Amendment on April 19, 2022 by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held duly advertised public hearings on May 9, 2022 and _____ on the proposed Amendment and provided for and received public participation; and,

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Comprehensive Plan Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Agriculture and Moderate Density Residential to Moderate Density Residential and Medium Density Residential on a ±25.48 acre subject property, consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 and 03871-000-000, in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

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

PASSED on first reading the 9th day of May, 2022.

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION FOR MEDIUM DENSITY RESIDENTIAL:

A PARCEL OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 86°54'12" EAST. ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100' WIDE RIGHT OF WAY); THENCE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 466.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2316, PAGE 3 OF SAID PUBLIC RECORDS; THENCE NORTH 86°53'01" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 03°06'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 181.08 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 2 (66' WIDE RIGHT OF WAY); THENCE SOUTH 78°37'24" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 104.75 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10209.13 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°39'47" EAST, 370.55 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°04'47", AN ARC DISTANCE OF 370.57 FEET TO THE END OF SAID CURVE; THENCE SOUTH 80°42' 11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 278.21 FEET TO THE NORTHEAST CORNER OF ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°19'15" EAST, ALONG THE EAST LINE OF SAID ALACHUA OAKS, A DISTANCE 475.82 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 86°53'00" WEST, A DISTANCE OF 945.20 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 11.67 ACRES, MORE OR LESS.

EXHIBIT "A"

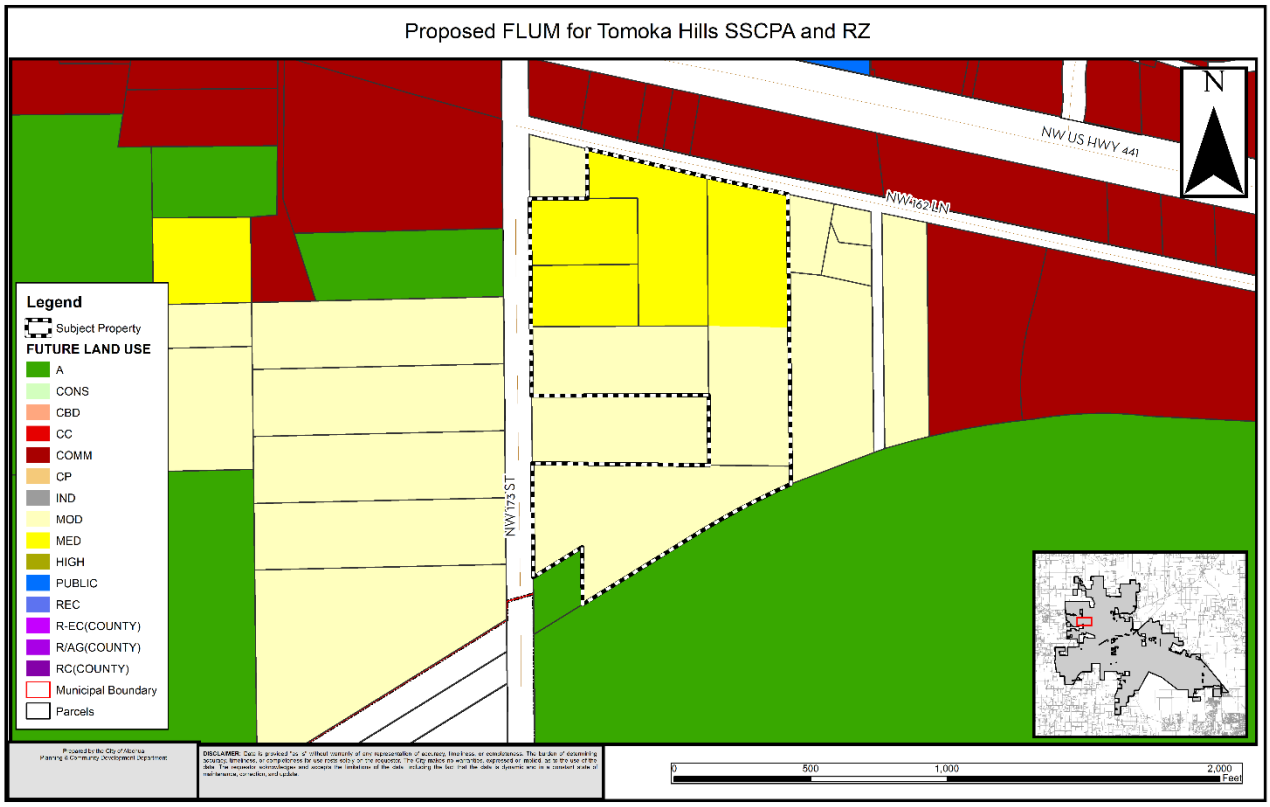
LEGAL DESCRIPTION FOR MODERATE DENSITY RESIDENTIAL:

A PARCEL OF LAND SITUATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 86°54'12" EAST. ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100' WIDE RIGHT OF WAY) AND BEING THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 86°54'12" EAST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 647.88 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494; THENCE NORTH 03°06'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 250.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 86°53'36" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 647.88 FEET TO THE NORTHWEST CORNER OF SAID LANDS, LYING ON SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 250.22 FEET; THENCE NORTH 86°53'00" EAST, A DISTANCE OF 945.20 FEET TO THE EAST LINE OF ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°19'15" EAST, ALONG THE EAST LINE OF SAID ALACHUA OAKS, AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE 585.48 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD RIGHT OF WAY (FORMERLY HAVING A WIDTH OF 200 FEET), SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2864.79 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 59°28'16" WEST, 377.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.69 FEET TO THE END OF SAID CURVE; THENCE SOUTH 55°41'39" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 03°05'00" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 55°41'39" WEST, A DISTANCE OF 210.00 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE NORTH 03°05'00" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE **POINT OF BEGINNING.**

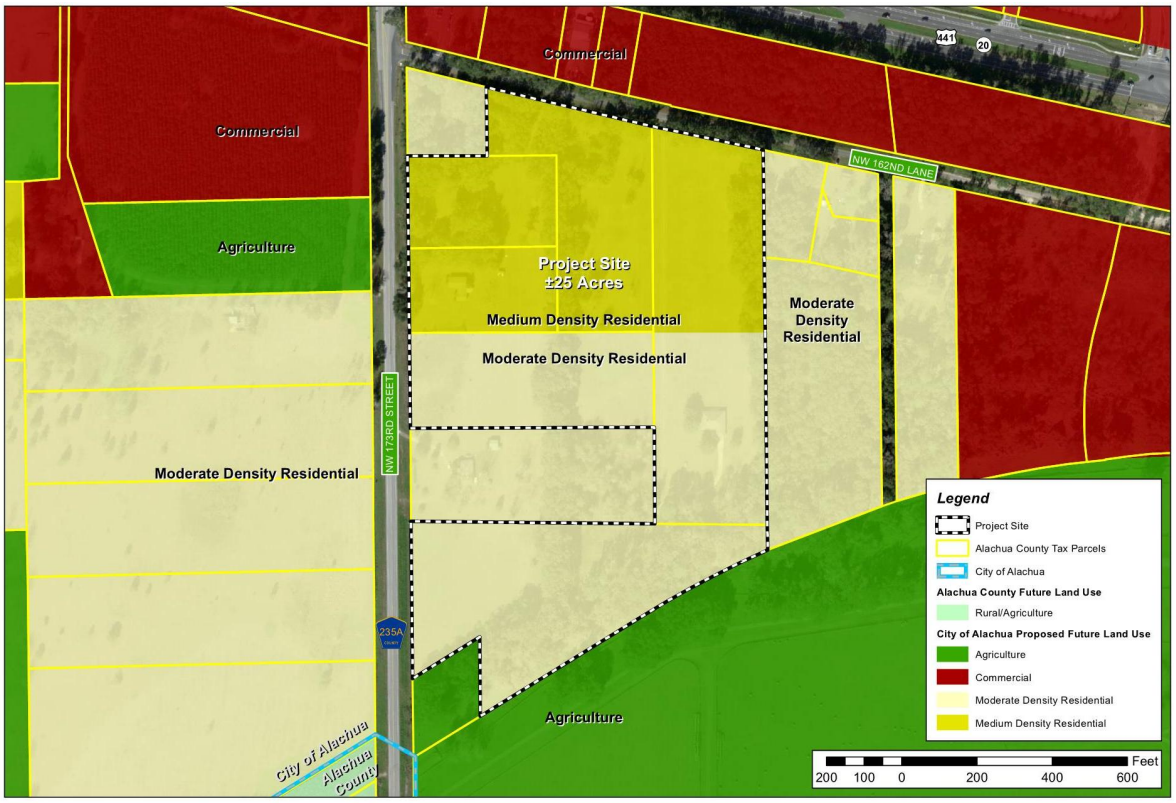
CONTAINING 13.81 ACRES, MORE OR LESS.

EXHIBIT "B"


Proposed FLUM for Tomoka Hills SSCPA and RZ
N
NW US HWY 441
NW 162 LN
NW 173 ST
Legend
Subject Property
FUTURE LAND USE
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
Municipal Boundary
Parcels
0
500
1,000
2,000
Feet

Tomoka Hills

Small-scale Comprehensive Plan Amendment Application on Alachua County Tax Parcels # 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000



Prepared For: City of Alachua, Planning & Community Development

Prepared on behalf of: Tomoka Hills Farms, Inc.

RESUBMITTED
3/08/2022
Date: ~~1/31/2022~~
PN# 21-0025

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

Application Package
Table of Contents

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

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March 8, 2022

Sent via electronic mail

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

RE: Response to Planning Assistance Team (PAT) Comments regarding:
Tomoka Hills (2022) Small-scale Comprehensive Plan Amendment (SsCPA) Application
Tomoka Hills (2022) Site-specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Adam:

The above-referenced applications have been revised per the comments provided in the PAT letter issued February 24th, 2022. Detailed responses to these comments are provided below. Original comments are provided in standard font; responses are provided in **bold font.**

SSCPA & REZONING APPLICATIONS

1. *Public Facilities Impact Analysis*
   a. Use most current SBAC Concurrency Analysis form. Available upon request from Planning Staff.

Application materials for both the SsCPA and Rezoning applications were revised to include the most current SBAC Concurrency Analysis form.

Based on comment 1.b., below, calculations were based on a 50/50 split of single-family residential and multifamily residential dwelling units. Justification Report Table 8—Projected Public School Demand was also revised in both applications to reflect this change.

   b. Calculations for traffic impacts assume all future residential development will be multifamily, but a higher generator (single family detached) is also permitted on site. Assume some or all of future residential development will be single family detached (ITE Code 210).

The calculations in Justification Report Table 3—Projected Trip Generation were revised to reflect a 50/50 split of single-family residential and multifamily residential dwelling units in both applications. The calculations of impacts in Justification Report Table 4—Projected Impacts on Affected Roadway Segments were also revised in both applications to reflect the new total number of trips generated.

2. *Miscellaneous*
   a. Seth Wood is listed on application as agent, but Authorized Agent form states Craig Brashier as authorized agent.

SsCPA application form and Rezoning application form have both been revised to list Craig Brashier as agent.

   b. Executive summary states that the proposed applications will allow 128 gross dwelling units, but this appears to be *net* dwelling units. Please address.

Executive summaries in both application justification reports have been revised to state *net* dwelling units rather than *gross* dwelling units. This change has also been reflected in Table 2—Existing and Proposed Maximum Density and Intensity Comparison for both applications.

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

c. Proof of Payment of Taxes appears to be provided for 2020 and not 2021. Please revise with latest proofs of payment of taxes.

Proof of Payment of Taxes for all parcels within project site has been updated to include proof through 2021.

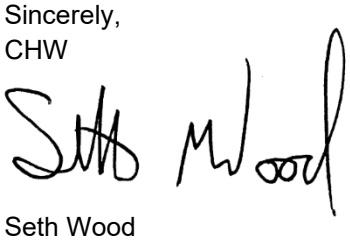
REZONING APPLICATIONS

3. *Comprehensive Plan Analysis*
    a. Pages 12 and 16 of Justification report should include statement that the proposed zoning districts are compatible with the proposed Future Land Use Map Designations.

The responses to Comprehensive Plan Future Land Use Element Objective 1.2.c and Land Development Regulations Section 2.4.2.(E)(1)(a) in the rezoning application justification report have been revised to include the statement, "The proposed zoning districts are compatible with the proposed Future Land Use map designations."

Thank you for your thorough review of our application materials. We trust you will find this submittal package sufficient for review and approval. We look forward to our further discussion on these requests to amend the City's Future Land Use Map and Official Zoning Atlas.

Sincerely,
CHW



Seth Wood
Project Planner

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

City of Alachua
Comprehensive Plan Amendment Application

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

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

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

A. PROJECT

1. Project Name: Tomoka Hills
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000
4. Existing Use of Property: Vacant / single family residential
5. Existing Future Land Use Map Designation: Moderate Density Residential; Agriculture
6. Proposed Future Land Use Map Designation: Moderate Density Residential; Medium Density Residential
7. Acreage: ±25.0

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig Brashier Title: Director of Planning
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive
   City: Alachua State: Florida ZIP: 32615
   Telephone: (352) 331 - 1976 FAX: ( ) e-mail: sethw@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tomoka Hills Farms, Inc.
   Mailing Address: P.O. Box 147018
   City: Gainesville State: Florida ZIP: 32614-7018

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

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

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

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

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

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

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

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

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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

Signature of Applicant

Signature of Co-applicant

Craig Brashier
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7th day of March, 2022 by Craig Brashier, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

SHERRY STINSON
Commission # GG 212289
Expires August 27, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Sherry Stinson
Signature of Notary Public, State of Florida

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City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

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

Parcel ID Number(s): 03055-10-1, 03055-1, 03055-1-1, 03055-1-3, 03055-10-3, & 03871

Acreage: ±25

B. PERSON PROVIDING AGENT AUTHORIZATION

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

Company (if applicable): Tomoka Hills Farms Inc

Mailing Address: P.O. BOX 147018

City: Gainesville State: FL ZIP: 32614-7018

Telephone: Contact Agent FAX: e-mail:

C. AUTHORIZED AGENT

Name: Craig Brashier Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: 352-331-1976 e-mail: craigb@chw-inc.com

D. REQUESTED ACTION:

TO OBTAIN APPROVALS FROM THE CITY OF ALACHUA, SUWANNEE RIVER WATER MANAGEMENT DISTRICT, ALACHUA COUNTY, AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

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.

X _____

Signature of Applicant

William Shively

Typed or printed name and title of applicant

_____

Signature of Co-applicant

_____

Typed or printed name of co-applicant

State of Kentucky County of Fayette

The foregoing application is acknowledged before me this 25 day of January, 2020 by William Shively

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

NOTARY SEAL

_____

Signature of Notary Public, State of Kentucky

MEGHAN RICH
NOTARY PUBLIC
Kentucky, State At Large
I.D. # 599636
My Commission Expires 4/20/2022

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LEGAL DESCRIPTION

DATE: January 31, 2022
CLIENT: Tomoka Hill Farms, Inc.
PROJECT NO: 21-0025
DESCRIPTION FOR: RMF-8 / MEDIUM DENSITY RESIDENTIAL

A PARCEL OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 86°54'12" EAST. ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100' WIDE RIGHT OF WAY); THENCE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 466.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2316, PAGE 3 OF SAID PUBLIC RECORDS; THENCE NORTH 86°53'01" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 03°06'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 181.08 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 2 (66' WIDE RIGHT OF WAY); THENCE SOUTH 78°37'24" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 104.75 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10209.13 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°39'47" EAST, 370.55 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°04'47", AN ARC DISTANCE OF 370.57 FEET TO THE END OF SAID CURVE; THENCE SOUTH 80°42' 11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 278.21 FEET TO THE NORTHEAST CORNER OF ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°19'15" EAST, ALONG THE EAST LINE OF SAID ALACHUA OAKS, A DISTANCE 475.82 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 86°53'00" WEST, A DISTANCE OF 945.20 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 11.67 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

DATE: January 31, 2022
CLIENT: Tomoka Hill Farms, Inc.
PROJECT NO: 21-0025
DESCRIPTION FOR: RSF-4 / Moderate Density Residential

A PARCEL OF LAND SITUATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 86°54'12" EAST. ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100' WIDE RIGHT OF WAY) AND BEING THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 86°54'12" EAST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 647.88 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494; THENCE NORTH 03°06'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 250.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 86°53'36" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 647.88 FEET TO THE NORTHWEST CORNER OF SAID LANDS, LYING ON SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 250.22 FEET; THENCE NORTH 86°53'00" EAST, A DISTANCE OF 945.20 FEET TO THE EAST LINE OF ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°19'15" EAST, ALONG THE EAST LINE OF SAID ALACHUA OAKS, AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE 585.48 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD RIGHT OF WAY (FORMERLY HAVING A WIDTH OF 200 FEET), SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2864.79 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 59°28'16" WEST, 377.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.69 FEET TO THE END OF SAID CURVE; THENCE SOUTH 55°41'39" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 03°05'00" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 55°41'39" WEST, A DISTANCE OF 210.00 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE NORTH 03°05'00" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 13.81 ACRES, MORE OR LESS.

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4. Legal Descriptions
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

J.K. JESS IRBY, ESQ., CLERK OF THE COURT Date: 10/25/2021 12:49 PM

ALACHUA COUNTY

Real Estate Index Detail

Document Information

Instrument #:	2062598	**Document Type:**	DEED
Date Received:	08/09/2004 11:25:09 AM	**Book Type:**	OPR
Index Status:	Permanent Index	**Book:**	2971
Image?:	✓	**Page:**	987
Consideration:	$128,300.00	**# Pages:**	1
File Page:	NO		
Remarks:			

Grantors

1	MW INVESTMENTS LLC
2	ROBERTSON CRAIG A AIF

Grantees

1	TOMOKA HILLS FARMS INC

Legal Information

1	SEC 9; TWN 8S; RNG 18E

Related Documents

1	2792804	0	OPR	4198	818	NOC

Returnee Information

HAILE TITLE

15.00 p.s.
280.00

THIS INSTRUMENT WAS PREPARED BY:
JOHN C. TRENTELMAN, Attorney
207 N. Magnolia Avenue
Ocala, Florida 34475-6625

pct →

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 03/02/1999 11:57
Document ID 1594334
Book/Page 2219/ 1139

DTAX 280.00

Please Return To:
Charles M. Gadd, Jr.

RETURN TO

WARRANTY DEED

THIS INDENTURE, made the 26th day of February, 1999, between **JAMES A. O'NEAL JR. and his wife, VIRGINIA L. O'NEAL,** hereinafter called the grantor*, and **TOMOKA HILLS FARMS, INC.,**

whose mailing address is: 7201 NW 11th Place. Gainesville. Florida 32605

hereinafter called the grantee*.

WITNESSETH:

that said grantor, for and in consideration of the sum of ten 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's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

PARCEL NUMBER: 03871-000-000 & 03055-001-001

and said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 1999. *"Grantor" and "grantee" are used for singular or plural as context requires.

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.

John C. Trentelman

James A. O'Neal Jr. (Seal)
JAMES A. O'NEAL JR.
1306 SE 15th St.
Ocala FL 34471

Victoria N. McCue
Victoria N. McCue

Virginia L. O'Neal
VIRGINIA L. O'NEAL

STATE OF FLORIDA

COUNTY OF MARION

The foregoing instrument was acknowledged before me this 25 day of Feb, 1999, by James A. O'Neal Jr. and his wife, Virginia L. O'Neal, who are personally known to me and who did not take an oath.

JOHN C. TRENTELMAN
MY COMMISSION # CC453416 EXPIRES
July 31, 1999
BONDED THRU TROY FAIN INSURANCE, INC

Notary Public, State of Florida

MY COMMISSION EXPIRES: 7-31-99

EXHIBIT A

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

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E., A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E., A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN N.86°54'12"E., ALONG SAID SOUTH LINE, A DISTANCE OF 299.30 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 175, PAGE 1000 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "ORIGINAL PARCEL"; THENCE RUN S.03°19'15"E., ALONG THE EAST LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 84.71 FEET TO THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN SOUTHWESTERLY, ALONG SAID CENTERLINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, THROUGH AN ARC ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.68 FEET (CHORD BEARING AND DISTANCE OF S.59°28'16"W., 377.42 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.55°41'39"W., ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET TO A BOUNDARY CORNER OF SAID "ORIGINAL PARCEL"; THENCE RUN N.03°05'00"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET; THENCE RUN S.55°41'39"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET TO THE INTERSECTION OF SAID BOUNDARY LINE WITH THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE RUN N.03°05'00"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 14.105 ACRES MORE OR LESS.

LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SW CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E. A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E. A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN S.86°54'12"W. ALONG THE SOUTH LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1926519 2 PGS
2003 APR 15 12:10 PM BK 2645 PG 97
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY,FLORIDA
CLERK10 Receipt#134914
Doc Stamp-Deed: 455.00
By: _____D.C.

Prepared by Charles M. Gadd, Jr.
Clayton-Johnston, P.A.
111 SE First Avenue
Gainesville, FL 32602

Parcel ID Number: 03055-001-003
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 9 day of ~~March~~ April cb, 2003 A.D., **Between** William J. Shively

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

whose address is: PO Box 147018, Gainesville, FL 32614

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

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

Those certain lands as described on attached Exhibit A which are made a part hereof by reference.

Together with that certain 1999 Horton Mobile Home, Identification Number H209240G, Title Number 82523650.

SUBJECT TO taxes for 2003 and subsequent years.

SUBJECT TO restrictions and easements of record.

GRANTOR HEREIN WARRANTS THAT THE ABOVE-DESCRIBED PROPERTY IS NEITHER HIS HOMESTEAD NOR HIS RESIDENCE.

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

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

Signed, sealed and delivered in our presence:

Printed Name: Allen D. Durham
Witness

Printed Name: Donald C. Matz, Jr.
Witness

William J. Shively (Seal)
P.O. Address: PO Box 147018, Gainesville, FL 32614

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 9 day of ~~March~~ April cb, 2003 by

EXHIBIT A

A tract of land situated in Section 9, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the aforementioned Section 9, Township 8 South, Range 18 East, for the point of reference and run North 86°54'12" East, along the South line of said Section 9, a distance of 50.00 feet to the East right of way line of County Road No. 235-A (100 foot right of way); thence run North 03°06'59" West, along said East right of way line, a distance of 967.41 feet to the True Point of Beginning; thence continue North 03°06'59" West, along said right of way line, a distance of 235.36 feet to the intersection of said East right of way line with the South right of way line of Old State Highway No. 2 (66 foot right of way); thence run South 78°37'24" East, along said South right of way line, a distance of 321.65 feet to the beginning of a curve concave Northerly, said curve having a radius of 10209.13 feet; thence run Southeasterly, along said South right of way line and with said curve, through an arc angle of 01°56'28", an arc distance of 345.87 feet (chord bearing and distance of South 79°35'38" East, 345.86 feet respectively); thence run South 03°06'59" East, a distance of 540.96 feet; thence run South 86°53'01" West, a distance of 254.68 feet; thence run North 03°06'59" West, a distance of 466.97 feet; thence run South 86°53'01" West, a distance of 393.00 feet to the True Point of Beginning. LESS the Westerly 210 feet thereof.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2118786 1 PG
2005 MAR 22 11:29 AM BK 3090 PG 1391
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#228412
Doc Stamp-Deed: 875.00

This Document Prepared By and Return to:
Charles M. Gadd, Jr.
CLAYTON-JOHNSTON, P.A.
111 S.E. First Ave.
Gainesville, FL 32601

2118786

Parcel ID Number: 03055-010-001

Warranty Deed

This Indenture, Made this 18th day of March , 2005 A.D., **Between** Darrell T. Lancaster and Myra K. Lancaster, husband and wife

of the County of Alachua , State of Florida , **grantors,** and Tomoka Hills Farms, Inc., a corporation existing under the laws of the State of Florida
whose address is: 7201 N.W. 11th Place, Gainesville, FL 32605

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

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

LOT 1, ALACHUA OAKS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "T", PAGE 53, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO THAT CERTAIN 1998, 80 X 28 CARRIAGE MANOR MOBILE HOME, VEHICLE IDENTIFICATION NUMBERS GAFLW75A68072CD21 AND GAFLW75B68072CD21, SERIAL NUBMERS 75032899 AND 75032900.

Subject to taxes for 2005 and subsequent years.

Subject to restrictions and easements of record.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Charles M. Gadd, Jr.
Witness

Darrell T. Lancaster (Seal)
Darrell T. Lancaster
P.O. Address: 4927 N.W. 20th Drive, Gainesville, FL 32605

Printed Name: Denise Lowry Hutson
Witness

Myra K. Lancaster (Seal)
Myra K. Lancaster
P.O. Address: 4927 N.W. 20th Drive, Gainesville, FL 32605

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 18th day of March , 2005 by

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 04/30/1999 16:01
Document ID 1606360
Book/Page 2229/ 1239

DTAX 700.00

This instrument prepared by:
MARVIN W. BINGHAM, JR.
P.O. Box 1930
Alachua, Florida 32616

Tax Parcel # 03055-010-003

RETURN TO

WARRANTY DEED

This Indenture, made this 28th day of April, 1999, between **Nanine Genender, an unmarried person, and Adrienne Bleichner, an unmarried person, whose post office address is P.O. Box 2253, Alachua, Florida 32616, grantors, and Tomoka Hills Farms, Inc.,** whose post office address is 7201 NW 11th Place, Gainesville, Florida 32605, grantee,

WITNESSETH that said grantors, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable considerations to said grantors in hand paid by said grantee, the receipt of which is hereby acknowledged, have 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:

Lots Two (2) and Three (3), ALACHUA OAKS SUBDIVISION, according to plat thereof, as recorded in Plat Book "T", page 53, of the Public Records of Alachua County, Florida.

Together with that certain1997 Fleetwood Waverly Crest Doublewide Mobile Home Serial # FLFLV70A25143-WC21 and FLFLV70B25143-WC21.

SUBJECT TO and together with covenants, easements and restrictions of record, and taxes for the year 1999 and all subsequent years.

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

IN WITNESS WHEREOF, grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

Witness
Printed Name D.V. JAKUPKO

Nanine Genender

Witness
Printed Name MARVIN W. BINGHAM JR

Adrienne Bleichner

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 28th day of April, 1999, by **Nanine Genender and Adrienne Bleichner,** who are personally known to me ✓ or produced _____ as identification.

MARVIN W. BINGHAM, JR.
Comm. No. CC 547201
My Comm. Exp. May. 22, 2000
Bonded thru Pichard Ins. Agcy.

NOTARY PUBLIC
Printed Name: MARVIN W. BINGHAM JR

15.00 p.s.
280.00

THIS INSTRUMENT WAS PREPARED BY:
JOHN C. TRENTELMAN, Attorney
207 N. Magnolia Avenue
Ocala, Florida 34475-6625

pct →

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 03/02/1999 11:57
Document ID 1594334
Book/Page 2219/ 1139

DTAX 280.00

Please Return To:
Charles M. Gadd, Jr.

RETURN TO

WARRANTY DEED

THIS INDENTURE, made the 26th day of February, 1999, between **JAMES A. O'NEAL JR. and his wife, VIRGINIA L. O'NEAL,** hereinafter called the grantor*, and **TOMOKA HILLS FARMS, INC.,**

whose mailing address is: 7201 NW 11th Place. Gainesville. Florida 32605

hereinafter called the grantee*.

WITNESSETH:

that said grantor, for and in consideration of the sum of ten 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's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

PARCEL NUMBER: 03871-000-000 & 03055-001-001

and said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 1999. *"Grantor" and "grantee" are used for singular or plural as context requires.

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.

John C. Trentelman

James A. O'Neal Jr. (Seal)
JAMES A. O'NEAL JR.
1306 SE 15th St.
Ocala FL 34471

Victoria N. McCue
Victoria N. McCue

Virginia L. O'Neal
VIRGINIA L. O'NEAL

STATE OF FLORIDA

COUNTY OF MARION

The foregoing instrument was acknowledged before me this 25 day of Feb, 1999, by James A. O'Neal Jr. and his wife, Virginia L. O'Neal, who are personally known to me and who did not take an oath.

JOHN C. TRENTELMAN
MY COMMISSION # CC453416 EXPIRES
July 31, 1999
BONDED THRU TROY FAIN INSURANCE, INC

Notary Public, State of Florida

MY COMMISSION EXPIRES: 7-31-99

EXHIBIT A

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

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E., A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E., A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN N.86°54'12"E., ALONG SAID SOUTH LINE, A DISTANCE OF 299.30 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 175, PAGE 1000 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "ORIGINAL PARCEL"; THENCE RUN S.03°19'15"E., ALONG THE EAST LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 84.71 FEET TO THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN SOUTHWESTERLY, ALONG SAID CENTERLINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, THROUGH AN ARC ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.68 FEET (CHORD BEARING AND DISTANCE OF S.59°28'16"W., 377.42 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.55°41'39"W., ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET TO A BOUNDARY CORNER OF SAID "ORIGINAL PARCEL"; THENCE RUN N.03°05'00"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET; THENCE RUN S.55°41'39"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET TO THE INTERSECTION OF SAID BOUNDARY LINE WITH THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE RUN N.03°05'00"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 14.105 ACRES MORE OR LESS.

LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SW CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E. A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E. A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN S.86°54'12"W. ALONG THE SOUTH LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING.

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

Parcel Summary

Parcel ID	03055-001-000
Prop ID	12727
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC N ALG W/L SEC 500.44 FT E 50 FT TO E R/W SR 235-A POB E 393 FT N 221.68 FT W 393 FT TO E R/W SR 235-A S ALG R/W 221.68 FT POB OR 2971/0987
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (00100)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	2.000
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$80,810	$80,139	$81,675	$84,800	$82,500
Land Value	$26,000	$13,400	$13,400	$13,400	$13,400
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$106,810**	**$93,539**	**$95,075**	**$98,200**	**$95,900**
Assessed Value	$102,893	$93,539	$95,075	$98,200	$95,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$102,893	$93,539	$95,075	$98,200	$95,900
Maximum Save Our Homes Portability	$3,917	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0110	SFR RURAL	2.00	87120	0	0	RSF-1

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	2,057	**HC&V**	04-FORCED AIR
Heated Area	2,021	**HVAC**	03-CENTRAL
Exterior Walls	19-COMMON BRICK	**Bathrooms**	2.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	3-3 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1973
Floor Cover	10-TERRAZZO; 14-CARPET	**Effective Year Built**	1976

Type	SOH MISC	**Heat**	
Total Area	338	**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**	2003

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,021	1976	3	0100	SINGLE FAMILY	$77,392
FOP	FINISHED OPEN PORCH	36	1976	3	0100	SINGLE FAMILY	$414

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2121	SP 1	168	2003		R2	RES	$944
2221	STG 1	170	2003		R2	RES	$480

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/6/2004	$128,300	WD	2971	987	Q - QUALIFIED	Improved	* MW INVESTMENTS LLC	TOMOKA HILLS FARMS INC	Link (Clerk)
5/12/2004	$117,000	WD	2915	454	Q - QUALIFIED	Improved	* FLOYD EDWARD D FLORA E	* MW INVESTMENTS LLC	Link (Clerk)
11/22/1995	$28,900	WD	2039	52	U - UNQUALIFIED	Improved	* CHESTER S & MARGUERITE V SAN	* FLOYD EDWARD D FLORA E	Link (Clerk)

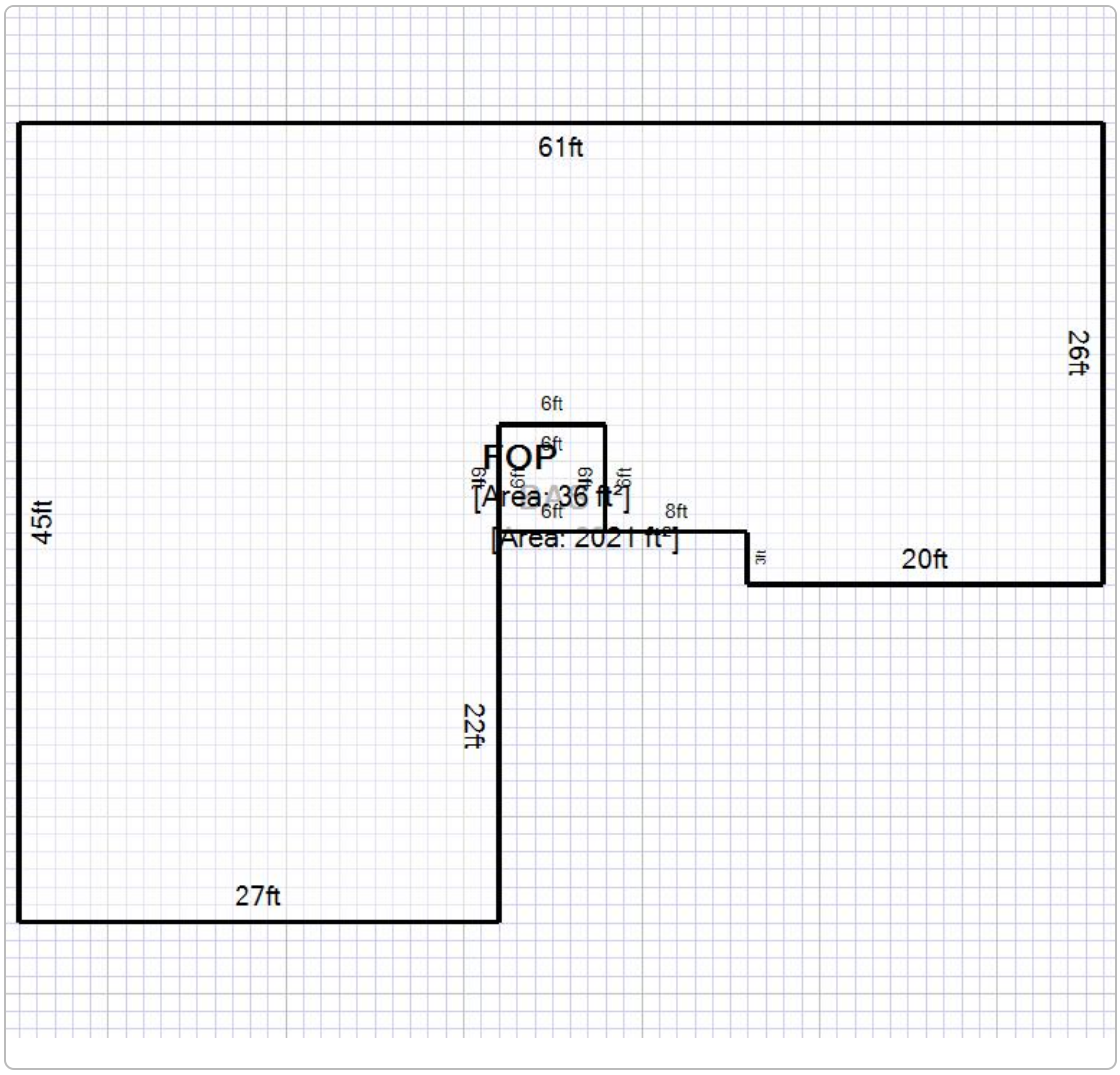
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
A5-13-3087	ROOFING	Yes	No	5/28/2013	$5,600
7469	STORAGE BLDG >100 SQ FT	Yes	No	7/18/2000	$600
95-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/1995	$0

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

Sketches



Map

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

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

Parcel Summary

Parcel ID	03055-001-001
Prop ID	12728
Location Address	
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC E 50 FT POB N 3 DEG W 500.44 FT N 86 DEG E 647.88 FT S 3 DEG E 500.66 FT S 86 DEG W TO POB (LESS THE S1/2 PER OR 2119/1494) OR 2219/1139 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	3.720
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$48,360	$24,924	$24,924	$24,900	$24,900
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$48,360**	**$24,924**	**$24,924**	**$24,900**	**$24,900**
Assessed Value	$27,416	$24,924	$24,924	$24,900	$24,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$27,416	$24,924	$24,924	$24,900	$24,900
Maximum Save Our Homes Portability	$20,944	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0115	SFR ACREAGE	3.72	162043.2	0	0	RSF-1

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
2/26/1999	$40,000	MS	2219	1139	U - UNQUALIFIED	Vacant	* O'NEAL JAMES A JR VIRGINIA L	TOMOKA HILLS FARMS INC	Link (Clerk)
12/28/1995	$17,500	MS	2043	2698	U - UNQUALIFIED	Improved	* SANDERS CHESTER S MARGUERITE	* O'NEAL JAMES A JR VIRGINIA L	Link (Clerk)
11/22/1995	$28,900	MS	2039	58	U - UNQUALIFIED	Improved	* E D & FLORA E FLOYD	* SANDERS CHESTER S MARGUERITE	Link (Clerk)
6/6/1988	$85,800	MS	1705	999	U - UNQUALIFIED	Vacant	* E D FLOYD; & FLORA E FLOYD	* E D & FLORA E FLOYD	Link (Clerk)

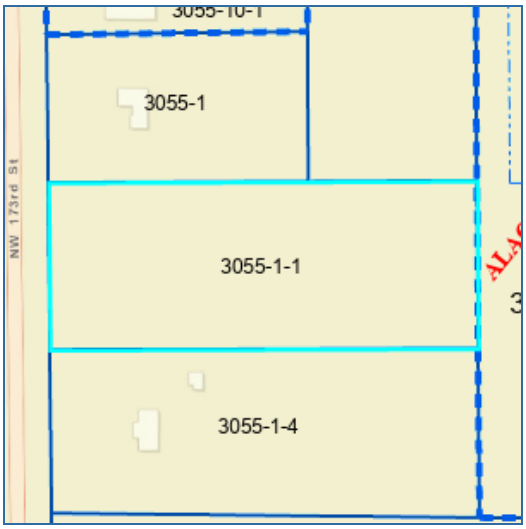
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
97-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1997	$0
95-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/1995	$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.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

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

Parcel Summary

Parcel ID	03055-001-003
Prop ID	12729
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC E 50 FT N 3 DEG W 967.41 FT POB N 3 DEG W 235.36 FT S 78 DEG E 321.65 FT SELY ALG CURVE 345.87 FT S 3 DEG E 540.96 FT W 254.68 FT N 3 DEG W 466.97 FT W 393 FT POB LESS THE N 210 FT OF THE W 210 FT OR 2645/0097 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	MISC. RESIDENCE (00700)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	4.000
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,884	$1,884	$1,884	$1,900	$1,900
Land Value	$46,800	$24,120	$24,120	$24,100	$24,100
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$48,684**	**$26,004**	**$26,004**	**$26,000**	**$26,000**
Assessed Value	$28,604	$26,004	$26,004	$26,000	$26,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$28,604	$26,004	$26,004	$26,000	$26,000
Maximum Save Our Homes Portability	$20,080	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0110	SFR RURAL	4.00	174240	0	0	RSF-1

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1990

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2420	WELL/SEPT	1	1990		R5	RES	$1,884

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
4/9/2003	$65,000	WD	2645	97	Q - QUALIFIED	Improved	* SHIVELY WILLIAM J	TOMOKA HILLS FARM INC	Link (Clerk)
2/27/2003	$65,000	WD	2614	1160	Q - QUALIFIED	Improved	* FOWLER JUDITH ANN	* SHIVELY WILLIAM J	Link (Clerk)
12/24/1996	$35,000	MS	2093	58	U - UNQUALIFIED	Vacant	* CHESTER S SANDERS MARGUERITE	* FOWLER JUDITH ANN	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
7204	MANUFACTURED HOUSING	Yes	No	11/16/1999	$34,000
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0
97-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1997	$0

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Map

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

Parcel Summary

Parcel ID	03055-010-001
Prop ID	12731
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	ALACHUA OAKS
Brief Legal Description*	ALACHUA OAKS PB T-53 LOT 1 3090/1391
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	MISC. RESIDENCE (00700)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	2.210
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,884	$1,884	$1,884	$1,900	$1,900
Land Value	$28,730	$14,807	$14,807	$14,800	$14,800
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$30,614**	**$16,691**	**$16,691**	**$16,700**	**$16,700**
Assessed Value	$18,360	$16,691	$16,691	$16,700	$16,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$18,360	$16,691	$16,691	$16,700	$16,700
Maximum Save Our Homes Portability	$12,254	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0110	SFR RURAL	2.21	96267.6	0	0	RSF-1

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1998

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2420	WELL/SEPT	1	1998		R5	RES	$1,884

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/18/2005	$125,000	WD	3090	1391	Q - QUALIFIED	Improved	* LANCASTER DARRELL T MYRA K	TOMOKA HILLS FARMS INC	Link (Clerk)
1/27/1998	$17,500	WD	2151	74	Q - QUALIFIED	Vacant	* HOLLAND HUGH H SR JO ANN	* LANCASTER DARRELL T MYRA K	Link (Clerk)
7/7/1997	$10,000	WD	2121	116	Q - QUALIFIED	Vacant	* SANDERS CHESTER S MARGUERITE	* HOLLAND HUGH H SR JO ANN	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
7040	WOOD DECK / DOCK	Yes	No	6/18/1999	$1,500
6603	MISCELLANEOUS	Yes	No	2/13/1998	$1,280
6585	MANUFACTURED HOUSING	Yes	No	1/23/1998	$50,450

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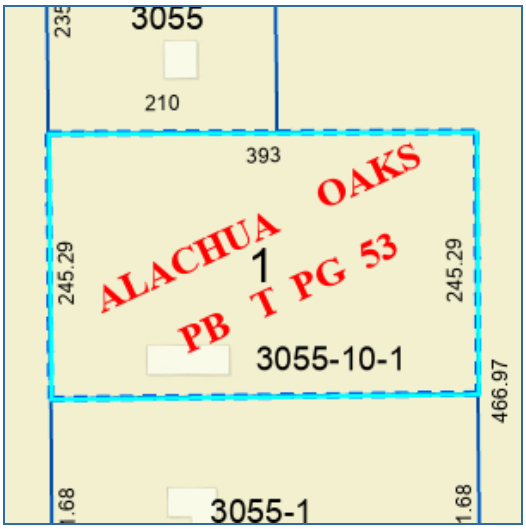
Map



Photos

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

Parcel Summary

Parcel ID	03055-010-003
Prop ID	12732
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	ALACHUA OAKS
Brief Legal Description*	ALACHUA OAKS PB T-53 LOTS 2 & 3 OR 2229/1239
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (00100)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	6.900
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$171,929	$169,324	$171,456	$175,700	$169,500
Land Value	$89,700	$31,050	$31,050	$31,100	$31,100
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$261,629**	**$200,374**	**$202,506**	**$206,800**	**$200,600**
Assessed Value	$220,411	$200,374	$202,506	$206,800	$200,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$220,411	$200,374	$202,506	$206,800	$200,600
Maximum Save Our Homes Portability	$41,218	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0110	SFR RURAL	6.90	300564	0	0	RSF-1

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	3,200	**HC&V**	04-FORCED AIR
Heated Area	2,251	**HVAC**	03-CENTRAL
Exterior Walls	17-CB STUCCO	**Bathrooms**	2.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	4-4 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	2005
Floor Cover	11-CLAY TILE; 14-CARPET	**Effective Year Built**	2005

Type	SOH MISC	**Heat**	
Total Area	705	**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**	2005

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,251	2005	3	0100	SINGLE FAMILY	$138,449
FGR	FINISHED GARAGE	582	2005	3	0100	SINGLE FAMILY	$19,689
FOP	FINISHED OPEN PORCH	150	2005	3	0100	SINGLE FAMILY	$2,768
FSP	FIN SCREENED PORCH	217	2005	3	0100	SINGLE FAMILY	$7,341

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
0800	DRIVE/WALK	416	2005		R1	RES	$333
0963	FP PF 2	1	2005		R7	RES	$802
1641	PATIO 1	288	2006		R1	RES	$353

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
4/28/1999	$100,000	WD	2229	1239	Q - QUALIFIED	Improved	* BLEICHNER & GENENDER /// NAN	TOMOKA HILLS FARMS INC	Link (Clerk)
8/15/1997	$33,500	WD	2127	307	Q - QUALIFIED	Vacant	* SANDERS CHESTER S MARGUERITE	* BLEICHNER & GENENDER	Link (Clerk)

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Permits

Permit Number	Type	Primary	Active	Issue Date	Value
9407	ONE & TWO FAMILY DWELLING	Yes	No	7/16/2004	$108,239
6492	MANUFACTURED HOUSING	Yes	No	10/1/1997	$0

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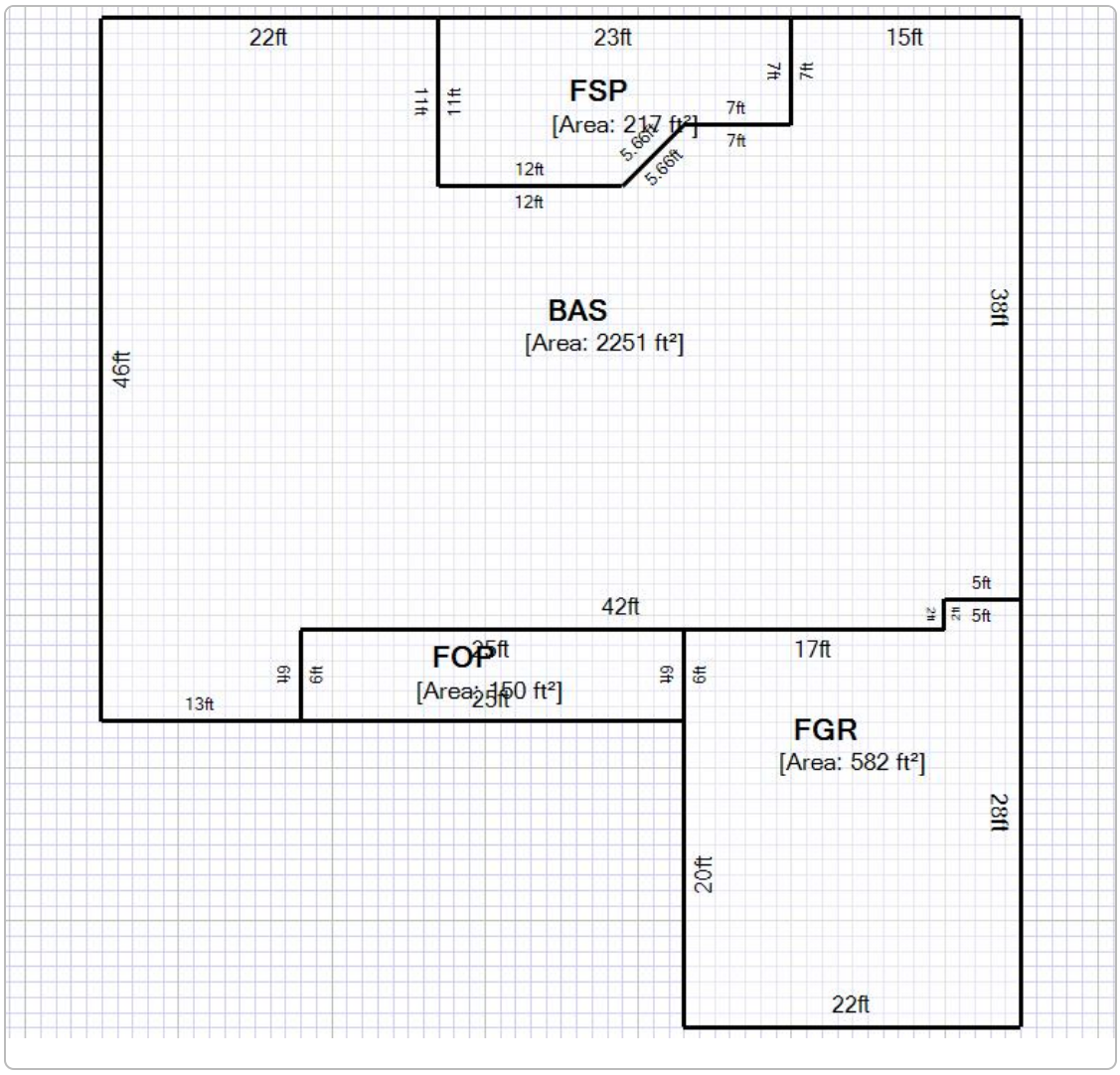
Sketches



Map

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

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

Parcel Summary

Parcel ID	03871-000-000
Prop ID	15084
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	THAT PART GOV LOT 2 N OF RAILROAD LESS W 50 FT R/W PER OR 671/395) & THAT STRIP ABANDONED RR R/W PER OR 836/205) LESS ONE ACRE PER OR 1312/289) OR 2219/1139 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ACRG NOT AG (09900)
Sec/Twp/Rng	16-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	6.290
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$22,644	$22,644	$22,644	$22,600	$22,600
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$22,644**	**$22,644**	**$22,644**	**$22,600**	**$22,600**
Assessed Value	$22,644	$22,644	$22,644	$22,600	$22,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$22,644	$22,644	$22,644	$22,600	$22,600
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9905	AC NON AG < 10	6.29	273992.4	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
2/26/1999	$40,000	MS	2219	1139	U - UNQUALIFIED	Vacant	* O'NEAL JAMES A JR VIRGINIA L	TOMOKA HILLS FARMS INC	Link (Clerk)
12/28/1995	$17,500	MS	2043	2698	U - UNQUALIFIED	Vacant	* SANDERS CHESTER S MARGUERITE	* O'NEAL JAMES A JR VIRGINIA L	Link (Clerk)
11/22/1995	$28,900	MS	2039	58	U - UNQUALIFIED	Improved	* EDWARD DEWITT & FLORA E FLOY	* SANDERS CHESTER S MARGUERITE	Link (Clerk)

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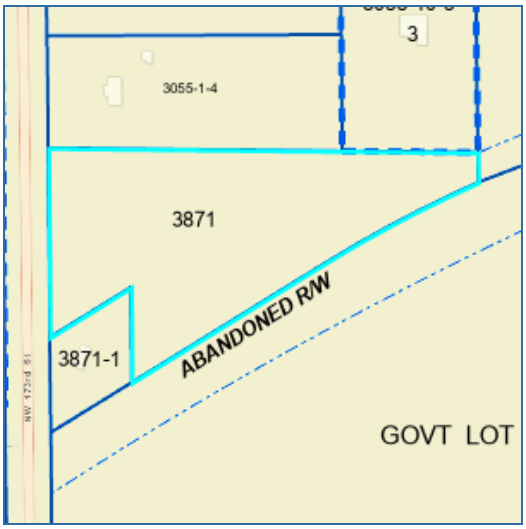
Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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Real Estate Account #03055 001 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
15909 NW 173RD ST
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$2,438.06**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $2,438.06	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $2,210.40	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $2,300.73	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $2,339.98	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $2,344.10	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $2,162.06	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $2,239.55	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $2,208.97	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $2,289.71	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $2,413.00	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $2,565.56	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $2,587.47	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $3,471.45	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1040		**Redeemed**	07/12/2010	**Face** $3,300.19, **Rate** 0.25%	
		Paid $3,471.45			
2008 Annual Bill	$0.00	**Paid** $2,743.73	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $2,682.17	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $2,919.42	03/08/2007	**Receipt** #2006-9001818	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $2,735.81	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,454.36	12/31/2004	**Receipt** #2004-4018871	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,488.20	11/01/2003	**Receipt** #2003-3025368	Print (PDF)
2002					
2002 Annual Bill	$0.00	**Paid** $1,631.56	10/17/2003	**Receipt** #2002-0287405	Print (PDF)
Certificate #833		**Redeemed**	10/17/2003	**Face** $1,547.91, **Rate** 0.25%	
		Paid $1,631.56			
Total Amount Due	**$0.00**				

John Power TAX COLLECTOR Serving Alachua County

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Real Estate Account #03055 001 001

Owner:
TOMOKA HILLS FARMS INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$804.88**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $804.88	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $611.12	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $627.28	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $619.32	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $633.34	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $589.86	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $601.21	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $593.60	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $593.41	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $592.48	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $605.52	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $601.11	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $737.75	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1041		**Redeemed**	07/12/2010	**Face** $696.67, **Rate** 9%	
		Paid $737.75			
2008 Annual Bill	$0.00	**Paid** $541.59	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $543.49	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $629.05	03/08/2007	**Receipt** #2006-9001817	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $635.83	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $635.51	12/31/2004	**Receipt** #2004-4018873	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $643.64	11/19/2003	**Receipt** #2003-3014852	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $652.80	11/26/2002	**Receipt** #2002-0216739	Print (PDF)
Total Amount Due	**$0.00**				

Real Estate Account #03055 001 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
15909 NW 173RD ST
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$2,438.06**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $2,438.06	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $2,210.40	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $2,300.73	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $2,339.98	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $2,344.10	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $2,162.06	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $2,239.55	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $2,208.97	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $2,289.71	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $2,413.00	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $2,565.56	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $2,587.47	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $3,471.45	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1040		**Redeemed**	07/12/2010	**Face** $3,300.19, **Rate** 0.25%	
		Paid $3,471.45			
2008 Annual Bill	$0.00	**Paid** $2,743.73	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $2,682.17	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $2,919.42	03/08/2007	**Receipt** #2006-9001818	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $2,735.81	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,454.36	12/31/2004	**Receipt** #2004-4018871	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,488.20	11/01/2003	**Receipt** #2003-3025368	Print (PDF)
2002					
2002 Annual Bill	$0.00	**Paid** $1,631.56	10/17/2003	**Receipt** #2002-0287405	Print (PDF)
Certificate #833		**Redeemed**	10/17/2003	**Face** $1,547.91, **Rate** 0.25%	
		Paid $1,631.56			
Total Amount Due	**$0.00**				

Real Estate Account #03055 010 001

Owner:
TOMOKA HILLS FARMS INC

Situs:
15921 NW 173RD ST
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$584.06**. **Print paid bill (PDF)**

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $584.06	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $462.95	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $469.65	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $464.85	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $474.25	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $411.42	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $423.87	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $423.45	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $428.51	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $430.94	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $442.65	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $1,793.22	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $2,409.30	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1043		**Redeemed**	07/12/2010	**Face** $2,288.62, **Rate** 8.25%	
		Paid $2,409.30			
2008 Annual Bill	$0.00	**Paid** $1,928.07	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $1,924.81	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $2,077.10	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $1,000.71	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $971.24	02/02/2005	**Receipt** #2004-4021134	Print (PDF)
2003					
2003 Annual Bill	$0.00	**Paid** $1,138.40	02/02/2005	**Receipt** #2004-4021134	Print (PDF)
Certificate #702		**Redeemed**	02/02/2005	**Face** $1,078.24, **Rate** 0.25%	
		Paid $1,138.40			
2002					
Total Amount Due	**$0.00**				

BILL	AMOUNT DUE	STATUS			ACTION
2002 Annual Bill	$0.00	**Paid** $1,106.09	07/31/2004	**Receipt** #2003-3082866	Print (PDF)
Certificate #834		**Redeemed**	08/02/2004	**Face** $1,047.47, **Rate** 0.25%	
		Paid $1,106.09			
Total Amount Due	**$0.00**				

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Real Estate Account #03055 010 003

Owner:
TOMOKA HILLS FARMS INC

Situs:
17103 NW 162ND LN
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$5,313.92**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE		STATUS		ACTION
2021 Annual Bill	$0.00	**Paid** $5,313.92	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $4,611.47	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $4,791.57	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $4,831.37	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $4,795.29	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $4,476.52	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $4,608.13	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $4,557.06	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $4,220.04	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $4,445.03	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $4,720.11	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $4,779.46	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $6,362.43	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1044		**Redeemed**	07/12/2010	**Face** $6,053.50, **Rate** 0.25%	
		Paid $6,362.43			
2008 Annual Bill	$0.00	**Paid** $5,034.05	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $4,932.49	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $5,184.30	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $2,138.29	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,791.27	12/31/2004	**Receipt** #2004-4018874	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,974.15	11/19/2003	**Receipt** #2003-3014859	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,880.49	11/26/2002	**Receipt** #2002-0216743	Print (PDF)
Total Amount Due	**$0.00**				

John Power TAX COLLECTOR Serving Alachua County

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Real Estate Account #03871 000 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$566.31**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $566.31	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $562.53	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $577.24	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $569.49	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $582.21	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $535.38	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $545.65	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $538.75	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $538.58	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $537.73	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $549.56	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $545.58	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $671.44	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1327		**Redeemed**	07/12/2010	**Face** $633.51, **Rate** 12.25%	
		Paid $671.44			
2008 Annual Bill	$0.00	**Paid** $491.57	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $493.27	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $570.94	03/08/2007	**Receipt** #2006-9001816	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $577.09	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $576.79	12/31/2004	**Receipt** #2004-4018877	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $584.18	11/19/2003	**Receipt** #2003-3014862	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $592.51	11/26/2002	**Receipt** #2002-0216745	Print (PDF)
Total Amount Due	**$0.00**				

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Meeting Materials**
7. Justification Report
8. Public School Student Generation Form
9. Map Set

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0025

Professional Consultants

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

From: Craig Brashier, AICP

Date: 05 January 2022

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

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

2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

Meeting Details:

Date: 19 January 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

Mailing Labels

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS, FL 32259

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

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

ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

GOOLSBY J S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

CAMPBELL MENZIE G
16903 NW 162ND LN
ALACHUA, FL 32615

ROSS LYNN HESSER
16903 NW 162ND LN
ALACHUA, FL 32615

BRADLEY & WILLIAMS
16919 NW 162ND LN
ALACHUA, FL 32615

LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

SARCAV LLC
8303 AUTUMNWIND DR
JACKSONVILLE, FL 32218

CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616

ROUX J P
PO BOX 1673
ALACHUA, FL 32616

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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

Craig Parenteau
FL Department of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

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Alachua FL 32616

Lynn Coullias
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Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential; and
2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on January 19, 2022
Location: 11801 Research Drive, Alachua, FL, 32615

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

CHW
Professional Consultants

Jan. 6 was loyalty test for Greg Pence

Ind. congressman stands behind brother's decision

Brian Slodysko
ASSOCIATED PRESS

Rep. Greg Pence, R-Ind., the brother of former Vice President Mike Pence, is a prospective witness for the House Jan. 6 committee. J. SCOTT APPLEWHITE/AP

WASHINGTON – Greg Pence watched the Jan. 6 insurrection unfold from an extraordinary perch.

As chants of "Hang Mike Pence" echoed in the Capitol, the Republican congressman from Indiana and his better-known brother were whisked away from the Senate by the Secret Service shortly before a mob of Donald Trump supporters burst in, intent on stopping the vice president from certifying Democrat Joe Biden's win.

Their dramatic escape, caught on security cameras, came minutes after Trump excoriated Mike Pence on Twitter for lacking the "courage" to use his ceremonial post presiding over the certification of the 2020 election to overturn its outcome.

"My brother was being asked to do what we don't do in this country," Greg Pence recounted at a Republican fundraising dinner in his district last July, one of the rare instances he has spoken publicly about the attack. He later added, "I couldn't be prouder."

At the beating heart of the insurrection lies Trump's attempt to pressure his vice president to take the unprecedented step of overturning the election. And few had a better vantage point on the day of the attack than Greg Pence, who watched the certification proceedings from the Senate gallery, then joined his younger brother in a private office off the Senate chamber when chaos broke out. They were evacuated, along with other members of the Pence family, to a secure area, where the vice president worked the phone, pleading for help to clear rioters from the building.

That makes Greg Pence a tantalizing prospective witness for the House Jan. 6 committee, which is investigating the origins of the insurrection that Trump fomented when he urged his supporters to march on the Capitol and "fight like hell."

Pence has largely declined to discuss what transpired while he was with his brother that day, other than praising his brother as a hero for standing up to Trump.

His silence serves as powerful evidence of the grip that Trump still holds on his party, which has led many Republicans to dispute the seriousness of the attack and instead perpetuate the lie that Trump was wrongly denied a second term.

Pence declined last month to speak with The Associated Press at the Capitol. A spokesperson did not respond to multiple inquiries seeking comment.

First elected to Congress in 2018, 65-year-old Greg Pence represents a deeply Republican and largely rural district that his brother held for 12 years before he was elected Indiana governor and eventually selected by Trump to become vice president. Unlike his brother, who from a young age was fixated on a career in politics, Greg Pence was always an unlikely congressman.

After graduating from Loyola University in Chicago, he joined the Marines and later fell into a series of petroleum industry jobs. He eventually served as president of Kiel Bros., a Midwest gas station empire his father helped build, a post he resigned from in 2004 after the company filed for bankruptcy and saddled the state of Indiana with more than $21 million in unpaid environmental cleanup costs, a 2018 Associated Press investigation found.

Pence turned his focus in 2006 to operating antique malls he purchased with his wife, Denise, a business now worth between $5 million and $25 million, according to his congressional financial disclosure.

When Mike Pence's former congressional seat opened up in 2018, his brother ran a stealthy campaign. Granting few interviews and ducking debates, he coasted to victory.

"I looked into the mirror and said, 'If not me, who?' " Greg Pence told his hometown newspaper, The Columbus Republic, in a rare interview during the campaign.

But he also expressed deep ambivalence about the job, as well as a lack of conviction that would likely have doomed other candidates.

"What would be my positions, what would be my focus?" he said in a September 2017 interview with the Washington Examiner, a conservative publication, before formally launching his campaign. "I really haven't dug into or formed positions on anything yet."

Since then, Pence has had a muted presence in Congress, where he serves on the House Energy and Commerce Committee. Yet during the Trump administration, he enjoyed rarefied privileges, riding with the president on Air Force One for campaign and administration events where the president name-checked him.

One area in which he has excelled is fundraising, raising far more money than the average first-term member of Congress.

Pence also has enjoyed the trappings of political life, spending over $49,000 at Trump-owned properties, while paying Trump's pollster $137,000 during his 2018 race when there was little doubt he would win, campaign finance disclosures show.

For months it was unclear whether the committee would even seek interviews with members of Congress connected to the insurrection, which was viewed as a provocative step. But in late December, the committee announced it wanted to interview Rep. Jim Jordan of Ohio, a staunch Trump ally, as well as Rep. Scott Perry of Pennsylvania, who leads the hard-line House Freedom Caucus.

So far, Democrats who serve on the committee have been tight-lipped about whether Greg Pence could be called for an interview or asked to submit documents.

Pence has repeatedly voted against attempts to shed light on the insurrection, or hold those who urged it on accountable.

He voted twice against forming a committee to investigate the origins of the attack, calling it "bass-ackwards." He also voted against impeaching Trump.

But perhaps the most significant vote was in the immediate aftermath of the attack.

Hours after emerging from a secure location, Mike Pence gaveled the joint session of Congress back in and presided over the certification of the election, despite Trump's demands.

Greg Pence, meanwhile, joined scores of other Republicans who sided with Trump and cast a vote rejecting the outcome in Pennsylvania, the state that clinched the election for Biden.

Biden

Continued from Page 1A

so among the vaccinated.

Still, over the past several weeks Americans have seen dire warnings about hospitals reaching capacity amid staffing shortages, thousands of holiday flight cancellations in part because crews were ill or in quarantine, and intermittent reports of school closures because of the more-transmissible variant.

"I believe schools should remain open," Biden said, adding that they have the funding needed for testing and other mitigation measures to stay open during the surge.

On Tuesday, Biden was set to announce that the U.S. is doubling its order for an anti-viral pill produced by Pfizer that was recently authorized by the FDA to prevent serious illness and death from COVID-19. That means 20 million doses, with the first 10 million pills to be delivered by June.

A senior administration official said that combined with other therapies, such as monoclonal antibodies and convalescent plasma, 4 million treatments that are effective against the omicron variant would be available by the end of January.

Biden, though, is facing new pressure to ease a nationwide testing shortage, as people seek to determine if they or their family members have been infected with the variant.

Long lines and chaotic scenes over the holidays marred the administration's image as having the pandemic in hand.

In a reversal, the White House announced last month that it would make 500 million rapid antigen tests available free to requesting Americans, but it will be weeks, if not months, before those tests are widely available. The administration notes those tests are on top of existing supply of rapid tests and that even a small increase will help ease some of the shortages. Additionally, private insurers will be required to cover the cost of at-home tests starting later this month.

Test manufacturers have until Tuesday night to respond to the government's contract request, and the first awards are expected to be made this week.

Meanwhile, the administration is still developing a system for Americans to order the tests as well as a means to ship them to peoples' homes.

"We'll set up a free and easy system, including a new website to get these tests out to Americans," COVID-19 coordinator Jeff Zients said last week. "We're actively working to finalize that distribution mechanism, which includes a website where people will be able to order tests for free. And we'll share more details in the weeks ahead – days and weeks ahead."

In a Monday letter, GOP Sens. Richard Burr and Roy Blunt, the top Republicans on the Senate Health, Education, Labor and Pensions Committee and the Appropriations Subcommittee on Labor, Health and Human Services, pressed the Department of Health and Human Services for answers on how the administration was working to address nationwide testing shortages.

"With over $82.6 billion specifically appropriated for testing, and flexibility within the department to allocate additional funds from COVID-19 supplemental bills or annual appropriations if necessary, it is unclear to us why we are facing such dire circumstances now," they wrote.

White House officials have noted that the spike in testing demand is driven not just by omicron, but by people seeking to travel safely during the holidays and return to school after, and that the shortages are global in nature.

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1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential; and
2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on January 19, 2022
Location: 11801 Research Drive, Alachua, FL, 32615

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

CHW

Notice of Voluntary Annexation into the City of Gainesville

NOTICE IS given that the proposed ordinance whose title appears below will be considered on First Reading on Thursday, January 20, 2022 at the City Commission meeting, and if then passed on First Reading will be considered on Second/Adoption Reading on Thursday, February 3, 2022. The meetings begin at 6:00 p.m. and the ordinance will be read as soon thereafter as may be heard. The meetings are held in the City Commission Auditorium, on the first floor of City Hall, 200 East University Avenue, Gainesville, Florida. A copy of said ordinance that includes a complete legal description by metes and bounds of the area to be annexed may be inspected by any member of the public during regular business hours at the Office of the Clerk of Commission on the first floor of City Hall located at 200 East University Avenue, Gainesville, Florida. On the dates mentioned above all interested parties may appear at the meetings and be heard with respect to the proposed ordinance.

Ordinance No. 210278

An ordinance of the City of Gainesville, Florida, annexing approximately four (4) acres of privately-owned property generally located west of SW 13th Street and south of SW 36th Place, as more specifically described in this ordinance, as petitioned for by the property owner(s) pursuant to Chapter 171, Florida Statutes; making certain findings; providing for inclusion of the property in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the City Clerk; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

General Description

PERSONS NEEDING SPECIAL ACCOMODATIONS SHOULD CONTACT THE EQUAL OPPORTUNITY DEPARTMENT AT 352-334-5051 (TTD 352-334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE.

NOTE: If any person decides to appeal any decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Workshop Presentation

Tomoka Hills

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

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
January 19, 2022

1

The purpose of the neighborhood meeting:

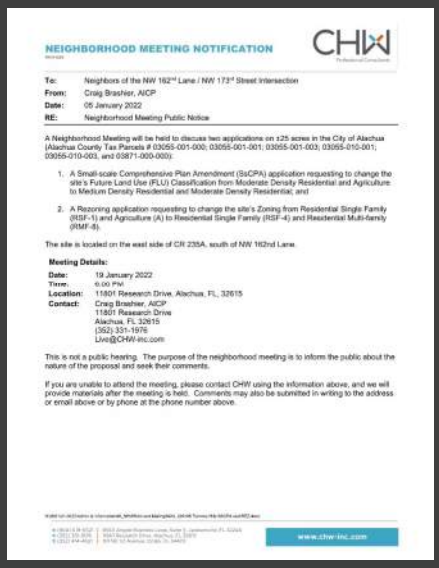
The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

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

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

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

CHW

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection
From: Craig Brashier, AICP
Date: 05 January 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

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

Meeting Details:
Date: 19 January 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

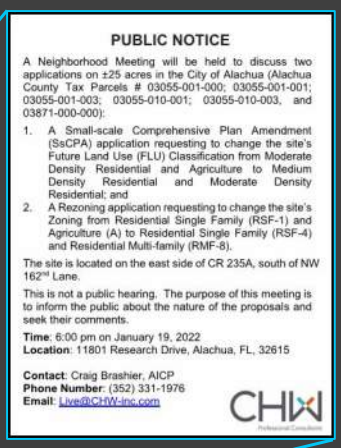
www.chw-inc.com

Jan. 6 was loyalty test for Greg Pence

Biden

Notice of Voluntary Annexation into the City of Gainesville

PUBLIC NOTICE



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

CHW

CHW

3

INTENT:

Develop a portion of the project site with a new Alachua County Fire Rescue Station, and the remainder of the site with multifamily and townhome housing.

OPPORTUNITIES:

- Expand City of Alachua's housing stock;
- Provide essential services for City of Alachua residents

4

REQUESTS:

- SsCPA Application
  - *FROM*: Moderate Density Residential and Agriculture
  - *TO*: **Moderate Density Residential and Medium Density Residential**

- Rezoning Application
  - *FROM*: Residential Single Family (RSF-1) and Agriculture (A)
  - *TO*: **Residential Single Family (RSF-4) and Residential Multifamily (RMF-8)**

21-0025: Tomoka Hills SsCPA & Rezoning

5

THE WHY

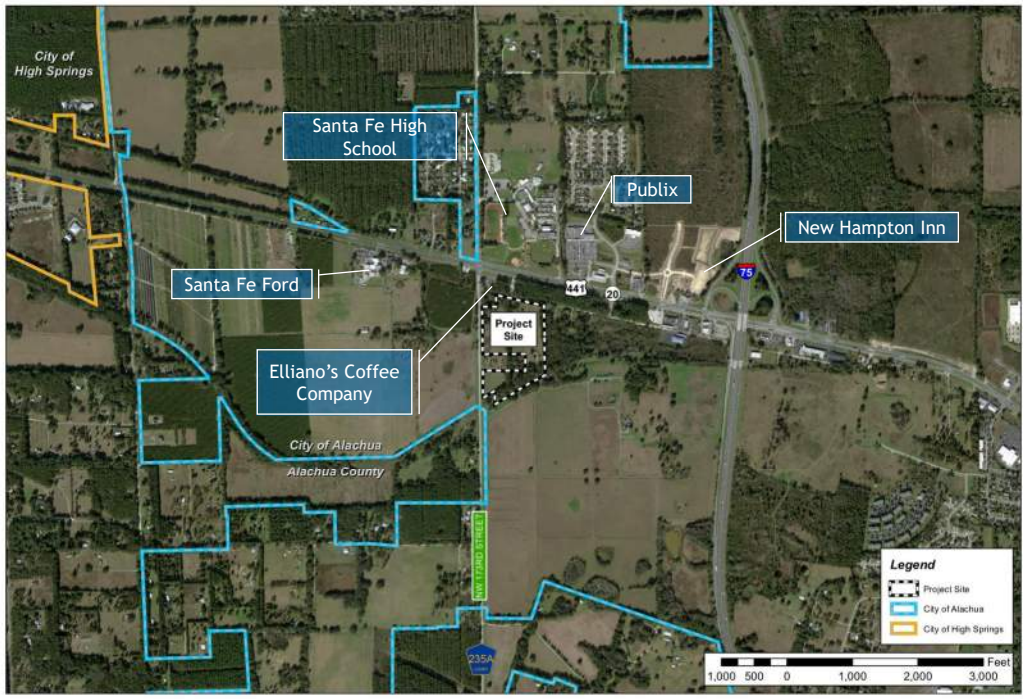
- City of Alachua population growth rate, 2010-2019: **9.5%**
- City could grow by **±7,100 people** by 2035
- City industries are growing, with new office, lab, and research space in development

As the City of Alachua continues to grow and prosper, demand for housing, demand for housing choice, and demand on emergency services coverage increase in tandem

21-0025: Tomoka Hills SsCPA & Rezoning

6

Context Map



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Aerial Map

8

SsCPA & REZONING
ESTIMATED TIMELINE

Preapplication Meeting	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board	City Commission
October 26, 2021	January 19,2022	January 2022 (Tentative)	January - March 2022	March 2022 (Tentative)	April – May 2022 (Tentative)

CHW

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Existing Future Land Use (FLU) Map

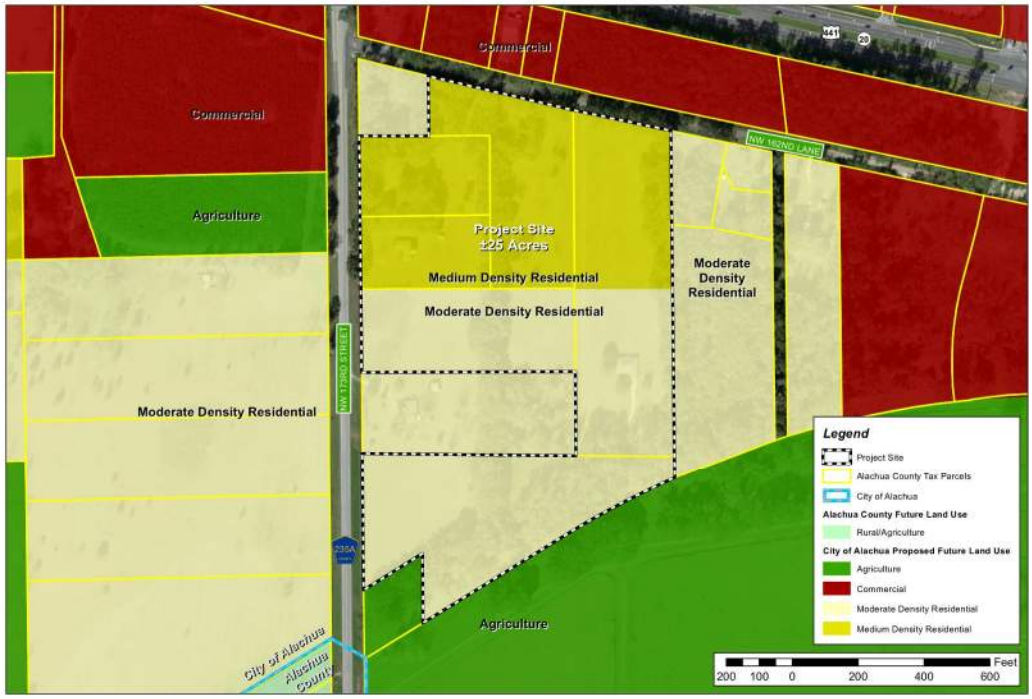
Moderate Density Residential; & Agriculture

CHW

10

Proposed Future Land Use Map

Moderate Density Residential and Medium Density Residential



11

Existing Zoning Map

Residential Single-family (RSF-1) and Agriculture (A)

Fire Station not permitted in RSF-1

12

Proposed Zoning Map

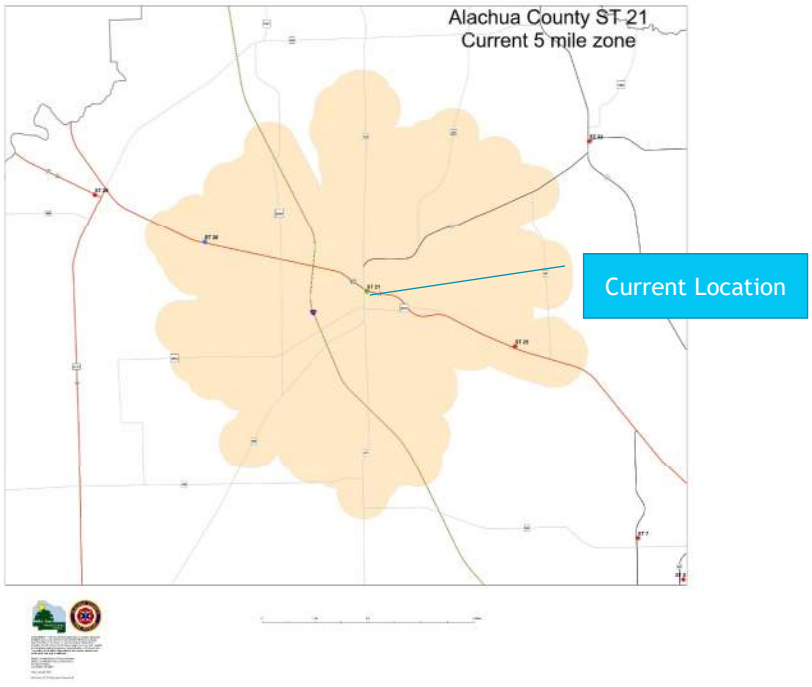
Residential Single-family (RSF-4) and Residential Multifamily (RMF-8)

Transition—highest density/intensity to the north; density decreases moving towards existing single family

Fire Station permitted by right in RMF-8

13

Current Station 21 located at corner of US 441 and NW 140th Street



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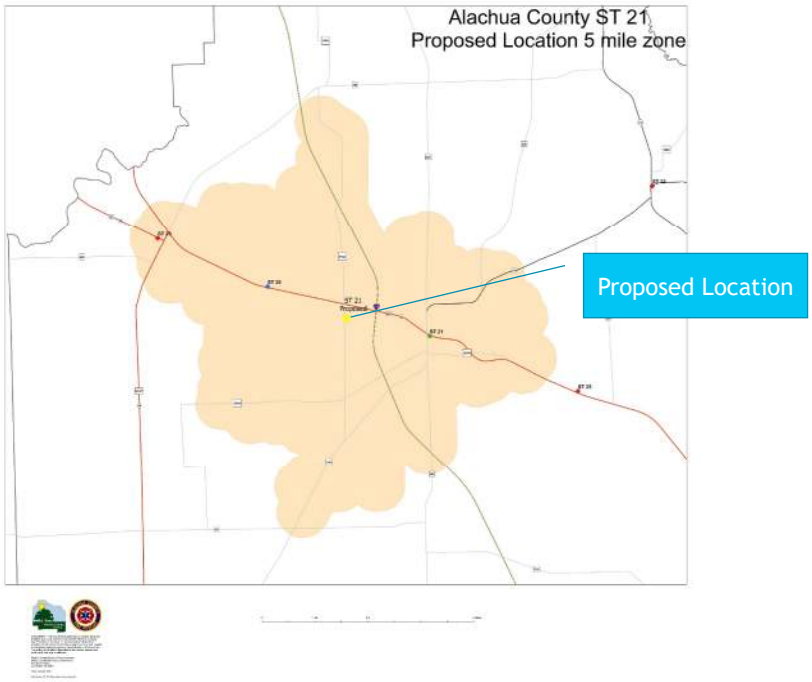
Proposed Station 21 shifted west, near intersection of CR 235A and US 441



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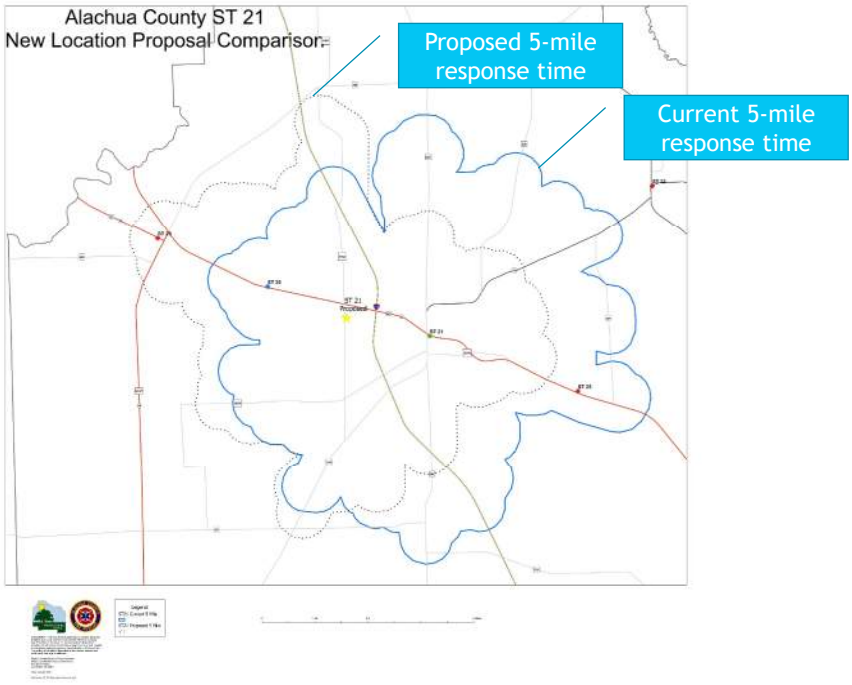
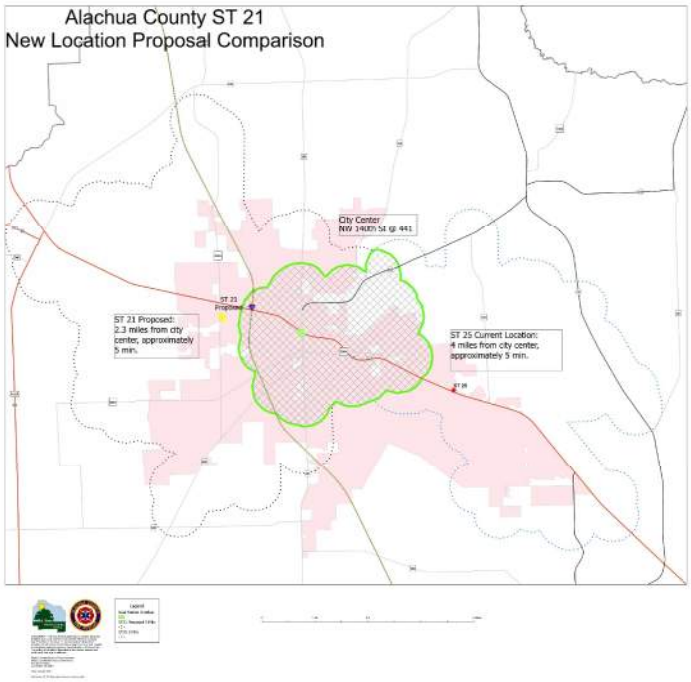
Existing vs. Proposed 5-mile Response Zone



16

Proposed station location moves ST 21 further from ST 25 and spreads coverage



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Professional Consultants

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Sign-in Sheet

SIGN-IN SHEET

Tomoka Hills Small-scale Comprehensive Plan Amendment & Rezoning

21-0025

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: January 19, 2022 @ 6:00 PM

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

Re: Small-scale Comprehensive Plan Amendment & Rezoning Applications

	Print Name	Street Address	Signature
1	Jeremy Cockshy	JSC26@windstream.net 16809 N.W 162nd Ln	Jeremy Cockshy
2	MENZIE CAMPBELL	menziecampbell@msn.com 16903 NW 162nd Ln	Menzie Campbell
3			
4			
5			
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7			
8			
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10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Tomoka Hills Small-scale Comprehensive Plan Amendment & Rezoning

21-0025

Event:	Neighborhood Meeting
Date/Time:	January 19, 2022 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Applications

CHW (Agent) Attendees: Craig Brashier; Seth Wood
Alachua County Fire Rescue (ACFR) Attendee: Deputy Chief Jeff Taylor
Public Attendees: 2 (see Sign-In Sheet)

CHW, on behalf of Tomoka Hills Farms, Inc., hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the applications; the general application review process and estimated project timeline; and maps illustrating the site's regulatory and physical characteristics. Questions and comments from public attendees are described below, with agent responses.

Question: Why was this location chosen for a new fire rescue station?
Response: ACFR was looking for an opportunity to relocate Station 21 further west. The property owner for this property offered to sell the land to ACFR at an agreeable price. The desire to move Station 21 further west is driven by a goal of creating more comprehensive coverage of City of Alachua and surrounding areas.

Question: Where would the fire rescue station be located?
Response: The fire rescue station would be located on the second-most northern parcel that fronts CR 235A, when moving south from NW 162nd Lane. This is Alachua County Tax Parcel # 03055-001-000.

Question: Why were these zoning districts chosen?
Response: RMF-8 was chosen for the northern portion of the project site because it is the lowest density zoning district in which a fire rescue station is permitted by right. RSF-4 was chosen to modestly increase the development potential of the remainder of the property while still respecting the underlying Future land Use designation, the existing development pattern, and density/intensity of the surrounding area. These two zoning districts combined on the property will create a gradient of development density, allowing the property to be compatible both with the higher intensity of uses closer to US 441, and the lower density, residential pattern on CR 235A as one moves south.

Question: Will the designations on my property be changed?
Response: These applications will not alter the Future Land Use (FLU) Classification or zoning designation of your property.

Comment: If the City is growing at the rates you demonstrated, then these requests make logical sense.
Response: Thank you for your comment.

The meeting was adjourned at approximately 6:45 p.m.

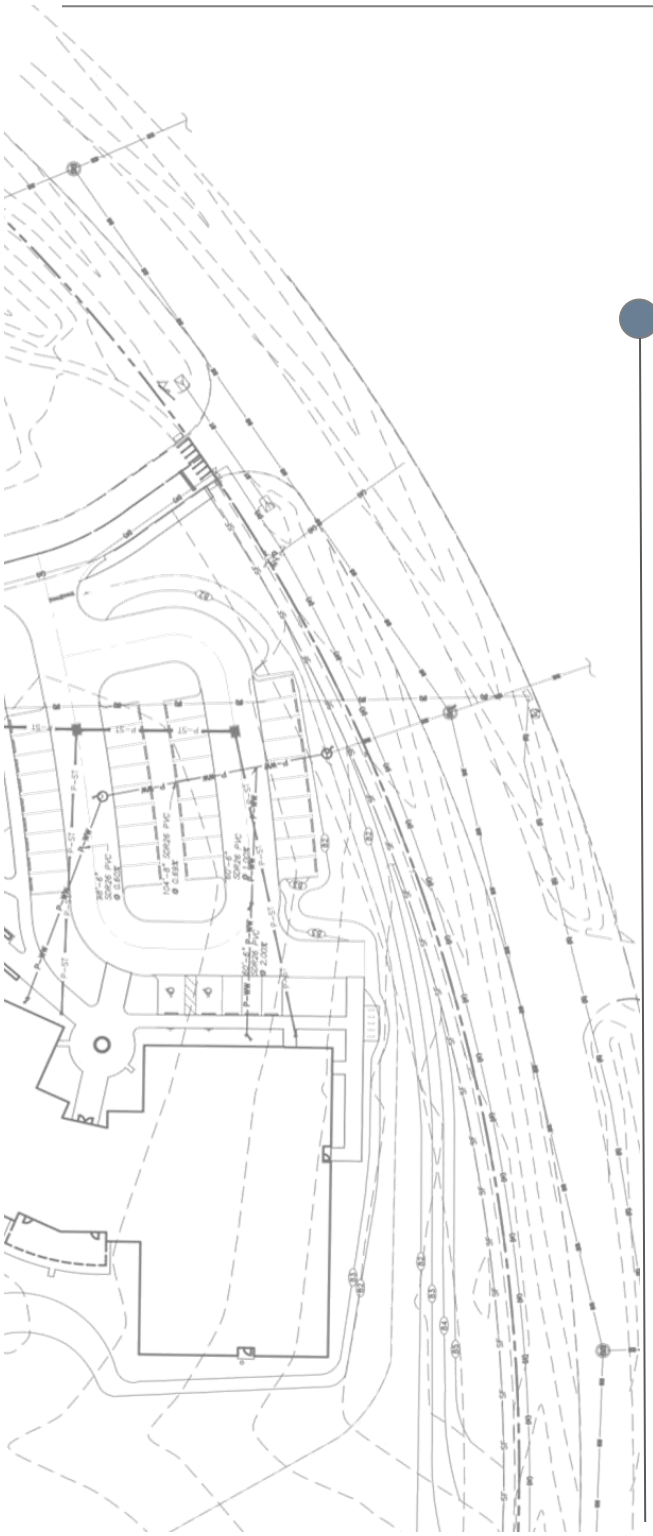
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. **Justification Report**
8. Public School Student Generation Form
9. Map Set

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM



TOMOKA HILLS

Small-scale Comprehensive Plan Amendment Application –Justification Report

~~January 31, 2022~~ **RESUBMITTED March 8, 2022**

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Tomoka Hills Farms, Inc.

Prepared by:
CHW

PN# 21-0025
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1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Seth Wood, Project Planner, CHW
Date: ~~January 31, 2022~~ RESUBMITTED March 8, 2022
Re: Tomoka Hills – Small-scale Comprehensive Plan Amendment (SsCPA) Application

Jurisdiction: City of Alachua	**Intent of Application:** To allow development of an Alachua County Fire Rescue Station and multifamily and townhome residential development.
Description of Location: On County Road 235A, just south of NW 162nd Lane.	
Parcel Numbers: 03055-010-001 03055-010-003 03055-001-000 03055-001-001 03055-001-003 03871-000-000	**Acres:** ±25.48 acres (ac) *(Source: CHW Survey)*
Existing Future Land Use (FLU) Classification: *Moderate Density Residential (4 du/ac)* The Moderate Density Residential FLU category provides for residential development up to 4 dwelling units per acre, as well as supporting community services. *Agriculture (0.2 du/ac)* The Agriculture FLU category provides for land to maintain agriculture operations and preserve rural character.	**Proposed FLU Classification:** *Medium Density Residential (8 du/ac)* The Medium Density Residential FLU category allows residential development at a density of up to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed-use developments. *Moderate Density Residential (4 du/ac)* The Moderate Density Residential FLU category provides for residential development up to 4 dwelling units per acre, as well as supporting community services.
Existing Zoning District: *RSF-1: Residential Single Family (1 du/ac)* RSF-1 is intended principally for single-family residential development at a density of one dwelling unit per acre. It is the lowest density residential zoning district in the City. *A: Agriculture (0.2 du/ac)* The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development.	**Proposed Zoning District:** *RMF-8: Residential Multifamily (8 du/ac)* RMF-8 is intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. *RSF-4: Residential Single Family (4 du/ac)* RSF-4 is intended principally for single-family residential development at a density of four dwelling units/acre, for use in areas served by water and sewer systems.

1. Executive Summary

Existing Max. Permitted Density:	**Proposed Max. Permitted Density**:
Moderate Density Residential ±19 acres * 4 du/ac = ±76 dwelling units Agriculture ±6 acres * 0.2 du/ac = 1 dwelling unit Total: ±77 dwelling units	Medium Density Residential ±11.67 acres * 8 du/ac = ±93 dwelling units Moderate Density Residential ±13.81 acres * 4 du/ac = ±55 dwelling units Total: ±148 dwelling units
Net Change This SsCPA application may allow up to ±71 additional *net* dwelling units compared to what is currently allowed by the existing land use classifications upon the property.	

2. STATEMENT OF PROPOSED CHANGE

This Small-scale Comprehensive Plan Amendment (SsCPA) application requests to amend the City of Alachua Future Land Use (FLU) Map on Alachua County tax parcels 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000 (hereinafter "the property" or "the project site") from Moderate Density Residential and Agriculture to Moderate Density Residential and Medium Density Residential. The subject parcel is located on County Road (CR) 235A / NW 173rd Street, southeast of the intersection of CR 235A and NW 162nd Lane. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

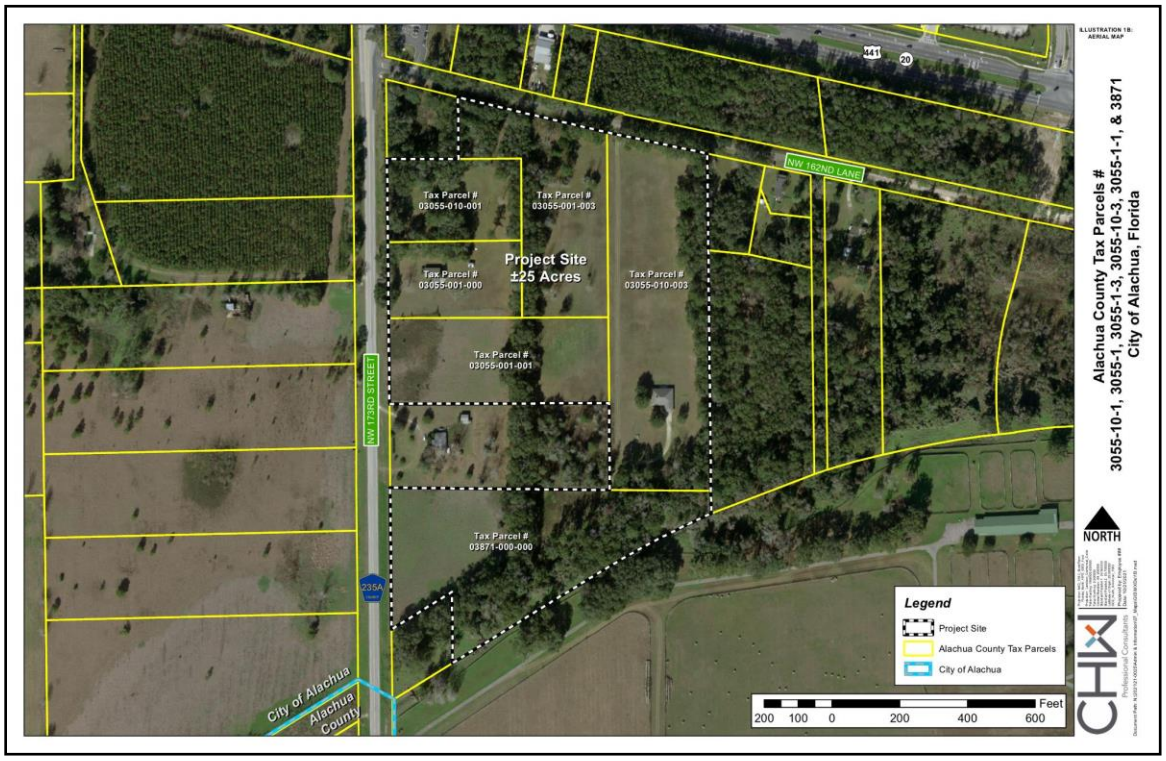

Figure 1: Aerial Map

This application is submitted concurrently with a rezoning application, requesting to change the site's zoning districts from Residential Single Family (RSF-1) and Agricultural (A) to Residential Single Family (RSF-4) and Residential Multifamily (RMF-8). The intent of this request is to allow for the development of a new Alachua County Fire Rescue Station on a portion of the site, and for multifamily and townhome housing units on the remainder of the site. This will expand fire safety for neighbors and surrounding communities, as well as increase the supply and diversity of housing opportunity in the City of Alachua.

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

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	NW 162nd Lane ROW; Commercial; Moderate Density Residential	NW 162nd Lane ROW; Commercial Intensive (CI); Residential Single-family (RSF-1)
East	Moderate Density Residential	RSF-1
South	Moderate Density Residential; Agriculture	RSF-1; Agriculture (A)
West	CR 235A ROW; Commercial; Agriculture; Moderate Density Residential	CR 235A ROW; A; CI; Planned Development-Residential (PD-R)

Figure 2: Existing Future Land Use Map

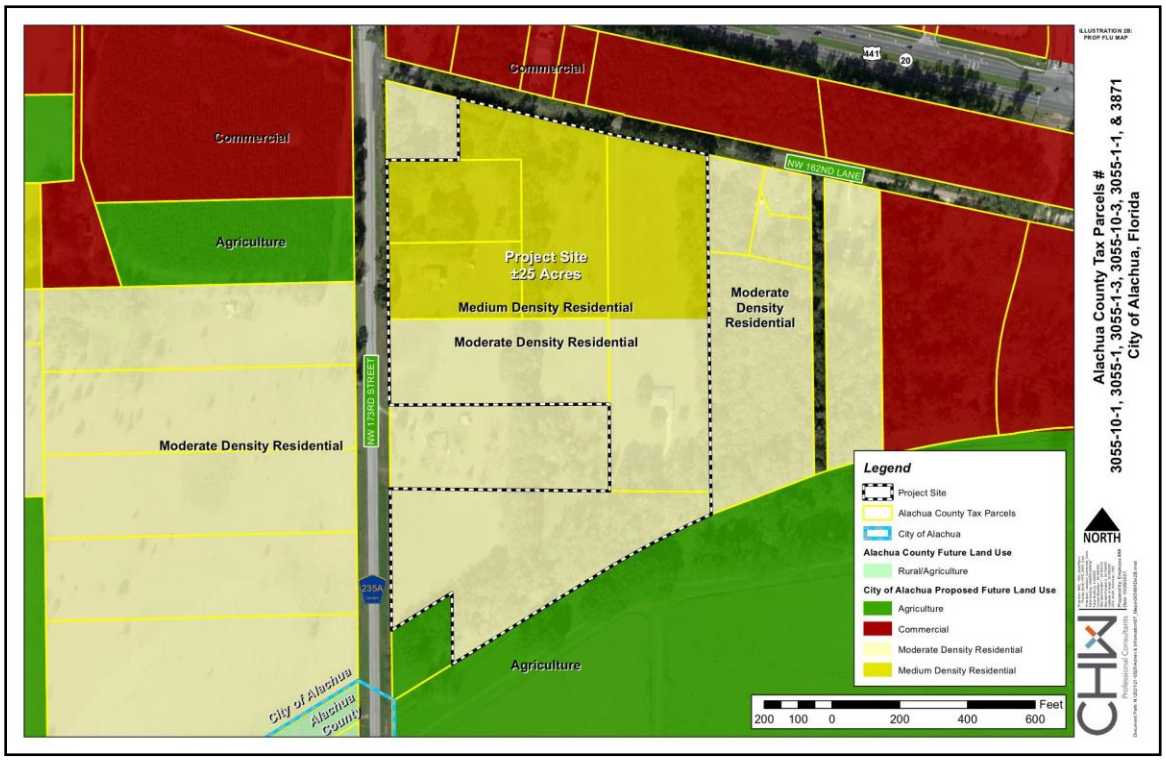

Figure 3: Proposed Future Land Use Map

Figure 4: Existing Zoning Map

Figure 5: Proposed Zoning Map

2. CONCURRENCY ANALYSIS

This application requests to change the ±25.48-acre site's FLU classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential. Approval of this application will change the site's maximum permitted density.

Existing and proposed maximum density for the project site are as follows:

Table 2. Existing and Proposed Maximum Density Comparison

Existing Maximum Permitted Density *High Density Residential; Moderate Density Residential*	**Proposed Maximum Permitted Density** *Medium Density Residential and Moderate Density Residential*
Moderate Density Residential ±19 acres * 4 du/ac = ±76 dwelling units Agriculture ±6 acres * 0.2 du/ac = 1 dwelling unit Total: ±77 dwelling units	Medium Density Residential ±11.67 acres * 8 du/ac = ±93 dwelling units Moderate Density Residential ±13 acres * 4 du/ac = ±55 dwelling units Total: ±148 dwelling units
Net Change This SsCPA application may allow up to ±71 additional *net* dwelling units compared to what is currently allowed by the existing land use classifications upon the property.	

Roadways / Transportation

Table 3: Projected Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
Existing										
Single-Family Detached Housing	210	DU	77	793	59	15	44	78	49	29
Proposed										
Multifamily Housing (Low-Rise)	220	DU	74	550	46	11	35	52	33	19
Single-Family Detached Housing	210	DU	74	765	57	15	42	75	47	28
Total	**-**	**-**	***148***	***1,315***	***103***	**-**	**-**	***127***	**-**	**-**
Net Change	**-**	**-**	**-**	***522***	***44***	**-**	**-**	***49***	**-**	**-**

Source: ITE Trip Generation Manual, 11th Edition

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

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

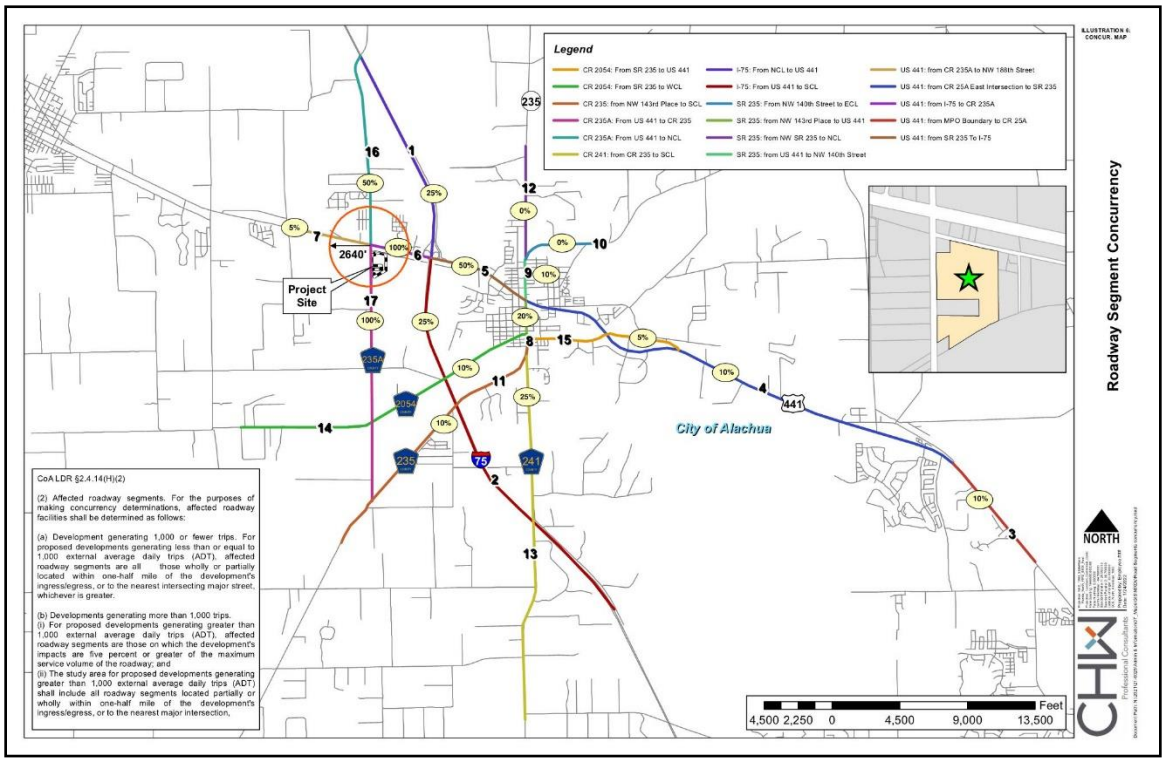

Figure 6: Projected Trip Distribution Map

Table 4: Projected Impacts on Affected Roadway Segments

Traffic System Category	**Segment 6** US 441 From I-75 to CR 235A		**Segment 7** US 441 From CR 235A to NW 188th Street		**Segment 9** SR 235 From US 441 to NW 140th Street		**Segment 16** CR 235A From US 441 to North City Limit		**Segment 17** CR 235A From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	39,000	3,510	43,000	3,870	1,440	1,290	15,120	1,359	15,120	1,359
Existing Traffic	30,111	2,861	22,250	2,114	8,054	765	1,380	131	5,209	495
Reserved Trips[1]	1,971	154	1,565	129	90	10	816	85	287	31
Available Capacity	6,962	495	19,185	1,627	6,256	515	12,924	1,143	9,624	833
Projected Trip Generation[2]	1,315	127	66	6	132	13	658	64	1,315	127
Residual Capacity with Zoning Approval	**5,647**	**368**	**19,119**	**1,621**	**6,125**	**502**	**12,267**	**1,079**	**8,309**	**706**

1. Source: City of Alachua January 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 6: 100%
    - Segment 7: 5%
    - Segment 9: 10%
    - Segment 16: 50%
    - Segment 17: 100%

Conclusion: Approval of this application will not result in the residual capacity of any affected roadway segment to be exceeded. The potential impacts of development of the site on affected roadway segments will be reassessed during site plan / platting review process.

Potable Water / Sanitary Sewer / Solid Waste

Table 5: Projected Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	200,907
Residual Capacity[1]	**798,843**
Percentage of Permitted Design Capacity Utilized[1]	**65.27%**
Projected Potable Water Demand from Proposed Project[2]	40,700
Residual Capacity after Proposed Project	**758,143**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: City of Alachua Community Facilities Element Policy 4.1.b.2.*
    a. *Formula used: 148 du * 275 GPD*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for potable water.

Table 6: Projected Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	180,101
Residual Capacity[1]	**642,899**
Percentage of Permitted Design Capacity Utilized[1]	54.32%
Projected Sanitary Sewer Demand from Proposed Project[2]	37,000
Residual Capacity after Proposed Project	**605,899**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: City of Alachua Community Facilities Element Policy 1.1.d.(b)*
    a. *Formula used: 148 du * 250 GPD*

Conclusion: The project site will be served by City of Alachua wastewater infrastructure. The potential impacts from approval of this application *will not* exceed capacity of the City's adopted LOS for sanitary sewer.

Table 7: Projected Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296.00	7,719.02
Reserved Capacity[1]	**17,754.19**	**3,240.14**
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		280.904

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
    a. *Formula used: (148 du x 2.6 persons per du x .73 per capita)*

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

Public School and Recreation Impact

The City of Alachua requires all SsCPA applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 8.**

Table 8: Projected Public School Demand

Land Use	Units[1]	Elem.		Middle		High	
		Rate[2]	Total	Rate[2]	Total	Rate[2]	Total
Multi-family Residential	74	0.06	**4**	0.03	**2**	0.03	**2**
Single-family Residential	74	0.12	**9**	0.06	**4**	0.09	**7**
Total	148	-	**13**	-	**6**	-	**9**

1. *Units for proposed land use calculated based on gross acreage of project site. This calculation assumes the site will be developed with a mixture of multifamily dwelling units.*
2. *Source: City of Alachua Public School Student Generation Calculation Form*

Conclusion: The potential impacts from approval of this application could yield 13 elementary school-age children; 6 middle school-age children; and 9 high school-age children. Concurrency will be determined by Alachua County Public Schools at the time of site plan / platting review.

Table 9: Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	52.87
Reserved Capacity[1]	**3.94**
Available Recreation Acerage[1]	**78.67**
Proposed Recreational Impact[2]	1.924
Residual Recreational Capacity After Proposed Development	**76.746**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 148 units * 2.6 persons per du * (5 acres/1,000 persons)*

Conclusion: The City of Alachua and surrounding areas currently possess considerable acreage for local recreation activities. Thus, the intended mixed-use development is expected to have a minimal impact on the City's current recreational infrastructure.

3. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Objective 1.2: Residential
The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

Two (2) residential land use categories are requested for the project site. The higher density category, Medium Density Residential, is requested for the northern portion of the project site, which is closer to US 441, a major development corridor throughout the City. The lower density land use category for the project site, Moderate Density Residential, is requested for the southern portion of the site, further from US 441 and more compatible to surrounding properties. This transition in density helps to ensure an orderly urban growth pattern on the project site. The land use categories request also help to provide a variety of housing options to residents, as the uses allowed are expanded relative to existing FLU classifications.

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre): The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Medium Density Residential and Moderate Density Residential FLU are requested for the project site. Development of the site will conform in density and use type to these policies. This request will confer a modest increase in density for the project site, as well as expand the housing forms possible on the site.

This application is submitted concurrently with a rezoning application, requesting Residential Multifamily (RMF-8) and Residential Single Family (RSF-4). The proposed zoning districts are compatible with the proposed Future Land Use Map designations.

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

Section 5 of this justification report addresses Chapter 163.317(6)(a)9.a. As that section demonstrates, this application does not constitute urban sprawl. These proposals will not promote the use of land far from existing urban areas for low density, single use developments, nor will they create a need for the costly extension of services. Rather, these requests will promote a modest increase in density; an expanded potential for housing types and price-points; and a mixture of residential and service uses on a compact ±25 acres in the City of Alachua.

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.

There are no documented wetlands on the project site, and no portion of the site is within a documented FEMA floodplain. The topography and soils onsite are suitable to development.

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

Development that occurs onsite will include techniques to minimize negative impacts on the natural terrain. The project site generally slopes south/southwest, away from US 441; this natural function will be retained to the maximum extent practicable.

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

There are currently three (3) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 2 to 5 Percent Slopes (Hydro. Group B)**

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

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

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

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

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

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

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

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

Section 3 of this report demonstrates the impacts that a maximum theoretical development scenario would have on available facilities and services. As explained in Section 3, no facilities and/or services will be caused to operate below the adopted level of service in a realistic development scenario.

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

Section 3 demonstrates how the proposed plan for the project site will impact City of Alachua facilities and adopted level of service. It is not anticipated that the proposed plan for the project site will exceed the adopted LOS standards.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual

development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be obtained during development plan review, following the approval of this application.

CONSERVATION AND OPEN SPACE ELEMENT

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

There are currently three (3) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 2 to 5 Percent Slopes (Hydro. Group B)**

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

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

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

HOUSING ELEMENT

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes, and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

The existing FLU categories for the project site, Moderate Density Residential and Agriculture, allow single family detached dwelling units; manufactured, modular, and mobile homes; accessory dwelling units; group homes; mobile homes; duplexes; quadplexes; and townhomes.

The proposed FLUM amendment, changing the site's FLU categories to Moderate Density Residential and Medium Density Residential, expand the variety of housing types possible to include apartments and live/work units. This change also increases the density permitted onsite. Redevelopment of the site is anticipated to include multifamily and townhome offerings.

This SsCPA and the associated rezoning will help the City encourage development of a variety of housing types by implementing land use designations and zoning districts that expand the housing type possible on ±25 acres. Creation of more diverse housing choices benefits the City of Alachua and creates added opportunities for home ownership.

VISION ELEMENT

GOAL 4: Housing: The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe, affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

The proposed land use categories for the project site will expand the types of housing possible on the project site and moderately increase the density achievable. This proposal will support this goal by allowing more safe housing to be provided. The expanded supply will help in providing housing that is affordable to residents at a variety of income levels.

4. URBAN SPRAWL ANALYSIS

The approval of this SsCPA does not constitute urban sprawl. As defined in Florida Statutes (FS), "urban sprawl" means "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses" (163.3164(51), FS).

Chapter 163.3177(6)(a)9.a, FS, formally identifies the thirteen (13) indicators of urban sprawl. which states that, "the evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendments. . ." meets the indicators, as listed below.

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

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

The proposed Future Land Use classifications, Moderate Density Residential and Medium Density Residential, allow moderate densities of up to 4 dwelling units per acre and 8 dwelling units per acre, respectively. This density can take multiple forms, as both FLU classifications allow a range of housing types, as well as supporting community services. This SsCPA, and its associated rezoning, will promote housing development within the City at a sensible density. The proposed FLU and zoning also allow a mixture of uses on the project site. This project will include a new Alachua County Fire Rescue station as a supporting community service.

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

The proposed SsCPA will allow development at a higher density in an area close to a major development corridor in the City. The project site is also less than two miles from the City's Main Street, and is proximate to existing development, including Santa Fe High School and Alachua Market Place. Rather than being a substantial distance from an existing urban area, this project site is an appropriate distance from the urbanized area, allowing for ease of access to the city's commercial and service offerings for residents while not requiring residents to live directly within the urban core.

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

The land uses proposed will allow development similar to that which currently surrounds the project site. Development will be cohesive and well-designed, and not in a radial, strip, or ribbon pattern.

Rather than being developed in isolation, the project site will be developed in close proximity to the City's center, as well as major travel thoroughfares, educational opportunities, and commercial opportunities.

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

There are no documented wetlands, floodplains, protected vegetation, environmentally sensitive areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, or other significant natural systems on the project site. If any are discovered in the course of development programming, they will be appropriately protected and conserved.

The project site is within the Alachua County Karst Sensitive Area. Stormwater Management Facilities will be designed appropriately, in accordance with all pertinent regulations.

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

As can be seen in Figures 2, 3, 4, and 5, property to the south of the project site is designated with agricultural FLU classification and zoning. The majority of the agriculturally-classified land to the south is owned by the applicant, and is anticipated to be developed in a similar fashion to the project site in the future.

One property to the west of the project site, across CR 235A, is also designated with the Agricultural FLU classification. Project design will be compatible with this designated land use during the site plan / platting process.

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

Approval of this request will continue to maximize the use of existing and planned public facilities and services by modestly increasing the density of ±25 acres of land in an area close to opportunity. Future onsite development will utilize public facilities and services provided by the City of Alachua.

Current public facilities in the area include:

- **Potable water: an 8" water main along CR 235A in front of the project site and a 12" water main on NW 162nd Lane east of the project site**
- **Wastewater: a 16" force main along CR 235A and a gravity manhole on NW 162nd Lane east of the project site**
- **Electric: The project site is in the service area of Duke Energy.**

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

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

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

The proposed FLU categories for the project site will modestly increase the density allowed. By making it possible to house more City of Alachua residents on these ±25

acres, this request allows a land use pattern that can *decrease* the cost in time, money, and energy of providing and maintaining facilities and services. Rather than providing or extending services to more low-density residential units via the costly extension of services, this request will allow more residents to live where service already exists or are planned for expansion, in close proximity to work opportunities, the City center, and major transportation thoroughfares. This also has the potential to reduce travel time for these residents, by making it possible to live closer to their work and community. This has the potential to reduce impacts to transportation infrastructure.

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

The development made possible by this SsCPA provides a clear separation between rural and urban uses. The project site is in an urbanized area, close to US 441, Interstate 75, and multiple nonresidential developments. The site can also be served by centralized public utility infrastructure.

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

Site development will neither discourage nor inhibit infill development, or the redevelopment of existing neighborhoods and communities. The project site is in an area that is growing and is targeted for further growth.

Across from the project site on County Road 235A, planning is underway for a mixed-use development called "Santa Fe Crossings" at the southwest corner of US 441 and CR 235A. Construction plans for a 126-lot subdivision called "Alachua West" were approved in 2021.

The project site is just south of US 441, also known as the Corporate Corridor Activity Center, and just west of the Gateway Activity Center, which extends from the US 441 / I-75 interchange. These Activity Centers were established by the City to guide the placement of development. Placing medium- to moderate-density residential development in this area will place residents closer to these Activity Centers and to their community. The anticipated placement of a new Alachua County Fire Rescue Station in this area will make further development more feasible.

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

The project site is south of land with Commercial FLU and Commercial, Intensive (CI) zoning. It is also proximate to educational facilities. By placing moderate- to medium-density residential and an institutional use in close proximity to nonresidential development, as well as to major transportation corridors, this request encourages a functional mix of uses at the community scale. This will locate business owners, job seekers, employees, and shoppers in close proximity to where business can thrive.

Furthermore, the two FLU classifications requested offer the opportunity for a functional mix of densities on the site, and the creation of an orderly residential development pattern. Medium Density Residential, requested for the northern portion of the project site, has a density of eight (8) dwelling units per acre. Moderate Density Residential, requested for the southern portion of the project site, has a density of four (4) dwelling units per acre. As one moves south on the project site, further from the higher intensity of US 441 and commercial developments and closer to single-family neighborhood development, the densities requested for the site functionally decrease in harmony with surrounding development. This ensures compatible development across the project site.

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

The project site is on CR 235A, which provides ample north/south connectivity. The site is also immediately proximate to US 441, and close to an Interstate-75 access point. The site is generally well-connected to the area road network. By modestly increasing the density of the project site, more people will be able to gain access to this well-connected location, resulting in expanded accessibility between the project site and related uses, such as commercial, service, and business areas.

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

The requested FLU classifications will not result in a loss of functional open space. The project site is not currently functional open space. It is private land that has yet to be developed. By allowing the modest increase in density proposed by this SsCPA, more dwelling units can be built in one consolidated space, rather than spread across a larger amount of space. This preserves larger swaths of linked open space outside of the city center, preventing them from being lost to sprawling development. Development of the project site will adhere to all City of Alachua open space requirements.

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

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

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

There are no documented natural resources or ecosystems onsite. If any are discovered in the course of development programming, adverse impacts to natural resources and ecosystems will be minimized to the maximum extent practicable in development of the property, and natural resources and ecosystems will be protected to the maximum extent practicable.

Desktop analysis of the site indicates there are no FEMA floodplains or National Wetlands Inventory (NWI) Wetlands on the property.

Furthermore, all requirements related to buffering and environmental consideration will be adhered to for protected environmental features surrounding the site, if present. These buffering requirements include those described in the City of Alachua Land Development Regulations, Section 6.2, and those described in the City of Alachua Comprehensive Plan Conservation and Open Space Element.

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

Public infrastructure and services exist immediately proximate to the project site. These include:

- **Potable water: an 8" water main along CR 235A in front of the project site and a 12" water main on NW 162nd Lane east of the project site.**
- **Wastewater: a 16" force main along CR 235A and a gravity manhole on NW 162nd Lane east of the project site.**
- **Electric: The project site is in the service area of Duke Energy.**

The proximity of these infrastructure and services allows for efficient and cost-effective extension to the project site, rather than excessive and cost-ineffective extension far from existing infrastructure.

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

Modestly higher density on the project site will encourage the provision of open space and natural lands outside the city by allowing a greater number of dwelling units to be developed within the urbanized area, rather than across a larger swath of land beyond the urbanized area, potentially encroaching on the outlying open space and natural lands. This alternative helps to preserve them.

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

The requested FLU classifications create a balance of land uses through the provision of housing at a density gradient. The higher density FLU classification, Medium Density Residential, will be located in the northern portion of the project site, closer to US 441 and commercial development. The lower density FLU classification, Moderate Density Residential, will be located on the southern portion, further from major transportation corridors and commercial development and closer to compatible single-family development. This gradual decrease in density will balance the site's density in relation to the nonresidential development of the area.

5. NEEDS ANALYSIS

INTRODUCTION

This Small-scale Comprehensive Plan Amendment (SsCPA) Application requests to amend the City of Alachua's Future Land Use (FLU) Map on Alachua County tax parcels # 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000 from Moderate Density Residential and Agriculture to Moderate Density Residential and Medium Density Residential. This requested change may potentially result in an allowance of up to ±71 additional dwelling units compared to what is presently allowed on the property.

Existing Maximum Permitted Density *Moderate Density Residential and Agriculture*	**Proposed Maximum Permitted Density** *Medium Density Residential and Moderate Density Residential*
Moderate Density Residential ±19 acres * 4 du/ac = ±76 dwelling units Agriculture ±6 acres * 0.2 du/ac = 1 dwelling unit Total: ±77 dwelling units	Medium Density Residential ±12 acres * 8 du/ac = ±96 dwelling units Moderate Density Residential ±13 acres * 4 du/ac = ±52 dwelling units Total: ±148 dwelling units
Net Change This SsCPA application may allow up to ±71 additional *gross* dwelling units compared to what is currently allowed by the existing land use classifications upon the property.	

The intent of this SsCPA application is to change the land use of the property to allow for the development of a new Alachua County Fire Rescue Station and a new housing development with various styles and price-points. This change poses numerous potential benefits for the City, including improved emergency response time for Alachua County Fire Rescue; enhanced provision of protection and safety from emergencies for a growing city; and expanded housing stock and housing choice for the city's growing population.

POPULATION PROJECTIONS

The United States Census Bureau reported the population of the City of Alachua as 10,574 as of April 1, 2020. From 2010 to 2019, the population of the city had a percent change of 9.5%, exceeding the population change rate of Alachua County overall, which was 8.8% in the same time period (United States Census Bureau, 2021). It is anticipated that the City could grow by approximately 7,100 people by 2035 (City of Alachua Comprehenisve Plan Evaluation and Appraisal).

CURRENT HOUSING

Currently, approximately 75% of the City's housing stock is made up of single-family dwelling units, compared to less than 50% of the County housing stock (City of Alachua Comprehenisve Plan Evaluation and Appraisal). Median home value in the City from 2015 to 2019 was $179,500, and median gross rent in that same time period was $1,064 / month. These numbers compare to $186,700 and $983 / month, respectively, in Alachua County (United States Census Bureau, 2021).

BUSINESS AND INDUSTRY

The City of Alachua is home to multiple international corporations, several of which are Fortune 500 Companies (City of Alachua Strategic Plan 2021). The City is also home to various research arms of Santa Fe College and the University of Florida. Prominent industries in the City include biotechnology, medical research and technology, and life sciences. Examples of industry in the City include Progress Park, home to numerous businesses across multiple industries; Convergence Park, a new development along the San Felasco Parkway currently

underway that will soon be home to multiple forms of housing, a business incubator space, office space, and retail space; Foundation Park, a life sciences research facility with adaptable workspaces; and San Felasco Tech City, an incubator space soon to also offer housing options and a microbrewery.

THESE FACTORS, TOGETHER
As the City's population growth continues, as the City's business-friendly climate continues to attract industry, and as that industry continues to grow in its demand for a workforce in turn, increased housing stock and diversified housing options will be vital to meet the demand of new residents and to ensure housing remains affordable in the city.

The modest increase in density proposed by this SsCPA, as well as the expanded range of dwelling types made possible by this SsCPA, will enable the City to not only proactively meet the housing demands of a growing population, but to offer housing at a range of price points and in a range of dwelling types, thanks to the increased housing density and expanded housing diversity possible in the Medium Density Residential and Moderate Density Residential FLU categories. Whereas the existing FLU categories limit the housing forms possible to lower density types such as single family detached dwelling units, duplexes, and townhomes, the proposed FLU categories expand that list to also allow forms such as apartments and live/work units.

CONCLUSION
The requested SsCPA is a proactive effort to entitle ±25 acres in the City to address trends and allow the City to greet growth proactively. This change will modestly increase the density possible on the project site; will expand the housing type possible on the project site; and will make possible a needed improvement to the provision of emergency services in the Good Life Community.

REFERENCES

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

City of Alachua. (2020, July). City of Alachua Comprehensive Plan - Future Land Use Element.

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

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

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. **Public School Student Generation Form**
9. Map Set

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 8 March 2022

NAME & DESCRIPTION OF PROJECT Tomoka Hills SsCPA

Requesting Moderate Density Residential and Medium Density Residential

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) N/A

Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001,

03055-001-003, and 03871-000-000

Acreage ±25.0

DEVELOPMENT DATA (check all that apply)

☑ Single Family — Number of Units 74

☑ Multi Family — Number of Units 74

☐ Exempt (See exemptions on page 2)

Level of Review

☐ Pre-Application Conference ☐ Preliminary ☐ Final ☑ Revised ☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	74	**units X 0.12 Elementary School Multiplier**	9	**Student Stations**
MIDDLE	74	**units X 0.06 Middle School Multiplier**	4	**Student Stations**
HIGH	74	**units X 0.09 High School Multiplier**	7	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	74	**units X 0.06 Elementary School Multiplier**	4	**Student Stations**
MIDDLE	74	**units X 0.03 Middle School Multiplier**	2	**Student Stations**
HIGH	74	**units X 0.03 High School Multiplier**	2	**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Craig Brashier
Mailing Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: craigb@chw-inc.com

PROPERTY OWNER

Name: Tomoka Hills Farms, Inc.
Mailing Address PO Box 147018
Gainesville, FL, 32614
Phone: Contact agent
Email Contact agent

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 2021-2022 Capacity Tables)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

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6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. **Map Set**

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida

City of High Springs

City of Alachua

Alachua County

Project Site

441

20

75

NW 173RD STREET

235A
COUNTY

Legend

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

1,000 500 0 1,000 2,000 3,000 Feet

NORTH

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

Prepared by: Employee ###
Date: 10/20/2021

CHW
Professional Consultants

Document Path: N:\2021\21-00025\Admin & Information\07_Maps\GIS\MXDs\1A.mxd

ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida

441

20

NW 162ND LANE

NW 173RD STREET

235A
COUNTY

Tax Parcel #
03055-010-001

Tax Parcel #
03055-001-003

Project Site
±25 Acres

Tax Parcel #
03055-001-000

Tax Parcel #
03055-010-003

Tax Parcel #
03055-001-001

Tax Parcel #
03871-000-000

City of Alachua

Alachua
County

NORTH

Legend

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

200 100 0 200 400 600 Feet

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/21/2021

Professional Consultants

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ILLUSTRATION 2A:
FLU MAP

3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
Alachua County Tax Parcels
City of Alachua, Florida

Commercial

Commercial

Agriculture

Project Site
±25 Acres

Moderate Density Residential

Moderate
Density
Residential

NW 162ND LANE

441

20

NW 173RD STREET

Moderate Density Residential

Moderate Density Residential

235A
COUNTY

Agriculture

Agriculture

City of Alachua

Alachua
County

Legend

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

Alachua County Future Land Use

- Rural/Agriculture

City of Alachua Future Land Use

- Agriculture
- Commercial
- Moderate Density Residential
- Medium Density Residential

200 100 0 200 400 600 Feet

NORTH

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Prepared by: Employee ###
Date: 10/21/2021

Professional Consultants

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ILLUSTRATION 2B:
PROP FLU MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871 City of Alachua, Florida

Commercial

Commercial

Agriculture

Project Site
±25 Acres

Medium Density Residential

Moderate Density Residential

Moderate Density Residential

Moderate Density Residential

Agriculture

441

20

NW 162ND LANE

NW 173RD STREET

235A
COUNTY

City of Alachua

Alachua County

Legend

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

Alachua County Future Land Use

- Rural/Agriculture

City of Alachua Proposed Future Land Use

- Agriculture
- Commercial
- Moderate Density Residential
- Medium Density Residential

NORTH

200 100 0 200 400 600 Feet

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
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Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
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Prepared by: Employee ###
Date: 10/26/2021

Professional Consultants

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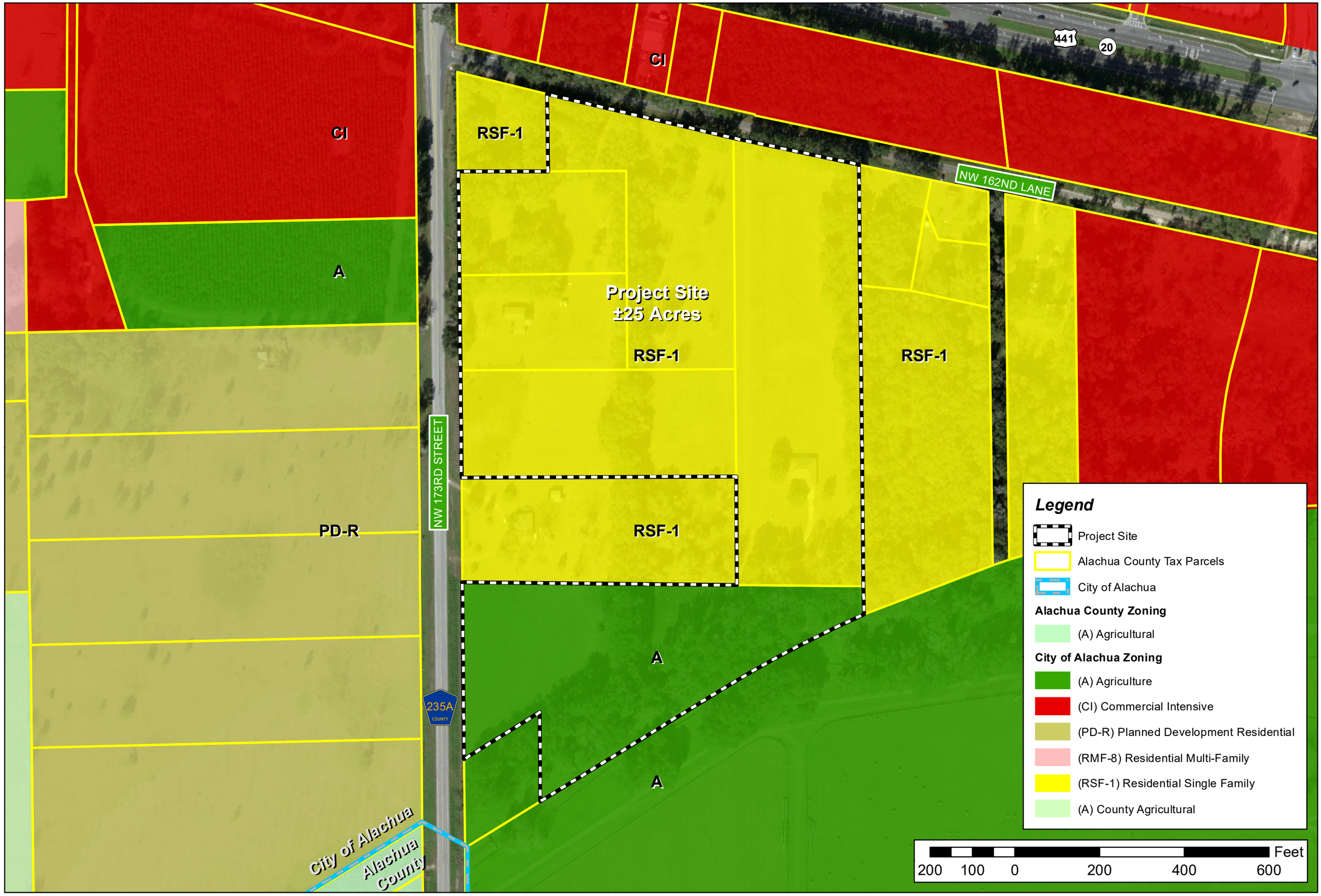
ILLUSTRATION 3A:
ZON MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida



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Central Meridian: -84.500000
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GCS_North_American_1983

Prepared by: Employee ###
Date: 10/21/2021

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ILLUSTRATION 3B:
PROP ZON MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871 City of Alachua, Florida

CI

RSF-1

CI

A

Project Site
±25 Acres

RMF-8

RSF-4

RSF-1

RSF-1

PD-R

RSF-1

A

NW 162ND LANE

NW 173RD STREET

441

20

235A
COUNTY

City of Alachua

Alachua County

Legend

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

Alachua County Zoning

- (A) Agricultural

City of Alachua Proposed Zoning

- (A) Agriculture
- (CI) Commercial Intensive
- (PD-R) Planned Development Residential
- (RMF-8) Residential Multi-Family
- (RSF-1) Residential Single Family
- (RSF-4) Residential Single Family
- (A) County Agricultural

200 100 0 200 400 600 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
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False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/26/2021

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\3B.mxd

ILLUSTRATION 4:
ENV MAP

3055-10-1, 3055-1-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
Alachua County Tax Parcels
City of Alachua, Florida

Project Site
±25 Acres

Flood Zone: X

NW 162ND LANE

NW 173RD STREET

441

20

235A
COUNTY

NORTH

Legend

- Project Site
- Alachua County Tax Parcels
- 10 ft. Contour Intervals
- 2 ft. Contour Intervals

200 100 0 200 400 600 Feet

Professional Consultants

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
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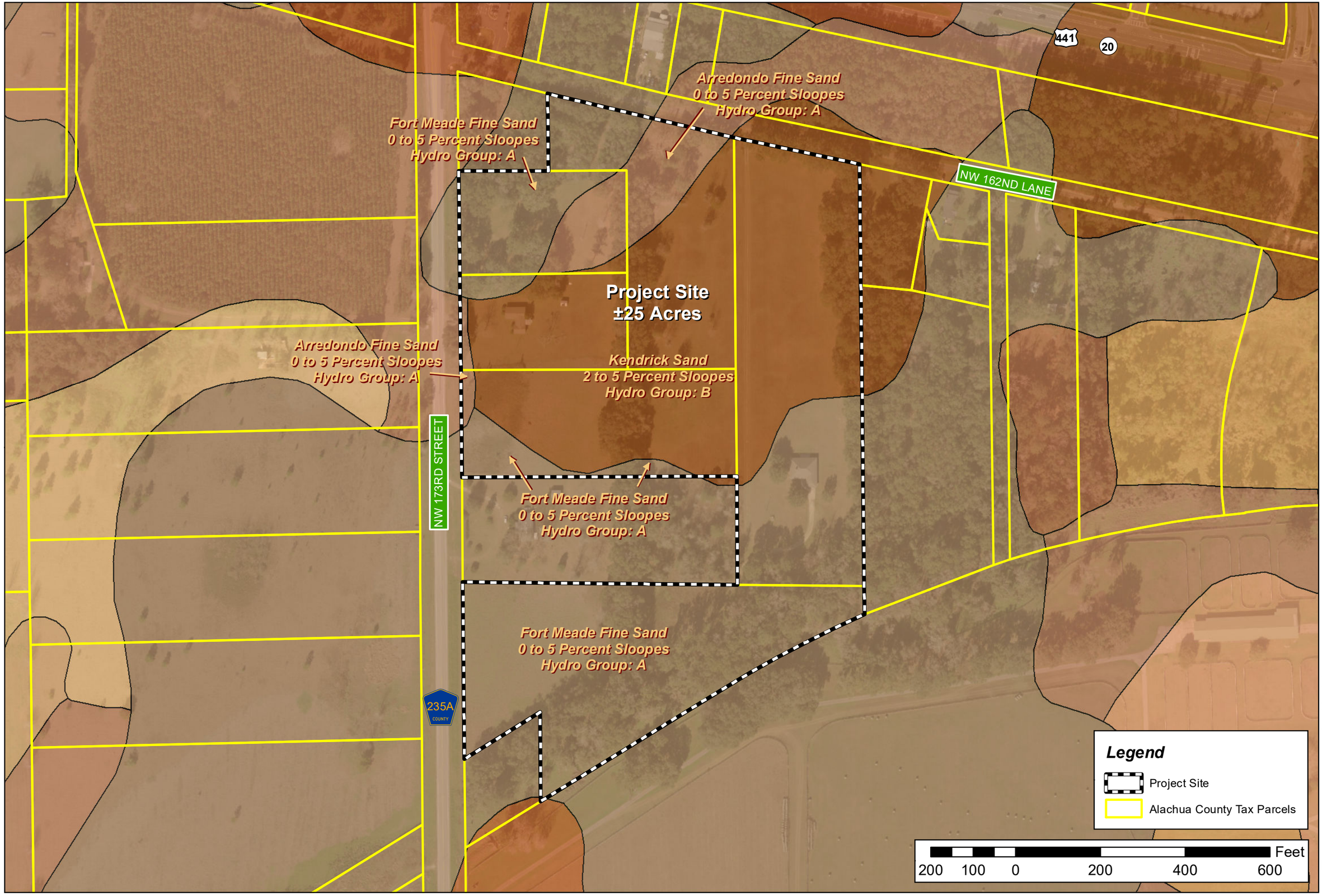
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/20/2021

Document Path: N:\2021\21-00025\Admin & Information\07_Maps\GIS\MXDs\4.mxd

ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida



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False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/20/2021

Professional Consultants

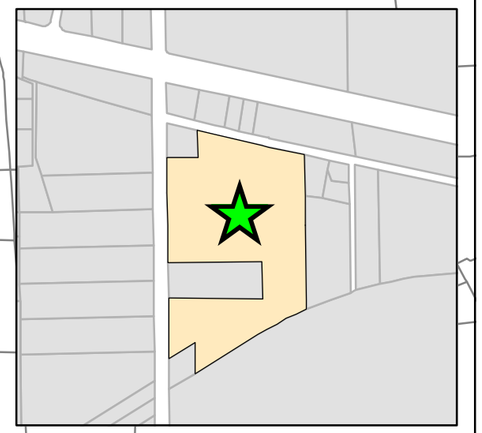
Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\5.mxd

ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency

Legend

- CR 2054: From SR 235 to US 441
- CR 2054: From SR 235 to WCL
- CR 235: from NW 143rd Place to SCL
- CR 235A: From US 441 to CR 235
- CR 235A: From US 441 to NCL
- CR 241: from CR 235 to SCL
- I-75: From NCL to US 441
- I-75: From US 441 to SCL
- SR 235: From NW 140th Street to ECL
- SR 235: from NW 143rd Place to US 441
- SR 235: from NW SR 235 to NCL
- SR 235: from US 441 to NW 140th Street
- US 441: from CR 235A to NW 188th Street
- US 441: from CR 25A East Intersection to SR 235
- US 441: from I-75 to CR 235A
- US 441: from MPO Boundary to CR 25A
- US 441: from SR 235 To I-75



Project Site

2640'

City of Alachua

CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection,

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

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0902_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS: North_American_1983

Prepared by: Employee ###
Date: 1/24/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\Road Segments concurrency.mxd

City of ALACHUA

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

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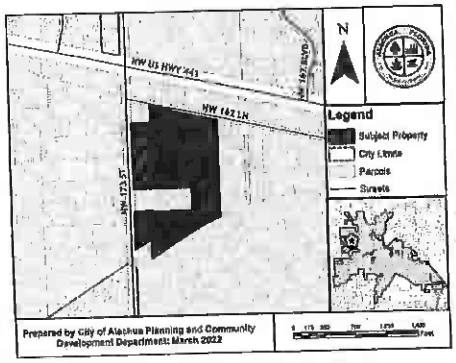

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(Published: Alachua County Today - April 7, 2022)

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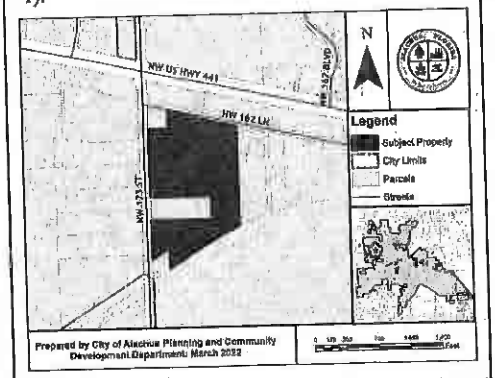

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(Published: Alachua County Today - April 7, 2022)

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City of ALACHUA

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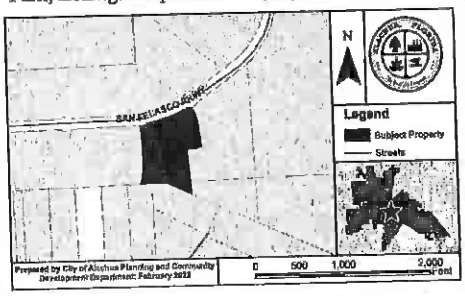

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(Published: Alachua County Today - April 7, 2022)

WOKE

Continued from Page 1A

for Florida companies to recruit and retain employees of color, and research shows that diversity in the workplace is better for the bottom line.

"The law makes it illegal to say racism is systemic," Kincaid said, "but the sheer fact that this policy could be passed is evidence that it is."

"The law makes it illegal to say racism is systemic, but the sheer fact that this policy could be passed is evidence that it is."

Matthew Kincaid
CEO of Overcoming Racism, which provides anti-racism training to school districts and businesses

Backlash against 'woke indoctrination'

Workplace diversity training — now more often called diversity, equity and inclusion, or DEI, training — started more than two decades ago with a focus on how diverse backgrounds and perspectives can help business.

But after the May 2020 police murder of George Floyd in Minnesota, businesses across the country announced commitments toward achieving racial justice, which for some included taking a more comprehensive approach to DEI training.

That instruction addresses topics that were once taboo to talk about at work, such as race and religion, and how those differences might show up at work. Sometimes that means delving into history, for example, pointing out that American policing has roots in enforcing slavery, or how racially discriminatory lending policies have contributed to modern wealth disparities.

DeSantis announced the proposal that would become House Bill 7 in December as a way to "give businesses, employees, children and families tools to fight back against woke indoctrination."

Under the bill, a workplace can't require training that makes an employee "by virtue of his or her race, color, sex or national origin" feel they bear "personal responsibility for and must feel guilt, anguish or other forms of psychological distress for actions in which the individual played no part." It also bans teaching that certain races are inherently privileged or oppressed, and taking into account a coworker's race, gender or nationality when interacting with them.

Its origins lie in a largely Republican backlash against critical race theory, a complex academic concept that says in part that racism is baked into American institutions and policies. More recently, though, critics have conflated it with broader themes of social justice and anti-racism.

DeSantis pointed to three examples of "woke corporate trainings," citing reporting from the Manhattan Institute, a conservative think tank. Bank of America, Google and Raytheon delved into issues such as white supremacy and systemic racism and challenged their white employees to acknowledge their privilege.

Last year, conservative media outlets slammed AT&T for its program, which called racism a "uniquely white trait." Then, last month, the Walt Disney Company faced backlash after a group of anonymous employees said the company's "Reimagine Tomorrow" training isolated employees "whose political and religious views are not explicitly progressive," according to Fox Business News. Disney employs nearly 80,000 workers in Florida.

House Bill 7 resembles an executive order former President Donald Trump issued in 2020 that prohibited federal agencies and contractors from teaching "divisive" concepts about race and gender.

It was short-lived. A federal court soon barred enforcement of Trump's order, and President Joe Biden rescinded it the day he took office last year.

Experts, including Siler-Nixon, who runs her firm's DEI training and works with outside companies to teach theirs, anticipate the Florida bill to be challenged in court once it's signed into law.

Workarounds for workplaces

Many Florida businesses lean toward a more moderate approach to diversity training that shouldn't run afoul of the law, said Chad Sorenson, president of the Human Resources Florida State Council, which represents 16,000 HR professionals. (The council was against the workplace portion of the bill, Sorenson said, adding that it's redundant to anti-discrimination laws already on the books.)

That means focusing on how diversity can help the workplace and emphasizing that employees should welcome all ideas and perspectives.

Sorenson, who also runs a workplace training consulting firm with clients all over Florida, shared slides from his training. It covers applicable discrimination laws, types of bias, benefits of diversity, and characteristics that may differ between employees, including race and gender but also qualities like cognitive style and education level.

Still, Sorenson acknowledged that an employer can't control how an employee perceives information. Employers worried about violating the law could make their training voluntary; the bill restricts only training that's mandatory.

Workplaces could also add a disclaimer that the company doesn't endorse the material, or that the views expressed in the training are held by some but disputed by others. According to the bill, discussion of the listed topics can continue as long as it's "given in an objective manner without endorsement of the concepts."

But those accommodations undermine the point, said Kincaid, the Overcoming Racism CEO. Voluntary training won't capture the people who need it most, and disclaimers require employers to distance themselves from the culture they're trying to implement.

Kincaid said he plans to explore options to keep doing business in Florida, but, "what we won't do ... is change our content. We won't lie about what the nature of racism is to conform to a state law."

Kincaid has already faced backlash in Florida. His organization contracted with the Brevard County School District to train teachers and administrators with the goal of closing the achievement gap between white and minority students.

But, in a July 2021 guest column published in *Florida Today*, the president of the Brevard chapter of Moms for Liberty, a conservative parents' group, criticized the organization as "blatantly racist" against white people.

That, and HB 7, mischaracterize the organization's work, Kincaid said. It's not about blame or accountability but rather about understanding the past to make room for a better future.

"One of the biggest issues of policies like this is it creates noise around work that is fundamentally hopeful," he said, "work that is fundamentally focused on eliminating racial bias in workplaces and in schools, and doing so in a way that humanizes all of the participants."

"This should be universally agreed upon as a positive thing."

Kathryn Varn is statewide enterprise reporter for the Gannett/USA TODAY Network - Florida. You can reach her at kvarn@gannett.com or (727) 238-5315.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±12 acres in the City of Alachua (Alachua County Tax Parcels # 05964-002-002, 05964-002-003, 05964-005-000, and 05964-006-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Industrial to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Industrial, Light and Warehousing (ILW) to Community Commercial (CC).

The site is located generally south of the intersection of US 441 and NW 101st Drive.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on April 21, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

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

CHW Professional Consultants

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

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

GF-29624080

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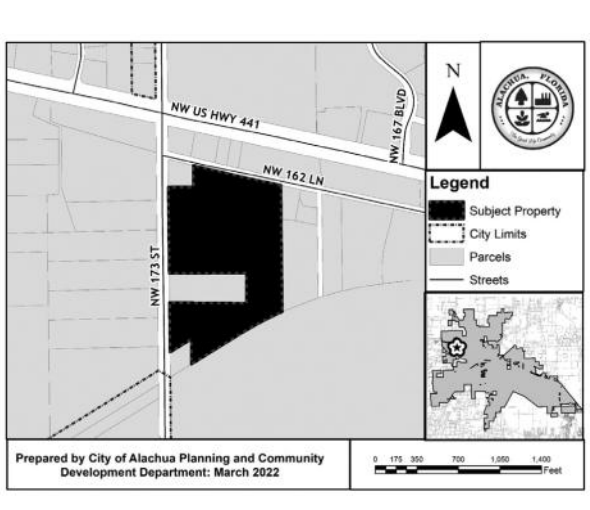

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GF-29624091

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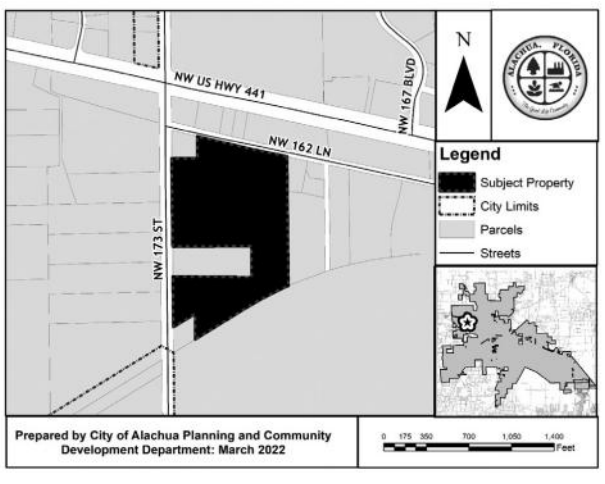

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GF-29624116

City of ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 4/4/22 KO

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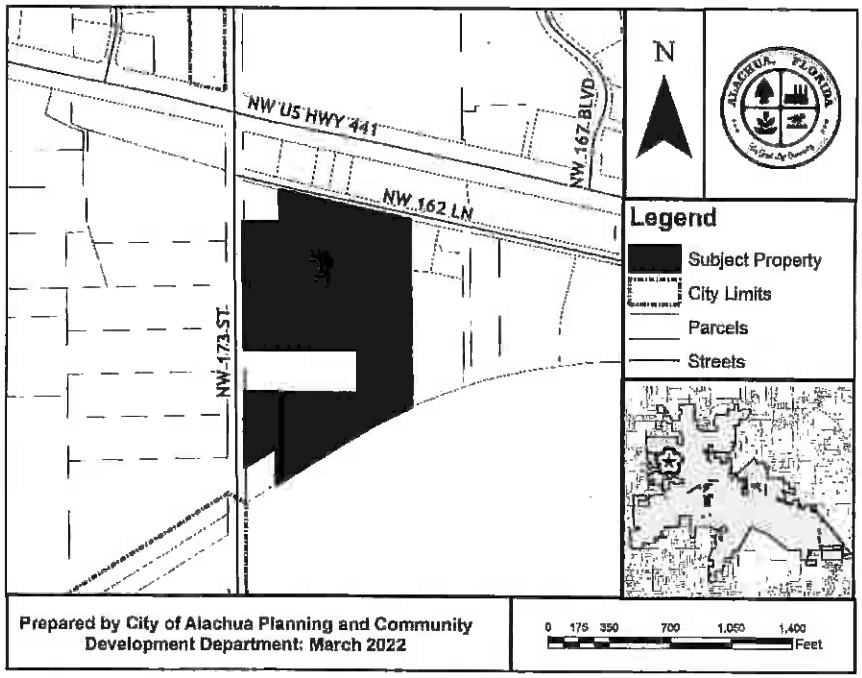

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LAKE CITY, FL 32025

PATEL & PATEL
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ALACHUA, FL 32615

PATEL ASHOK & SHEILA
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SARCAV LLC
8303 AUTUMNWIND DR
JACKSONVILLE, FL 32218

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9210 NW 59th Street
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Richard Gorman
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Alachua FL 32653

Peggy Arnold
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David Forest
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Carrie Luke
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Utilisez le Gabarit Avery 5160

AFFIDAVIT FOR POSTED LAND USE SIGN

I SETH WOOD, POSTED THE LAND USE
(Name)
SIGN ON 4/4 FOR THE Tomoka Hills SSCPA and RZ
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Seth Wood
(Signature)

Five (5)
(Number of signs)

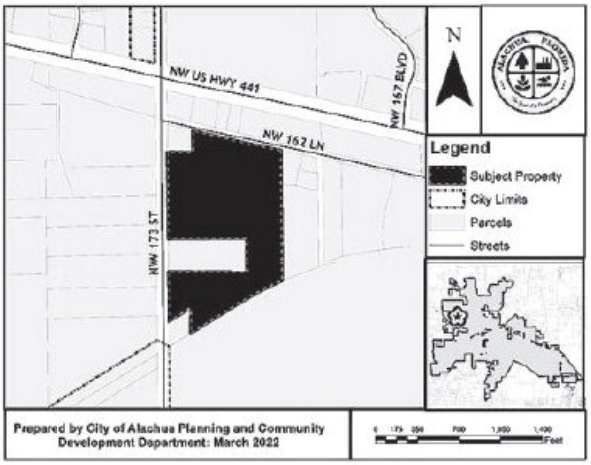
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 9, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-13

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



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

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way and hear their history and legends," said Cowles. "We are both very interested in hearing people's stories and culture."

By the time they reached Bolivia, the pandemic had

be a treasure hunter, but this area is a treasure in itself," Cowles said.

# # #

email rcarson@alachuatoday.com

City of ALACHUA

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

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(Published: Alachua County Today - April 28, 2022)

City of ALACHUA

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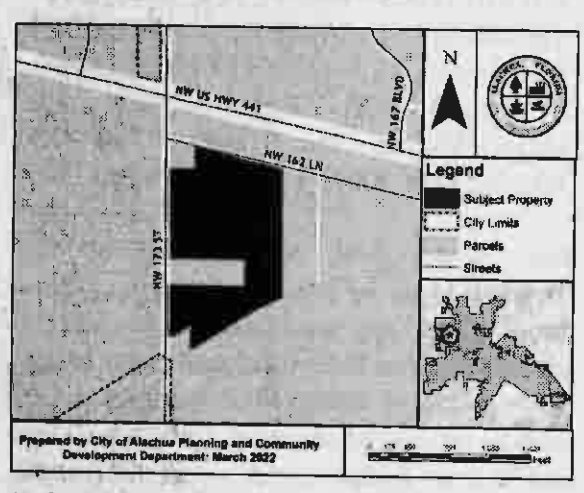
The ordinance title is as follows:

ORDINANCE 22-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) AND RESIDENTIAL SINGLE FAMILY – 1 (RSF-1) TO RESDENTIAL SINGLE FAMILY – 4 (RSF-4) AND RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8)ON A ±25.48 ACRE PROPERTY; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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The ordinance title is as follows:

ORDINANCE 22-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 10 TO ADD A DEFINITION OF LANDSCAPE SERVICES; AMENDING ARTICLE 4, TABLE 4.4-1, TO ADD LANDSCAPE SERVICES AS A USE TYPE UNDER THE USE CATEGORY ENTITLED "AGRICULTURE SUPPORT AND SERVICES (NOT DIRECTLY RELATED)" AND ALLOW LANDSCAPE SERVICES AS A USE BY SPECIAL EXCEPTION PERMIT IN THE AGRICULTURE ZONING DISTRICT; AMENDING ARTICLE 4, SECTION 4.2.4E(2) TO ADD LANDSCAPE SERVICES AS AN EXAMPLE OF A USE TYPE UNDER THE "AGRICULTURE SUPPORT AND SERVICES (NOT DIRECTLY RELATED)" USE CATEGORY; AND AMENDING ARTICLE 4, SECTION 4.3.3(B) TO ADD USE SPECIFIC STANDARDS FOR LANDSCAPE SERVICES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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(Published: Alachua County Today - April 28, 2022)

City of ALACHUA
THE GOOD LIFE COMMUNITY

mailed RO 4/25/22

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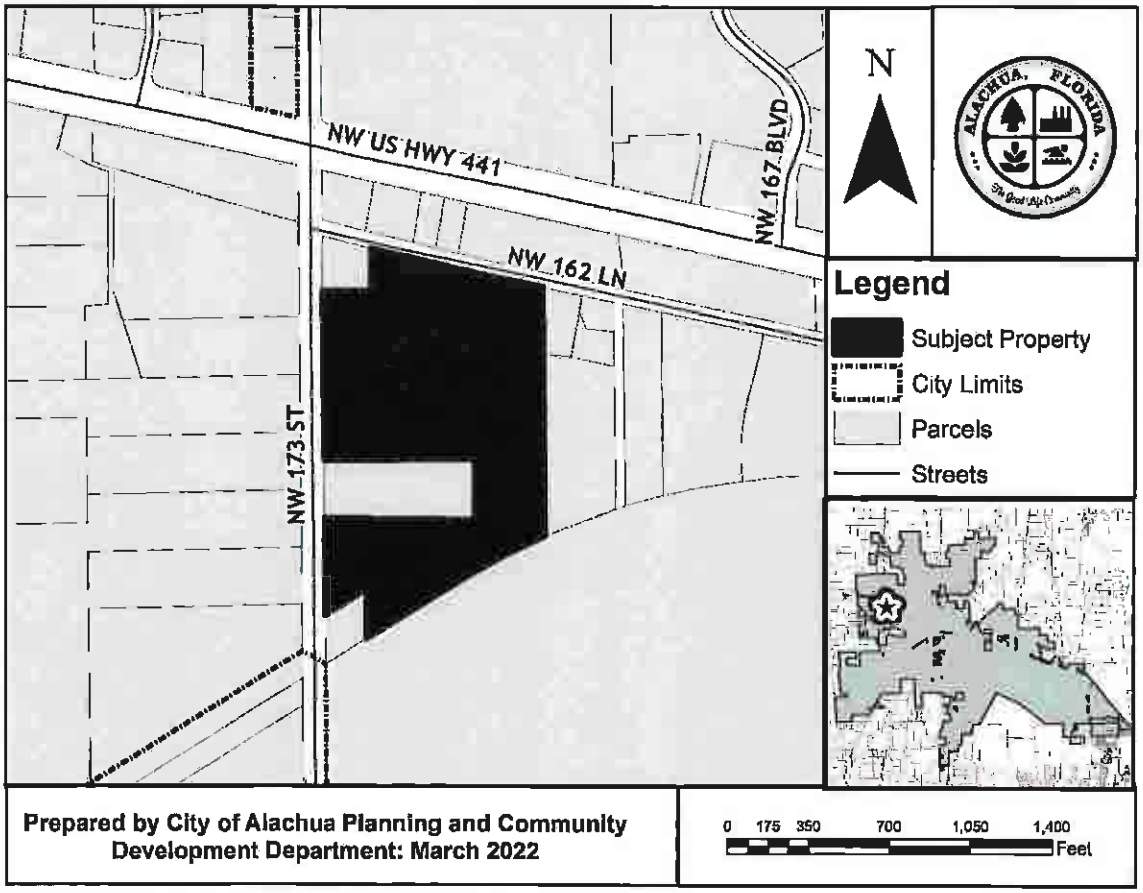

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
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David Forest
23 Turkey Creek
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Lynda Coon
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Tamara Robbins
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Alachua FL 32616

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

Bonnie Flynn
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Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

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ST JOHNS, FL 32259

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LEXINGTON, KY 40511

CAMPBELL MENZIE G
16903 NW 162ND LN
ALACHUA, FL 32615

LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616

Carol Jones
16122 NW 208th Way
High Springs, FL 32643

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

ROSS LYNN HESSER
16903 NW 162ND LN
ALACHUA, FL 32615

THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

ROUX J P
PO BOX 1673
ALACHUA, FL 32616

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

GOOLSBY J S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

BRADLEY & WILLIAMS
16919 NW 162ND LN
ALACHUA, FL 32615

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

SARCAV LLC
8303 AUTUMNWIND DR
JACKSONVILLE, FL 32218

SINGH LAKHVIR
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(Name)
SIGN ON 4/4 FOR THE Tomoka Hills SSCPA and RZ
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Seth Wood
(Signature)

Five (5)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/9/2022
SUBJECT: Ordinance 22-14, First Reading: Site-Specific Amendment to the Official Zoning Atlas: Tomoka Hills, a request by Craig Brashier, AICP, of CHW, Inc, applicant and agent for Tomoka Hills Farms, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") (±6.42 acres) and Residential Single Family -1 ("RSF-1")(±19.08 acres) to Residential Single Family - 4 ("RSF-4")(±13.81 acres) and Residential Multiple Family ("RMF-8") (±11.67 acres) on a ±25.48 acre subject property. Consisting of Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000(Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:

1. Approve Ordinance 22-14 on first reading; and,
2. Schedule second and final reading for June 13, 2022,

upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 22-14 on first reading and schedules second and final reading for June 13, 2022.

Summary

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Craig Brashier, AICP of Causseaux, Hewett, & Walpole, Inc., for the consideration of an amendment to the Official Zoning Atlas to amend the zoning on a ±25.48 acre subject property from Agricultural (A) (±6.42 acres) and Residential Single Family – 1 (RSF-1) (±19.08 acres) to Residential Single Family – 4 (RSF-4) (±13.81 acres) and Residential Multiple Family – 8 (RMF-8) (±11.67 acres).

The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation from Moderate Density Residential (±19.08 acres) and Agriculture (±6.42 acres) to Medium Density Residential (±11.67 acres) and Moderate Density Residential (±13.81 acres) on the subject property.

The subject property is generally located east of CR 235A/NW 173rd Street and south

of NW 162nd Lane. The property has two existing residential structures on it.

The general purposes of the Residential zone districts are established and described in Section 3.4.1 of the City's Land Development Regulations (LDRs):

3.4.1 General purposes. The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:

(A)Provide appropriately located lands for residential development. Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B)Protect from harmful effects. Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and

(C)Provide lands with varying degrees of density. Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The specific purpose of the Residential Single Family – 4 (RSF-4) zone district is established and described in Section 3.4.2(C) of the City's Land Development Regulations (LDRs):

(C)RSF-4, Residential Single-Family-4. The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.

The specific purpose of the Residential Multiple Family – 8 (RMF-8) zone district is established and described in Section 3.4.2(G) of the City's Land Development Regulations (LDRs):

(G)RMF-8, Residential Multiple Family District-8. The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems.

Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.

At the April 19, 2022 Planning and Zoning Board hearing, the Board voted 5-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Ordinance 22-14
- Application and Supporting Materials
- Public Notice Materials for 04/19/22 PZB hearing
- Public Notice Materials for the 05/09/22 City Commission Meeting

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: April 19, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the zoning on a ±25.48 acre subject property from Agricultural (A) and Residential Single Family – 1 (RSF-1) to Residential Single Family – 4 (RSF-4) (±13.81 acres) and Residential Multiple Family – 8 (RMF-8) (±11.67 acres).
APPLICANT/AGENT:	Craig Brashier, AICP of CHW, Inc.
PROPERTY OWNER:	Tomoka Hills Farms, Inc.
LOCATION:	East of CR 235A/NW 173rd Street, south of NW 162nd Lane
PARCEL ID NUMBER:	03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000
ACREAGE:	±25.48 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hill Farms, Inc. to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Craig Brashier, AICP of Causseaux, Hewett, & Walpole, Inc., for the consideration of an amendment to the Official Zoning Atlas to amend the zoning on a ±25.48 acre subject property from Agricultural (A) (±6.42 acres) and Residential Single Family – 1 (RSF-1) (±19.08 acres) to Residential Single Family – 4 (RSF-4) (±13.81 acres) and Residential Multiple Family – 8 (RMF-8) (±11.67 acres).

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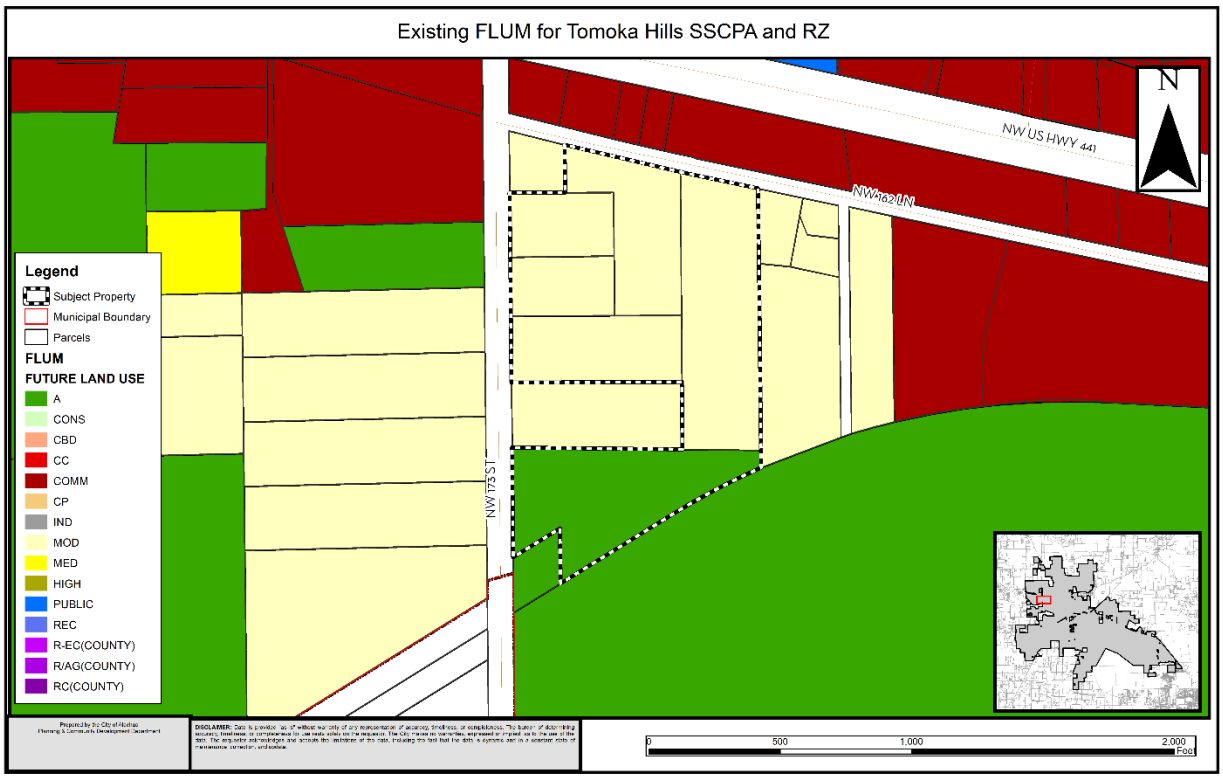
Map 1. Existing Future Land Use Map with Subject Property



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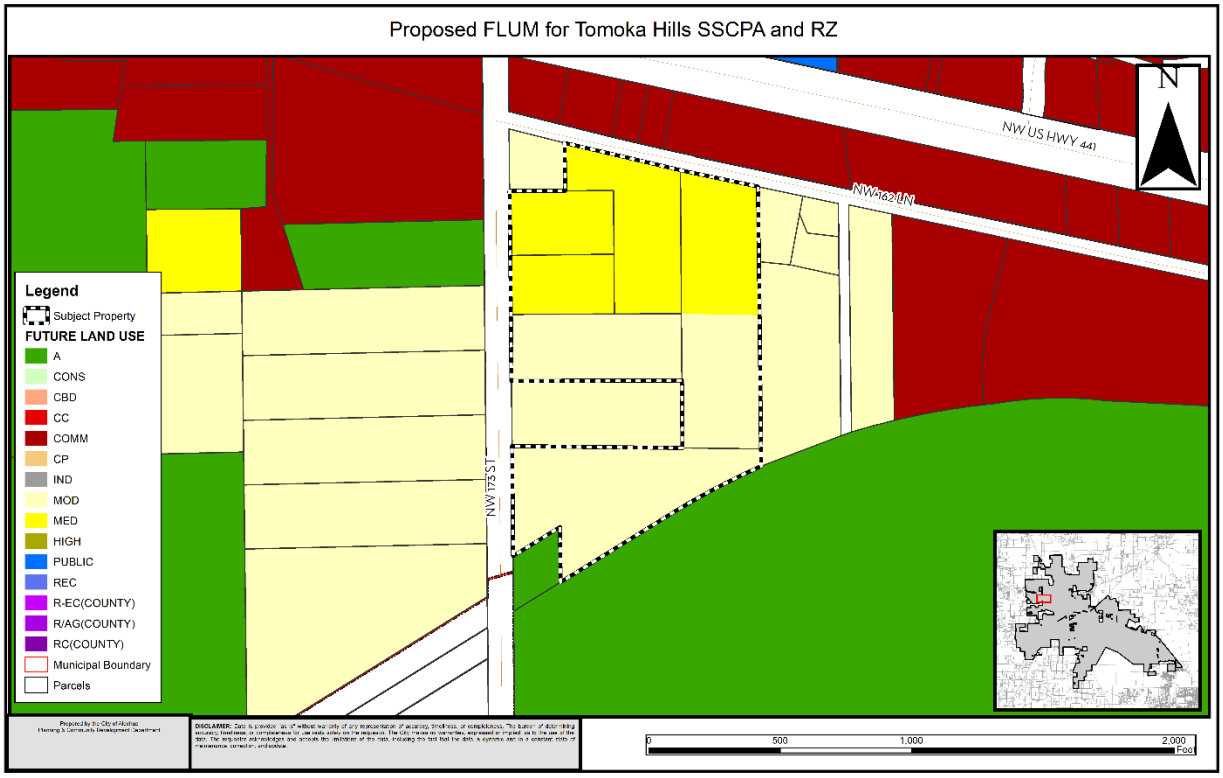

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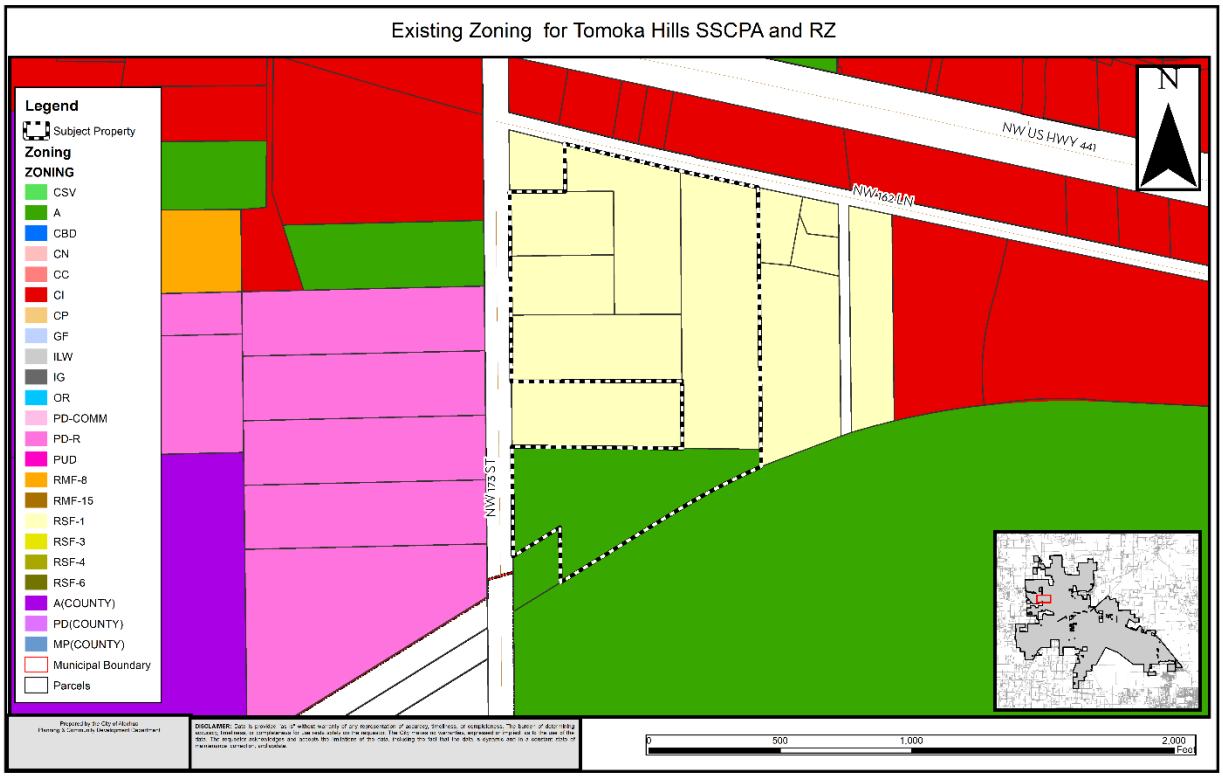

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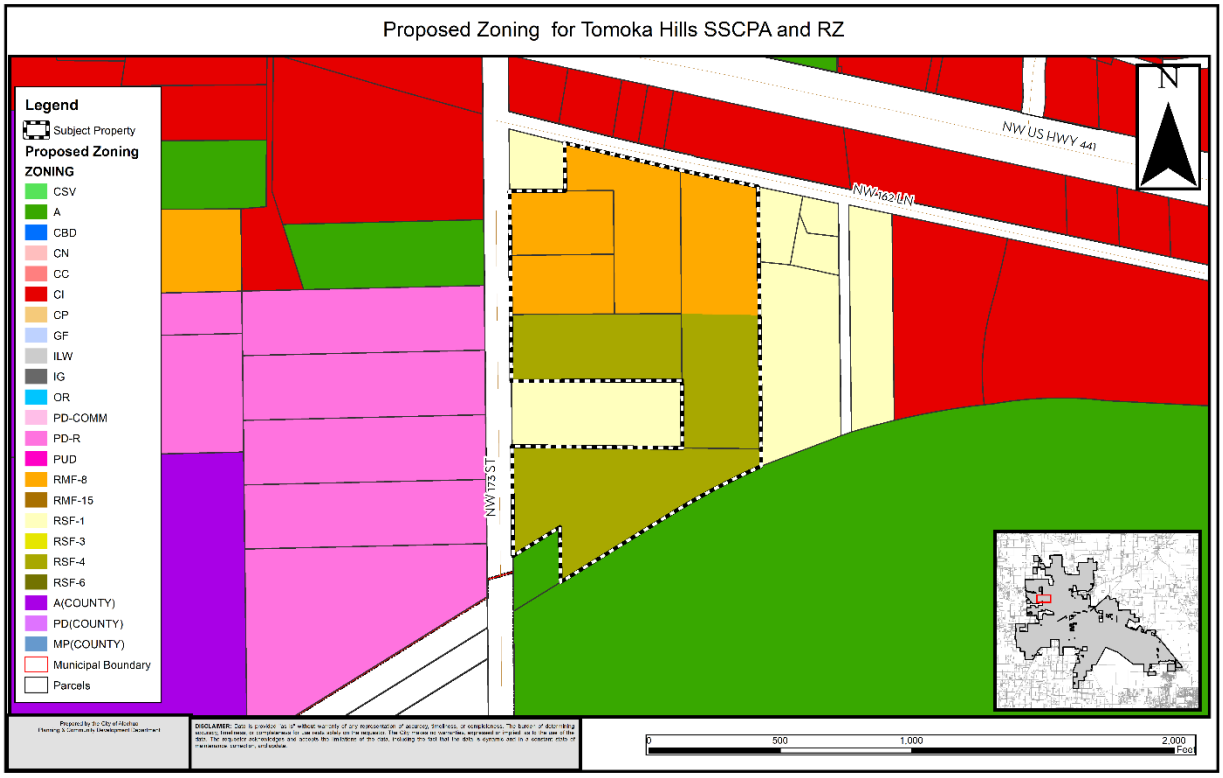

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development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.

The specific purpose of the Residential Multiple Family – 8 (RMF-8) zone district is established and described in Section 3.4.2(G) of the City's Land Development Regulations (LDRs):

(G)RMF-8, Residential Multiple Family District-8. The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.

Table 1. Comparison of Existing / Proposed Zoning Districts

	Existing Zoning Designations		Proposed Zoning Designations	
FLUM Designation:	Agricultural (A)	Residential Single Family – 1 (RSF-1)	Residential Single Family – 4 (RSF-4)	Residential Multiple Family – 8 (RMF-8)
Max. Gross Density*:	0.2 dwellings/acre *Maximum 1 dwelling units*	1 dwellings/ acre *Maximum 19 dwelling units*	4 dwellings/ acre *Maximum 55 dwelling units*	8 dwellings/ acre *Maximum 93 dwelling units*
Max. Floor Area:	N/A	N/A	N/A	N/A
Typical Uses:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units	Single family detached dwellings, manufactured homes	Single family detached dwellings	Multiple family dwellings, single family attached and detached dwellings, townhouses, two-to-four family dwellings
Net Increase/ Decrease*:	***Increase of 128 dwellings***			

EXISTING USES

The property has two existing residential structures on it, but is otherwise generally vacant.

SURROUNDING USES

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

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

Map 5. Vicinity Map

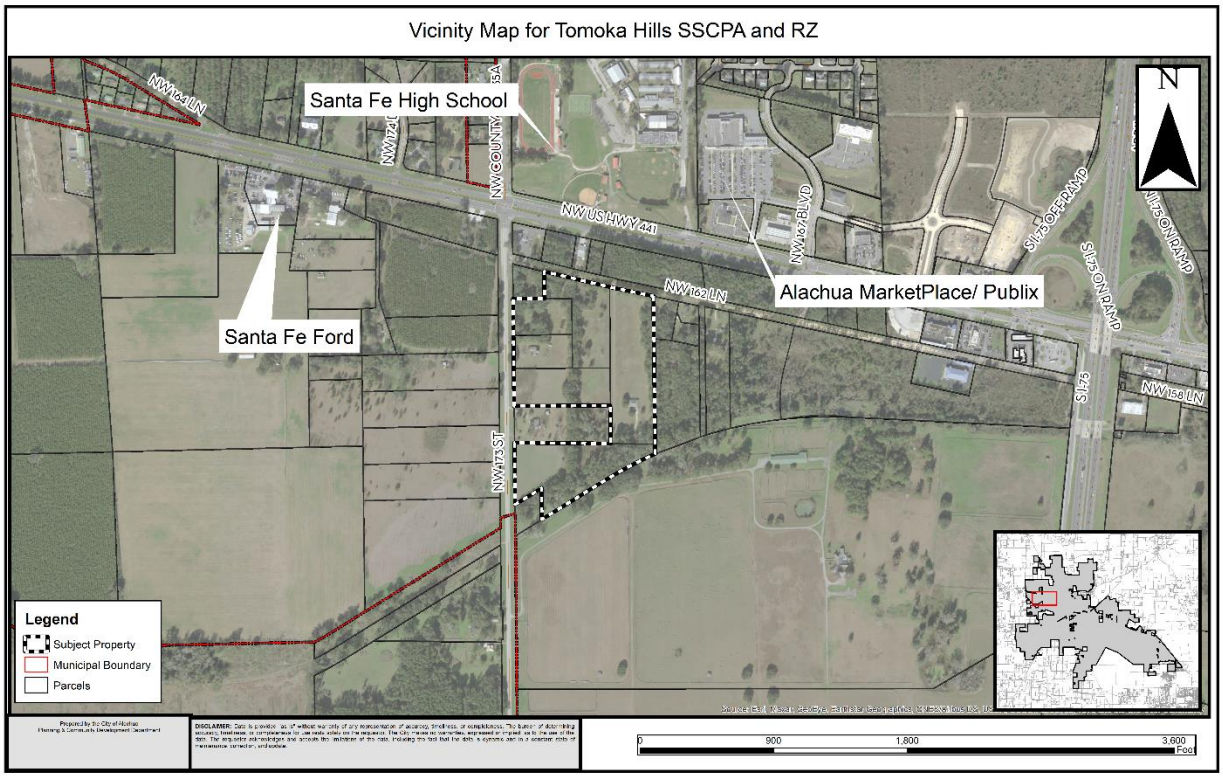


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Commercial / Vacant Commercial	Commercial	Commercial Intensive (CI)
East	Residential / Vacant Residential	Moderate Density Residential	Residential Single Family – 1 (RSF-1)
West	Vacant Commercial/ Vacant Residential	Commercial/ Moderate Density Residential	Commercial Intensive (CI)/ Planned Development-Residential (PD-R)/ Agricultural (A)
South	Agricultural Uses	Agriculture	Agricultural (A)

NEIGHBORHOOD MEETING

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

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

The Neighborhood Meeting was held January 19, 2022 at 6:00 p.m. at the offices of CHW, located at 11801 Research Drive, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, two (2) persons attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning on a ±25.48 acre subject property from Agricultural (A) (±6.42 acres) and Residential Single Family – 1 (RSF-1) (±19.08 acres) to Residential Single Family – 4 (RSF-4) (±13.81 acres) and Residential Multiple Family – 8 (RMF-8) (±11.67 acres).

Table 3 shows the proposed FLUM Designations and the proposed corresponding zoning designations. The proposed zoning designations consistent with the proposed FLUM Designations for the properties subject to this application.

Table 3. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent?
03055-010-001, 03055-001-000, 03055-001-003, portion of 03055-010-003	±11.67	Medium Density Residential	Residential Multiple Family- 8 (RMF-8)	☑
03055-001-001, 03871-000-000, portion of 03055-010-003	±13.81	Moderate Density Residential	Residential Single Family – 4 (RSF-4)	☑

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.
The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.a:*** **Moderate density residential (0 to 4 dwelling units per acre):** The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. Residential Planned Developments;
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers
>
> ***Analysis of Consistency with Policy 1.2.a:*** An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning designations would be RSF-4 for the Moderate Density Future Land Use Designated area of the subject property and RMF-8 for the Medium Density Future Land Use Designated area of the subject property.

Policy 1.2.c of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Medium Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre):*** The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.c: An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning designations would be RSF-4 for the Moderate Density Future Land Use Designated area of the subject property and RMF-8 for the Medium Density Future Land Use Designated area of the subject property.

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

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

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

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

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

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas

identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: There are no wetlands, flood plains, surface water bodies, or other environmentally significant areas on the subject property

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

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

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

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

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 of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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 of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to 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 of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental

Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

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

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

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

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

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

Based on the best available data, there are no wetlands located on the subject property.

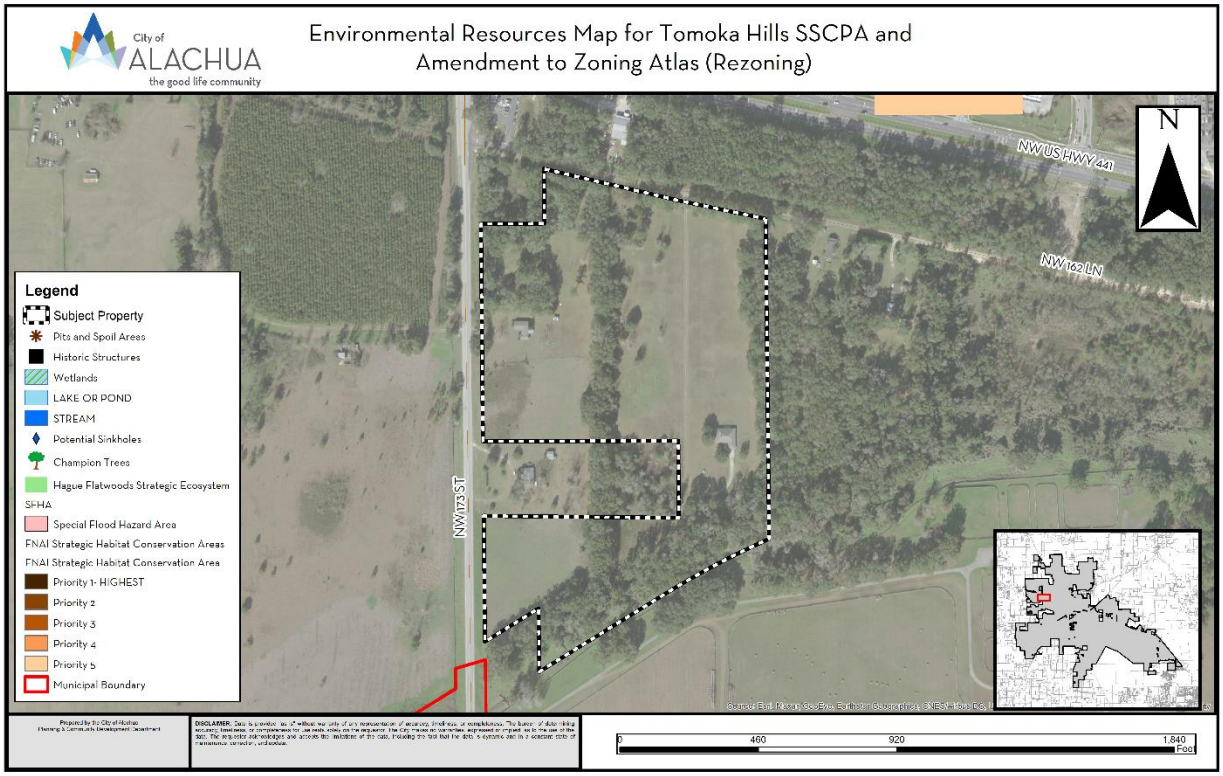
Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands, if any are discovered on site.

Strategic Ecosystems

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

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

Map 6. Environmental Features



Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are three (3) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	7.0
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	47.50
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	45.50

Evaluation: The soil types located within the subject property do not pose any significant limitations for dwellings without basements, which is the anticipated development of the subject property.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is not located within a special flood hazard area, therefore no concerns 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: GIS data available from Alachua County does not indicate any karst sensitive areas on the subject property. If any karst sensitive features are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

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 currently 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 historic structures located on the subject property, therefore, no concerns related to historic structures or markers.

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 typical development pattern along the US 441 category includes commercial or industrial land use immediately adjacent to the arterial with decreasing intensity or intensity as development occurs further way from US 441. The proposed zoning includes the possibility of higher density single family development or multiple family development close to the US 441 and the existing and planned commercial uses. To the south of this area, the proposed development decreases to more typical single family subdivision densities.

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

Evaluation and Findings: The subject property is located in an area with existing and planned commercial and residential development. Future development of the property would not create premature development in an undeveloped or rural area.

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

Evaluation and Findings: The lands located to the north of this are zoned for commercial uses. The lands located to the west include commercial and residential future land use categories. The lands to the east include residential future land use categories.

(f) *Adverse Effect on Local Character* – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation and Findings: The subject property is located along CR 235A, a major county collector roadway. The uses permitted by the proposed zoning application are generally residential in nature and would not create excessive traffic, density, or other nuisances that would adversely affect the character of the general 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 the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The typical development pattern along the US 441 category includes commercial or industrial land use immediately adjacent to the arterial with decreasing intensity or intensity as development occurs further way from US 441. The proposed zoning includes the possibility of higher density single family development or multiple family development close to the US 441 and the existing and planned commercial uses. To the south of this area, the proposed development decreases to more typical single family subdivision densities. The lands located to the north of this are zoned for commercial uses. The lands located to the west include commercial and residential future land use categories. The lands to the east include residential future land use categories.

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

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

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

Evaluation and Findings: The lands located to the east and west of the subject property are zoned for residential uses. Surrounding properties are presently zoned and used for residential uses. The proposed amendment will not result in creation of isolated zoning districts.

(j) *Public Facilities* – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property is located within the City of Alachua's utility service area. Future development would be served by the City's potable water and wastewater systems. Potable water and sanitary sewer utilities are located within the CR 235A right-of-way adjacent to the subject property.

An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any monitored public facilities. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal.

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

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 4. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
6 (4107)	US 441 (from I-75 to CR235A)	4/D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
16	CR235A (from US 441 to North City Limits)	2/U	Major Collector	Comm	D
17	CR235A (from US 441 to CR 235)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 5. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed Amendment to Official Zoning Atlas	Single Family Detached [1]	765 (382/382)	57 (15/42)	75 (47/28)
	Multifamily Housing (Low Rise)[2]	550 (275/275)	46 (11/35)	52 (33/19)
Potential Total Trips		**1,315 (657/657)**	**103 (26/77)**	**127 (80/47)**

1 ITE Trip Generation (ITE 210)
2 ITE Trip Generation (ITE 220)

Table 6. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	6 US 441 (from I-75 to CR235A) [1]	7 US 441 (from CR235A to NW 188th Street)[1]	16 CR235A (from US 441 to North City Limits)[1]	17 CR235A (from US 441 to CR 235)[1]
Maximum Service Volume[2]	39,000	43,000	15,120	15,120
Existing Traffic[3]	30,111	22,250	5,672	5,209
Reserved Trips[4]	1,927	1,565	1,370	287
Available Capacity[4]	6,962	19,185	8,078	9,267
Potential Impact Generated by Proposed Comprehensive Plan Amendment[5]	1,315	66	658	1,315
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**5,647**	**19,119**	**7,420**	**7,952**
PM Peak Hour Traffic Analysis	**6 US 441 (from I-75 to CR235A) [1]**	**7 US 441 (from CR235A to NW 188th Street)[1]**	**16 CR235A (from US 441 to North City Limits)[1]**	**17 CR235A (from US 441 to CR 235)[1]**
Maximum Service Volume[2]	3,510	3,870	1,359	1,359
Existing Traffic[3]	2,861	2,114	131	495
Reserved Trips[4]	154	129	85	31
Available Capacity[4]	495	1,627	1,143	833
Potential Impact Generated by Proposed Comprehensive Plan Amendment [5]	127	6	64	127
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**368**	**1,621**	**1,079**	**706**

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
4 Source: City of Alachua March 2022 Development Monitoring Report.
5 Source: ITE Trip Generation Manual
6 The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown in Table 5, affected segments 6,7, 16 and 17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	214,194
Potential Potable Water Demand from Proposed Amendment **	40,700
Residual Capacity	**744,856**
Percentage of Permitted Design Capacity Utilized	**67.61%**

Sources:
** City of Alachua March 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 148 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 40,700 gallons per day at build out. This analysis is based on the practicable development potential of 148 residential dwellings that would be permitted by the proposed FLUM Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	193,280
Projected Potential Wastewater Demand from Proposed Amendment **	37,000
Residual Capacity	**592,720**
Percentage of Permitted Design Capacity Utilized	**60.49%**

Sources:
** City of Alachua March 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 148 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 37,000 gallons per day. This analysis is based on the practicable development potential of 148 residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 9a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.87
Reserved Capacity[1]	3.94
Potential Demand Generated by Development[3]	1.92
Residual Recreational Capacity After Impacts	**76.75**

Sources:
1 *City of Alachua March 2022 Development Monitoring Report.*
2 *2020 US Census; Policy 1.2.b, Recreation Element (Formula: 10,574 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.6 persons per dwelling x 148 dwellings / [5 acres/1,000 persons])*

Table 9b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	0.38 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.74 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**33.72 %**

1 *Source: City of Alachua January 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (1.92 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 1.92 recreational acres, and for passive park space by 0.38 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 10. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[2]	18,329.99	3,345.22
Projected Solid Waste Demand from Application[3]	1539.18	280.90
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *US Census; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per year)*
2 *City of Alachua March 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 148 dwellings))*
4 *New River Solid Waste Facility, April 2021*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 280.90 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the

proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

A request for determination of adequate capacity was submitted to the Alachua County School Board on April 6, 2022. The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed amendment. A determination will be required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 28 total student stations (13 for elementary, 6 for middle, and 8 for high school).

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

TOMOKA HILLS FARMS, INC
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

Table 4.1-1. Table of Allowed Uses

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

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

Dwelling, mobile home		P					P	P																4.3.1(A)(1)
Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)

Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7–14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S											A		
Roominghouse				S	S	S			P	P														
PUBLIC AND INSTITUTIONAL USES																								
Community services																								
Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)

Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Day care																								
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)
Educational facilities																								
College or university							S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																								
Government maintenance,													S	S	P		P	P	P	A			A	4.3.2(D)

storage, and distribution facility																								
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)

Institutions																							
Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S							S	S	P		P	P						A		A		
Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)

area, or with accessory schools, day care centers with more than 50 children, or recreational facilities																								
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P				P					
Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	

Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)

Passenger terminal, surface transportation												S		P	P	P	P	P	A				
Utilities																									
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)

Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								
Non-medical marijuana cultivation																								
Animal husbandry																								
General use category		P																						
Horticulture																								
General use category		P																						
Agriculture support and services (directly related)																								

Agricultural processing		P																					4.3.3(A)(1), (2)
Agri-education		P																					4.3.3(A)(1)
Agri-entertainment		P																					4.3.3(A)(1)
Custom operator		P																					4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																					4.3.3(A)(1), (3)
Equestrian facility		P													S		S						4.3.3(A)(1)
Farm co-op		P																					4.3.3(A)(1)
Farm machinery repair		S																					4.3.3(A)(1)
Farm market		P																		A			4.3.3(A)(1)

Farm produce stand		P																		A				4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																						4.3.3(A)(1)
Nursery, commercial		S																		A				4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S								P									4.3.3(A)(1), (4)
Pet farm		P																						4.3.3(A)(1)
Sawmill		S																						4.3.3(A)(1), (5)
Stable		P																						4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																								
Agricultural research facility		P														P	P	P						4.3.3(B)(1)

Animal care business		P														P								
Auction arena for livestock		S														S	S							
Central farm distribution hub for agricultural products		P														P	P							4.3.3(B)(1)
Equestrian facility		P																						4.3.3(B)(2)
Fair grounds		S																	A					
Farm machinery repair		P												P		P								
Farm machinery sales, rental, and service		P												P		P			A					
Stable		P																						4.3.3(B)(3)
Animal sales, service and care																								
Animal hospital		P											P		S				A					4.3.3(C)(1)

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

Specialty eating establishment									S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																								
Conference center		S							S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																						4.3.4(B)(2)
Industrial services																								
Building, heating, plumbing, or electrical contractors																P	P	P		A				
Electric motor repair																		P						4.3.4(C)(1)
Fuel oil distributor																		P						
General industrial service													P	P	P	P	P	P					A	

Heavy equipment sales, rental, or repair														P			P						4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities													P	P	P							A	4.3.4(C)(3)
Machine shop														S			P						4.3.4(C)(1)
Repair of scientific or professional instruments													S		S	P	P	P		A			A	
Tool repair															S	P	P	P						4.3.4(C)(1)
Manufacturing and production																								
Asphalt/concrete batch plant																		S						4.3.4(D)(1)
Manufacturing, heavy [1]																		P						4.3.4(D)(1)
Manufacturing, light															P	P	P	P		A			A	

Medical marijuana processing																								
Medical radioisotope laboratory															P									
Non-medical marijuana processing																								
Offices																								
Business services										P	P	P	P	P	P				A		A	A		
Financial services										P	P	P	P	P	P				A		A	A		
Professional services									S	P	P	P	P	P	P				A		A	A		
Radio and television broadcasting studio												P	P	P	P	P	P		A			A		
Sales												P	P	P	P				A		A	A		
Parking, commercial																								

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

greater in main activity area																								
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)

Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)
Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								

Pawn shop														P					A				4.3.4(G)(8)
Precious metals dealer														P					A				4.3.4(G)(9)
Personal services establishment								S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment											S	P	P	P					A				4.3.4(G)
Sales establishment								S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio														P					A				4.3.4(G)(10)
Large-scale retail establishments · 20,000 sf, but < 80,000 sf												P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments · 80,000 sf												S		S					A				4.3.4(G)(7)
Self-service storage																							

All uses												P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret														P										4.3.4(I)
Sexually oriented media store														P										4.3.4(I)
Sexually oriented motion picture theater														P										4.3.4(I)
Sex shop														P										4.3.4(I)
Vehicles, sales and services																								
Automobile body shop														P		P	P							4.3.4(J)(1)
Automobile parts sales												S		P		P	P		A					
Automobile rental and sales												S		P					A					4.3.4(J)(2)

Automobile repair and servicing		S												S		P	P		A				4.3.4(J)(3)
Automobile service station											S	S	P	P		P	P		A				
Automobile service station with wash and detail														P					A				
Boat and marine rental and sales												P		P					A				4.3.4(J)(4)
Carwash or auto detailing														P					A				4.3.4(J)(5)
Gasoline sales											S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales														P			P		A				4.3.4(J)(2)
Taxicab service												P	P	P					A				
Tire sales and mounting												P		P					A				4.3.4(J)(7)
Towing service														P					A				4.3.4(J)(8)

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

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

Salvage and junkyard																		P						4.3.4(M)(3)
Tire disposal or recycling																		S						4.3.4(M)(3)
Waste composting		S																P						
Wholesale sales																								
All uses															S	P	P	P						

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

EXHIBIT "B"

TO

TOMOKA HILLS FARMS, INC
SITE SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 28, 2022

Also sent by electronic mail to sethw@chw-inc.com

Seth Wood
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for:

-Tomoka Hills (2022) Small Scale Comprehensive Plan Amendment (SSCPA)
-Tomoka Hills (2022) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Wood:

On March 8, 2022 the City of Alachua received your updated applications for the above referenced projects.

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

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **April 19, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, April 5, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. This sign will be ready for pickup by 12 PM on Thursday, March 31, and must be posted by ***Monday, April 4, 2022.***

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, April 18, 2022). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

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

Sincerely,

Adam Hall, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 24, 2022

Also sent by electronic mail to sethw@chw-inc.com

Seth Wood
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: -Tomoka Hills (2022) Small Scale Comprehensive Plan Amendment (SSCPA)
-Tomoka Hills (2022) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Wood:

On January 31, 2022 the City of Alachua received your complete application for a Comprehensive Plan Amendment to the Future Land Use Map for the Tomoka Hills project which proposes amending the City of Alachua Future Land Use Map designations from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential on a ±25 acre subject property (Parcel Nos. 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Residential Single Family -3 (RSF-3) to Residential Single Family – 4 (RSF-4) and Residential Multiple Family – 8 (RMF-8) on the above referenced subject property.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Tuesday, March 8, 2022.** These materials may be submitted electronically. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

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

SSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*
   a. Use most current SBAC Concurrency Analysis form. Available upon request from Planning Staff.
   b. Calculations for traffic impacts assume all future residential development will be multifamily, but a higher generator (single family detached) is also permitted on site. Assume some or all of future residential development will be single family detached (ITE Code 210).

2. *Miscellaneous*
   a. Seth Wood is listed on application as agent, but Authorized Agent form states Craig Brashier as authorized agent.
   b. Executive summary states that the proposed applications will allow 128 gross dwelling units, but this appears to be *net* dwelling units. Please address.
   c. Proof of Payment of Taxes appears to be provided for 2020 and not 2021. Please revise with latest proofs of payment of taxes.

Rezoning Application

3. *Comprehensive Plan Analysis*
   a. Pages 12 and 16 of Justification report should include statement that the proposed zoning districts are compatible with the proposed Future Land Use Map Designations.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 3, 2022

Also sent by electronic mail to sethw@chw-inc.com

Seth Wood
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

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

Dear Mr Wood:

On January 31, 2022 the City of Alachua received your application for a Comprehensive Plan Amendment to the Future Land Use Map for the Tomoka Hills project which proposes amending the City of Alachua Future Land Use Map designations from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential on a ±25 acre subject property (Parcel Nos. 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Residential Single Family -3 (RSF-3) to Residential Single Family – 4 (RSF-4) and Residential Multiple Family – 8 (RMF-8) on the above referenced subject property.

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. Upon additional review of the submitted applications, the Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are complete, subject to submission of certain information detailed below, by Wednesday, February 9, 2022. If the materials detailed below are not provided by Wednesday, February 9, 2022, the application will be deemed to be incomplete. Failure to respond the identified deficiencies within 45 calendar days will result in administrative withdrawal of the applications.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting.

Please address the following:

1. **Comprehensive Plan Amendment Application**
    a. Three (3) sets of mailing labels for individuals and organizations registered with the City to be notified for workshops and hearings were not included with the application materials. Please provide.
2. **Rezoning Application:**
    a. Three (3) sets of mailing labels for individuals and organizations registered with the City to be notified for workshops and hearings were not included with the application materials. Please provide.

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

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning and Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

ORDINANCE 22-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) AND RESIDENTIAL SINGLE FAMILY – 1 (RSF-1) TO RESDENTIAL SINGLE FAMILY – 4 (RSF-4) AND RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8)ON A ±25.48 ACRE PROPERTY; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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 April 7, 2022 the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"); and

WHEREAS, on April 19, 2022 the LPA conducted a quasi-judicial public hearing on the proposed Amendment and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, on April 28, 2022 and on _____ the City advertised public hearings to be held before the City Commission; and

WHEREAS, on May 9, 2022 and on _____ the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

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

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) and Residential Single Family – 1 (RSF-1) to Residential Single Family -4 (RSF-4) and Residential Multiple Family – 8 (RMF-8) for Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 and 03871-000-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

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

PASSED on First Reading the 9th day of May, 2022.

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION FOR RESIDENTIAL SINGLE FAMILY – 4 (RSF-4) :

A PARCEL OF LAND SITUATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 86°54'12" EAST. ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100' WIDE RIGHT OF WAY) AND BEING THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 86°54'12" EAST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 647.88 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494; THENCE NORTH 03°06'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 250.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 86°53'36" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 647.88 FEET TO THE NORTHWEST CORNER OF SAID LANDS, LYING ON SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 250.22 FEET; THENCE NORTH 86°53'00" EAST, A DISTANCE OF 945.20 FEET TO THE EAST LINE OF ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°19'15" EAST, ALONG THE EAST LINE OF SAID ALACHUA OAKS, AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE 585.48 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD RIGHT OF WAY (FORMERLY HAVING A WIDTH OF 200 FEET), SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2864.79 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 59°28'16" WEST, 377.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.69 FEET TO THE END OF SAID CURVE; THENCE SOUTH 55°41'39" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 03°05'00" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 55°41'39" WEST, A DISTANCE OF 210.00 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE NORTH 03°05'00" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 13.81 ACRES, MORE OR LESS.

EXHIBIT "A"

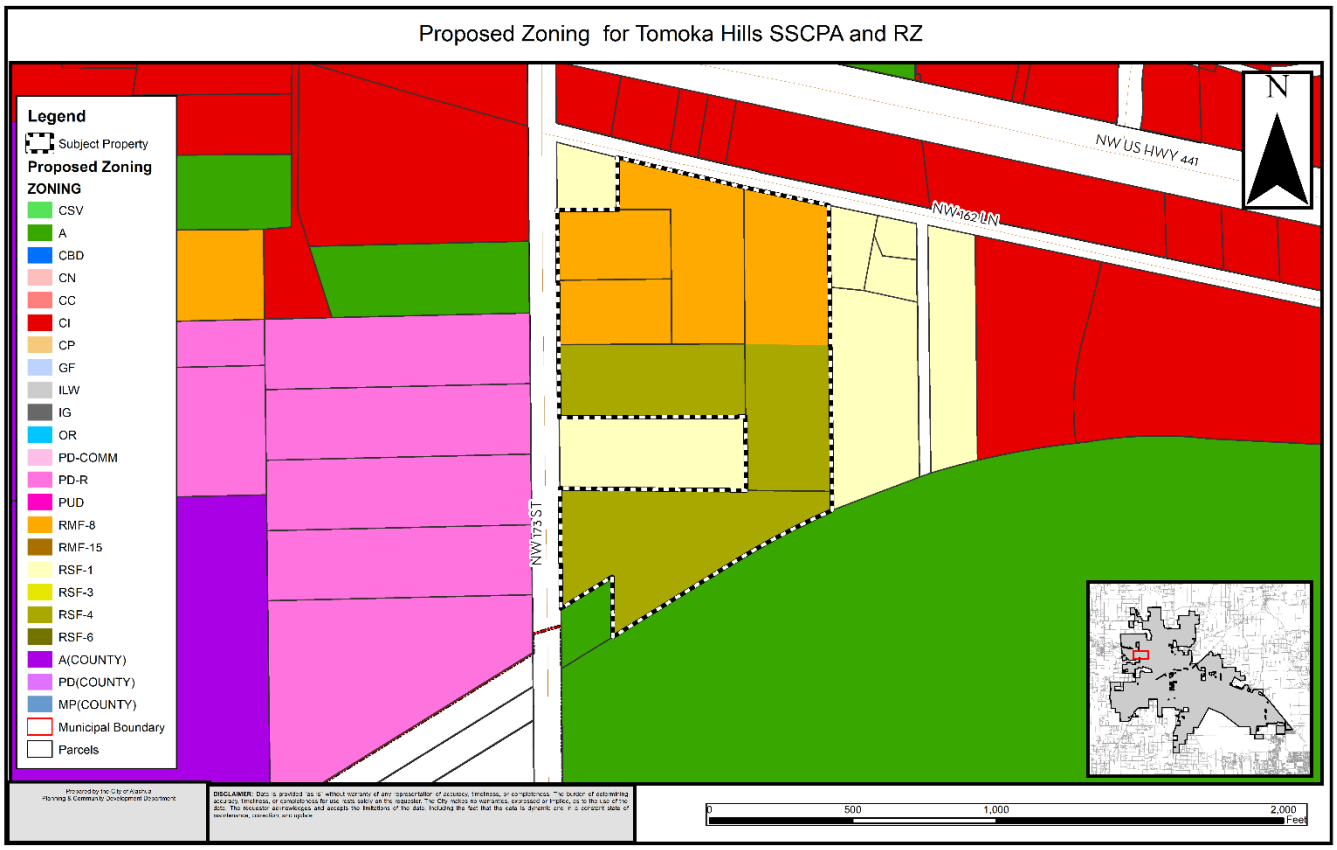
LEGAL DESCRIPTION FOR RESIDENTIAL MULTIPLE FAMILY - 8 (RMF-8):

A PARCEL OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 86°54'12" EAST. ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100' WIDE RIGHT OF WAY); THENCE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 466.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2316, PAGE 3 OF SAID PUBLIC RECORDS; THENCE NORTH 86°53'01" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 03°06'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 181.08 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 2 (66' WIDE RIGHT OF WAY); THENCE SOUTH 78°37'24" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 104.75 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10209.13 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°39'47" EAST, 370.55 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°04'47", AN ARC DISTANCE OF 370.57 FEET TO THE END OF SAID CURVE; THENCE SOUTH 80°42' 11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 278.21 FEET TO THE NORTHEAST CORNER OF ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°19'15" EAST, ALONG THE EAST LINE OF SAID ALACHUA OAKS, A DISTANCE 475.82 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 86°53'00" WEST, A DISTANCE OF 945.20 FEET TO THE **POINT OF BEGINNING.**

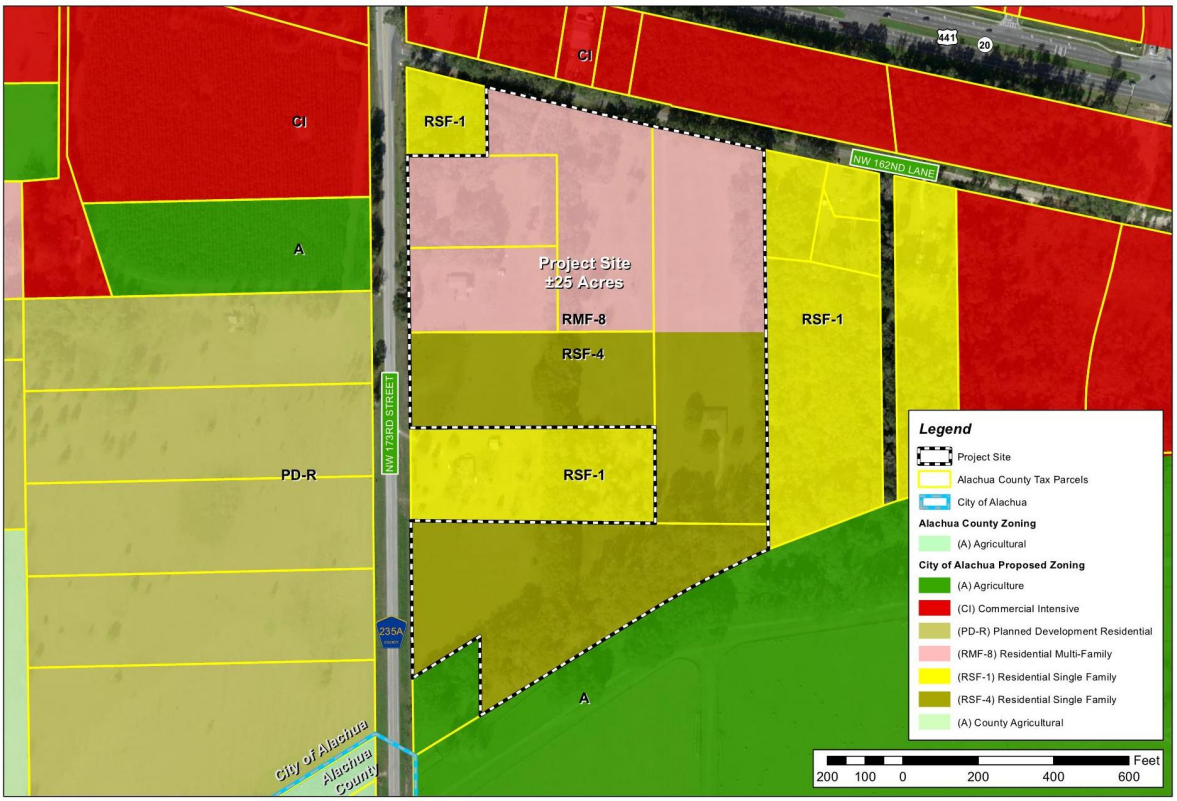
CONTAINING 11.67 ACRES, MORE OR LESS.

EXHIBIT "B"


Proposed Zoning for Tomoka Hills SSCPA and RZ
Legend
Subject Property
Proposed Zoning
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)
Municipal Boundary
Parcels
NW US HWY 441
NW 162 LN
NW 173 ST
N
0
500
1,000
2,000
Feet

Tomoka Hills

Rezoning Application on Alachua County Tax Parcels # 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000



Prepared For: City of Alachua, Planning & Community Development

Prepared on behalf of: Tomoka Hills Farms, Inc.

RESUBMITTED
3/08/2022
Date: ~~1/31/2022~~
PN# 21-0025

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

Application Package
Table of Contents

1. **Cover Letter (REVISED)**
2. **Rezoning Application**
3. **Property Owner Affidavit**
4. **Legal Descriptions**
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. **Neighborhood Meeting Materials**
7. **Justification Report**
8. **Public School Student Generation Form**
9. **Map Set**

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9. Map Set

March 8, 2022

Sent via electronic mail

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

RE: Response to Planning Assistance Team (PAT) Comments regarding:
Tomoka Hills (2022) Small-scale Comprehensive Plan Amendment (SsCPA) Application
Tomoka Hills (2022) Site-specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Adam:

The above-referenced applications have been revised per the comments provided in the PAT letter issued February 24th, 2022. Detailed responses to these comments are provided below. Original comments are provided in standard font; responses are provided in **bold font.**

SSCPA & REZONING APPLICATIONS

1. *Public Facilities Impact Analysis*
   a. Use most current SBAC Concurrency Analysis form. Available upon request from Planning Staff.

Application materials for both the SsCPA and Rezoning applications were revised to include the most current SBAC Concurrency Analysis form.

Based on comment 1.b., below, calculations were based on a 50/50 split of single-family residential and multifamily residential dwelling units. Justification Report Table 8—Projected Public School Demand was also revised in both applications to reflect this change.

   b. Calculations for traffic impacts assume all future residential development will be multifamily, but a higher generator (single family detached) is also permitted on site. Assume some or all of future residential development will be single family detached (ITE Code 210).

The calculations in Justification Report Table 3—Projected Trip Generation were revised to reflect a 50/50 split of single-family residential and multifamily residential dwelling units in both applications. The calculations of impacts in Justification Report Table 4—Projected Impacts on Affected Roadway Segments were also revised in both applications to reflect the new total number of trips generated.

2. *Miscellaneous*
   a. Seth Wood is listed on application as agent, but Authorized Agent form states Craig Brashier as authorized agent.

SsCPA application form and Rezoning application form have both been revised to list Craig Brashier as agent.

   b. Executive summary states that the proposed applications will allow 128 gross dwelling units, but this appears to be *net* dwelling units. Please address.

Executive summaries in both application justification reports have been revised to state *net* dwelling units rather than *gross* dwelling units. This change has also been reflected in Table 2—Existing and Proposed Maximum Density and Intensity Comparison for both applications.

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

c. Proof of Payment of Taxes appears to be provided for 2020 and not 2021. Please revise with latest proofs of payment of taxes.

Proof of Payment of Taxes for all parcels within project site has been updated to include proof through 2021.

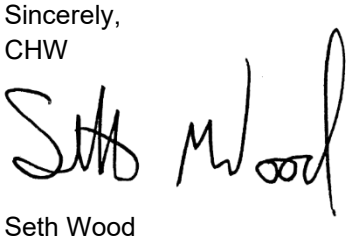
REZONING APPLICATIONS

3. *Comprehensive Plan Analysis*
    a. Pages 12 and 16 of Justification report should include statement that the proposed zoning districts are compatible with the proposed Future Land Use Map Designations.

The responses to Comprehensive Plan Future Land Use Element Objective 1.2.c and Land Development Regulations Section 2.4.2.(E)(1)(a) in the rezoning application justification report have been revised to include the statement, "The proposed zoning districts are compatible with the proposed Future Land Use map designations."

Thank you for your thorough review of our application materials. We trust you will find this submittal package sufficient for review and approval. We look forward to our further discussion on these requests to amend the City's Future Land Use Map and Official Zoning Atlas.

Sincerely,
CHW



Seth Wood
Project Planner

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City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Tomoka Hills
2. Address of Subject Property: _____
3. Parcel ID Number(s): 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000
4. Existing Use of Property: Vacant / single family residential
5. Future Land Use Map Designation : Moderate Density Residential; Agriculture
6. Existing Zoning Designation: Agriculture (A); Residential Single-family (RSF-1)
7. Proposed Zoning Designation: Residential Single-family (RSF-4); Residential Multifamily (RMF-8)
8. Acreage: ±25.0

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig Brashier Title: Director of Planning
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive
   City: Alachua State: Florida ZIP: 32615
   Telephone: (352) 331 - 1976 FAX: ( ) e-mail: sethw@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tomoka Hills Farms
   Mailing Address: P.O. Box 147018
   City: Gainesville State: Florida ZIP: 32614-7018

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. Consistent with Comprehensive Plan
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

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

   vi. Adverse Effect on Local Character
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. Not Deviate from Pattern of Development
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

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

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

   x. Public Facilities
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

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

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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

Signature of Applicant

Signature of Co-applicant

Craig Brashier

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7th day of March, 2022 by Craig Brashier, who is/are personally known to me, or who has/have produced _____ as identification.

Sherry Stinson

Signature of Notary Public, State of Florida

SHERRY STINSON
Commission # GG 212289
Expires August 27, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

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City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

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

Parcel ID Number(s): 03055-10-1, 03055-1, 03055-1-1, 03055-1-3, 03055-10-3, & 03871

Acreage: ±25

B. PERSON PROVIDING AGENT AUTHORIZATION

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

Company (if applicable): Tomoka Hills Farms Inc

Mailing Address: P.O. BOX 147018

City: Gainesville State: FL ZIP: 32614-7018

Telephone: Contact Agent FAX: e-mail:

C. AUTHORIZED AGENT

Name: Craig Brashier Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: 352-331-1976 e-mail: craigb@chw-inc.com

D. REQUESTED ACTION:

TO OBTAIN APPROVALS FROM THE CITY OF ALACHUA, SUWANNEE RIVER WATER MANAGEMENT DISTRICT, ALACHUA COUNTY, AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

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.

X _____

Signature of Applicant

William Shively

Typed or printed name and title of applicant

_____

Signature of Co-applicant

_____

Typed or printed name of co-applicant

State of Kentucky County of Fayette

The foregoing application is acknowledged before me this 25 day of January, 2020 by William Shively

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

NOTARY SEAL

_____

Signature of Notary Public, State of Kentucky

MEGHAN RICH
NOTARY PUBLIC
Kentucky, State At Large
I.D. # 599636
My Commission Expires 4/20/2022

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LEGAL DESCRIPTION

DATE: January 31, 2022
CLIENT: Tomoka Hill Farms, Inc.
PROJECT NO: 21-0025
DESCRIPTION FOR: RMF-8 / MEDIUM DENSITY RESIDENTIAL

A PARCEL OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 86°54'12" EAST. ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100' WIDE RIGHT OF WAY); THENCE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 466.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2316, PAGE 3 OF SAID PUBLIC RECORDS; THENCE NORTH 86°53'01" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 03°06'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 181.08 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 2 (66' WIDE RIGHT OF WAY); THENCE SOUTH 78°37'24" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 104.75 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10209.13 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°39'47" EAST, 370.55 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°04'47", AN ARC DISTANCE OF 370.57 FEET TO THE END OF SAID CURVE; THENCE SOUTH 80°42' 11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 278.21 FEET TO THE NORTHEAST CORNER OF ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°19'15" EAST, ALONG THE EAST LINE OF SAID ALACHUA OAKS, A DISTANCE 475.82 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 86°53'00" WEST, A DISTANCE OF 945.20 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 11.67 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

DATE: January 31, 2022
CLIENT: Tomoka Hill Farms, Inc.
PROJECT NO: 21-0025
DESCRIPTION FOR: RSF-4 / Moderate Density Residential

A PARCEL OF LAND SITUATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 86°54'12" EAST. ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100' WIDE RIGHT OF WAY) AND BEING THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 86°54'12" EAST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 647.88 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2119, PAGE 1494; THENCE NORTH 03°06'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 250.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 86°53'36" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 647.88 FEET TO THE NORTHWEST CORNER OF SAID LANDS, LYING ON SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 250.22 FEET; THENCE NORTH 86°53'00" EAST, A DISTANCE OF 945.20 FEET TO THE EAST LINE OF ALACHUA OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 53 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°19'15" EAST, ALONG THE EAST LINE OF SAID ALACHUA OAKS, AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE 585.48 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD RIGHT OF WAY (FORMERLY HAVING A WIDTH OF 200 FEET), SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2864.79 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 59°28'16" WEST, 377.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.69 FEET TO THE END OF SAID CURVE; THENCE SOUTH 55°41'39" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 03°05'00" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 55°41'39" WEST, A DISTANCE OF 210.00 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE NORTH 03°05'00" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 13.81 ACRES, MORE OR LESS.

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J.K. JESS IRBY, ESQ., CLERK OF THE COURT Date: 10/25/2021 12:49 PM

ALACHUA COUNTY

Real Estate Index Detail

Document Information

Instrument #:	2062598	**Document Type:**	DEED
Date Received:	08/09/2004 11:25:09 AM	**Book Type:**	OPR
Index Status:	Permanent Index	**Book:**	2971
Image?:	✓	**Page:**	987
Consideration:	$128,300.00	**# Pages:**	1
File Page:	NO		
Remarks:			

Grantors

1 MW INVESTMENTS LLC

2 ROBERTSON CRAIG A AIF

Grantees

1 TOMOKA HILLS FARMS INC

Legal Information

1 SEC 9; TWN 8S; RNG 18E

Related Documents

1	2792804	0	OPR	4198	818	NOC

Returnee Information

HAILE TITLE

15.00 p.s.
280.00

THIS INSTRUMENT WAS PREPARED BY:
JOHN C. TRENTELMAN, Attorney
207 N. Magnolia Avenue
Ocala, Florida 34475-6625

pct →

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 03/02/1999 11:57
Document ID 1594334
Book/Page 2219/ 1139

DTAX 280.00

Please Return To:
Charles M. Gadd, Jr.

RETURN TO

WARRANTY DEED

THIS INDENTURE, made the 26th day of February, 1999, between **JAMES A. O'NEAL JR. and his wife, VIRGINIA L. O'NEAL,** hereinafter called the grantor*, and **TOMOKA HILLS FARMS, INC.,**

whose mailing address is: 7201 NW 11th Place. Gainesville. Florida 32605

hereinafter called the grantee*.

WITNESSETH:

that said grantor, for and in consideration of the sum of ten 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's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

PARCEL NUMBER: 03871-000-000 & 03055-001-001

and said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 1999. *"Grantor" and "grantee" are used for singular or plural as context requires.

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.

John C. Trentelman

James A. O'Neal Jr. (Seal)
JAMES A. O'NEAL JR.
1306 SE 15th St.
Ocala FL 34471

Victoria N. McCue
Victoria N. McCue

Virginia L. O'Neal
VIRGINIA L. O'NEAL

STATE OF FLORIDA

COUNTY OF MARION

The foregoing instrument was acknowledged before me this 25 day of Feb, 1999, by James A. O'Neal Jr. and his wife, Virginia L. O'Neal, who are personally known to me and who did not take an oath.

JOHN C. TRENTELMAN
MY COMMISSION # CC453416 EXPIRES
July 31, 1999
BONDED THRU TROY FAIN INSURANCE, INC

J C T
Notary Public, State of Florida

MY COMMISSION EXPIRES: 7-31-99

EXHIBIT A

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

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E., A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E., A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN N.86°54'12"E., ALONG SAID SOUTH LINE, A DISTANCE OF 299.30 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 175, PAGE 1000 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "ORIGINAL PARCEL"; THENCE RUN S.03°19'15"E., ALONG THE EAST LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 84.71 FEET TO THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN SOUTHWESTERLY, ALONG SAID CENTERLINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, THROUGH AN ARC ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.68 FEET (CHORD BEARING AND DISTANCE OF S.59°28'16"W., 377.42 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.55°41'39"W., ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET TO A BOUNDARY CORNER OF SAID "ORIGINAL PARCEL"; THENCE RUN N.03°05'00"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET; THENCE RUN S.55°41'39"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET TO THE INTERSECTION OF SAID BOUNDARY LINE WITH THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE RUN N.03°05'00"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 14.105 ACRES MORE OR LESS.

LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SW CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E. A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E. A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN S.86°54'12"W. ALONG THE SOUTH LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1926519 2 PGS
2003 APR 15 12:10 PM BK 2645 PG 97
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY,FLORIDA
CLERK10 Receipt#134914
Doc Stamp-Deed: 455.00
By: _____D.C.

Prepared by Charles M. Gadd, Jr.
Clayton-Johnston, P.A.
111 SE First Avenue
Gainesville, FL 32602

Parcel ID Number: 03055-001-003
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 9 day of April cb, 2003 A.D., **Between** William J. Shively

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

whose address is: PO Box 147018, Gainesville, FL 32614

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

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

Those certain lands as described on attached Exhibit A which are made a part hereof by reference.

Together with that certain 1999 Horton Mobile Home, Identification Number H209240G, Title Number 82523650.

SUBJECT TO taxes for 2003 and subsequent years.

SUBJECT TO restrictions and easements of record.

GRANTOR HEREIN WARRANTS THAT THE ABOVE-DESCRIBED PROPERTY IS NEITHER HIS HOMESTEAD NOR HIS RESIDENCE.

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

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

Signed, sealed and delivered in our presence:

Printed Name: Allen D. Durham
Witness

Printed Name: Donald C. Matz, Jr.
Witness

William J. Shively (Seal)
P.O. Address: **PO Box 147018, Gainesville, FL 32614**

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 9 day of April cb, 2003 by William J. Shively

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

Cathy Bishop
Commission # CC 924639
Expires May 19, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

Printed Name: Cathy Bishop
Notary Public
My Commission Expires: May 19, 2004

A20909

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EXHIBIT A

A tract of land situated in Section 9, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the aforementioned Section 9, Township 8 South, Range 18 East, for the point of reference and run North 86°54'12" East, along the South line of said Section 9, a distance of 50.00 feet to the East right of way line of County Road No. 235-A (100 foot right of way); thence run North 03°06'59" West, along said East right of way line, a distance of 967.41 feet to the True Point of Beginning; thence continue North 03°06'59" West, along said right of way line, a distance of 235.36 feet to the intersection of said East right of way line with the South right of way line of Old State Highway No. 2 (66 foot right of way); thence run South 78°37'24" East, along said South right of way line, a distance of 321.65 feet to the beginning of a curve concave Northerly, said curve having a radius of 10209.13 feet; thence run Southeasterly, along said South right of way line and with said curve, through an arc angle of 01°56'28", an arc distance of 345.87 feet (chord bearing and distance of South 79°35'38" East, 345.86 feet respectively); thence run South 03°06'59" East, a distance of 540.96 feet; thence run South 86°53'01" West, a distance of 254.68 feet; thence run North 03°06'59" West, a distance of 466.97 feet; thence run South 86°53'01" West, a distance of 393.00 feet to the True Point of Beginning. LESS the Westerly 210 feet thereof.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2118786 1 PG
2005 MAR 22 11:29 AM BK 3090 PG 1391
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#228412
Doc Stamp-Deed: 875.00

2118786

This Document Prepared By and Return to:
Charles M. Gadd, Jr.
CLAYTON-JOHNSTON, P.A.
111 S.E. First Ave.
Gainesville, FL 32601

Parcel ID Number: 03055-010-001

Warranty Deed

This Indenture, Made this 18th day of March, 2005 A.D., **Between** Darrell T. Lancaster and Myra K. Lancaster, husband and wife

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

whose address is: 7201 N.W. 11th Place, Gainesville, FL 32605

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

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

LOT 1, ALACHUA OAKS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "T", PAGE 53, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO THAT CERTAIN 1998, 80 X 28 CARRIAGE MANOR MOBILE HOME, VEHICLE IDENTIFICATION NUMBERS GAFLW75A68072CD21 AND GAFLW75B68072CD21, SERIAL NUBMERS 75032899 AND 75032900.

Subject to taxes for 2005 and subsequent years.

Subject to restrictions and easements of record.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Charles M. Gadd, Jr.
Witness

Darrell T. Lancaster (Seal)
Darrell T. Lancaster
P.O. Address: 4927 N.W. 20th Drive, Gainesville, FL 32605

Printed Name: Denise Lowry Hutson
Witness

Myra K. Lancaster (Seal)
Myra K. Lancaster
P.O. Address: 4927 N.W. 20th Drive, Gainesville, FL 32605

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 18th day of March, 2005 by

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 04/30/1999 16:01
Document ID 1606360
Book/Page 2229/ 1239

DTAX 700.00

This instrument prepared by:
MARVIN W. BINGHAM, JR.
P.O. Box 1930
Alachua, Florida 32616

Tax Parcel # 03055-010-003

RETURN TO

WARRANTY DEED

This Indenture, made this 28th day of April, 1999, between **Nanine Genender, an unmarried person, and Adrienne Bleichner, an unmarried person, whose post office address is P.O. Box 2253, Alachua, Florida 32616, grantors, and Tomoka Hills Farms, Inc.,** whose post office address is 7201 NW 11th Place, Gainesville, Florida 32605, grantee,

WITNESSETH that said grantors, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable considerations to said grantors in hand paid by said grantee, the receipt of which is hereby acknowledged, have 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:

Lots Two (2) and Three (3), ALACHUA OAKS SUBDIVISION, according to plat thereof, as recorded in Plat Book "T", page 53, of the Public Records of Alachua County, Florida.

Together with that certain1997 Fleetwood Waverly Crest Doublewide Mobile Home Serial # FLFLV70A25143-WC21 and FLFLV70B25143-WC21.

SUBJECT TO and together with covenants, easements and restrictions of record, and taxes for the year 1999 and all subsequent years.

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

IN WITNESS WHEREOF, grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

Witness
Printed Name D.V. JAKUPKO

Nanine Genender

Witness
Printed Name MARVIN W. BINGHAM JR

Adrienne Bleichner

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 28th day of April, 1999, by **Nanine Genender and Adrienne Bleichner,** who are personally known to me ✓ or produced _____ as identification.

MARVIN W. BINGHAM, JR.
Comm. No. CC 547201
My Comm. Exp. May. 22, 2000
Bonded thru Pichard Ins. Agcy.

NOTARY PUBLIC
Printed Name: MARVIN W. BINGHAM JR

15.00 p.s.
280.00

THIS INSTRUMENT WAS PREPARED BY:
JOHN C. TRENTELMAN, Attorney
207 N. Magnolia Avenue
Ocala, Florida 34475-6625

pct →

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 03/02/1999 11:57
Document ID 1594334
Book/Page 2219/ 1139

DTAX 280.00

Please Return To:
Charles M. Gadd, Jr.

RETURN TO

WARRANTY DEED

THIS INDENTURE, made the 26th day of February, 1999, between **JAMES A. O'NEAL JR. and his wife, VIRGINIA L. O'NEAL,** hereinafter called the grantor*, and **TOMOKA HILLS FARMS, INC.,**

whose mailing address is: 7201 NW 11th Place. Gainesville. Florida 32605

hereinafter called the grantee*.

WITNESSETH:

that said grantor, for and in consideration of the sum of ten 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's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

PARCEL NUMBER: 03871-000-000 & 03055-001-001

and said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 1999. *"Grantor" and "grantee" are used for singular or plural as context requires.

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.

John C. Trentelman

James A. O'Neal Jr. (Seal)
JAMES A. O'NEAL JR.
1306 SE 15th St.
Ocala FL 34471

Victoria N. McCue
Victoria N. McCue

Virginia L. O'Neal
VIRGINIA L. O'NEAL

STATE OF FLORIDA

COUNTY OF MARION

The foregoing instrument was acknowledged before me this 25 day of Feb, 1999, by James A. O'Neal Jr. and his wife, Virginia L. O'Neal, who are personally known to me and who did not take an oath.

JOHN C. TRENTELMAN
MY COMMISSION # CC453416 EXPIRES
July 31, 1999
BONDED THRU TROY FAIN INSURANCE, INC

J C T
Notary Public, State of Florida

MY COMMISSION EXPIRES: 7-31-99

EXHIBIT A

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

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E., A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E., A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN N.86°54'12"E., ALONG SAID SOUTH LINE, A DISTANCE OF 299.30 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 175, PAGE 1000 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "ORIGINAL PARCEL"; THENCE RUN S.03°19'15"E., ALONG THE EAST LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 84.71 FEET TO THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN SOUTHWESTERLY, ALONG SAID CENTERLINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, THROUGH AN ARC ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.68 FEET (CHORD BEARING AND DISTANCE OF S.59°28'16"W., 377.42 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.55°41'39"W., ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET TO A BOUNDARY CORNER OF SAID "ORIGINAL PARCEL"; THENCE RUN N.03°05'00"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET; THENCE RUN S.55°41'39"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET TO THE INTERSECTION OF SAID BOUNDARY LINE WITH THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE RUN N.03°05'00"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 14.105 ACRES MORE OR LESS.

LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SW CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E. A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E. A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN S.86°54'12"W. ALONG THE SOUTH LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING.

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

Parcel Summary

Parcel ID	03055-001-000
Prop ID	12727
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC N ALG W/L SEC 500.44 FT E 50 FT TO E R/W SR 235-A POB E 393 FT N 221.68 FT W 393 FT TO E R/W SR 235-A S ALG R/W 221.68 FT POB OR 2971/0987
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (00100)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	2.000
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$80,810	$80,139	$81,675	$84,800	$82,500
Land Value	$26,000	$13,400	$13,400	$13,400	$13,400
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$106,810**	**$93,539**	**$95,075**	**$98,200**	**$95,900**
Assessed Value	$102,893	$93,539	$95,075	$98,200	$95,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$102,893	$93,539	$95,075	$98,200	$95,900
Maximum Save Our Homes Portability	$3,917	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0110	SFR RURAL	2.00	87120	0	0	RSF-1

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	2,057	**HC&V**	04-FORCED AIR
Heated Area	2,021	**HVAC**	03-CENTRAL
Exterior Walls	19-COMMON BRICK	**Bathrooms**	2.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	3-3 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1973
Floor Cover	10-TERRAZZO; 14-CARPET	**Effective Year Built**	1976

Type	SOH MISC	**Heat**	
Total Area	338	**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**	2003

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,021	1976	3	0100	SINGLE FAMILY	$77,392
FOP	FINISHED OPEN PORCH	36	1976	3	0100	SINGLE FAMILY	$414

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2121	SP 1	168	2003		R2	RES	$944
2221	STG 1	170	2003		R2	RES	$480

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/6/2004	$128,300	WD	2971	987	Q - QUALIFIED	Improved	* MW INVESTMENTS LLC	TOMOKA HILLS FARMS INC	Link (Clerk)
5/12/2004	$117,000	WD	2915	454	Q - QUALIFIED	Improved	* FLOYD EDWARD D FLORA E	* MW INVESTMENTS LLC	Link (Clerk)
11/22/1995	$28,900	WD	2039	52	U - UNQUALIFIED	Improved	* CHESTER S & MARGUERITE V SAN	* FLOYD EDWARD D FLORA E	Link (Clerk)

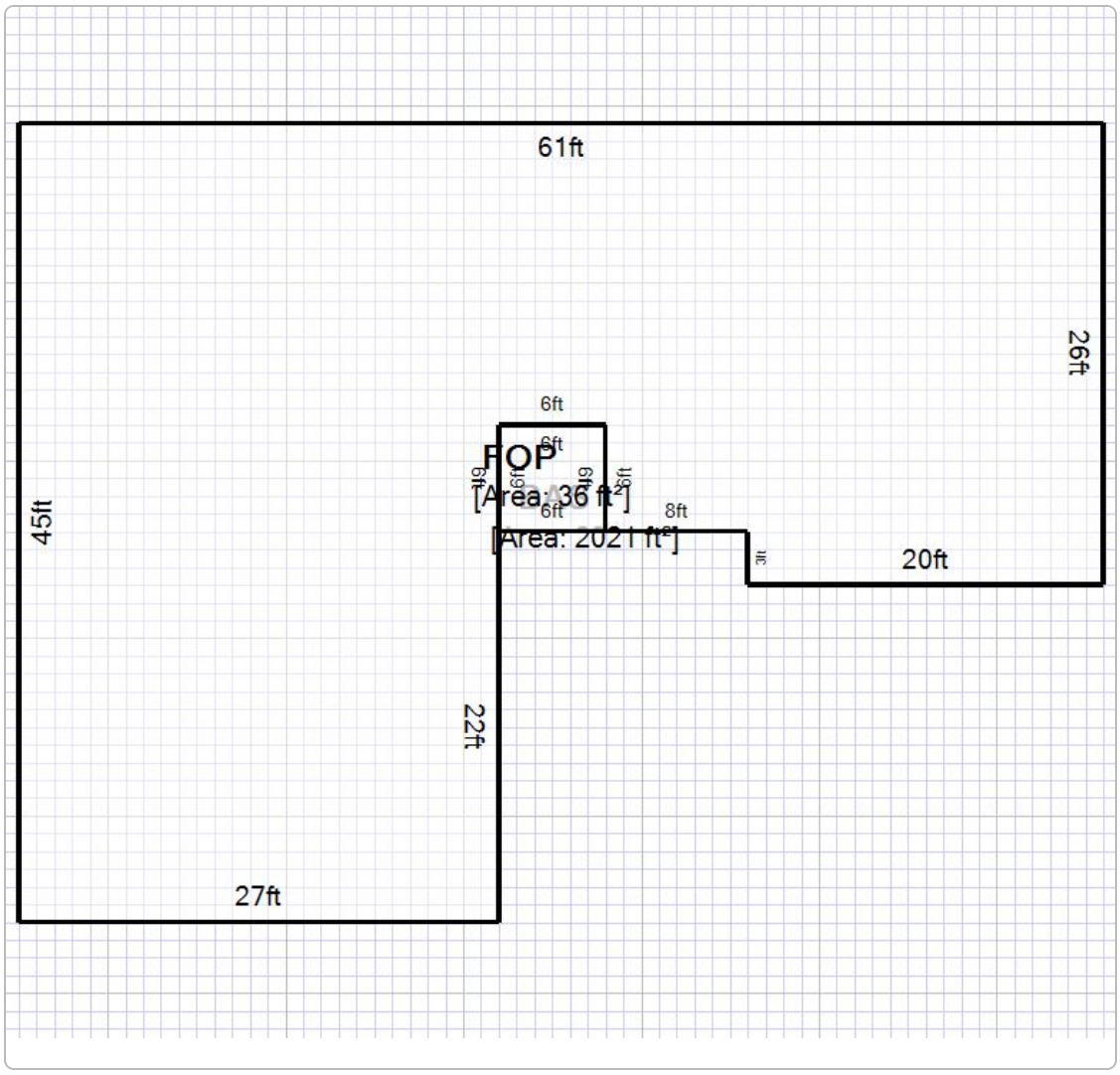
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
A5-13-3087	ROOFING	Yes	No	5/28/2013	$5,600
7469	STORAGE BLDG >100 SQ FT	Yes	No	7/18/2000	$600
95-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/1995	$0

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

Sketches



Map

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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 10/25/2021, 5:21:35 AM

Version 2.3.155

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

Parcel Summary

Parcel ID	03055-001-001
Prop ID	12728
Location Address	
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC E 50 FT POB N 3 DEG W 500.44 FT N 86 DEG E 647.88 FT S 3 DEG E 500.66 FT S 86 DEG W TO POB (LESS THE S1/2 PER OR 2119/1494) OR 2219/1139 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	3.720
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$48,360	$24,924	$24,924	$24,900	$24,900
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$48,360**	**$24,924**	**$24,924**	**$24,900**	**$24,900**
Assessed Value	$27,416	$24,924	$24,924	$24,900	$24,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$27,416	$24,924	$24,924	$24,900	$24,900
Maximum Save Our Homes Portability	$20,944	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0115	SFR ACREAGE	3.72	162043.2	0	0	RSF-1

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
2/26/1999	$40,000	MS	2219	1139	U - UNQUALIFIED	Vacant	* O'NEAL JAMES A JR VIRGINIA L	TOMOKA HILLS FARMS INC	Link (Clerk)
12/28/1995	$17,500	MS	2043	2698	U - UNQUALIFIED	Improved	* SANDERS CHESTER S MARGUERITE	* O'NEAL JAMES A JR VIRGINIA L	Link (Clerk)
11/22/1995	$28,900	MS	2039	58	U - UNQUALIFIED	Improved	* E D & FLORA E FLOYD	* SANDERS CHESTER S MARGUERITE	Link (Clerk)
6/6/1988	$85,800	MS	1705	999	U - UNQUALIFIED	Vacant	* E D FLOYD; & FLORA E FLOYD	* E D & FLORA E FLOYD	Link (Clerk)

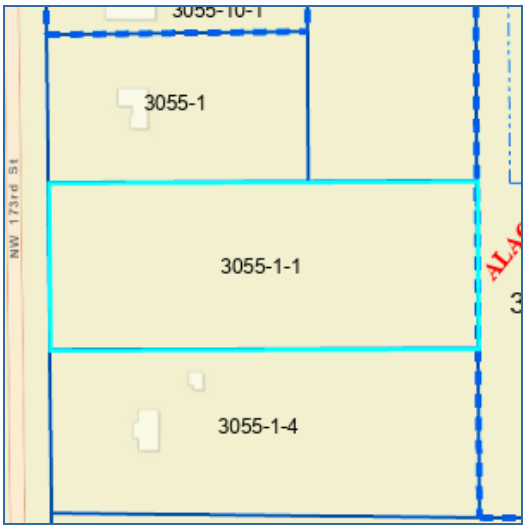
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
97-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1997	$0
95-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/1995	$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.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 10/25/2021, 5:21:35 AM

Version 2.3.155

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

Parcel Summary

Parcel ID	03055-001-003
Prop ID	12729
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC E 50 FT N 3 DEG W 967.41 FT POB N 3 DEG W 235.36 FT S 78 DEG E 321.65 FT SELY ALG CURVE 345.87 FT S 3 DEG E 540.96 FT W 254.68 FT N 3 DEG W 466.97 FT W 393 FT POB LESS THE N 210 FT OF THE W 210 FT OR 2645/0097 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	MISC. RESIDENCE (00700)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	4.000
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,884	$1,884	$1,884	$1,900	$1,900
Land Value	$46,800	$24,120	$24,120	$24,100	$24,100
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$48,684**	**$26,004**	**$26,004**	**$26,000**	**$26,000**
Assessed Value	$28,604	$26,004	$26,004	$26,000	$26,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$28,604	$26,004	$26,004	$26,000	$26,000
Maximum Save Our Homes Portability	$20,080	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0110	SFR RURAL	4.00	174240	0	0	RSF-1

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1990

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2420	WELL/SEPT	1	1990		R5	RES	$1,884

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
4/9/2003	$65,000	WD	2645	97	Q - QUALIFIED	Improved	* SHIVELY WILLIAM J	TOMOKA HILLS FARM INC	Link (Clerk)
2/27/2003	$65,000	WD	2614	1160	Q - QUALIFIED	Improved	* FOWLER JUDITH ANN	* SHIVELY WILLIAM J	Link (Clerk)
12/24/1996	$35,000	MS	2093	58	U - UNQUALIFIED	Vacant	* CHESTER S SANDERS MARGUERITE	* FOWLER JUDITH ANN	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
7204	MANUFACTURED HOUSING	Yes	No	11/16/1999	$34,000
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0
97-00000	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.

Map

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

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GDPR Privacy Notice

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Version 2.3.155

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

Parcel Summary

Parcel ID	03055-010-001
Prop ID	12731
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	ALACHUA OAKS
Brief Legal Description*	ALACHUA OAKS PB T-53 LOT 1 3090/1391
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	MISC. RESIDENCE (00700)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	2.210
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,884	$1,884	$1,884	$1,900	$1,900
Land Value	$28,730	$14,807	$14,807	$14,800	$14,800
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$30,614**	**$16,691**	**$16,691**	**$16,700**	**$16,700**
Assessed Value	$18,360	$16,691	$16,691	$16,700	$16,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$18,360	$16,691	$16,691	$16,700	$16,700
Maximum Save Our Homes Portability	$12,254	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0110	SFR RURAL	2.21	96267.6	0	0	RSF-1

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1998

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2420	WELL/SEPT	1	1998		R5	RES	$1,884

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/18/2005	$125,000	WD	3090	1391	Q - QUALIFIED	Improved	* LANCASTER DARRELL T MYRA K	TOMOKA HILLS FARMS INC	Link (Clerk)
1/27/1998	$17,500	WD	2151	74	Q - QUALIFIED	Vacant	* HOLLAND HUGH H SR JO ANN	* LANCASTER DARRELL T MYRA K	Link (Clerk)
7/7/1997	$10,000	WD	2121	116	Q - QUALIFIED	Vacant	* SANDERS CHESTER S MARGUERITE	* HOLLAND HUGH H SR JO ANN	Link (Clerk)

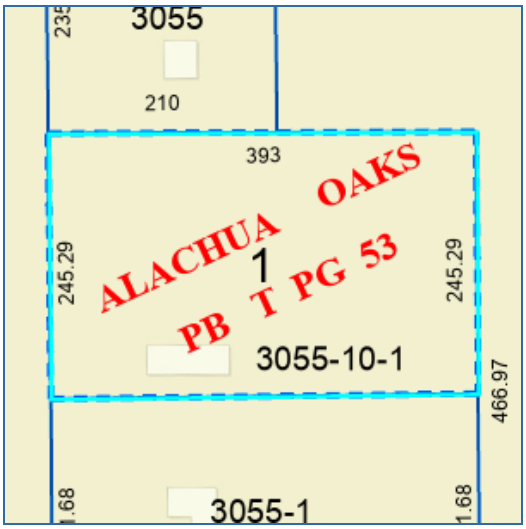
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
7040	WOOD DECK / DOCK	Yes	No	6/18/1999	$1,500
6603	MISCELLANEOUS	Yes	No	2/13/1998	$1,280
6585	MANUFACTURED HOUSING	Yes	No	1/23/1998	$50,450

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

Map



Photos

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

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

Parcel Summary

Parcel ID	03055-010-003
Prop ID	12732
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	9-8-18 ALACHUA (233209.00)
Subdivision	ALACHUA OAKS
Brief Legal Description*	ALACHUA OAKS PB T-53 LOTS 2 & 3 OR 2229/1239
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (00100)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	6.900
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$171,929	$169,324	$171,456	$175,700	$169,500
Land Value	$89,700	$31,050	$31,050	$31,100	$31,100
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$261,629**	**$200,374**	**$202,506**	**$206,800**	**$200,600**
Assessed Value	$220,411	$200,374	$202,506	$206,800	$200,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$220,411	$200,374	$202,506	$206,800	$200,600
Maximum Save Our Homes Portability	$41,218	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0110	SFR RURAL	6.90	300564	0	0	RSF-1

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	3,200	**HC&V**	04-FORCED AIR
Heated Area	2,251	**HVAC**	03-CENTRAL
Exterior Walls	17-CB STUCCO	**Bathrooms**	2.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	4-4 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	2005
Floor Cover	11-CLAY TILE; 14-CARPET	**Effective Year Built**	2005

Type	SOH MISC	**Heat**	
Total Area	705	**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**	2005

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,251	2005	3	0100	SINGLE FAMILY	$138,449
FGR	FINISHED GARAGE	582	2005	3	0100	SINGLE FAMILY	$19,689
FOP	FINISHED OPEN PORCH	150	2005	3	0100	SINGLE FAMILY	$2,768
FSP	FIN SCREENED PORCH	217	2005	3	0100	SINGLE FAMILY	$7,341

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
0800	DRIVE/WALK	416	2005		R1	RES	$333
0963	FP PF 2	1	2005		R7	RES	$802
1641	PATIO 1	288	2006		R1	RES	$353

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
4/28/1999	$100,000	WD	2229	1239	Q - QUALIFIED	Improved	* BLEICHNER & GENENDER /// NAN	TOMOKA HILLS FARMS INC	Link (Clerk)
8/15/1997	$33,500	WD	2127	307	Q - QUALIFIED	Vacant	* SANDERS CHESTER S MARGUERITE	* BLEICHNER & GENENDER	Link (Clerk)

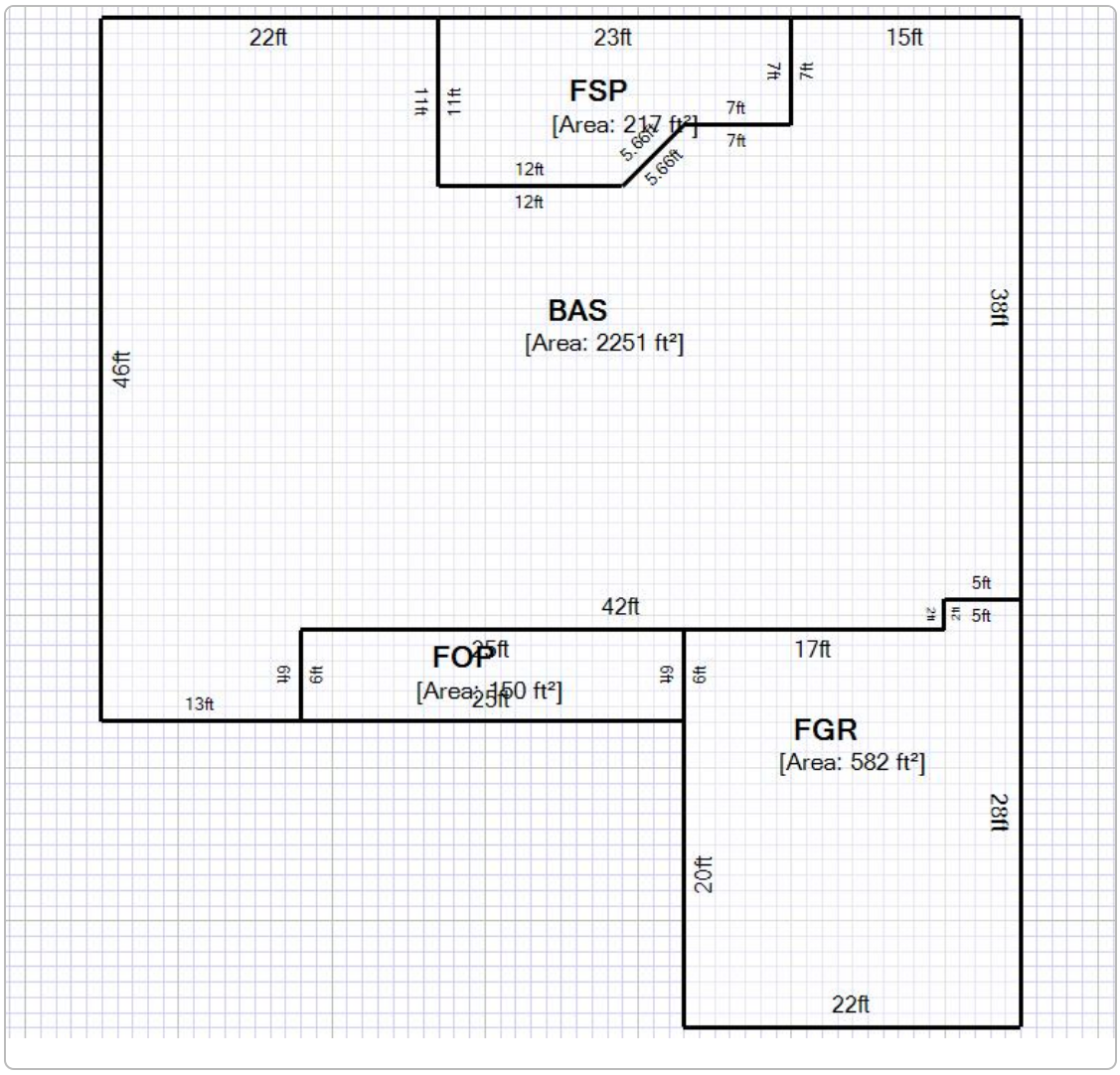
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
9407	ONE & TWO FAMILY DWELLING	Yes	No	7/16/2004	$108,239
6492	MANUFACTURED HOUSING	Yes	No	10/1/1997	$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



Map

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

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

Parcel Summary

Parcel ID	03871-000-000
Prop ID	15084
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	THAT PART GOV LOT 2 N OF RAILROAD LESS W 50 FT R/W PER OR 671/395) & THAT STRIP ABANDONED RR R/W PER OR 836/205) LESS ONE ACRE PER OR 1312/289) OR 2219/1139 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ACRG NOT AG (09900)
Sec/Twp/Rng	16-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	6.290
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$22,644	$22,644	$22,644	$22,600	$22,600
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$22,644**	**$22,644**	**$22,644**	**$22,600**	**$22,600**
Assessed Value	$22,644	$22,644	$22,644	$22,600	$22,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$22,644	$22,644	$22,644	$22,600	$22,600
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

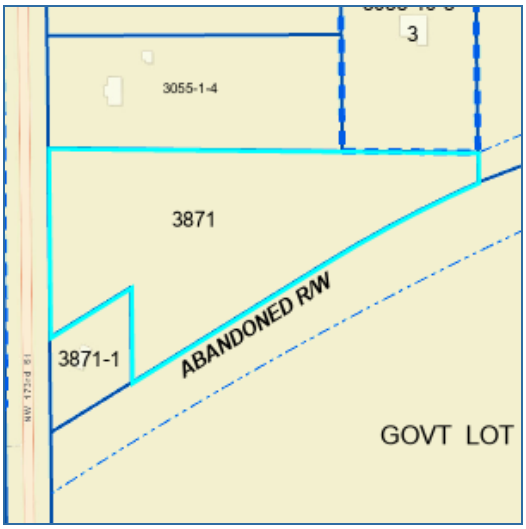
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9905	AC NON AG < 10	6.29	273992.4	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
2/26/1999	$40,000	MS	2219	1139	U - UNQUALIFIED	Vacant	* O'NEAL JAMES A JR VIRGINIA L	TOMOKA HILLS FARMS INC	Link (Clerk)
12/28/1995	$17,500	MS	2043	2698	U - UNQUALIFIED	Vacant	* SANDERS CHESTER S MARGUERITE	* O'NEAL JAMES A JR VIRGINIA L	Link (Clerk)
11/22/1995	$28,900	MS	2039	58	U - UNQUALIFIED	Improved	* EDWARD DEWITT & FLORA E FLOY	* SANDERS CHESTER S MARGUERITE	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



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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Version 2.3.155

Real Estate Account #03055 001 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
15909 NW 173RD ST
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$2,438.06**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $2,438.06	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $2,210.40	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $2,300.73	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $2,339.98	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $2,344.10	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $2,162.06	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $2,239.55	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $2,208.97	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $2,289.71	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $2,413.00	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $2,565.56	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $2,587.47	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $3,471.45	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1040		**Redeemed**	07/12/2010	**Face** $3,300.19, **Rate** 0.25%	
		Paid $3,471.45			
2008 Annual Bill	$0.00	**Paid** $2,743.73	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $2,682.17	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $2,919.42	03/08/2007	**Receipt** #2006-9001818	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $2,735.81	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,454.36	12/31/2004	**Receipt** #2004-4018871	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,488.20	11/01/2003	**Receipt** #2003-3025368	Print (PDF)
2002					
2002 Annual Bill	$0.00	**Paid** $1,631.56	10/17/2003	**Receipt** #2002-0287405	Print (PDF)
Certificate #833		**Redeemed**	10/17/2003	**Face** $1,547.91, **Rate** 0.25%	
		Paid $1,631.56			
Total Amount Due	**$0.00**				

John Power TAX COLLECTOR Serving Alachua County

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Search > Account Summary

Real Estate Account #03055 001 001

Owner:
TOMOKA HILLS FARMS INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$804.88**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $804.88	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $611.12	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $627.28	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $619.32	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $633.34	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $589.86	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $601.21	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $593.60	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $593.41	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $592.48	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $605.52	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $601.11	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $737.75	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1041		**Redeemed**	07/12/2010	**Face** $696.67, **Rate** 9%	
		Paid $737.75			
2008 Annual Bill	$0.00	**Paid** $541.59	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $543.49	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $629.05	03/08/2007	**Receipt** #2006-9001817	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $635.83	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $635.51	12/31/2004	**Receipt** #2004-4018873	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $643.64	11/19/2003	**Receipt** #2003-3014852	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $652.80	11/26/2002	**Receipt** #2002-0216739	Print (PDF)
Total Amount Due	**$0.00**				

Real Estate Account #03055 001 003

Owner:
TOMOKA HILLS FARM INC

Situs:
17115 NW 162ND LN
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$852.29**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $852.29	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $661.40	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $674.15	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $666.30	11/15/2018	**Receipt** #18-0017014	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $680.91	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $631.73	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $643.57	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $638.00	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $1,257.83	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012					
2012 Annual Bill	$0.00	**Paid** $1,736.78	11/15/2012	**Receipt** #12-0024271	Print (PDF)
Refund		**Processed** $430.22	12/10/2012	**To** DIXIANA, LLC	
		Paid $1,736.78			
2011 Annual Bill	$0.00	**Paid** $1,378.85	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $1,397.30	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $1,849.03	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1042		**Redeemed**	07/12/2010	**Face** $1,755.03, **Rate** 8.25%	
		Paid $1,849.03			
2008 Annual Bill	$0.00	**Paid** $1,440.85	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $1,433.72	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $1,598.20	03/08/2007	**Receipt** #2006-9001819	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $1,535.67	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,308.92	12/31/2004	**Receipt** #2004-4018870	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $575.73	11/19/2003	**Receipt** #2003-3014857	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $568.79	02/28/2003	**Receipt** #2002-0262677	Print (PDF)
Total Amount Due	**$0.00**				

Real Estate Account #03055 010 001

Owner:
TOMOKA HILLS FARMS INC

Situs:
15921 NW 173RD ST
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$584.06**. **Print paid bill (PDF)**

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $584.06	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $462.95	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $469.65	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $464.85	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $474.25	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $411.42	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $423.87	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $423.45	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $428.51	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $430.94	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $442.65	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $1,793.22	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $2,409.30	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1043		**Redeemed**	07/12/2010	**Face** $2,288.62, **Rate** 8.25%	
		Paid $2,409.30			
2008 Annual Bill	$0.00	**Paid** $1,928.07	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $1,924.81	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $2,077.10	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $1,000.71	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $971.24	02/02/2005	**Receipt** #2004-4021134	Print (PDF)
2003					
2003 Annual Bill	$0.00	**Paid** $1,138.40	02/02/2005	**Receipt** #2004-4021134	Print (PDF)
Certificate #702		**Redeemed**	02/02/2005	**Face** $1,078.24, **Rate** 0.25%	
		Paid $1,138.40			
2002					
Total Amount Due	**$0.00**				

BILL	AMOUNT DUE	STATUS			ACTION
2002 Annual Bill	$0.00	**Paid** $1,106.09	07/31/2004	**Receipt** #2003-3082866	Print (PDF)
Certificate #834		**Redeemed**	08/02/2004	**Face** $1,047.47, **Rate** 0.25%	
		Paid $1,106.09			
Total Amount Due	**$0.00**				

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Real Estate Account #03055 010 003

Owner:
TOMOKA HILLS FARMS INC

Situs:
17103 NW 162ND LN
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$5,313.92**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE		STATUS		ACTION
2021 Annual Bill	$0.00	**Paid** $5,313.92	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $4,611.47	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $4,791.57	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $4,831.37	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $4,795.29	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $4,476.52	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $4,608.13	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $4,557.06	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $4,220.04	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $4,445.03	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $4,720.11	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $4,779.46	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $6,362.43	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1044		**Redeemed**	07/12/2010	**Face** $6,053.50, **Rate** 0.25%	
		Paid $6,362.43			
2008 Annual Bill	$0.00	**Paid** $5,034.05	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $4,932.49	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $5,184.30	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $2,138.29	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,791.27	12/31/2004	**Receipt** #2004-4018874	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,974.15	11/19/2003	**Receipt** #2003-3014859	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,880.49	11/26/2002	**Receipt** #2002-0216743	Print (PDF)
Total Amount Due	**$0.00**				

John Power TAX COLLECTOR Serving Alachua County

Search all services we offer...

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Search > Account Summary

Real Estate Account #03871 000 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$566.31**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $566.31	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $562.53	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $577.24	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $569.49	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $582.21	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $535.38	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $545.65	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $538.75	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $538.58	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $537.73	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $549.56	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $545.58	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $671.44	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1327		**Redeemed**	07/12/2010	**Face** $633.51, **Rate** 12.25%	
		Paid $671.44			
2008 Annual Bill	$0.00	**Paid** $491.57	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $493.27	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $570.94	03/08/2007	**Receipt** #2006-9001816	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $577.09	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $576.79	12/31/2004	**Receipt** #2004-4018877	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $584.18	11/19/2003	**Receipt** #2003-3014862	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $592.51	11/26/2002	**Receipt** #2002-0216745	Print (PDF)
Total Amount Due	**$0.00**				

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Meeting Materials**
7. Justification Report
8. Public School Student Generation Form
9. Map Set

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0025

Professional Consultants

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

From: Craig Brashier, AICP

Date: 05 January 2022

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

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

2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

Meeting Details:

Date: 19 January 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

Mailing Labels

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS, FL 32259

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

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

ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

GOOLSBY J S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

CAMPBELL MENZIE G
16903 NW 162ND LN
ALACHUA, FL 32615

ROSS LYNN HESSER
16903 NW 162ND LN
ALACHUA, FL 32615

BRADLEY & WILLIAMS
16919 NW 162ND LN
ALACHUA, FL 32615

LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

SARCAV LLC
8303 AUTUMNWIND DR
JACKSONVILLE, FL 32218

CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616

ROUX J P
PO BOX 1673
ALACHUA, FL 32616

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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

Craig Parenteau
FL Department of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential; and
2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on January 19, 2022
Location: 11801 Research Drive, Alachua, FL, 32615

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

CHW
Professional Consultants

Jan. 6 was loyalty test for Greg Pence

Ind. congressman stands behind brother's decision

Brian Slodysko
ASSOCIATED PRESS

Rep. Greg Pence, R-Ind., the brother of former Vice President Mike Pence, is a prospective witness for the House Jan. 6 committee. J. SCOTT APPLEWHITE/AP

WASHINGTON – Greg Pence watched the Jan. 6 insurrection unfold from an extraordinary perch.

As chants of "Hang Mike Pence" echoed in the Capitol, the Republican congressman from Indiana and his better-known brother were whisked away from the Senate by the Secret Service shortly before a mob of Donald Trump supporters burst in, intent on stopping the vice president from certifying Democrat Joe Biden's win.

Their dramatic escape, caught on security cameras, came minutes after Trump excoriated Mike Pence on Twitter for lacking the "courage" to use his ceremonial post presiding over the certification of the 2020 election to overturn its outcome.

"My brother was being asked to do what we don't do in this country," Greg Pence recounted at a Republican fundraising dinner in his district last July, one of the rare instances he has spoken publicly about the attack. He later added, "I couldn't be prouder."

At the beating heart of the insurrection lies Trump's attempt to pressure his vice president to take the unprecedented step of overturning the election. And few had a better vantage point on the day of the attack than Greg Pence, who watched the certification proceedings from the Senate gallery, then joined his younger brother in a private office off the Senate chamber when chaos broke out. They were evacuated, along with other members of the Pence family, to a secure area, where the vice president worked the phone, pleading for help to clear rioters from the building.

That makes Greg Pence a tantalizing prospective witness for the House Jan. 6 committee, which is investigating the origins of the insurrection that Trump fomented when he urged his supporters to march on the Capitol and "fight like hell."

Pence has largely declined to discuss what transpired while he was with his brother that day, other than praising his brother as a hero for standing up to Trump.

His silence serves as powerful evidence of the grip that Trump still holds on his party, which has led many Republicans to dispute the seriousness of the attack and instead perpetuate the lie that Trump was wrongly denied a second term.

Pence declined last month to speak with The Associated Press at the Capitol. A spokesperson did not respond to multiple inquiries seeking comment.

First elected to Congress in 2018, 65-year-old Greg Pence represents a deeply Republican and largely rural district that his brother held for 12 years before he was elected Indiana governor and eventually selected by Trump to become vice president. Unlike his brother, who from a young age was fixated on a career in politics, Greg Pence was always an unlikely congressman.

After graduating from Loyola University in Chicago, he joined the Marines and later fell into a series of petroleum industry jobs. He eventually served as president of Kiel Bros., a Midwest gas station empire his father helped build, a post he resigned from in 2004 after the company filed for bankruptcy and saddled the state of Indiana with more than $21 million in unpaid environmental cleanup costs, a 2018 Associated Press investigation found.

Pence turned his focus in 2006 to operating antique malls he purchased with his wife, Denise, a business now worth between $5 million and $25 million, according to his congressional financial disclosure.

When Mike Pence's former congressional seat opened up in 2018, his brother ran a stealthy campaign. Granting few interviews and ducking debates, he coasted to victory.

"I looked into the mirror and said, 'If not me, who?' " Greg Pence told his hometown newspaper, The Columbus Republic, in a rare interview during the campaign.

But he also expressed deep ambivalence about the job, as well as a lack of conviction that would likely have doomed other candidates.

"What would be my positions, what would be my focus?" he said in a September 2017 interview with the Washington Examiner, a conservative publication, before formally launching his campaign. "I really haven't dug into or formed positions on anything yet."

Since then, Pence has had a muted presence in Congress, where he serves on the House Energy and Commerce Committee. Yet during the Trump administration, he enjoyed rarefied privileges, riding with the president on Air Force One for campaign and administration events where the president name-checked him.

One area in which he has excelled is fundraising, raising far more money than the average first-term member of Congress.

Pence also has enjoyed the trappings of political life, spending over $49,000 at Trump-owned properties, while paying Trump's pollster $137,000 during his 2018 race when there was little doubt he would win, campaign finance disclosures show.

For months it was unclear whether the committee would even seek interviews with members of Congress connected to the insurrection, which was viewed as a provocative step. But in late December, the committee announced it wanted to interview Rep. Jim Jordan of Ohio, a staunch Trump ally, as well as Rep. Scott Perry of Pennsylvania, who leads the hard-line House Freedom Caucus.

So far, Democrats who serve on the committee have been tight-lipped about whether Greg Pence could be called for an interview or asked to submit documents.

Pence has repeatedly voted against attempts to shed light on the insurrection, or hold those who urged it on accountable.

He voted twice against forming a committee to investigate the origins of the attack, calling it "bass-ackwards." He also voted against impeaching Trump.

But perhaps the most significant vote was in the immediate aftermath of the attack.

Hours after emerging from a secure location, Mike Pence gaveled the joint session of Congress back in and presided over the certification of the election, despite Trump's demands.

Greg Pence, meanwhile, joined scores of other Republicans who sided with Trump and cast a vote rejecting the outcome in Pennsylvania, the state that clinched the election for Biden.

Biden

Continued from Page 1A

so among the vaccinated.

Still, over the past several weeks Americans have seen dire warnings about hospitals reaching capacity amid staffing shortages, thousands of holiday flight cancellations in part because crews were ill or in quarantine, and intermittent reports of school closures because of the more-transmissible variant.

"I believe schools should remain open," Biden said, adding that they have the funding needed for testing and other mitigation measures to stay open during the surge.

On Tuesday, Biden was set to announce that the U.S. is doubling its order for an anti-viral pill produced by Pfizer that was recently authorized by the FDA to prevent serious illness and death from COVID-19. That means 20 million doses, with the first 10 million pills to be delivered by June.

A senior administration official said that combined with other therapies, such as monoclonal antibodies and convalescent plasma, 4 million treatments that are effective against the omicron variant would be available by the end of January.

Biden, though, is facing new pressure to ease a nationwide testing shortage, as people seek to determine if they or their family members have been infected with the variant.

Long lines and chaotic scenes over the holidays marred the administration's image as having the pandemic in hand.

In a reversal, the White House announced last month that it would make 500 million rapid antigen tests available free to requesting Americans, but it will be weeks, if not months, before those tests are widely available. The administration notes those tests are on top of existing supply of rapid tests and that even a small increase will help ease some of the shortages. Additionally, private insurers will be required to cover the cost of at-home tests starting later this month.

Test manufacturers have until Tuesday night to respond to the government's contract request, and the first awards are expected to be made this week.

Meanwhile, the administration is still developing a system for Americans to order the tests as well as a means to ship them to peoples' homes.

"We'll set up a free and easy system, including a new website to get these tests out to Americans," COVID-19 coordinator Jeff Zients said last week. "We're actively working to finalize that distribution mechanism, which includes a website where people will be able to order tests for free. And we'll share more details in the weeks ahead – days and weeks ahead."

In a Monday letter, GOP Sens. Richard Burr and Roy Blunt, the top Republicans on the Senate Health, Education, Labor and Pensions Committee and the Appropriations Subcommittee on Labor, Health and Human Services, pressed the Department of Health and Human Services for answers on how the administration was working to address nationwide testing shortages.

"With over $82.6 billion specifically appropriated for testing, and flexibility within the department to allocate additional funds from COVID-19 supplemental bills or annual appropriations if necessary, it is unclear to us why we are facing such dire circumstances now," they wrote.

White House officials have noted that the spike in testing demand is driven not just by omicron, but by people seeking to travel safely during the holidays and return to school after, and that the shortages are global in nature.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential; and
2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on January 19, 2022
Location: 11801 Research Drive, Alachua, FL, 32615

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

CHW

Notice of Voluntary Annexation into the City of Gainesville

NOTICE IS given that the proposed ordinance whose title appears below will be considered on First Reading on Thursday, January 20, 2022 at the City Commission meeting, and if then passed on First Reading will be considered on Second/Adoption Reading on Thursday, February 3, 2022. The meetings begin at 6:00 p.m. and the ordinance will be read as soon thereafter as may be heard. The meetings are held in the City Commission Auditorium, on the first floor of City Hall, 200 East University Avenue, Gainesville, Florida. A copy of said ordinance that includes a complete legal description by metes and bounds of the area to be annexed may be inspected by any member of the public during regular business hours at the Office of the Clerk of Commission on the first floor of City Hall located at 200 East University Avenue, Gainesville, Florida. On the dates mentioned above all interested parties may appear at the meetings and be heard with respect to the proposed ordinance.

Ordinance No. 210278

An ordinance of the City of Gainesville, Florida, annexing approximately four (4) acres of privately-owned property generally located west of SW 13th Street and south of SW 36th Place, as more specifically described in this ordinance, as petitioned for by the property owner(s) pursuant to Chapter 171, Florida Statutes; making certain findings; providing for inclusion of the property in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the City Clerk; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

General Description

PERSONS NEEDING SPECIAL ACCOMODATIONS SHOULD CONTACT THE EQUAL OPPORTUNITY DEPARTMENT AT 352-334-5051 (TTD 352-334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE.

NOTE: If any person decides to appeal any decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Workshop Presentation

Tomoka Hills

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

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
January 19, 2022

1

The purpose of the neighborhood meeting:

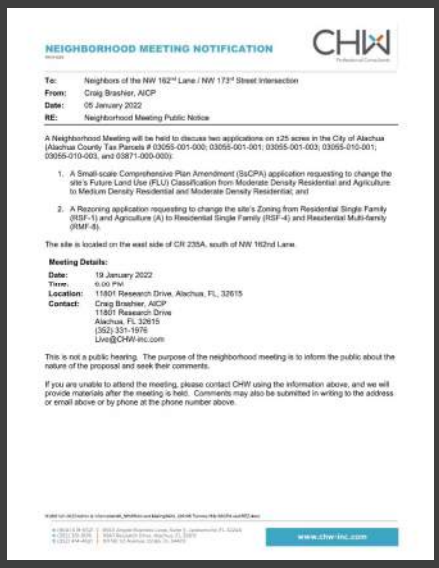
The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

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

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

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

CHW

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection
From: Craig Brashier, AICP
Date: 05 January 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential; and
2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

Meeting Details:
Date: 19 January 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

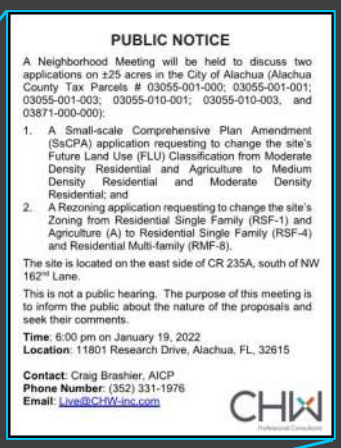
www.chw-inc.com

Jan. 6 was loyalty test for Greg Pence

Biden

Notice of Voluntary Annexation into the City of Gainesville

PUBLIC NOTICE



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±25 acres in the City of Alachua (Alachua County Tax Parcels # 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003, and 03871-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential; and
2. A Rezoning application requesting to change the site's Zoning from Residential Single Family (RSF-1) and Agriculture (A) to Residential Single Family (RSF-4) and Residential Multi-family (RMF-8).

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

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on January 19, 2022
Location: 11801 Research Drive, Alachua, FL, 32615

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

CHW

CHW

3

INTENT:

Develop a portion of the project site with a new Alachua County Fire Rescue Station, and the remainder of the site with multifamily and townhome housing.

OPPORTUNITIES:

- Expand City of Alachua's housing stock;
- Provide essential services for City of Alachua residents

4

REQUESTS:

- SsCPA Application
  - *FROM*: Moderate Density Residential and Agriculture
  - *TO*: **Moderate Density Residential and Medium Density Residential**

- Rezoning Application
  - *FROM*: Residential Single Family (RSF-1) and Agriculture (A)
  - *TO*: **Residential Single Family (RSF-4) and Residential Multifamily (RMF-8)**

21-0025: Tomoka Hills SsCPA & Rezoning

5

THE WHY

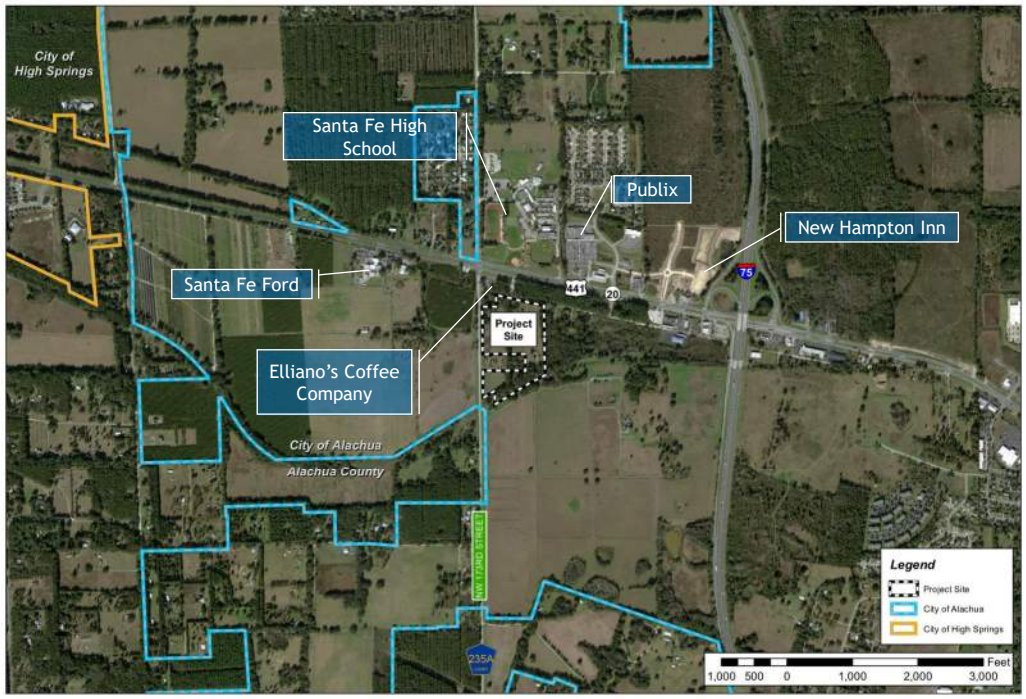
- City of Alachua population growth rate, 2010-2019: **9.5%**
- City could grow by **±7,100 people** by 2035
- City industries are growing, with new office, lab, and research space in development

As the City of Alachua continues to grow and prosper, demand for housing, demand for housing choice, and demand on emergency services coverage increase in tandem

21-0025: Tomoka Hills SsCPA & Rezoning

6

Context Map



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Aerial Map

8

SsCPA & REZONING
ESTIMATED TIMELINE

Preapplication Meeting	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board	City Commission
October 26, 2021	January 19,2022	January 2022 (Tentative)	January - March 2022	March 2022 (Tentative)	April – May 2022 (Tentative)

CHW

9

Existing Future Land Use (FLU) Map

Moderate Density Residential; & Agriculture

CHW

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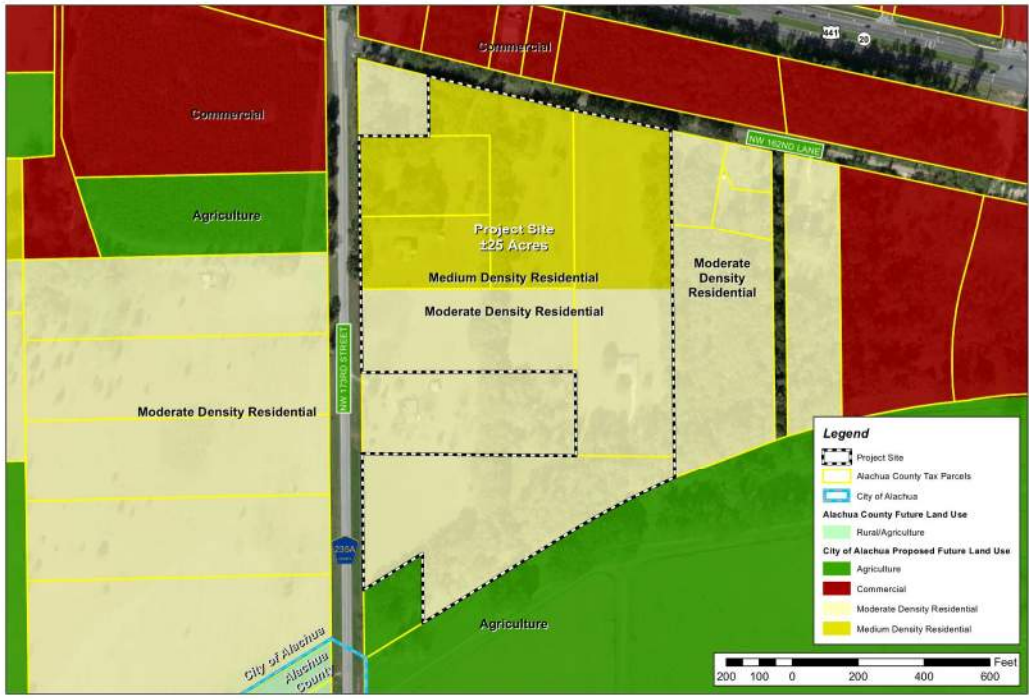
Proposed Future Land Use Map

Moderate Density Residential and Medium Density Residential



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Existing Zoning Map

Residential Single-family (RSF-1) and Agriculture (A)

Fire Station not permitted in RSF-1

12

Proposed Zoning Map

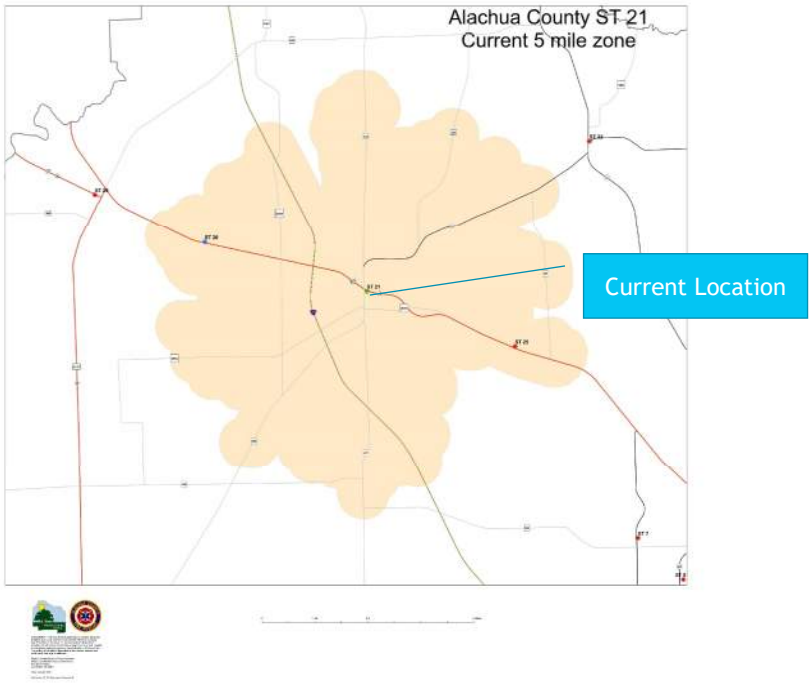
Residential Single-family (RSF-4) and Residential Multifamily (RMF-8)

Transition—highest density/intensity to the north; density decreases moving towards existing single family

Fire Station permitted by right in RMF-8

13

Current Station 21 located at corner of US 441 and NW 140th Street



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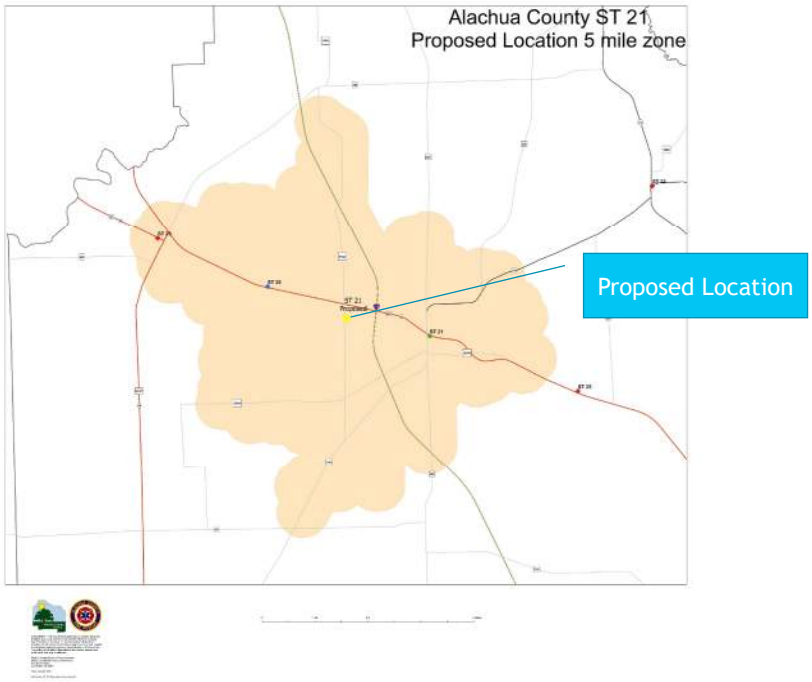
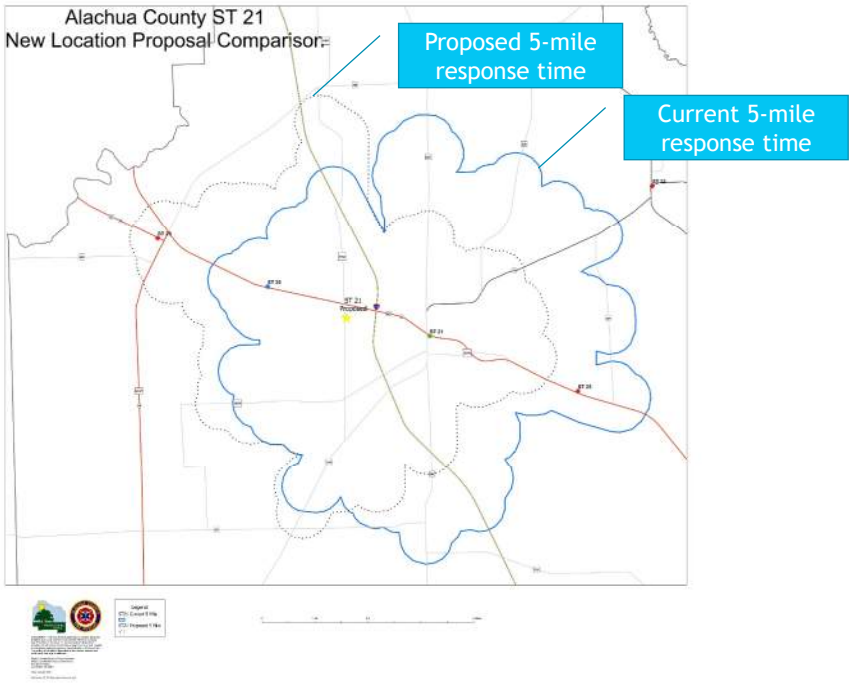
Proposed Station 21 shifted west, near intersection of CR 235A and US 441



15

Existing vs. Proposed 5-mile Response Zone



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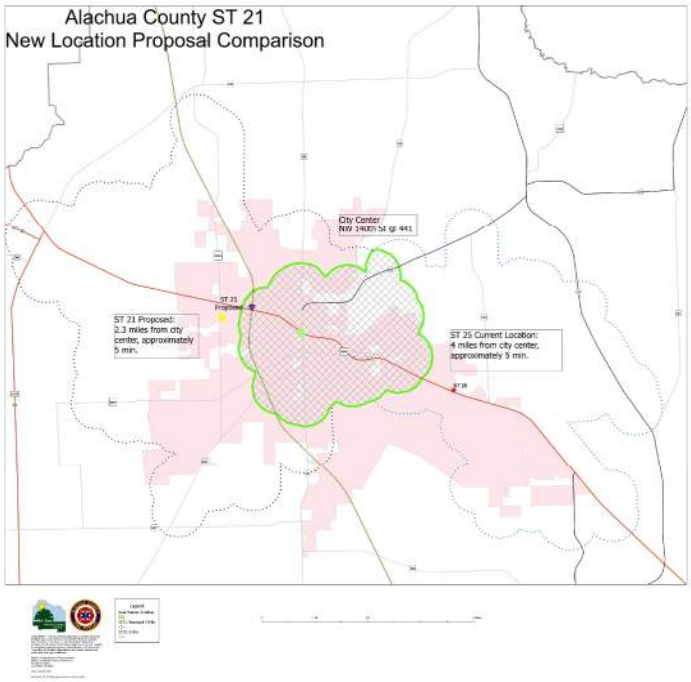
Proposed station location moves ST 21 further from ST 25 and spreads coverage



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Professional Consultants

18

Sign-in Sheet

SIGN-IN SHEET

Tomoka Hills Small-scale Comprehensive Plan Amendment & Rezoning

21-0025

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: January 19, 2022 @ 6:00 PM

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

Re: Small-scale Comprehensive Plan Amendment & Rezoning Applications

	Print Name	Street Address	Signature
1	Jeremy Cockshy	JSC26@windstream.net 16809 N.W 162nd Ln	Jeremy Cockshy
2	MENZIE CAMPBELL	menziecampbell@msn.com 16903 NW 162nd Ln	Menzie Campbell
3			
4			
5			
6			
7			
8			
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10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Tomoka Hills Small-scale Comprehensive Plan Amendment & Rezoning

21-0025

Event:	Neighborhood Meeting
Date/Time:	January 19, 2022 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Applications

CHW (Agent) Attendees: Craig Brashier; Seth Wood
Alachua County Fire Rescue (ACFR) Attendee: Deputy Chief Jeff Taylor
Public Attendees: 2 (see Sign-In Sheet)

CHW, on behalf of Tomoka Hills Farms, Inc., hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the applications; the general application review process and estimated project timeline; and maps illustrating the site's regulatory and physical characteristics. Questions and comments from public attendees are described below, with agent responses.

Question: Why was this location chosen for a new fire rescue station?
Response: ACFR was looking for an opportunity to relocate Station 21 further west. The property owner for this property offered to sell the land to ACFR at an agreeable price. The desire to move Station 21 further west is driven by a goal of creating more comprehensive coverage of City of Alachua and surrounding areas.

Question: Where would the fire rescue station be located?
Response: The fire rescue station would be located on the second-most northern parcel that fronts CR 235A, when moving south from NW 162nd Lane. This is Alachua County Tax Parcel # 03055-001-000.

Question: Why were these zoning districts chosen?
Response: RMF-8 was chosen for the northern portion of the project site because it is the lowest density zoning district in which a fire rescue station is permitted by right. RSF-4 was chosen to modestly increase the development potential of the remainder of the property while still respecting the underlying Future land Use designation, the existing development pattern, and density/intensity of the surrounding area. These two zoning districts combined on the property will create a gradient of development density, allowing the property to be compatible both with the higher intensity of uses closer to US 441, and the lower density, residential pattern on CR 235A as one moves south.

Question: Will the designations on my property be changed?
Response: These applications will not alter the Future Land Use (FLU) Classification or zoning designation of your property.

Comment: If the City is growing at the rates you demonstrated, then these requests make logical sense.
Response: Thank you for your comment.

The meeting was adjourned at approximately 6:45 p.m.

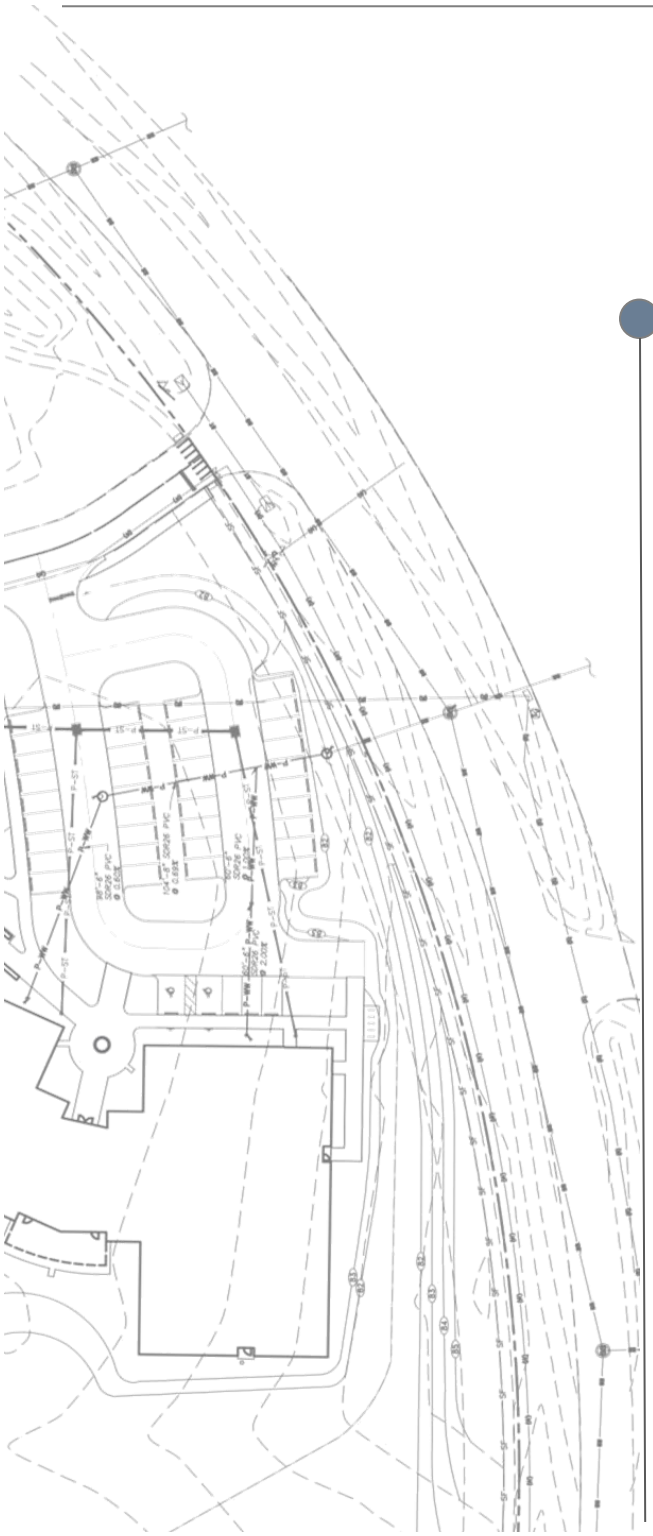
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. **Justification Report**
8. Public School Student Generation Form
9. Map Set

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM



TOMOKA HILLS

Rezoning–Justification Report

~~January 31, 2022~~ RESUBMITTED March 8, 2022

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Tomoka Hills Farms, Inc.

Prepared by:
CHW

PN# 21-0025
N:\2021\21-0025\Departments\02_Planning\Reports\RPT 220308 Tomoka Hills REZ.docx

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3. Concurrency Analysis 7
4. Consistency with City of Alachua Comprehensive Plan 11
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Table 2. Existing and Proposed Maximum Density and Intensity Comparison 7
Table 3: Projected Trip Generation 7
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Figure 3: Proposed Future Land Use Map 5
Figure 4: Existing Zoning Map 5
Figure 5: Proposed Zoning Map 6

1. EXECUTIVE SUMMARY

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Seth Wood, Project Planner, CHW
Date: ~~January 31, 2022~~ RESUBMITTED March 8, 2022
Re: Tomoka Hills – Rezoning Application

Jurisdiction: City of Alachua	**Intent of Application:** To allow development of an Alachua County Fire Rescue Station and multifamily and townhome residential development.
Description of Location: On County Road 235A, just south of NW 162nd Lane.	
Parcel Numbers: 03055-010-001 03055-010-003 03055-001-000 03055-001-001 03055-001-003 03871-000-000	**Acres:** ±25.48 acres (ac) *(Source: CHW Survey)*
Existing Future Land Use (FLU) Classification: *Moderate Density Residential (4 du/ac)* The Moderate Density Residential FLU category provides for residential development up to 4 dwelling units per acre, as well as supporting community services. *Agriculture (0.2 du/ac)* The Agriculture FLU category provides for land to maintain agriculture operations and preserve rural character.	**Proposed FLU Classification:** *Medium Density Residential (8 du/ac)* The Medium Density Residential FLU category allows residential development at a density of up to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. *Moderate Density Residential (4 du/ac)* The Moderate Density Residential FLU category provides for residential development up to 4 dwelling units per acre, as well as supporting community services.
Existing Zoning District: *RSF-1: Residential Single Family (1 du/ac)* RSF-1 is intended principally for single-family residential development at a density of one dwelling unit per acre. It is the lowest density residential zoning district in the City. *A: Agriculture (0.2 du/ac)* The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development.	**Proposed Zoning District:** *RMF-8: Residential Multifamily (8 du/ac)* RMF-8 is intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. *RSF-4: Residential Single Family (4 du/ac)* RSF-4 is intended principally for single-family residential development at a density of four dwelling units/acre, for use in areas served by water and sewer systems.

1. EXECUTIVE SUMMARY

Existing Max. Permitted Density:	**Proposed Max. Permitted Density:**
RSF-1: Residential Single Family ±19 acres * 1 du/ac = ±19 dwelling units A: Agriculture ±6 acres * 0.2 du/ac = 1 dwelling unit Total: ±20 dwelling units	RMF-8: Residential Multifamily ±11.67 acres * 8 du/ac = ±93 dwelling units RSF-4: Residential Single Family ±13.81 acres * 4 du/ac = ±55 dwelling units Total: ±148 dwelling units
Net Change This application may allow up to ±128 additional *net* dwelling units compared to what is currently allowed by the existing zoning districts upon the property.	

2. STATEMENT OF PROPOSED CHANGE

This rezoning application requests to change the zoning districts on Alachua County tax parcels 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, and 03871-000-000 (hereinafter "the property" or "the project site") from Residential Single Family (RSF-1) and Agricultural (A) to Residential Single Family (RSF-4) and Residential Multifamily (RMF-8). The subject parcel is located on County Road (CR) 235A / NW 173rd Street, southeast of the intersection of CR 235A and NW 162nd Lane. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

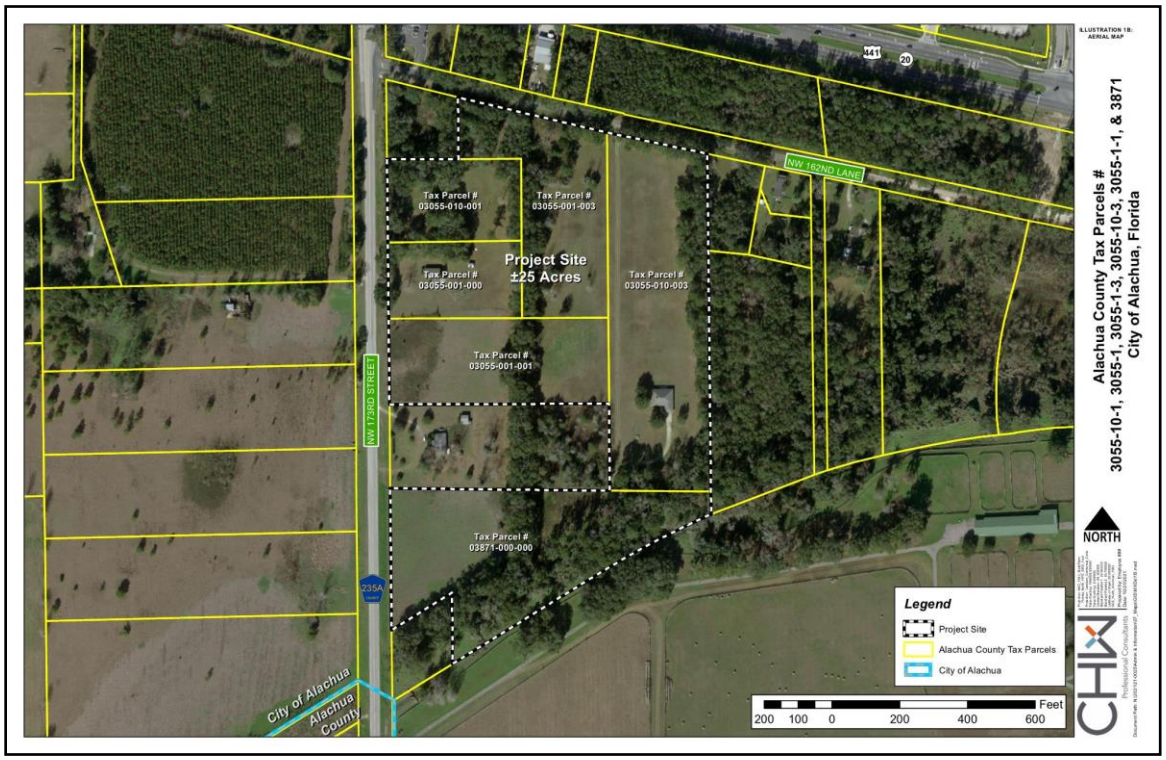

Figure 1: Aerial Map

This application is submitted concurrently with a Small-scale Comprehensive Plan Amendment (SsCPA) application, requesting to amend the City of Alachua Future Land Use (FLU) Map on the project site. from Moderate Density Residential and Agriculture to Moderate Density Residential and Medium Density Residential). The intent of this request is to allow for the development of a new Alachua County Fire Rescue Station on a portion of the site, and for multifamily and townhome housing units on the remainder of the site. This will expand fire safety for neighbors and surrounding communities, as well as increase the supply and diversity of housing opportunity in the City of Alachua.

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

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	NW 162nd Lane ROW; Commercial; Moderate Density Residential	NW 162nd Lane ROW; Commercial Intensive (CI); Residential Single-family (RSF-1)
East	Moderate Density Residential	RSF-1
South	Moderate Density Residential; Agriculture	RSF-1; Agriculture (A)
West	CR 235A ROW; Commercial; Agriculture; Moderate Density Residential	CR 235A ROW; A; CI; Planned Development-Residential (PD-R)

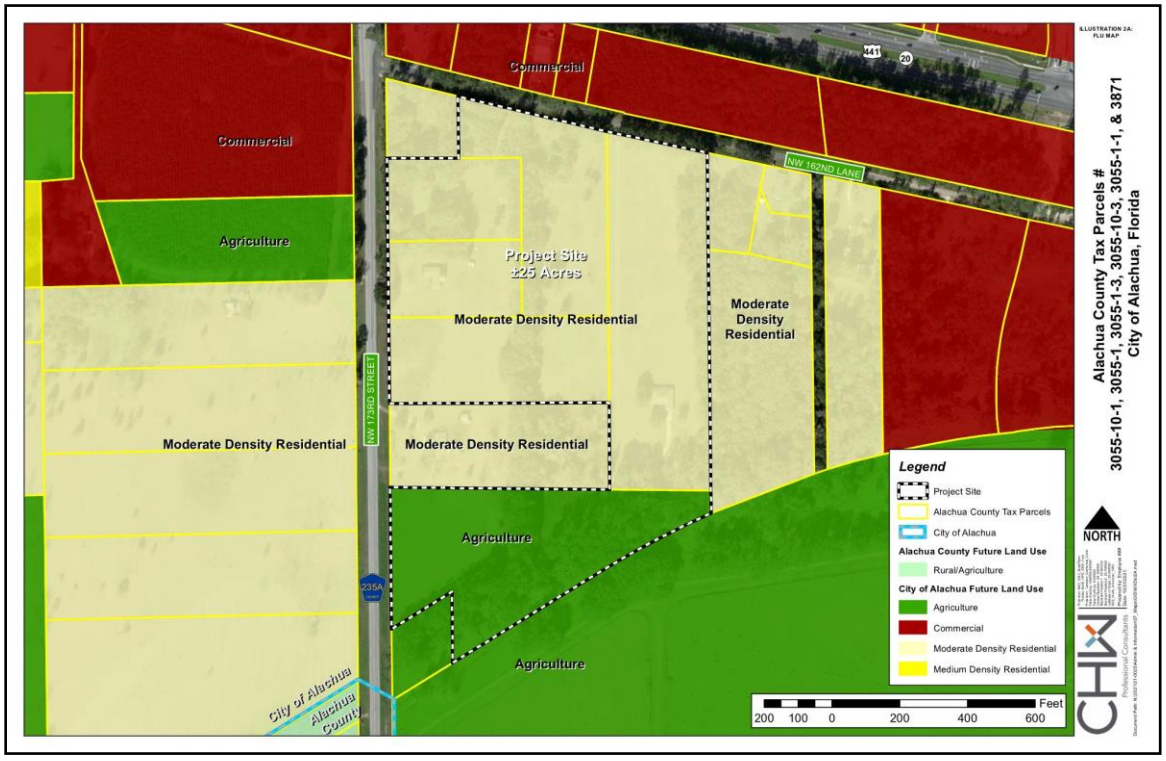

Figure 2: Existing Future Land Use Map

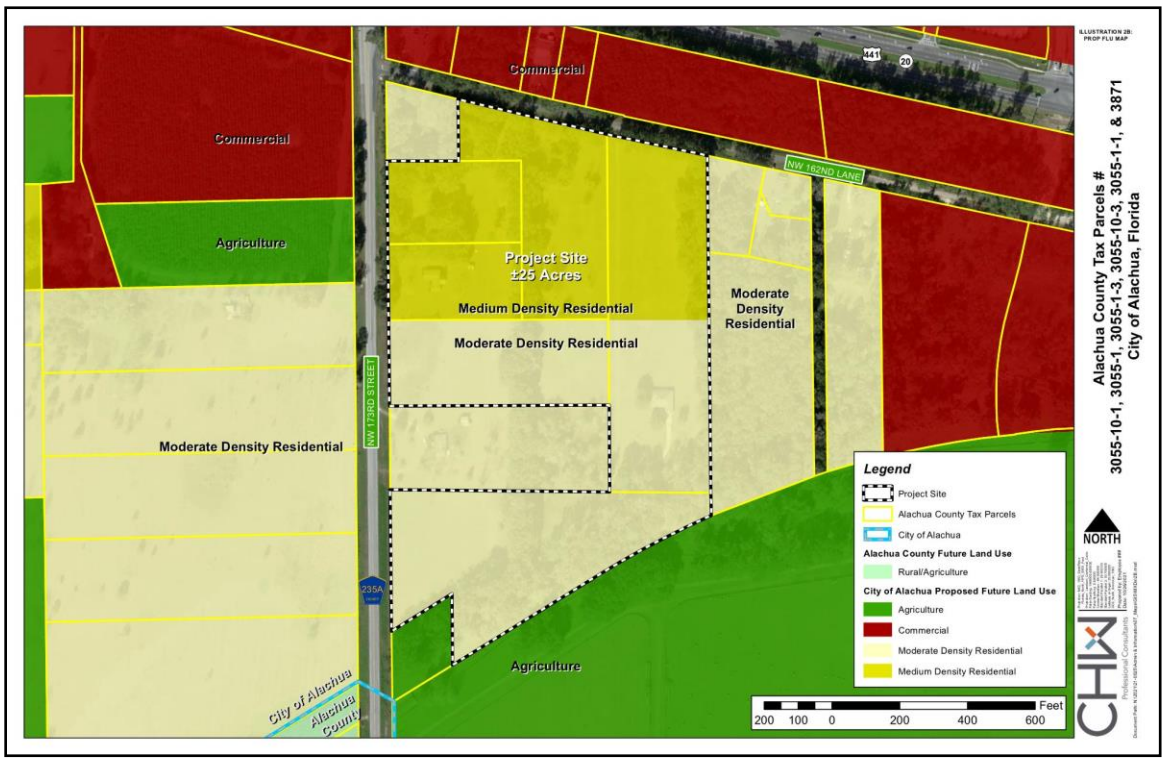

Figure 3: Proposed Future Land Use Map

Figure 4: Existing Zoning Map

Figure 5: Proposed Zoning Map

3. CONCURRENCY ANALYSIS

This application requests to change the ±25.48-acre site's FLU classification from Moderate Density Residential and Agriculture to Medium Density Residential and Moderate Density Residential. Approval of this application will change the site's maximum permitted density.

Existing and proposed maximum density for the project site are as follows:

Table 2. Existing and Proposed Maximum Density Comparison

Existing Maximum Permitted Density *RSF-4 and A*	**Proposed Maximum Permitted Density** *RMF-8 and RSF-4*
Existing Max. Permitted Density: RSF-1: Residential Single Family ±19 acres * 1 du/ac = ±19 dwelling units A: Agriculture ±6 acres * 0.2 du/ac = 1 dwelling unit Total: ±20 dwelling units	**Proposed Max. Permitted Density:** RMF-8: Residential Multifamily ±11.67 acres * 8 du/ac = ±93 dwelling units RSF-4: Residential Single Family ±13.81 acres * 4 du/ac = ±55 dwelling units Total: ±148 dwelling units
Net Change This application may allow up to ±128 additional *net* dwelling units compared to what is currently allowed by the existing land use classifications upon the property.	

Roadways / Transportation

Table 3: Projected Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
Existing										
Single-Family Detached Housing	210	DU	77	793	59	15	44	78	49	29
Proposed										
Multifamily Housing (Low-Rise)	220	DU	74	550	46	11	35	52	33	19
Single-Family Detached Housing	210	DU	74	765	57	15	42	75	47	28
Total	**-**	**-**	***148***	***1,315***	***103***	**-**	**-**	***127***	**-**	**-**
Net Change	**-**	**-**	**-**	***522***	***44***	**-**	**-**	***49***	**-**	**-**

Source: ITE Trip Generation Manual, 11th Edition

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

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

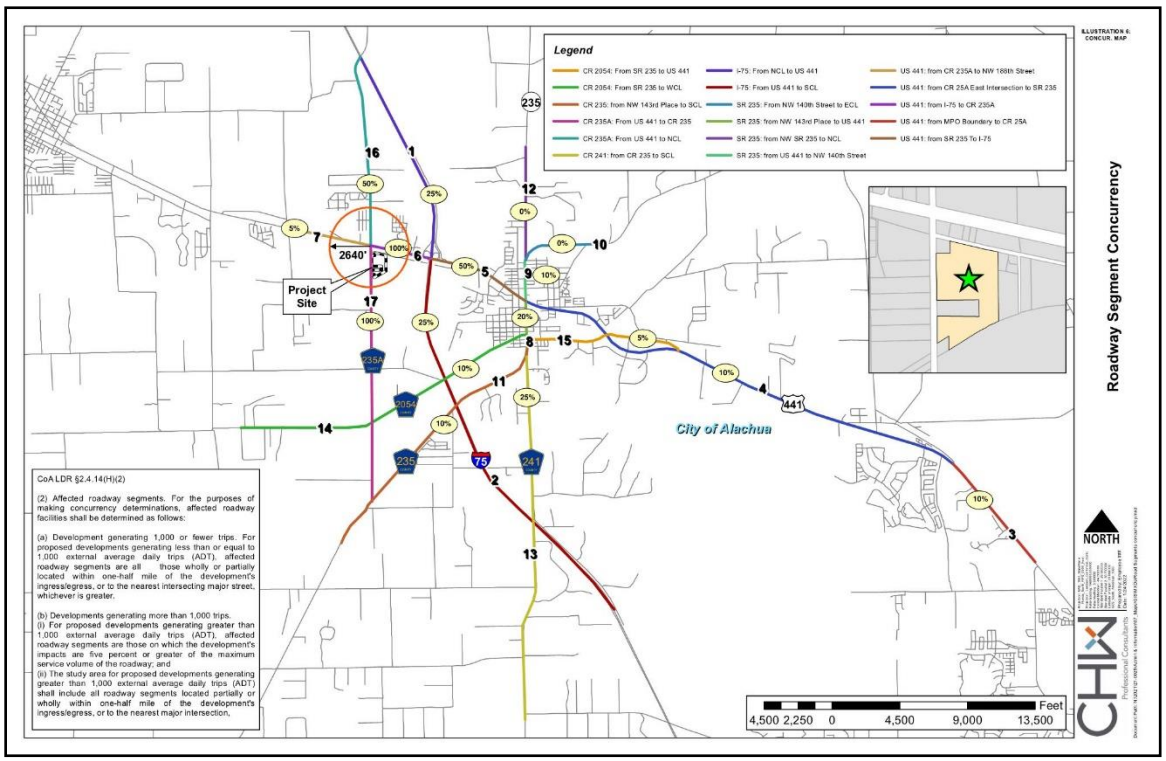

Figure 6: Projected Trip Distribution Map

Table 4: Projected Impacts on Affected Roadway Segments

Traffic System Category	Segment 6 US 441 From I-75 to CR 235A		Segment 7 US 441 From CR 235A to NW 188th Street		Segment 9 SR 235 From US 441 to NW 140th Street		Segment 16 CR 235A From US 441 to North City Limit		Segment 17 CR 235A From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	39,000	3,510	43,000	3,870	1,440	1,290	15,120	1,359	15,120	1,359
Existing Traffic	30,111	2,861	22,250	2,114	8,054	765	1,380	131	5,209	495
Reserved Trips[1]	1,971	154	1,565	129	90	10	816	85	287	31
Available Capacity	6,962	495	19,185	1,627	6,256	515	12,924	1,143	9,624	833
Projected Trip Generation[2]	1,315	127	66	6	132	13	658	64	1,315	127
Residual Capacity with Zoning Approval	**5,647**	**368**	**19,119**	**1,621**	**6,125**	**502**	**12,267**	**1,079**	**8,309**	**706**

1. Source: City of Alachua January 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
   - Segment 6: 100%
   - Segment 7: 5%
   - Segment 9: 10%
   - Segment 16: 50%
   - Segment 17: 100%

Conclusion: Approval of this application will not result in the residual capacity of any affected roadway segment to be exceeded. The potential impacts of development of the site on affected roadway segments will be reassessed during site plan / platting review process.

Potable Water / Sanitary Sewer / Solid Waste

Table 5: Projected Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	200,907
Residual Capacity[1]	**798,843**
Percentage of Permitted Design Capacity Utilized[1]	**65.27%**
Projected Potable Water Demand from Proposed Project[2]	40,700
Residual Capacity after Proposed Project	**758,143**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: City of Alachua Community Facilities Element Policy 4.1.b.2.*
    a. *Formula used: 148 du * 275 GPD*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for potable water.

Table 6: Projected Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	180,101
Residual Capacity[1]	**642,899**
Percentage of Permitted Design Capacity Utilized[1]	54.32%
Projected Sanitary Sewer Demand from Proposed Project[2]	37,000
Residual Capacity after Proposed Project	**605,899**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: City of Alachua Community Facilities Element Policy 1.1.d.(b)*
    a. *Formula used: 148 du * 250 GPD*

Conclusion: The project site will be served by City of Alachua wastewater infrastructure. The potential impacts from approval of this application *will not* exceed capacity of the City's adopted LOS for sanitary sewer.

Table 7: Projected Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296.00	7,719.02
Reserved Capacity[1]	**17,754.19**	**3,240.14**
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		280.904

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
    a. *Formula used: (148 du x 2.6 persons per du x .73 per capita)*

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

Public School and Recreation Impact

The City of Alachua requires all rezoning applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 8.**

Table 8: Projected Public School Demand

Land Use	Units[1]	Elem.		Middle		High	
		Rate[2]	Total	Rate[2]	Total	Rate[2]	Total
Multi-family Residential	74	0.06	**4**	0.03	**2**	0.03	**2**
Single-family Residential	74	0.12	**9**	0.06	**4**	0.09	**7**
Total	148	-	**13**	-	**6**	-	**9**

1. *Units for proposed land use calculated based on gross acreage of project site. This calculation assumes the site will be developed with a mixture of multifamily dwelling units.*
2. *Source: City of Alachua Public School Student Generation Calculation Form*

Conclusion: The potential impacts from approval of this application could yield 14 elementary school-age children; 8 middle school-age children; and 10 high school-age children. Concurrency will be determined by Alachua County Public Schools at the time of site plan / platting review.

Table 9: Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	52.87
Reserved Capacity[1]	**3.94**
Available Recreation Acerage[1]	**78.67**
Proposed Recreational Impact[2]	1.924
Residual Recreational Capacity After Proposed Development	**76.746**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 148 units * 2.6 persons per du * (5 acres/1,000 persons)*

Conclusion: The City of Alachua and surrounding areas currently possess considerable acreage for local recreation activities. Thus, the intended mixed-use development is expected to have a minimal impact on the City's current recreational infrastructure.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Objective 1.2: Residential

The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

A SsCPA application is submitted concurrently with this application, requesting two (2) residential land use categories. The higher density category, Medium Density Residential, is requested for the northern portion of the project site, which is closer to US 441, a major development corridor throughout the City. The lower density land use category for the project site, Moderate Density Residential, is requested for the southern portion of the site, further from US 441 and more compatible to surrounding properties. This transition in density helps to ensure an orderly urban growth pattern on the project site. The land use categories request also help to provide a variety of housing options to residents, as the uses allowed are expanded relative to existing FLU classifications.

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre): The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Medium Density Residential and Moderate Density Residential FLU are requested for the project site. Development of the site will conform in density and use type to these policies. This request will confer a modest increase in density for the project site, as well as expand the housing forms possible on the site. The proposed zoning districts are compatible with the proposed Future Land Use Map designations.

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

The justification report submitted as part of the concurrent SsCPA application includes a section addressing Chapter 163.317(6)(a)9.a., Florida Statutes, in detail. As that section demonstrates, this application does not constitute urban sprawl. These proposals will not promote the use of land far from existing urban areas for low density, single use developments, nor will they create a need for the costly extension of services. Rather, these requests will promote a modest increase in density; an expanded potential for housing types and price-points; and a mixture of residential and service uses on a compact ±25 acres in the City of Alachua.

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.

There are no wetlands on the project site, and no portion of the site is within a FEMA floodplain. The topography and soils onsite are suitable to development.

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.

There are no documented wetlands on the project site, and no portion of the site is within a documented FEMA floodplain. The topography and soils onsite are suitable to development.

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

There are currently three (3) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 2 to 5 Percent Slopes (Hydro. Group B)**

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

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base

flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

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

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

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

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

Section 3 of this report demonstrates the impacts that a maximum theoretical development scenario would have on available facilities and services. As explained in Section 3, no facilities and/or services will be caused to operate below the adopted level of service in a realistic development scenario.

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

Section 3 demonstrates how the proposed plan for the project site will impact City of Alachua facilities and adopted level of service. It is not anticipated that the proposed plan for the project site will exceed the adopted LOS standards.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be obtained during development plan review, following the approval of this application.

CONSERVATION AND OPEN SPACE ELEMENT

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

There are currently three (3) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 2 to 5 Percent Slopes (Hydro. Group B)**

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

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

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

HOUSING ELEMENT

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes, and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

The existing FLU categories for the project site, Moderate Density Residential and Agriculture, allow single family detached dwelling units; manufactured, modular, and mobile homes; accessory dwelling units; group homes; mobile homes; duplexes; quadplexes; and townhomes.

The FLU categories proposed for the project site in the concurrent SsCPA application, Moderate Density Residential and Medium Density Residential, expand the variety of housing types allowed to include apartments and live/work units. This change also increases the density permitted onsite. Redevelopment of the site is anticipated to include multifamily and townhome offerings and will be implemented through the proposed zoning classifications.

This rezoning and the associated SsCPA will help the City encourage development of a variety of housing types by implementing land use designations and zoning districts that expand the housing type possible on ±25 acres. Creation of more diverse housing choices benefits the City of Alachua and creates added opportunities for home ownership.

VISION ELEMENT

GOAL 4: Housing: The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe, affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

The proposed land use categories for the project site will expand the types of housing possible on the project site and moderately increase the density achievable. This proposal will support this goal by allowing more safe housing to be provided. The expanded supply will help in providing housing that is affordable to residents at a variety of income levels.

5. CONSISTENCY WITH CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's Land Development Regulations (LDR). Language from the LDC is provided in normal font, and the consistency statements are provided in **bold** font.

Sec. 2.4.2. Site specific amendments to Official Zoning Atlas

(E) *Standards for site-specific amendments to the Official Zoning Atlas.* The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:

(1) Competent substantial evidence provided. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) *Consistent with Comprehensive Plan.* The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all applicable goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, this application is submitted concurrently with a SsCPA application, requesting to change the project site's FLU to Medium and Moderate Density Residential. The contents of that application further demonstrate consistency with the City's Comprehensive Plan. The proposed zoning districts are compatible with the proposed Future Land Use map designations.

(b) *Consistent with ordinances.* The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Section 5 of this report demonstrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Specifically, code language regarding site-specific amendments to the City's Official Zoning Atlas and regarding the requested zoning districts, RSF-4 and RMF-8, are addressed in detail.

(b) *Logical development pattern.* The proposed amendment would result in a logical and orderly development pattern.

The proposed amendment would result in a logical and orderly density of development on the project site. By placing the higher-density RMF-8 zoning district on the northern portion of the project site and the lower-density RSF-4 zoning district on the southern portion of the project site, a density gradient is created. This places higher density in the area of the site closer to US 441 and the Commercial, Intensive (CI) zoning district, and lower density in the area of the site closer to the existing residential, neighborhood-style development. This density gradient allows for logically and orderly development across the entire site.

(c) *Premature development.* The proposed amendment will not create premature development in undeveloped or rural areas.

The proposed amendment will not create premature development in undeveloped or rural areas. Rather, the proposed amendment will create the opportunity for

development of the project site to be compatible in density and scale with development trends in the surrounding area.

The project site is in a developed portion of the city that is undergoing further development. The site is just south of US 441, a major transportation corridor, and just west of Interstate 75, another major transportation corridor.

Much of the pertinent segment of US 441 is developed with commercial uses and has seen new development in recent years. A new hotel was recently constructed next to Interstate 75, and site plans for a new quick service restaurant were approved in April 2021.

Across from the project site on County Road 235A, development is also anticipated in the coming years. Planning is underway for a mixed-use development called "Santa Fe Crossings" at the southwest corner of US 441 and CR 235A, and construction plans for a 126-lot subdivision called "Alachua West" were approved in 2021.

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

The uses permitted by the proposed amendment are compatible with and complementary to adjacent lands. Adjacent land uses to the north include commercial and educational developments. Adjacent land uses to the east, west, and south are primarily residential or anticipated to become residential in the future. The proposed amendment represents a minor change relative to what is currently permitted by existing zoning districts—a modest increase in density, a slight expansion of permitted housing types, and a fire rescue facility. The proposed amendment also provides for a gradient of density on the site, ensuring compatibility both with the higher intensity uses to the north and the lower intensity/density uses to the south.

(f) *Adverse effect on local character.* The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

The proposed amendment will not adversely affect the character of the general area. Development to follow this amendment will complement the character of the general area through the creation of a gradient of density on the project site. The higher density RMF-8 proposed for the northern portion of the project site will allow a moderate density development in close proximity to the Commercial, Intensive (CI)-zoned land on US 441. The lower density RSF-4 proposed for the southern portion of the site will allow for a development density more closely aligned with the surrounding residential development pattern that exists today.

Specific concerns are addressed below:

- **Traffic: Maximum theoretical traffic impacts of the proposed amendment are addressed in Section 3 of this report. As that section indicates, there is residual capacity on all affected roadway segments for the maximum development scenario of this proposed amendment.**
- **Density of uses: As demonstrated in Section 3 of this report, the proposed amendment will allow a greater theoretical density on the project site relative to the current zoning districts. However, this greater theoretical density is not *excessive*, but rather, in line with surrounding and future development.**

- **Building height: Per City of Alachua Land Development Regulations Tables 5.1-1. and 5.1-2., the maximum building height permitted in the existing A and RSF-1 is the same as the maximum building height allowed in the proposed RSF-4 and RMF-8. That height is 65 feet. Thus, building height of development that may follow the proposed amendment could theoretically be the same height as any structures built on the site with the current zoning districts.**
- **Bulk, noise, lights, or other physical effects or nuisances: Building bulk, noise, lighting, and other such physical effects are regulated by the City's Land Development Regulations. Any development to occur after the proposed amendments are implemented will be required to conform to these regulations, ensuring that no nuisance will be created, and impacts are mitigated to the extent practicable.**

(g) *Not deviate from pattern of development.* The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

The uses permitted by the proposed amendment do not deviate from the existing and proposed development pattern of the surrounding area, but rather, expand on it. The primary change between the uses currently permitted onsite and the uses permitted by the proposed zoning district are a slight expansion to the types of housing that can be built.

Additionally, RMF-8 is the lowest density zoning district in the city in which a fire rescue station is permitted by right. A new Alachua County Fire Rescue Station is planned for the portion of the site to be rezoned to RMF-8. While there is not an existing fire rescue station in this area of the city, the use will be certain to complement the development pattern of the area by improving the provision of emergency services to residents.

(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.

This application is submitted concurrently with a SsCPA application. Section 5 of that application's justification report demonstrates that the proposed amendments do not trigger any urban sprawl indicators as identified in ch. 163.3177(6)(a)9.a., Florida Statutes.

The FLU classifications and zoning districts proposed will allow development similar to that which currently surrounds the project site. Development will be cohesive and well-designed, and not in a radial, strip, or ribbon pattern.

These amendments do not leapfrog over undeveloped land but rather affect land proximate to existing development, including Santa Fe High School and Alachua Market Place. The project site is less than 2 miles from Alachua's Main Street and close to major transportation thoroughfares.

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

The proposed amendments do not create an instance of spot zoning. While the proposed amendments are not identical to the adjacent and surrounding zoning districts, they are highly related. All property that abuts the project site is either designated with a residential zoning district or is anticipated to be developed in a residential fashion in the future. Land across NW 162nd Lane is zoned Commercial, Intensive (CI). This higher intensity zoning district is related to the higher density RMF-8 zoning district proposed for the northern portion of the project site.

Furthermore, at ±25 acres, the size of the project site is large enough to not be considered spot zoning. This size will allow for cohesive development that will be compatible with surrounding uses.

(j) *Public facilities.* The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

The proposed amendment is in a location where there are existing public facilities able to serve development.

Current public facilities in the area include:

- **Potable water: an 8" water main along CR 235A in front of the project site and a 12" water main on NW 162nd Lane east of the project site**
- **Wastewater: a 16" force main along CR 235A and a gravity manhole on NW 162nd Lane east of the project site**
- **Electric: The project site is in the service area of Duke Energy.**

Section 3 of this report illustrates the maximum potential impacts of the proposed amendments to utility infrastructure. As this section demonstrates, there is capacity to accommodate this proposal.

(k) *No adverse effect on the environment.* The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The proposed amendment will not result in significant adverse impacts on the natural environment. A preliminary desktop analysis indicates that there are no FEMA flood zones or National Wetlands Inventory (NWI)-designated wetlands on the property. Should any be discovered in development programming of the site following development, minimization of adverse impact on the environment will be done to the extent practicable.

Sec. 3.4. – Residential Districts.

3.4.1 General purposes. The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:

(A) *Provide appropriately located lands for residential development*. Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;

The project site's existing FLU classifications are Moderate Density Residential and Agriculture. The project site is subject to a concurrently submitted SsCPA application requesting Moderate Density Residential and Medium Density Residential FLU classifications for the site. The existing FLU classifications indicate that the City determined that the project site is an appropriate location for residential zoning districts.

(B) *Protect from harmful effects*. Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and

Development of the project site to follow the proposed amendments will adhere to all pertinent regulations, ensuring harmful effects of noise, traffic congestion, and other environmental effects are mitigated to the extent practicable.

(C) *Provide lands with varying degrees of density*. Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The proposed amendment requests two zoning districts with varying density on the project site. RMF-8, with a density of 8 dwelling units per acre, is requested for the northern portion of the project site. RSF-4, with a density of 4 dwelling units per acre, is requested for the southern portion of the project site. This variation of density will allow development on the project site to be compatible both with the higher intensity uses to the north on US 441 and the lower density uses to the south.

Additionally, the proposed amendment to RMF-8 will allow a new public building—Alachua County Fire Station 21. Fire rescue stations are not permitted by the existing zoning, but are permitted by right in RMF-8.

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. **Public School Student Generation Form**
9. Map Set

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 8 March 2022

NAME & DESCRIPTION OF PROJECT Tomoka Hills Rezoning

Requesting RSF-4 and RMF-8

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) N/A

Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001,

03055-001-003, and 03871-000-000

Acreage ±25.0

DEVELOPMENT DATA (check all that apply)

☑ Single Family — Number of Units 74

☑ Multi Family — Number of Units 74

☐ Exempt (See exemptions on page 2)

Level of Review

☐ Pre-Application Conference ☐ Preliminary ☐ Final ☑ Revised ☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	74	**units X 0.12 Elementary School Multiplier**	9	**Student Stations**
MIDDLE	74	**units X 0.06 Middle School Multiplier**	4	**Student Stations**
HIGH	74	**units X 0.09 High School Multiplier**	7	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	74	**units X 0.06 Elementary School Multiplier**	4	**Student Stations**
MIDDLE	74	**units X 0.03 Middle School Multiplier**	2	**Student Stations**
HIGH	74	**units X 0.03 High School Multiplier**	2	**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Craig Brashier
Mailing Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: craigb@chw-inc.com

PROPERTY OWNER

Name: Tomoka Hills Farms, Inc.
Mailing Address PO Box 147018
Gainesville, FL, 32614
Phone: Contact agent
Email Contact agent

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 2021-2022 Capacity Tables)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. **Map Set**

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida

City of High Springs

City of Alachua

Alachua County

Project Site

441

20

75

NW 173RD STREET

235A
COUNTY

Legend

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

1,000 500 0 1,000 2,000 3,000 Feet

NORTH

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

Prepared by: Employee ###
Date: 10/20/2021

CHW
Professional Consultants

Document Path: N:\2021\21-00025\Admin & Information\07_Maps\GIS\MXDs\1A.mxd

ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida

441

20

NW 162ND LANE

NW 173RD STREET

235A
COUNTY

Tax Parcel #
03055-010-001

Tax Parcel #
03055-001-003

Project Site
±25 Acres

Tax Parcel #
03055-001-000

Tax Parcel #
03055-010-003

Tax Parcel #
03055-001-001

Tax Parcel #
03871-000-000

City of Alachua

Alachua
County

NORTH

Legend

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

200 100 0 200 400 600 Feet

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/21/2021

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\1B.mxd

ILLUSTRATION 2A:
FLU MAP

3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
Alachua County Tax Parcels
City of Alachua, Florida

Commercial

Commercial

Agriculture

Project Site
±25 Acres

Moderate Density Residential

Moderate
Density
Residential

NW 162ND LANE

441

20

NW 173RD STREET

Moderate Density Residential

Moderate Density Residential

235A
COUNTY

Agriculture

Agriculture

City of Alachua

Alachua
County

Legend

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

Alachua County Future Land Use

- Rural/Agriculture

City of Alachua Future Land Use

- Agriculture
- Commercial
- Moderate Density Residential
- Medium Density Residential

200 100 0 200 400 600 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
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Standard Parallel 2: 29.583333
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/21/2021

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\2A.mxd

ILLUSTRATION 2B:
PROP FLU MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871 City of Alachua, Florida

Commercial

Commercial

Agriculture

Project Site
±25 Acres

Medium Density Residential

Moderate Density Residential

Moderate Density Residential

Moderate Density Residential

Agriculture

441

20

NW 162ND LANE

NW 173RD STREET

235A
COUNTY

City of Alachua

Alachua County

Legend

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

Alachua County Future Land Use

- Rural/Agriculture

City of Alachua Proposed Future Land Use

- Agriculture
- Commercial
- Moderate Density Residential
- Medium Density Residential

NORTH

200 100 0 200 400 600 Feet

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

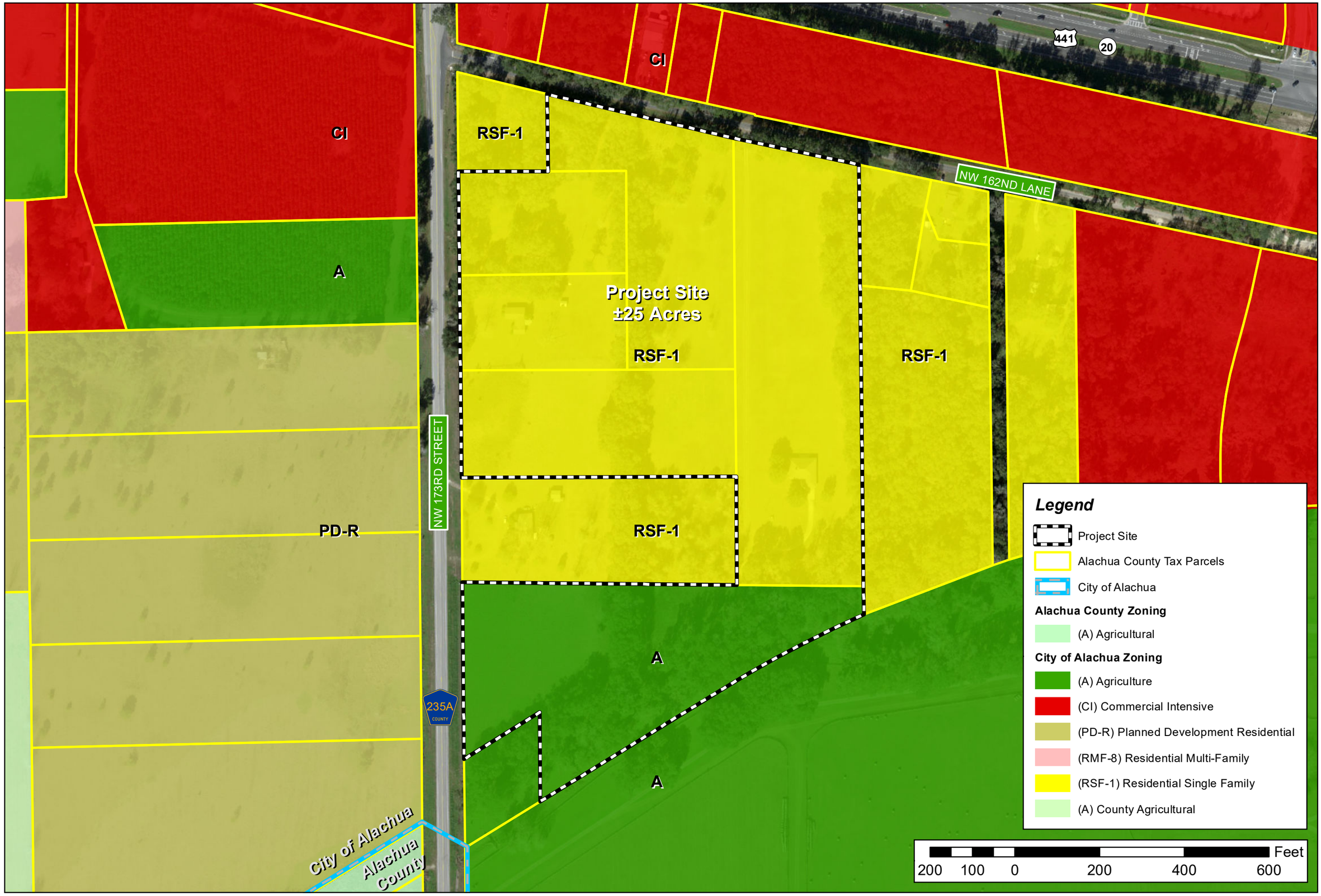
Prepared by: Employee ###
Date: 10/26/2021

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\02B.mxd

ILLUSTRATION 3A:
ZON MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida



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False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
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Prepared by: Employee ###
Date: 10/21/2021

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\0A.mxd

ILLUSTRATION 3B:
PROP ZON MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871 City of Alachua, Florida

CI

RSF-1

CI

A

Project Site
±25 Acres

RMF-8

RSF-4

RSF-1

RSF-1

PD-R

RSF-1

A

NW 162ND LANE

NW 173RD STREET

441

20

235A
COUNTY

City of Alachua

Alachua County

Legend

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

Alachua County Zoning

- (A) Agricultural

City of Alachua Proposed Zoning

- (A) Agriculture
- (CI) Commercial Intensive
- (PD-R) Planned Development Residential
- (RMF-8) Residential Multi-Family
- (RSF-1) Residential Single Family
- (RSF-4) Residential Single Family
- (A) County Agricultural

200 100 0 200 400 600 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
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Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/26/2021

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\3B.mxd

ILLUSTRATION 4:
ENV MAP

3055-10-1, 3055-1-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
Alachua County Tax Parcels
City of Alachua, Florida

Project Site
±25 Acres

Flood Zone: X

NW 162ND LANE

NW 173RD STREET

441

20

235A
COUNTY

NORTH

Legend

- Project Site
- Alachua County Tax Parcels
- 10 ft. Contour Intervals
- 2 ft. Contour Intervals

200 100 0 200 400 600 Feet

Professional Consultants

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
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Central Meridian: -84.500000
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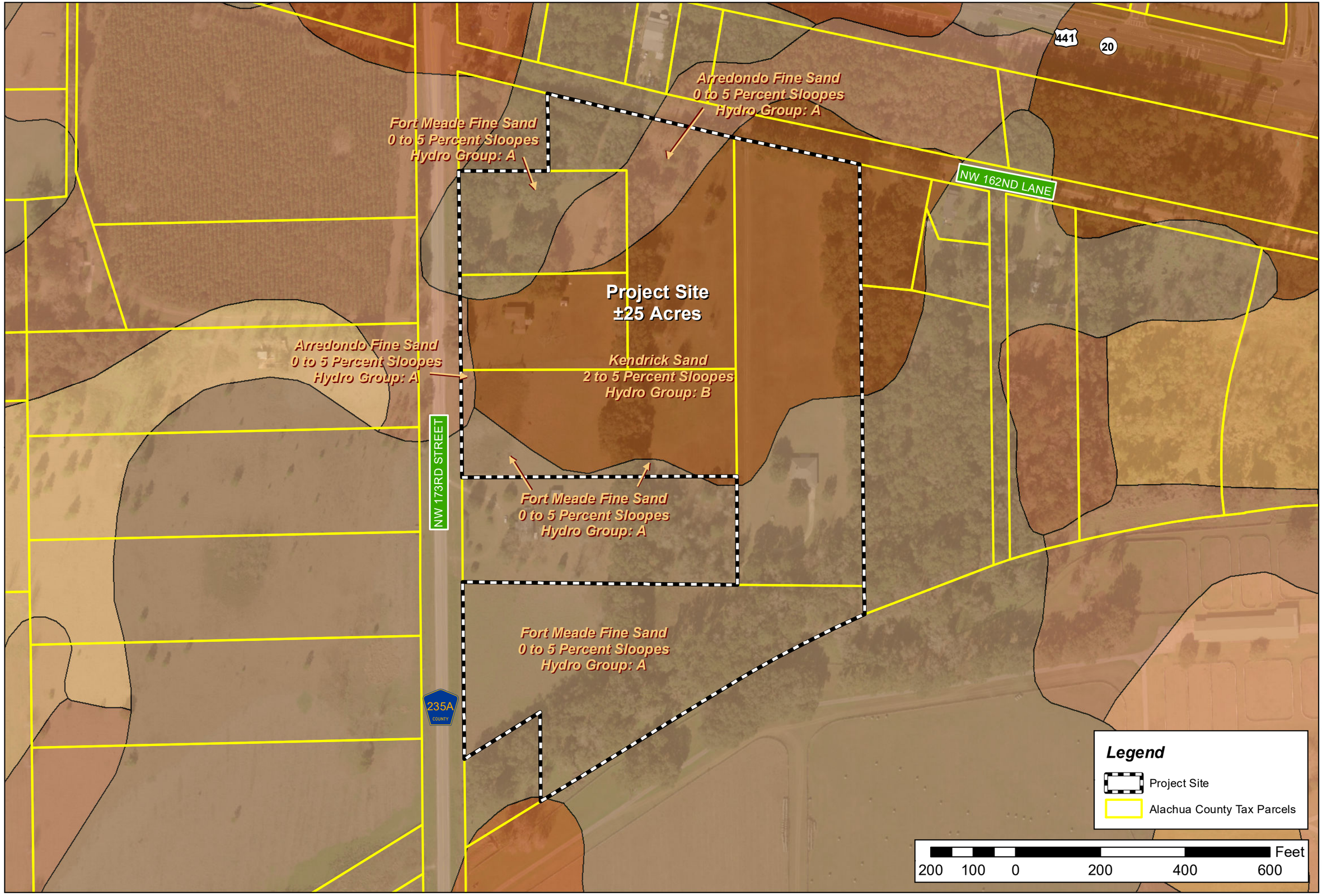
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/20/2021

Document Path: N:\2021\21-00025\Admin & Information\07_Maps\GIS\MXDs\4.mxd

ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcels # 3055-10-1, 3055-1-3, 3055-10-3, 3055-1-1, & 3871
City of Alachua, Florida



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Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 10/20/2021

Professional Consultants

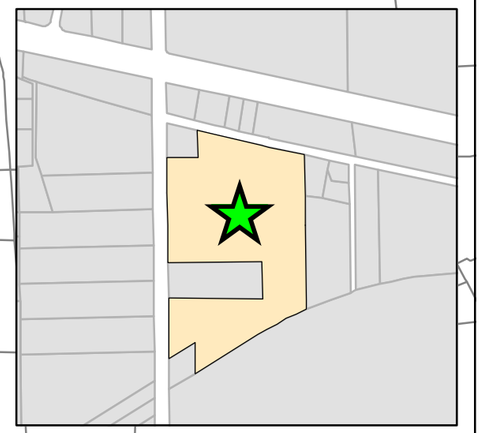
Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\5.mxd

ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency

Legend

- CR 2054: From SR 235 to US 441
- CR 2054: From SR 235 to WCL
- CR 235: from NW 143rd Place to SCL
- CR 235A: From US 441 to CR 235
- CR 235A: From US 441 to NCL
- CR 241: from CR 235 to SCL
- I-75: From NCL to US 441
- I-75: From US 441 to SCL
- SR 235: From NW 140th Street to ECL
- SR 235: from NW 143rd Place to US 441
- SR 235: from NW SR 235 to NCL
- SR 235: from US 441 to NW 140th Street
- US 441: from CR 235A to NW 188th Street
- US 441: from CR 25A East Intersection to SR 235
- US 441: from I-75 to CR 235A
- US 441: from MPO Boundary to CR 25A
- US 441: from SR 235 To I-75



Project Site

2640'

City of Alachua

CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection,

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

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0902_Feet
Projection: Lambert_Conformal_Conic
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False Northing: 0.000000
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GCS: North_American_1983

Prepared by: Employee ###
Date: 1/24/2022

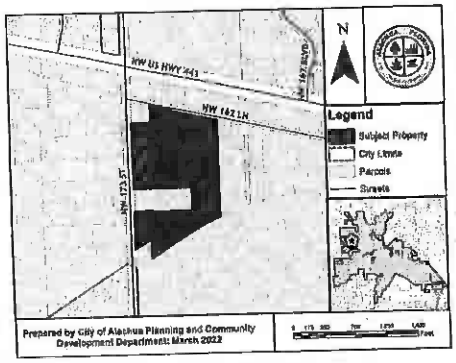
Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\Road Segments concurrency.mxd

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 April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Brashier, AICP of CHW, Inc applicant and agent for Tomoka Hills Farms, Inc, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Zoning Atlas from Agricultural (A) (±6.42 acres) and Residential Single Family – 1 (RSF-1) (±19.08 acres) to Residential Single Family -4 (RSF-4) (±13.81 acres) and Residential Multiple Family – 8 (RMF-8) (±11.67 acres) on a ±25.48 acre subject property, located east of CR 235A/NW 173rd Street and south of NW 162nd Lane; consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. Existing FLUM: Agriculture and Moderate Density Residential; Proposed FLUM: Moderate Density Residential and Medium Density Residential; Existing Zoning: Agricultural (A), Residential Single Family – 1 (RSF-1).



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 7, 2022)

City of ALACHUA

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

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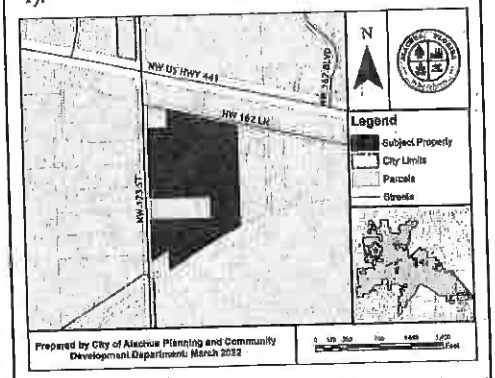

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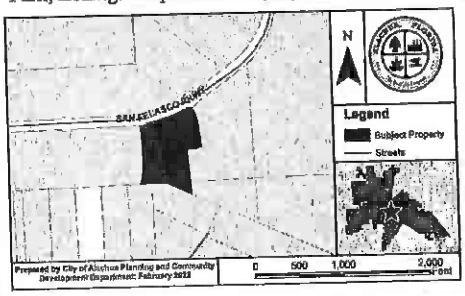
(Published: Alachua County Today - April 7, 2022)

is your best source for local news
386.462.3355

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan proposing to revise the Momentum Labs Site Plan, as previously approved by the Planning & Zoning Board on November 9, 2021, which included the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±10.71 acre property; Tax Parcel Number 03929-000-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).



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

(Published: Alachua County Today - April 7, 2022)

WOKE

Continued from Page 1A

for Florida companies to recruit and retain employees of color, and research shows that diversity in the workplace is better for the bottom line.

"The law makes it illegal to say racism is systemic," Kincaid said, "but the sheer fact that this policy could be passed is evidence that it is."

"The law makes it illegal to say racism is systemic, but the sheer fact that this policy could be passed is evidence that it is."

Matthew Kincaid
CEO of Overcoming Racism, which provides anti-racism training to school districts and businesses

Backlash against 'woke indoctrination'

Workplace diversity training — now more often called diversity, equity and inclusion, or DEI, training — started more than two decades ago with a focus on how diverse backgrounds and perspectives can help business.

But after the May 2020 police murder of George Floyd in Minnesota, businesses across the country announced commitments toward achieving racial justice, which for some included taking a more comprehensive approach to DEI training.

That instruction addresses topics that were once taboo to talk about at work, such as race and religion, and how those differences might show up at work. Sometimes that means delving into history, for example, pointing out that American policing has roots in enforcing slavery, or how racially discriminatory lending policies have contributed to modern wealth disparities.

DeSantis announced the proposal that would become House Bill 7 in December as a way to "give businesses, employees, children and families tools to fight back against woke indoctrination."

Under the bill, a workplace can't require training that makes an employee "by virtue of his or her race, color, sex or national origin" feel they bear "personal responsibility for and must feel guilt, anguish or other forms of psychological distress for actions in which the individual played no part." It also bans teaching that certain races are inherently privileged or oppressed, and taking into account a coworker's race, gender or nationality when interacting with them.

Its origins lie in a largely Republican backlash against critical race theory, a complex academic concept that says in part that racism is baked into American institutions and policies. More recently, though, critics have conflated it with broader themes of social justice and anti-racism.

DeSantis pointed to three examples of "woke corporate trainings," citing reporting from the Manhattan Institute, a conservative think tank. Bank of America, Google and Raytheon delved into issues such as white supremacy and systemic racism and challenged their white employees to acknowledge their privilege.

Last year, conservative media outlets slammed AT&T for its program, which called racism a "uniquely white trait." Then, last month, the Walt Disney Company faced backlash after a group of anonymous employees said the company's "Reimagine Tomorrow" training isolated employees "whose political and religious views are not explicitly progressive," according to Fox Business News. Disney employs nearly 80,000 workers in Florida.

House Bill 7 resembles an executive order former President Donald Trump issued in 2020 that prohibited federal agencies and contractors from teaching "divisive" concepts about race and gender.

It was short-lived. A federal court soon barred enforcement of Trump's order, and President Joe Biden rescinded it the day he took office last year.

Experts, including Siler-Nixon, who runs her firm's DEI training and works with outside companies to teach theirs, anticipate the Florida bill to be challenged in court once it's signed into law.

Workarounds for workplaces

Many Florida businesses lean toward a more moderate approach to diversity training that shouldn't run afoul of the law, said Chad Sorenson, president of the Human Resources Florida State Council, which represents 16,000 HR professionals. (The council was against the workplace portion of the bill, Sorenson said, adding that it's redundant to anti-discrimination laws already on the books.)

That means focusing on how diversity can help the workplace and emphasizing that employees should welcome all ideas and perspectives.

Sorenson, who also runs a workplace training consulting firm with clients all over Florida, shared slides from his training. It covers applicable discrimination laws, types of bias, benefits of diversity, and characteristics that may differ between employees, including race and gender but also qualities like cognitive style and education level.

Still, Sorenson acknowledged that an employer can't control how an employee perceives information. Employers worried about violating the law could make their training voluntary; the bill restricts only training that's mandatory.

Workplaces could also add a disclaimer that the company doesn't endorse the material, or that the views expressed in the training are held by some but disputed by others. According to the bill, discussion of the listed topics can continue as long as it's "given in an objective manner without endorsement of the concepts."

But those accommodations undermine the point, said Kincaid, the Overcoming Racism CEO. Voluntary training won't capture the people who need it most, and disclaimers require employers to distance themselves from the culture they're trying to implement.

Kincaid said he plans to explore options to keep doing business in Florida, but, "what we won't do ... is change our content. We won't lie about what the nature of racism is to conform to a state law."

Kincaid has already faced backlash in Florida. His organization contracted with the Brevard County School District to train teachers and administrators with the goal of closing the achievement gap between white and minority students.

But, in a July 2021 guest column published in *Florida Today*, the president of the Brevard chapter of Moms for Liberty, a conservative parents' group, criticized the organization as "blatantly racist" against white people.

That, and HB 7, mischaracterize the organization's work, Kincaid said. It's not about blame or accountability but rather about understanding the past to make room for a better future.

"One of the biggest issues of policies like this is it creates noise around work that is fundamentally hopeful," he said, "work that is fundamentally focused on eliminating racial bias in workplaces and in schools, and doing so in a way that humanizes all of the participants."

"This should be universally agreed upon as a positive thing."

Kathryn Varn is statewide enterprise reporter for the Gannett/USA TODAY Network - Florida. You can reach her at kvarn@gannett.com or (727) 238-5315.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±12 acres in the City of Alachua (Alachua County Tax Parcels # 05964-002-002, 05964-002-003, 05964-005-000, and 05964-006-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Industrial to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Industrial, Light and Warehousing (ILW) to Community Commercial (CC).

The site is located generally south of the intersection of US 441 and NW 101st Drive.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on April 21, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

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

CHW Professional Consultants

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 19, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by Clay Sweger, of eda consultants, inc. to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Article 10 to add a definition of Landscape Services; amending Article 4, Table 4.4-1, to add Landscape Services as Use Type under the Use Category entitled "Agriculture Support and Services (not directly related)" and allow Landscape Services as a use by Special Exception Permit in the Agriculture Zoning District; amending Article 4, Section 4.2.4E(2) to add Landscape Services as an example of a Use Type under the "Agricultural Support and Services (not directly related)" Use Category; and amending Article 4, Section 4.3.3(B) to add use specific standards for Landscape Services.

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-29624080

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

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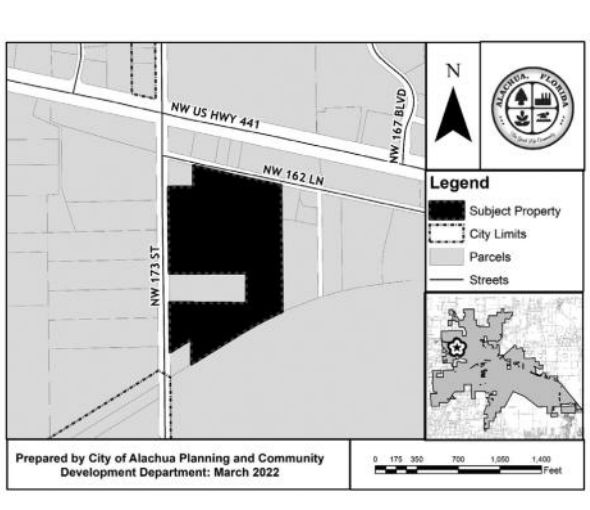

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GF-29624091

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

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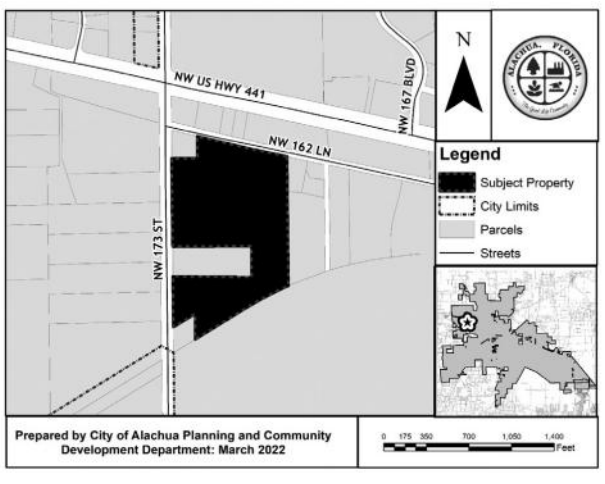

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GF-29624116

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 4/4/22
KC

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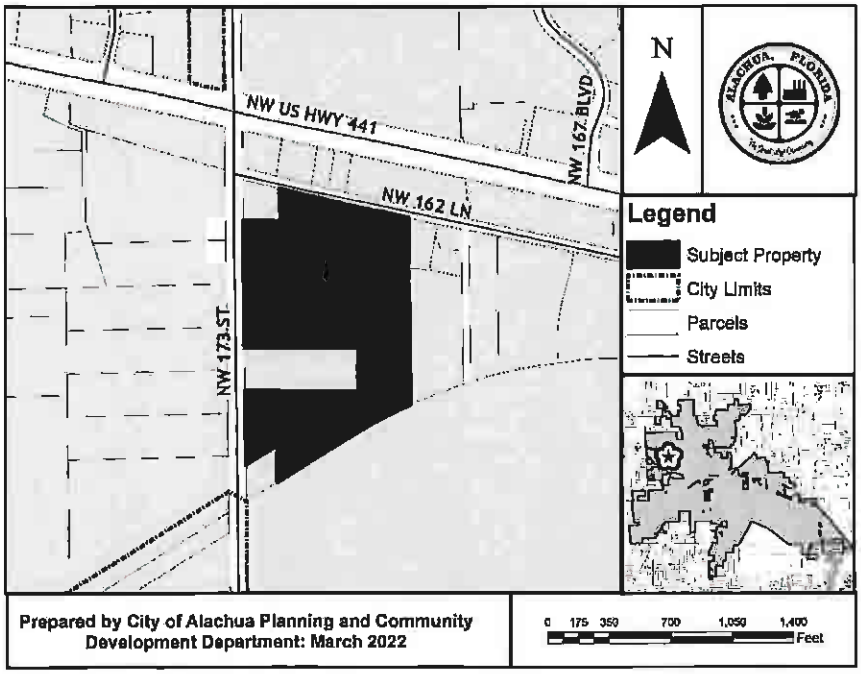

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Alachua FL 32615

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AFFIDAVIT FOR POSTED LAND USE SIGN

I SETH WOOD, POSTED THE LAND USE
(Name)
SIGN ON 4/4 FOR THE Tomoka Hills SSCPA and RZ
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Seth Wood
(Signature)

Five (5)
(Number of signs)

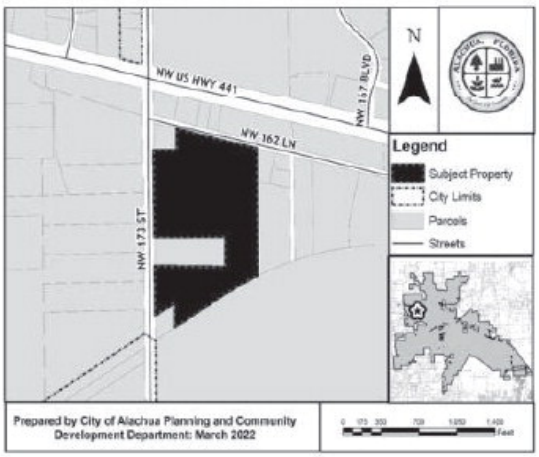
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 9, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) AND RESIDENTIAL SINGLE FAMILY – 1 (RSF-1) TO RESDENTIAL SINGLE FAMILY – 4 (RSF-4) AND RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8) ON A ±25.48 ACRE PROPERTY; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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way and hear their history and legends," said Cowles. "We are both very interested in hearing people's stories and culture."

By the time they reached Bolivia, the pandemic had

be a treasure hunter, but this area is a treasure in itself," Cowles said.

# # #

email rcarson@alachuatoday.com

City of ALACHUA

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The ordinance title is as follows:

ORDINANCE 22-13

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

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(Published: Alachua County Today - April 28, 2022)

City of ALACHUA

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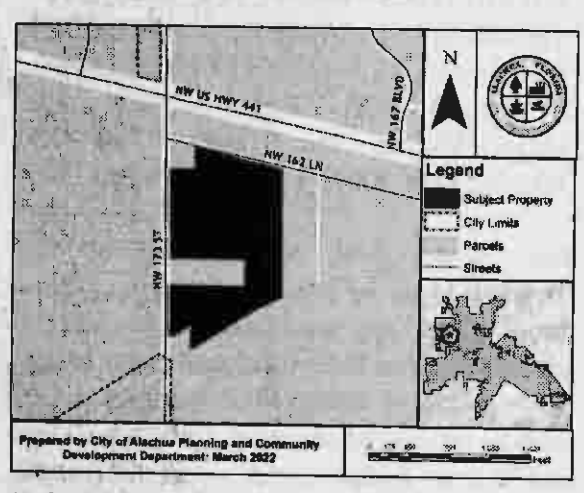

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City of ALACHUA

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The ordinance title is as follows:

ORDINANCE 22-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 10 TO ADD A DEFINITION OF LANDSCAPE SERVICES; AMENDING ARTICLE 4, TABLE 4.4-1, TO ADD LANDSCAPE SERVICES AS A USE TYPE UNDER THE USE CATEGORY ENTITLED "AGRICULTURE SUPPORT AND SERVICES (NOT DIRECTLY RELATED)" AND ALLOW LANDSCAPE SERVICES AS A USE BY SPECIAL EXCEPTION PERMIT IN THE AGRICULTURE ZONING DISTRICT; AMENDING ARTICLE 4, SECTION 4.2.4E(2) TO ADD LANDSCAPE SERVICES AS AN EXAMPLE OF A USE TYPE UNDER THE "AGRICULTURE SUPPORT AND SERVICES (NOT DIRECTLY RELATED)" USE CATEGORY; AND AMENDING ARTICLE 4, SECTION 4.3.3(B) TO ADD USE SPECIFIC STANDARDS FOR LANDSCAPE SERVICES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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Mailed 4/25/22 KC

City of ALACHUA
THE GOOD LIFE COMMUNITY

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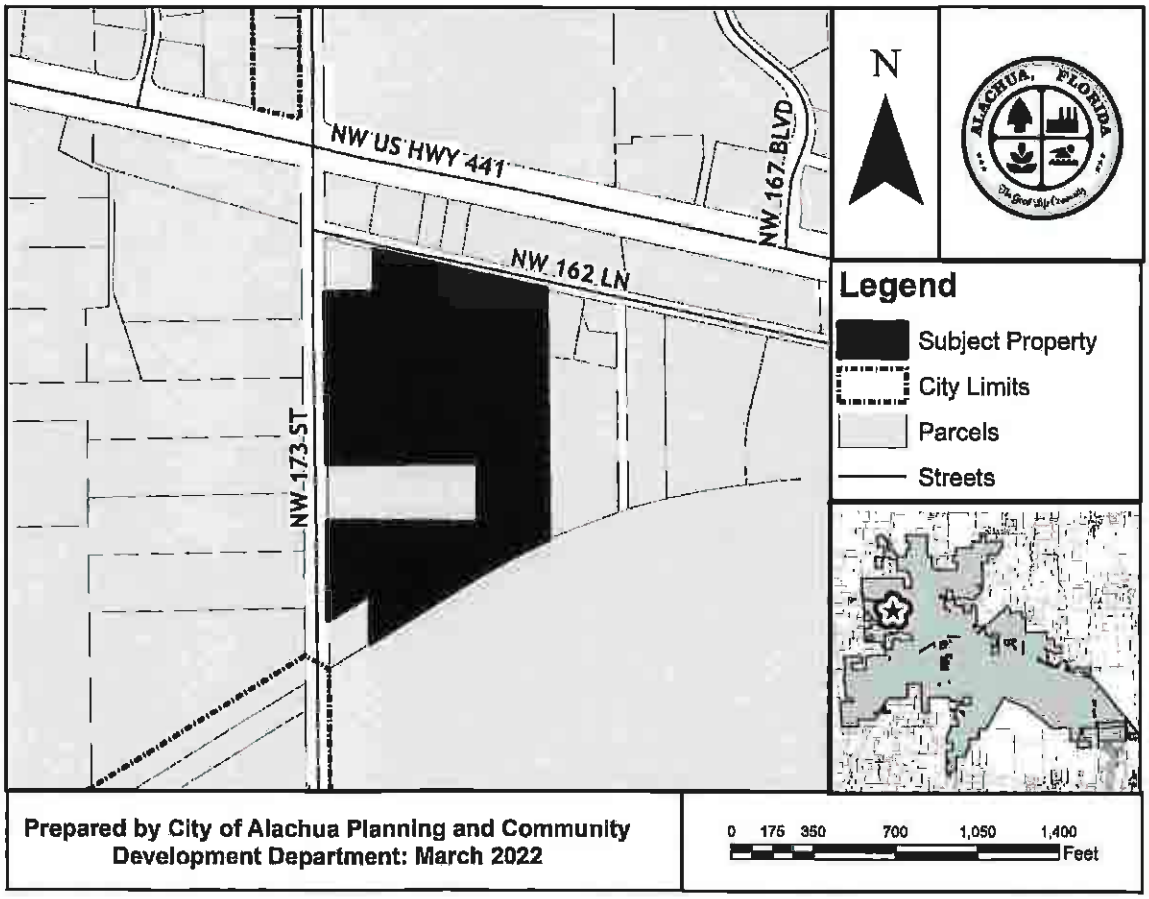

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

City of ALACHUA

THE GOOD LIFE COMMUNITY

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P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
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Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
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TOMOKA HILLS FARM INC 1301 DIXIANA DOMINO RD LEXINGTON, KY 40511	ACKLEY ROBERT L & MARY J 15817 NW 173RD ST ALACHUA, FL 32615	GOOLSBY J S & LYDIA 16807 NW 162ND LN ALACHUA, FL 32615
CAMPBELL MENZIE G 16903 NW 162ND LN ALACHUA, FL 32615	ROSS LYNN HESSER 16903 NW 162ND LN ALACHUA, FL 32615	BRADLEY & WILLIAMS 16919 NW 162ND LN ALACHUA, FL 32615
LAMNECK EUGENE S JR & PEGGY E 2813 PLEASANT VALLEY RD ROME, GA 30161	THOMAS & THOMAS & THOMAS HEIRS 312 MCBRIEN RD APT 423 CHATTANOOGA, TN 37411	CORNERSTONE ALACHUA LLC 426 SW COMMERCE DR STE 130 LAKE CITY, FL 32025
PATEL & PATEL 6036 NW 112TH PL ALACHUA, FL 32615	PATEL ASHOK & SHEILA 6036 NW 112TH PL ALACHUA, FL 32615	SARCAV LLC 8303 AUTUMNWIND DR JACKSONVILLE, FL 32218
CAVACEPPI SHARLEEN O TRUSTEE PO BOX 1325 ALACHUA, FL 32616	ROUX J P PO BOX 1673 ALACHUA, FL 32616	SINGH LAKHVIR PO BOX 2092 ALACHUA, FL 32616
Carol Jones 16122 NW 208th Way High Springs, FL 32643		

AFFIDAVIT FOR POSTED LAND USE SIGN

I SETH WOOD, POSTED THE LAND USE
(Name)
SIGN ON 4/4 FOR THE Tomoka Hills SSCPA and RZ
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Seth Wood
(Signature)

Five (5)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/9/2022
SUBJECT: Ordinance 22-12, First Reading; Land Development Regulations (LDR) Text Amendment: A request by Clay Sweger, eda consultants inc. to amend the following sections of the City of Alachua Land Development Regulations: Article 10; Article 4, Table 4.4-1; Article 4, Section 4.2.4E(2); and Article 4, Section 4.3.3(B)
PREPARED BY: Kathy Winburn, Planning & Community Development Director

RECOMMENDED ACTION:
Staff recommends that the City Commission:
(1) Approve Ordinance 22-12 on first reading, and;
(2) Schedule second and final reading for May 23, 2022 upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation to this City Commission and Staff's recommendation, this Commission finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approves Ordinance 22-12 on first reading and schedules second reading for May 23, 2022.

Summary

This application is a request submitted by Clay Sweger, of eda consultants inc., to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would:
* Add a definition of “Landscape Services.”

* Amend Table 4.4-1 to add Landscape Services as a Use Type under the Use Category entitled “Agriculture Support and Services (not directly related).”
* Allow Landscape Services as a use by Special Exception Permit in the Agriculture Zoning District.

*Add Landscape Services as an example of a Use Type under the Agriculture Support and Services (not directly related)” Use Category; and
*Add a Use Specific Standard for Landscape Services.
The applicant contends that utilizing landscape service firms for lawn and shrub installation and maintenance is a common occurrence for local homeowners,

businesses and institutions, and that the City of Alachua's Land Development Regulations (LDRs) do not specifically define or indicate where the use "Landscape Services" can occur within the City. The proposed amendment would add a commonly occurring use to the LDRs and provide specificity in the regulations for the use to be allowed in the Agriculture Zoning District. The proposed new use offers flexibility and clarity for owners of companies that conduct landscape services to locate within areas zoned Agriculture, with the added protection of allowing the use by Special Exception Permit to ensure compatibility.

At the April 19, 2022 Planning & Zoning Board meeting, the Board voted 5-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

ATTACHMENTS:

Description

- Applicant Submittal
- Staff Report
- Ordinance 22-12
- DRAFT PZB Minutes 4/19/2022
- Advertisement Gainesville Sun CCOM 1
- Advertisement ACT CCOM1
- Advertisement ACT PZB
- Advertisement Gainesville Sun PZB

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

City of Alachua
Text Amendment Application

☐ **COMPREHENSIVE PLAN** ☒ **LAND DEVELOPMENT REGULATIONS**

A. APPLICANT

1. Applicant's Status ☒ Applicant ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Ste 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): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROPOSAL

1. Description/Location of Section/Goal, Objective, or Policy Requesting to Amend/Add: Amend Land Development Code Article 10, Sec. 10.2 Definitions; Section 4.1, Table 4.1-1 Table of Allowed Uses, Agricultural Uses, Agriculture support standards (not directly related) Section 4.2.4(E)(2); Section 4.3.3(B) Use Specific Standards.
2. Proposed text language and/or explanation of reason for request: See attachment
3. List any and all new Section/Goal, Objective, or Policy Requested: Amend the Land Development Code to add a definition of Landscape Services; add Landscape Services as a new use by Special Exception in the Table of Allowed Uses; amend Section 4.2.4(E)(2) to add Landscape Services; and amend the Use Specific Standards for Agricultural Uses to add a new standard (4) for Landscape Services under Section 4.3.3(B).

C. ATTACHMENTS

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

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

Signature of Applicant

Clay Sweger, AICP, LEED AP
Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 20th day of January, 2022 by Clay Sweger

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

NOTARY SEAL

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

Audra Burrell
Signature of Notary Public, State of Florida

LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT BACKGROUND

Utilizing landscape services firms for lawn and shrub installation and maintenance is a common occurrence for local homeowners, local businesses, and institutions. Landscape services firms are usually locally-owned small businesses serving the community.

The City of Alachua's Land Development Regulations (LDRs) do not specifically define or indicate where landscape services uses can occur in the City of Alachua. After consultation with the Alachua Planning and Community Development Department staff concerning the location of a landscape services type use, the applicant was advised to propose amendments to the LDRs to specifically include this and to add it to the Agricultural zoning district.

The proposed amendments provide: a definition of 'landscape services'; add the use as a use by Special Exception with use specific standards to the Agricultural zoning district; and include landscape services as one of the examples for 'agriculture support services (not directly related).'

These proposed amendments will add a common use to the LDRs and create clarity for where the use can be located in the Agricultural zoning district. This proposed new use offers flexibility and clarity for local small-business owners of landscape services to locate in Agricultural zoned areas that are compatible with the use.

PROPOSED LDR TEXT AMENDMENT SUMMARY

- **Amend Article 10** to add a definition of 'Landscape services.'
- **Amend Article 4, Table 4.1-1** Table of Allowed Uses, AGRICULTURE, amend to add Landscape services as a new use under Agriculture support and services (not directly related) as a Special Exception use in the Agricultural district and include use conditions.
- **Amend Article 4, Section 4.2.4(E)(2) Examples**, amend to add 'landscape services' in the list of examples
- **Amend Article 4, Section 4.3.3(B),** to add a new (4) to include use specific standards for Landscape services.

PROPOSED TEXT AMENDMENTS TO LAND DEVELOPMENT REGULATIONS

Article 10; Sec. 10.2 – Add the following definition:

Landscape Services **means an establishment engaged in the provision of landscape maintenance or installation services. Examples include lawn mowing, tree, shrub or hedge trimming, leaf blowing, landscape design, landscape installation and irrigation repair/installation.**

Section 4.1 – Table 4.1-1 Table of Allowed Uses, AGRICULTURE, amend to add Landscape services as a new use under Agriculture support and services (not directly related) as follows:

4.1.1 *Table of allowed uses.*

Table 4.1-1. Table of Allowed Uses		
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited		
Use Category/Use Type	Agriculture	Use Specific Standards (Sec. 4.3)
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	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	4.3.3(A)(1)
Farm produce stand	P	4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)	P	4.3.3(A)(1)
Nursery, commercial	S	4.3.3(A)(1), (4)
Nursery, production	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	4.3.3(B)(1)
	Animal care business	P	
	Auction arena for livestock	S	
	Central farm distribution hub for agricultural produces	P	4.3.3(B)(1)
	Equestrian facility	P	4.3.3(B)(2)
	Fair grounds	S	
	Farm machinery repair	P	
	Farm machinery sales, rental, and service	P	
	Landscape services	**S**	**4.3.3(B)(4)**
	Stable	P	4.3.3(B)(3)

Section 4.2.4, amend to add landscape services as an example in (2)

(E) *Agriculture support and services not directly related to ongoing agriculture, horticulture, and animal husbandry, on-site agriculture support (not directly related).*

(1) *Characteristics.* The agriculture support (not directly related) use category includes use types that provide support and services to off-site agricultural, horticultural and animal husbandry activities, and that are not directly related to ongoing agricultural, horticultural or animal husbandry uses.

(2) *Examples.* Examples of agriculture support (not directly related) use types include agricultural research facilities, animal care businesses, auction arenas for livestock, commercial nurseries, equestrian facilities, fairgrounds, farm machinery repair, farm machinery sales, rental and service, **landscape services**, and stables.

Amend Section 4.3.3(B) to add a new (4) for Landscape services as follows:

Landscape services. **Any outside storage of equipment or vehicles associated with a landscape services use shall be completely screened from off-site view by buildings and/or fencing with landscaping on the outside of the fencing.**

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, "Amending the text of these LDRs is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or deny the proposed amendment, the City Commission shall consider and weight the relevance of the following factors:"

The eight factors are listed below, followed by related evaluation and findings.

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

Evaluation & Findings: Please refer to 'Consistency with Comprehensive Plan' section of this report.

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

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

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

Evaluation & Findings: There is increased reliance upon landscape services firms to install and maintain lawns, gardens, and shrubs in the community. The landscape services use is not defined in the City's LDRs, and areas where the use can be located are not specified. Staff has recognized this situation and recommended that the applicant propose amendments to the LDRs to update it to recognize the landscape services use.

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

Evaluation & Findings: Landscape services are a use frequently used by local homeowners, local businesses, and institutions to install and maintain landscaping at their sites. However, the City of Alachua LDRs do not specifically recognize landscape services as a use or provide guidance as to where firms involved in this use can locate. The proposed amendments introduce and define this use and provide regulations to require a Special Exception and use specific standards. The proposed amendments offer clarity and flexibility of location to landscape services uses, while maintaining compatibility. Thus, the proposed amendments address a community need for a use that is well established and provide clear regulations for the use.

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

Evaluation & Findings: The proposed LDR text amendment will allow landscape services in the Agricultural zoning district as a Special Exception that must be approved by the City Commission. In addition, the use must comply with specific standards which require substantial screening/buffering from surrounding uses to ensure compatibility. The public hearing process and the additional standards will provide that each location where this use is proposed will be compatible with surrounding development.

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

Evaluation & Findings: The Agricultural zoning district currently permits a logical and orderly development pattern. This zoning district permits a broad range of residential uses and non-residential uses related to the agricultural lands within the City of Alachua. The proposed LDR text amendment will define and recognize landscape services as one such non-residential use and will provide stringent review criteria for site specific approval for such a use. Therefore, the proposed LDR amendments will help further support and implement a logical and orderly development pattern.

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

Evaluation & Findings: The proposed text amendments do not impact the natural environment as the existing City regulations provide protection of significant natural resources. It should be noted that since landscape services uses involve off-premises operations such as maintaining or installing lawns, shrubs, and gardens, there will be minimal impacts on the natural environment where the use is located. At the time a development proposal is submitted for locating in a specific area, the City will have the opportunity to review the environmental features at that site as part of development review.

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

Evaluation & Findings: The proposed text amendments do not impact public facilities because the amendments relate to a specific use (landscape services) and the requirements for location of that use in the Agricultural zoning district. Public facility impacts would be reviewed and determined at the time a development proposal was submitted. It should be noted that since landscape services uses involve off-premises operations such as maintaining or installing lawns, shrubs, and gardens, this use will have limited public facility impacts at the use's location.

CONSISTENCY WITH COMPREHENSIVE PLAN

VISION ELEMENT

III. GOALS TO IMPLEMENT THE VISION

GOAL 1: Economic Development: *The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.*

Evaluation & Findings: The proposed LDR text amendments related to the landscape services in the Agriculture zoning area will support this goal by supporting local businesses that fall within this newly defined use category, thus promoting job creation and increasing the local tax base.

ECONOMIC ELEMENT

Objective 1.4: *Agricultural Analysis The City of Alachua shall strengthen the city's agricultural economic base and maintain the community's agricultural character. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:*

Policy 1.4.b: *Recognizing that Agriculture is a significant component of the current economic base, the City shall analyze the economic trends over the next five years to better protect the agricultural community.*

Evaluation & Findings: The proposed LDR text amendments will specifically recognize landscape services as a permitted use in the City of Alachua (under Special Exception and with use specific standards) in the Agricultural zoning district, which will support and promote these existing and future local businesses. There is an increasing trend of homeowners and businesses using landscape services, and this proposed change will allow this use to locate in the Agricultural zoning district, which will be in keeping with the agricultural character of the area.

FUTURE LAND USE ELEMENT

Objective 1.1: *Agriculture The City shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.*

Policy 1.1.c: *Agri-business and agritourism uses: Agri-business and agritourism uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of 0.50. The following agri-business uses are allowed within the Agriculture land use category:*

1. Equestrian centers and boarding facilities;
2. Agriculture production and education;
3. Animal husbandry; Animal care; Animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10.Agriculture support services;
11.Agri-tourism related activities;
12.Small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities; and,
13.Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Evaluation & Findings: The proposed LDR text amendments specifically will recognize landscape services as a permitted use in the City of Alachua, which is a form of agriculture support services use, consistent with #10 under Future Land Use Element Policy 1.1.c, as shown above.

The proposed LDR text amendments support this Policy by identifying this use as a permitted use in the City of Alachua (under Special Exception & use specific standards) in the Agricultural zoning district, which will support and promote these existing and future local landscape services businesses (including new employment and increasing of the tax base) as an Agri-business (as stated in Policy 1.1.c). This addition will promote, strengthen, and diversity agricultural operations in the City of Alachua while maintaining compatibility within agricultural areas.

SUMMARY

The proposed text amendments introduce and define a new use (Landscape services) in the City of Alachua Land Development Regulations. In addition, requirements for this use in the Agricultural zoning district are included. A Special Exception and specific use standards will be required for this new use in the Agricultural district.

Landscape services uses are primarily locally-owned businesses that provide services to local homeowners, businesses, and institutional uses. These amendments will support local landscape

services firms, while maintaining compatibility within the Agricultural zoning district and lands designated Agriculture on the Future Land Use Map. The proposed changes will provide flexibility for locating landscape services firms in the City of Alachua.

The proposal is in keeping with the City of Alachua Comprehensive Plan's support for Agriculture support services as an Agri-business type use as specified in Future Land Use Element Policy 1.1.c.

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: April 19, 2022

Legislative Hearing

SUBJECT: A request to amend the City of Alachua Land Development Regulations by amending Article 10 to add a definition of "Landscape Services;" amending Article 4, Table 4.4-1, to add "Landscape Services" as a *Use Type* under the Use Category entitled "Agriculture Support and Services (not directly related)" and allow "Landscape Services" as a use by Special Exception Permit in the Agriculture Zoning District; amending Article 4, Section 4.2.4E(2) to add 'Landscape Services" as an example of a Use Type under the "Agricultural Support and Services (not directly related)" Use Category; and amending Article 4, Section 4.3.3(B) to add use specific standards for "Landscape Services."

APPLICANT/AGENT: Clay Sweger, eda consultants inc.

PROJECT PLANNER: Kathy Winburn, Planning & Community Development Director

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.

RECOMMENDED MOTION:

Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.

SUMMARY

This application is a request submitted by Clay Sweger, of eda consultants inc., to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would:

- Add a definition of "Landscape Services."
- Amend Table 4.4-1 to add Landscape Services as a Use Type under the Use Category entitled "Agriculture Support and Services (not directly related)."
- Allow Landscape Services as a use by Special Exception Permit in the Agriculture Zoning District.
- Add Landscape Services as an example of a Use Type under the "Agriculture Support and Services (not directly related)" Use Category; and
- Add a Use Specific Standard for Landscape Services.

The applicant contends that utilizing landscape service firms for lawn and shrub installation and maintenance is a common occurrence for local homeowners, businesses and institutions, and that the City of Alachua's Land Development Regulations (LDRs) do not specifically define or indicate where the use Landscape Services can occur within the City. The proposed amendment will add a commonly occurring use to the LDRs and provide clarity for the use to be allowed in the Agriculture Zoning District. The proposed new use offers flexibility and clarity for owners of companies that conduct landscape services

to locate within areas zoned Agriculture, with the added protection of allowing the use by Special Exception Permit to ensure compatibility.

PROPOSED LDR TEXT AMENDMENTS

AMENDING ARTICLE 10 TO ADD A DEFINITION OF LANDSCAPE SERVICES

Landscape Services means an establishment engaged in the provision of landscape maintenance or installation services. Examples include lawn mowing; tree, shrub and hedge trimming; leaf blowing; landscape design; landscape installation and irrigation repair/installation.

AMENDING ARTICLE 4, TABLE 4.4-1, TO ADD LANDSCAPE SERVICES AS A USE TYPE UNDER THE USE CATEGORY ENTITLED "AGRICULTURE SUPPORT AND SERVICES (NOT DIRECTLY RELATED)" AND ALLOW LANDSCAPE SERVICES AS A USE BY SPECIAL EXCEPTION PERMIT IN THE AGRICULTURE ZONING DISTRICT.

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	C S V	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														
AGRICULTURE																								
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				
Landscape services		S																						4.3.3(B)(4)

	Stable		P																					4.3.3(B)(3)

AMENDING ARTICLE 4, SECTION 4.2.4(E)(2) TO ADD LANDSCAPE SERVICES AS AN EXAMPLE OF A USE TYPE UNDER THE "AGRICULTURE AND SUPPORT SERVICES (NOT DIRECTLY RELATED)" USE CATEGORY

(E) *Agriculture support services not directly related to ongoing agriculture, horticulture, and animal husbandry, on-site agriculture support (not directly related)*

(1) *Characteristics*. The agriculture support (not directly related) use category includes use types that provide support and services to off-site agricultural, horticultural and animal husbandry activities, and that are not directly related to ongoing agricultural, horticultural or animal husbandry uses.

(2) *Examples.* Examples of agriculture support (not directly related) use types include agricultural research facilities, animal care business, auction arenas for livestock, commercial nurseries, equestrian facilities, fairgrounds, farm machinery repair, farm machinery sales, rental and service, landscape services, and stables.

AMENDING ARTICLE 4, SECTION 4.3.3(B) TO ADD USE SPECIFIC STANDARDS FOR LANDSCAPE SERVICES

(B) *Agriculture support (not directly related)*

(1) *Agricultural research facility; central farm distribution*. Agricultural research facility and central farm distribution uses shall comply with the following standards:

(a) *Access.* Have direct access onto a collector or arterial road.

(b) *Adjacent to single-family detached development or in a residential district.*

(i) If adjacent to existing single-family detached development, not allow the

height of buildings exceed the greater of two stories or 180 percent of the average height of the adjacent single-family detached development.

(ii) If adjacent to single-family residential districts (RSF-1, RSF-3, RSF-4, RSF- 6), not exceed the greater of two stories or 130

percent of the maximum height allowed for single-family detached dwellings in the district.

(c) *Landscaped buffer adjacent to single-family detached development.* If adjacent to existing single-family detached development, provide a landscape buffer, a minimum of 15 feet in width along the yard which the single-family detached development abuts.

(d) *Off-street parking*. Where off-street parking areas are located adjacent to a public right-of-way, screen them with a complete screen, a minimum of three feet in height, achieved within three years.

(2) *Equestrian facility*. No building used for housing of animals at an equestrian facility shall be located within 300 feet of any lot line.

(3) *Stable.* No building used for housing of animals at a stable shall be located within 50 feet of any lot line.

(4) *Landscape Services*. Any outside storage of equipment of vehicles associated with a landscape services use shall be completely screened from off-site view by buildings and/or fencing with landscaping on the outside of the fencing.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

VISION ELEMENT

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, incubators, local businesses and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of

established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

Evaluation & Findings: The proposed LDR text amendments support this goal by supporting local businesses that fall within the newly defined Use Type, thus promoting job creation and increasing the local tax base.

FUTURE LAND USE ELEMENT

Objective 1.1: Agriculture

The City of Alachua shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Policy 1.1.c.: Agri-business and agritourism uses: Agri-business and agritourism uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. The uses shall be limited to a floor area ration of 0.50. The following agr-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture production and education;
3. Animal husbandry; Animal care; Animal sales and services;
4. Horticulture;
5. Event facilities
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands
10. Agriculture support services
11. Agri-tourism related activities
12. Small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities; and,
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Evaluation & Findings: The proposed LDR text amendments will specifically recognize landscape services as a permitted use in the City of Alachua, which is a form of agriculture support services use, consistent with #10 listed under Policy 1.1.c, as shown above.

The proposed LDR Text amendments support this policy by identifying this use as a permitted use in the City of Alachua (by Special Exception Permit and with a use specific standard) in the Agriculture zoning district, which will support and promote existing and future local landscape service establishments (including new employment and increasing the tax base) as an Agri-business. The amendments will promote, strengthen and diversify agricultural operations in the City while maintaining compatibility with agricultural areas.

ECONOMIC ELEMENT

Objective 1.4: Agricultural Analysis. The City of Alachua shall strengthen the City's agricultural economic base and maintain the community's agricultural character. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.4.b: Recognizing that Agriculture is a significant component of the current economic base, the City shall analyze the economic trends over the next five years to better protect the agricultural community.

Evaluation & Findings: The proposed LDR text amendments will specifically recognize landscape services as a permitted use in the City of Alachua (by special exception permit and with a use specific standard) in the Agriculture zoning district, which will support and promote these existing local businesses. There is an increasing trend of homeowners and businesses using landscape services, and this proposed amendment will allow this use type to locate in the Agriculture zoning district, which will be in keeping with the agricultural character of the area.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

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

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

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

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

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

Evaluation & Findings: The applicant contends that there is an increased reliance upon landscape services firms to install and maintain lawns, gardens and shrubs in the community. The landscape services use is not currently defined in the City's LDRs, and areas where the use can be located are not specified. Given that landscape services are a common type of business establishment of which relevance is not expected to wane, the proposed amendment is responding to these conditions.

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

Evaluation & Findings: The applicant contends that landscape services are a use frequently utilized by local homeowners, local businesses and institutions to install and maintain landscaping at their sites. However, the City of Alachua LDRs do not specifically recognize landscape services

as a use or provide guidance as to where firms involved in this use can locate. The proposed amendments introduce and define this use and provide regulations to require a Special Exception Permit and use specific standards. The proposed amendments offer clarity and flexibility of location for landscape services uses, while maintaining compatibility. Thus, the proposed amendments address a community need for a use that is well established and provides clear regulations for such use.

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

Evaluation & Findings: The proposed LDR Text Amendment will allow landscape services in the Agriculture zoning district by Special Exception Permit, which must be approved by the Planning &Zoning Board. In addition, the use must comply with specific standards related to screening outdoor equipment to ensure compatibility. The public hearing process and the additional standards will provide that each location where this use is proposed will be compatible with surrounding development.

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

Evaluation & Findings: The Agriculture zoning district currently permits a logical and orderly development pattern. This zoning district permits a broad range of residential uses and non-residential uses related to agricultural lands within the City. The proposed LDR Text Amendment will define and recognize landscape services as one such non-residential use and will require that the review criteria for a Special Exception Permit be evaluated for site specific approval. Therefore, the proposed LDR amendments will help further support and implement a logical and orderly development pattern.

(g) ***Effect on Natural Environment*** – *Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the*

natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: The proposed text amendments do not impact the natural environment. At the time a development proposal is submitted for locating in a specific area, the City will have the opportunity to review the environmental features at that site as part of development review.

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

Evaluation & Findings: The proposed text amendments do not impact public facilities because the amendments relate to a specific use (landscape services) and the requirements for location of that use in the Agriculture zoning district. Public facility impacts would be reviewed an determined at the time a development proposal was submitted.

EXHIBIT "A"

TO

LANDSCAPE SERVICES
LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENTS
STAFF REPORT

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

ORDINANCE 22-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 10 TO ADD A DEFINITION OF LANDSCAPE SERVICES; AMENDING ARTICLE 4, TABLE 4.4-1, TO ADD LANDSCAPE SERVICES AS A USE TYPE UNDER THE USE CATEGORY ENTITLED "AGRICULTURE SUPPORT AND SERVICES (NOT DIRECTLY RELATED)" AND ALLOW LANDSCAPE SERVICES AS A USE BY SPECIAL EXCEPTION PERMIT IN THE AGRICULTURE ZONING DISTRICT; AMENDING ARTICLE 4, SECTION 4.2.4E(2) TO ADD LANDSCAPE SERVICES AS AN EXAMPLE OF A USE TYPE UNDER THE "AGRICULTURE SUPPORT AND SREVICES (NOT DIRECTLY RELATED)" USE CATEGORY; AND AMENDING ARTICLE 4, SECTION 4.3.3(B) TO ADD USE SPECIFIC STANDARDS FOR LANDSCAPE SERVICES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on April 7, 2022; and

WHEREAS, and, the LPA conducted a public hearing on the proposed Amendment on April 19, 2022, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, and the City advertised public hearings to be held before the City Commission on April 28, 2022 and on May 12, 2022; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on May 9, 2022 and May 23, 2022, and provided for public participation at both public hearings; and

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

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

Section 1. Interpretation of Recitals

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

Section 2. Findings of Fact and Conclusions of Law

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

Section 3. Amendment to the Land Development Regulations

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

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

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

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Severability

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

Section 9. Effective Date

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

Passed on First Reading the 9th day of May 2022.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 23rd day of May 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

AMENDING ARTICLE 10 TO ADD A DEFINITION OF LANDSCAPE SERVICES

Landscape Services means an establishment engaged in the provision of landscape maintenance or installation services. Examples include lawn mowing; tree, shrub and hedge trimming; leaf blowing; landscape design; landscape installation and irrigation repair/installation.

AMENDING ARTICLE 4, TABLE 4.4-1, TO ADD LANDSCAPE SERVICES AS A USE TYPE UNDER THE USE CATEGORY ENTITLED "AGRICULTURE SUPPORT AND SERVICES (NOT DIRECTLY RELATED)" AND ALLOW LANDSCAPE SERVICES AS A USE BY SPECIAL EXCEPTION PERMIT IN THE AGRICULTURE ZONING DISTRICT.

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	C S V	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														
AGRICULTURE																								
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			
Landscape services		S																					4.3.3(B)(4)
Stable		P																					4.3.3(B)(3)

AMENDING ARTICLE 4, SECTION 4.2.4(E)(2) TO ADD LANDSCAPE SERVICES AS AN EXAMPLE OF A USE TYPE UNDER THE "AGRICULTURE AND SUPPORT SERVICES (NOT DIRECTLY RELATED)" USE CATEGORY

(E) *Agriculture support services not directly related to ongoing agriculture, horticulture, and animal husbandry, on-site agriculture support (not directly related)*

(1) *Characteristics*. The agriculture support (not directly related) use category includes use types that provide support and services to off-site agricultural, horticultural and animal husbandry activities, and that are not directly related to ongoing agricultural, horticultural or animal husbandry uses.

(2) *Examples*. Examples of agriculture support (not directly related) use types include agricultural research facilities, animal care business, auction arenas for livestock, commercial nurseries, equestrian facilities, fairgrounds, farm machinery repair, farm machinery sales, rental and service, landscape services, and stables.

AMENDING ARTICLE 4, SECTION 4.3.3(B) TO ADD USE SPECIFIC STANDARDS FOR LANDSCAPE SERVICES

(B) *Agriculture support (not directly related)*

(1) *Agricultural research facility; central farm distribution*. Agricultural research facility and central farm distribution uses shall comply with the following standards:

(a) *Access*. Have direct access onto a collector or arterial road.

(b) *Adjacent to single-family detached development or in a residential district*.

(i) If adjacent to existing single-family detached development, not allow the height of buildings exceed the greater of two stories or 180 percent of the average height of the adjacent single-family detached development.

(ii) If adjacent to single-family residential districts (RSF-1, RSF-3, RSF-4, RSF- 6), not exceed the greater of two stories or 130 percent of the maximum height allowed for single-family detached dwellings in the district.

(c) *Landscaped buffer adjacent to single-family detached development*. If adjacent to existing single-family detached development, provide a landscape buffer, a minimum

of 15 feet in width along the yard which the single-family detached development abuts.

(d) *Off-street parking*. Where off-street parking areas are located adjacent to a public right-of-way, screen them with a complete screen, a minimum of three feet in height, achieved within three years.

(2) *Equestrian facility*. No building used for housing of animals at an equestrian facility shall be located within 300 feet of any lot line.

(3) *Stable*. No building used for housing of animals at a stable shall be located within 50 feet of any lot line.

(4) *Landscape Services*. Any outside storage of equipment of vehicles associated with a landscape services use shall be completely screened from off-site view by buildings and/or fencing with landscaping on the outside of the fencing.

Planning and Zoning Board
Minutes
April 19, 2022

Chair Sandy Burgess
Vice Chair Edward Potts
Member Joe Hancock
Member Virginia Johns
Member Gary Thomas
School Board Member Tina Certain

City Manager Mike DaRoza

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

Meeting Date: April 19, 2022

Meeting Location: James A. Lewis Commission Chambers

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

Planning and Zoning Board Meeting Minutes

CALL TO ORDER

Chair Sandy Burgess called the meeting to order. School Board Member Tina Certain was absent.

INVOCATION

Vice Chair Edward Potts led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Virginia Johns moved to approve the agenda; seconded by Member Joe Hancock.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the March 8, 2022 PZB Meeting

Member Johns moved to approve the minutes; seconded by Member Hancock.

Passed by unanimous consent.

B. A request by Clay Sweger, eda consultants inc. to amend the City of Alachua Land Development Regulations by amending Article 10 to add a definition of "Landscape Services;" amending Article 4, Table 4.4-1, to add "Landscape Services" as a Use Type under the Use Category entitled "Agriculture Support and Services (not directly related)" and allow "Landscape Services" as a use by Special Exception Permit in the Agriculture Zoning District; amending Article 4, Section 4.2.4E(2) to add "Landscape Services" as an example of a Use Type under the "Agriculture Support and Services (not directly related)" Use Category; and amending Article 4, Section 4.3.3(B) to add use specific standards for "Landscape Services."

Department Director Kathy Winburn, AICP, presented the Staff Report.

Clay Sweger, of eda consultants, inc., provided additional information and availed himself for questions.

Vice Chair Potts moved that based upon the presentation to this Board and the Staff's recommendation, this Board finds the proposed text amendment to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

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

Principal Planner Adam Hall, AICP, presented the Staff Report.

Craig Brashier, of CHW, Inc., provided additional information and availed himself for questions.

Member Hancock moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a small Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensives Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Johns.

Robert Ackley discussed improvements to CR 235A, traffic, and stormwater.

Carol Jones generally discussed development trends in the area.

Motion Passed 5-0 in a roll call vote.

D. Site-Specific Amendment to the Official Zoning Atlas: Tomoka Hills, a request by Craig Brashier, AICP, of CHW, Inc, applicant and agent for Tomoka Hills Farms, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") (±6.42 acres) and Residential Single Family -1 ("RSF-1")(±19.08 acres) to Residential Single Family - 4 ("RSF-4") (±13.81 acres) and Residential Multiple Family ("RMF-8") (±11.67 acres) on a ±25.48 acre subject property. Consisting of Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000(Quasi-Judicial Hearing).

Planning Technician Kenyata Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Vice Chair Potts moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

E. Site Plan – Momentum Labs Revisions: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan proposing to revise the Momentum Labs Site Plan which included the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±10.71 acre property; Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Travis Hastay, PE, of CHW, Inc. accepted the conditions and availed himself for questions.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application submitted by CHW, Inc. on behalf of San Felasco Research Ventures. LLC, for revisions to the Momentum Labs Site Plan to be consistent with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the April 19, 2022 Staff Report to the Planning & Zoning Board; seconded by Vice Chair Potts.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be May 10, 2022 at 6:00 p.m.

Department Director Winburn informed the Board that Member Gary Thomas has submitted his resignation from the Planning and Zoning Board and thanked him for his service.

The Board thanked Member Thomas for his time on the Board.

IV. CITIZENS COMMENTS

None.

ADJOURN

Vice Chair Potts moved to adjourn; seconded by Member Johns.

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

Parking

Continued from Page 3A

football operations.

On-campus fines can run up to $260 for parking in a disabled spot but usually run $35 each time drivers are caught parked illegally in a spot they hadn't paid to use. UF issued parking fines of nearly $4.7 million between 2019 and last year.

Providing premium on-campus parking for football players – a perk not available to other students – appears to be permitted under NCAA rules. Some schools use money for parking from an NCAA-approved student assistance fund, intended to help athletes cover unexpected school expenses.

Tracking the numbers of parking tickets and fines the university issued to its own football players required comparing records of more than 134,000 parking tickets issued since January 2019 against players' license plate numbers, which were included in circuit court records across Florida when they were caught speeding or committing other moving violations.

The players' parking problems peaked last year when Gators cornerback Jaydon Hill, 21, of Huntsville, Alabama, racked up 101 parking tickets with fines of $5,640 between 2019 and the end of last year, according to university data. Hill was ticketed more often, for more fines, than anyone else on campus.

Hill was frequently ticketed around the stadium on consecutive days, sometimes four or five times per week. Hill, a redshirt sophomore who missed last season with a knee injury, pleaded guilty last summer to felony fraud and theft charges for stealing a credit card that police said he used to pay for nearly $1,700 of his own parking tickets, $20 worth of fast food and $30 in gas for his Chevrolet Camaro. Under a deferred prosecution agreement, the charges will be dismissed if Hill commits no further crimes through July.

When police arrested Hill in his fraud case, he had a UF parking ticket on his car's windshield, according to police video from that day.

Even after Hill pleaded guilty in the case, he continued parking illegally for four more months, the ticket data showed. He added 11 tickets with fines of $1,030 – including three $260 tickets for parking in a spot designated for a disabled driver and another $35 ticket the morning after he signed his prosecution agreement for parking without a decal.

Hill did not respond to phone calls, emails or texts to discuss his case.

Other players also ran up lots of tickets. Florida's former starting quarterback, Emory Jones, 21, received 75 tickets with fines of $2,980 – including four tickets early last year that cost him $100 each – between September 2020 and Nov. 30, parking records showed. He received the fourth-most tickets among anyone on campus during the period. Jones has decided to enter the transfer portal to play for another team.

Running back Malik Davis, 23, of Tampa, a redshirt senior who played his final season last fall, was ticketed 54 times between March 2019 and December 2021 for $2,365 in fines, including once for parking in a space for a disabled driver near the stadium's south end zone, parking data showed.

Florida's former starting quarterback, Emory Jones, 21, received 75 tickets with fines of $2,980 – including four tickets early last year that cost him $100 each – between September 2020 and Nov. 30, parking records showed.

Gators safety Donovan McMillon, a sophomore from McMurray, Pennsylvania, posted a now-deleted video on TikTok showing himself throwing a parking ticket in frustration atop a pile of tickets on the hood of his car last year.

The caption read: "When you get your 40th ticket of the semester and have to figure out how to find $2000+."

McMillon's car was ticketed 41 times with total fines of $1,480 between May and November, parking data showed. His license was briefly suspended earlier this year for failure to pay a ticket for speeding 91 mph in a 65 mph zone in December, court records showed.

Gators wide receiver Daniel Cross, a redshirt junior from Orlando, said parking tickets were common for players. He received 15 since 2019, parking records showed. Some teammates receive tickets every day, he said.

"We're at the stadium 24/7," he said. "We need to be able to park somewhere."

Napier, who was hired in November, secured use of the parking lot for players earlier this semester and arranged for up to 10 tickets for each player to be waived, Cross said.

Team officials did not respond to emails or phone messages over four months to discuss the parking problems or Napier's solution for his players. The university has not produced a copy of the $12,000 lease agreement more than one month after a request for it under Florida's public records law.

A university spokesman said UF also waived some tickets for other students. The school said ticket waivers were offered to any students, not just football players, with at least 10 tickets, as part of the school's efforts to help students cope with the pandemic. The university waived 761 tickets worth more than $41,000 in fines. It did not say how many of the 761 forgiven tickets had been issued to football players.

This story was produced by Fresh Take Florida, a news service of the University of Florida College of Journalism and Communications. The reporter can be reached at alugo2@freshtakeflorida.com. You can donate to support our students here.

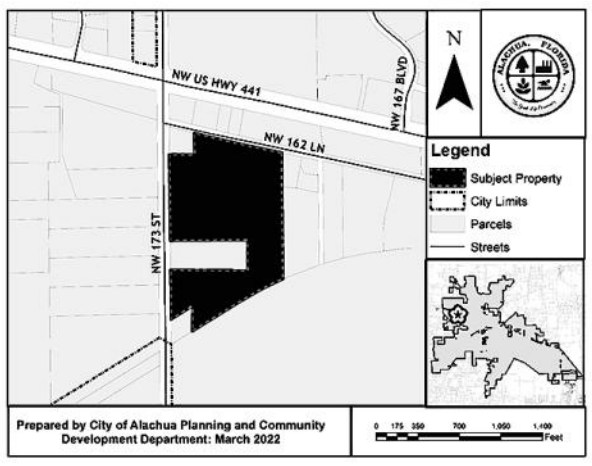
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 9, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-13

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



At the public hearing, all interested parties may appear and be 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-29953558

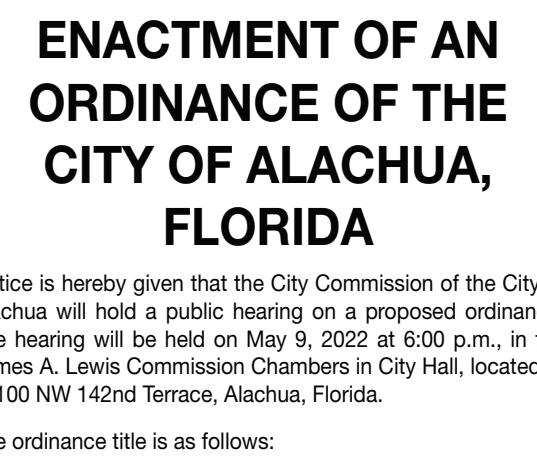
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 9, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) AND RESIDENTIAL SINGLE FAMILY – 1 (RSF-1) TO RESDENTIAL SINGLE FAMILY – 4 (RSF-4) AND RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8) ON A ±25.48 ACRE PROPERTY; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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-29953668

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 9, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 10 TO ADD A DEFINITION OF LANDSCAPE SERVICES; AMENDING ARTICLE 4, TABLE 4.4-1, TO ADD LANDSCAPE SERVICES AS A USE TYPE UNDER THE USE CATEGORY ENTITLED "AGRICULTURE SUPPORT AND SERVICES (NOT DIRECTLY RELATED)" AND ALLOW LANDSCAPE SERVICES AS A USE BY SPECIAL EXCEPTION PERMIT IN THE AGRICULTURE ZONING DISTRICT; AMENDING ARTICLE 4, SECTION 4.2.4E(2) TO ADD LANDSCAPE SERVICES AS AN EXAMPLE OF A USE TYPE UNDER THE "AGRICULTURE SUPPORT AND SERVICES (NOT DIRECTLY RELATED)" USE CATEGORY; AND AMENDING ARTICLE 4, SECTION 4.3.3(B) TO ADD USE SPECIFIC STANDARDS FOR LANDSCAPE SERVICES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

GF-29952619

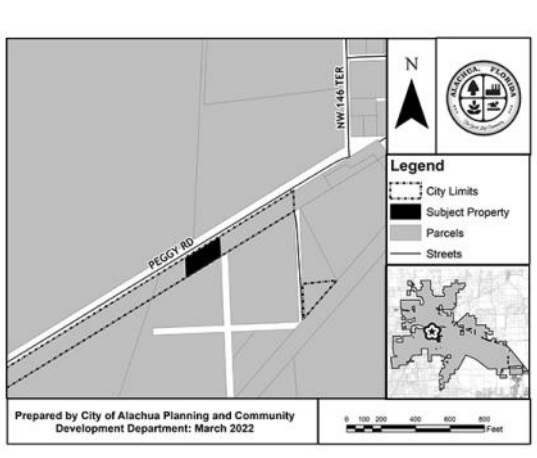
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on May 9, 2022, at 6:00 p.m. The hearing will be held at the City Hall in the James A. Lewis City Commission chambers, located at 15100 N.W. 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-11

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA, TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03917-200-002); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the proposed Ordinance. Copies of the proposed Ordinance and the complete legal description of the area proposed to be annexed, are available for public inspection at the Office of the City Clerk, 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 proposed Ordinance 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-29953777

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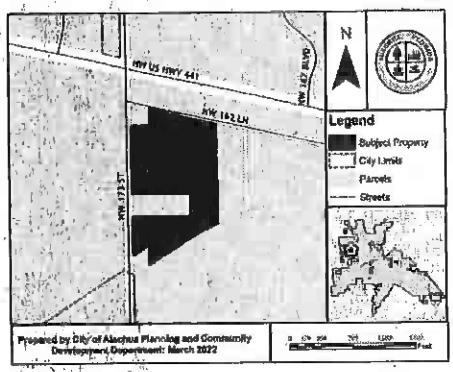

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

(Published: Alachua County Today - April 28, 2022)

City of ALACHUA

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

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(Published: Alachua County Today - April 28, 2022)

WOKE

Continued from Page 1A

for Florida companies to recruit and retain employees of color, and research shows that diversity in the workplace is better for the bottom line.

"The law makes it illegal to say racism is systemic," Kincaid said, "but the sheer fact that this policy could be passed is evidence that it is."

"The law makes it illegal to say racism is systemic, but the sheer fact that this policy could be passed is evidence that it is."

Matthew Kincaid
CEO of Overcoming Racism, which provides anti-racism training to school districts and businesses

Backlash against 'woke indoctrination'

Workplace diversity training — now more often called diversity, equity and inclusion, or DEI, training — started more than two decades ago with a focus on how diverse backgrounds and perspectives can help business.

But after the May 2020 police murder of George Floyd in Minnesota, businesses across the country announced commitments toward achieving racial justice, which for some included taking a more comprehensive approach to DEI training.

That instruction addresses topics that were once taboo to talk about at work, such as race and religion, and how those differences might show up at work. Sometimes that means delving into history, for example, pointing out that American policing has roots in enforcing slavery, or how racially discriminatory lending policies have contributed to modern wealth disparities.

DeSantis announced the proposal that would become House Bill 7 in December as a way to "give businesses, employees, children and families tools to fight back against woke indoctrination."

Under the bill, a workplace can't require training that makes an employee "by virtue of his or her race, color, sex or national origin" feel they bear "personal responsibility for and must feel guilt, anguish or other forms of psychological distress for actions in which the individual played no part." It also bans teaching that certain races are inherently privileged or oppressed, and taking into account a coworker's race, gender or nationality when interacting with them.

Its origins lie in a largely Republican backlash against critical race theory, a complex academic concept that says in part that racism is baked into American institutions and policies. More recently, though, critics have conflated it with broader themes of social justice and anti-racism.

DeSantis pointed to three examples of "woke corporate trainings," citing reporting from the Manhattan Institute, a conservative think tank. Bank of America, Google and Raytheon delved into issues such as white supremacy and systemic racism and challenged their white employees to acknowledge their privilege.

Last year, conservative media outlets slammed AT&T for its program, which called racism a "uniquely white trait." Then, last month, the Walt Disney Company faced backlash after a group of anonymous employees said the company's "Reimagine Tomorrow" training isolated employees "whose political and religious views are not explicitly progressive," according to Fox Business News. Disney employs nearly 80,000 workers in Florida.

House Bill 7 resembles an executive order former President Donald Trump issued in 2020 that prohibited federal agencies and contractors from teaching "divisive" concepts about race and gender.

It was short-lived. A federal court soon barred enforcement of Trump's order, and President Joe Biden rescinded it the day he took office last year.

Experts, including Siler-Nixon, who runs her firm's DEI training and works with outside companies to teach theirs, anticipate the Florida bill to be challenged in court once it's signed into law.

Workarounds for workplaces

Many Florida businesses lean toward a more moderate approach to diversity training that shouldn't run afoul of the law, said Chad Sorenson, president of the Human Resources Florida State Council, which represents 16,000 HR professionals. (The council was against the workplace portion of the bill, Sorenson said, adding that it's redundant to anti-discrimination laws already on the books.)

That means focusing on how diversity can help the workplace and emphasizing that employees should welcome all ideas and perspectives.

Sorenson, who also runs a workplace training consulting firm with clients all over Florida, shared slides from his training. It covers applicable discrimination laws, types of bias, benefits of diversity, and characteristics that may differ between employees, including race and gender but also qualities like cognitive style and education level.

Still, Sorenson acknowledged that an employer can't control how an employee perceives information. Employers worried about violating the law could make their training voluntary; the bill restricts only training that's mandatory.

Workplaces could also add a disclaimer that the company doesn't endorse the material, or that the views expressed in the training are held by some but disputed by others. According to the bill, discussion of the listed topics can continue as long as it's "given in an objective manner without endorsement of the concepts."

But those accommodations undermine the point, said Kincaid, the Overcoming Racism CEO. Voluntary training won't capture the people who need it most, and disclaimers require employers to distance themselves from the culture they're trying to implement.

Kincaid said he plans to explore options to keep doing business in Florida, but, "what we won't do ... is change our content. We won't lie about what the nature of racism is to conform to a state law."

Kincaid has already faced backlash in Florida. His organization contracted with the Brevard County School District to train teachers and administrators with the goal of closing the achievement gap between white and minority students.

But, in a July 2021 guest column published in *Florida Today*, the president of the Brevard chapter of Moms for Liberty, a conservative parents' group, criticized the organization as "blatantly racist" against white people.

That, and HB 7, mischaracterize the organization's work, Kincaid said. It's not about blame or accountability but rather about understanding the past to make room for a better future.

"One of the biggest issues of policies like this is it creates noise around work that is fundamentally hopeful," he said, "work that is fundamentally focused on eliminating racial bias in workplaces and in schools, and doing so in a way that humanizes all of the participants."

"This should be universally agreed upon as a positive thing."

Kathryn Varn is statewide enterprise reporter for the Gannett/USA TODAY Network - Florida. You can reach her at kvarn@gannett.com or (727) 238-5315.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±12 acres in the City of Alachua (Alachua County Tax Parcels # 05964-002-002, 05964-002-003, 05964-005-000, and 05964-006-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Industrial to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Industrial, Light and Warehousing (ILW) to Community Commercial (CC).

The site is located generally south of the intersection of US 441 and NW 101st Drive.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on April 21, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

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

CHW Professional Consultants

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on April 19, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by Clay Sweger, of eda consultants, inc. to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Article 10 to add a definition of Landscape Services; amending Article 4, Table 4.4-1, to add Landscape Services as Use Type under the Use Category entitled "Agriculture Support and Services (not directly related)" and allow Landscape Services as a use by Special Exception Permit in the Agriculture Zoning District; amending Article 4, Section 4.2.4E(2) to add Landscape Services as an example of a Use Type under the "Agricultural Support and Services (not directly related)" Use Category; and amending Article 4, Section 4.3.3(B) to add use specific standards for Landscape Services.

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-29624080

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 April 19, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Brashier, AICP of CHW, Inc applicant and agent for Tomoka Hills Farms, Inc, property owner, for consideration of a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±25.48 acre subject property from Agriculture (±6.42 acres) and Moderate Density Residential (±19.08 acres) to Moderate Density Residential (±13.81 acres) and Medium Density Residential (±11.67 acres), located east of CR 235A/NW 173rd Street and south of NW 162nd Lane; consisting of Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000. Existing FLUM: Agriculture and Moderate Density Residential; Proposed FLUM: Moderate Density Residential and Medium Density Residential; Existing Zoning: Agricultural (A), Residential Single Family – 1 (RSF-1).

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-29624091

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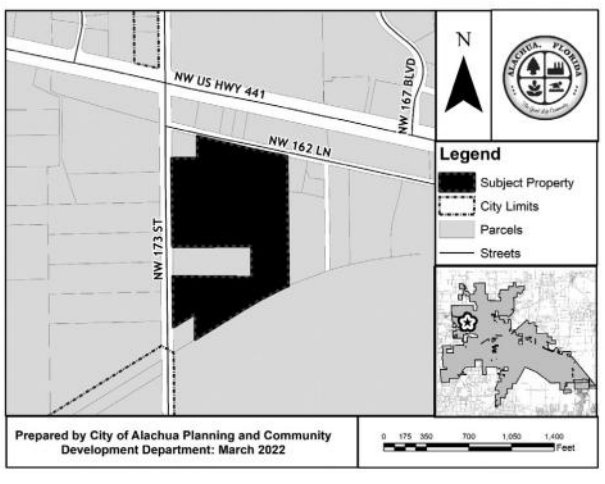

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GF-29624116

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(Published: Alachua County Today - April 7, 2022)

Landscape Services LDR Text
Amendments PZB 2022_04_19
2 col x 10.4 in
$213.20

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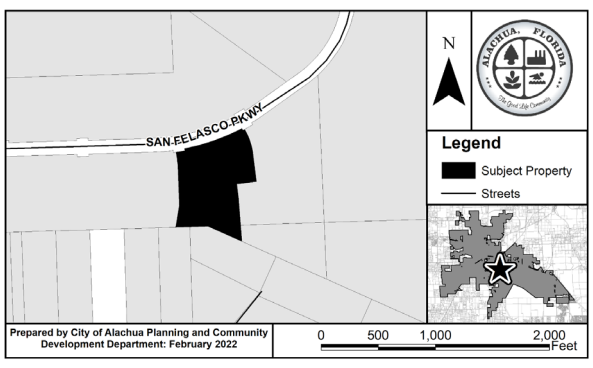

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(Published: Alachua County Today - April 7, 2022)

Momentum Labs Revisions SP PZB Ad
2022_04_19
2 col x 11.7 in
$239.85

Commission Agenda Item

MEETING DATE: 5/9/2022
SUBJECT: April 11, 2022 City Commission Meeting Minutes
PREPARED BY: Diane Amendola, Staff Assistant to the Deputy City Clerk

RECOMMENDED ACTION:
Approve the minutes.

Summary

April 11, 2022, City Commission Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

Regular City Commission Meeting
Minutes
April 11, 2022

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

The City Commission will conduct a

Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: April 11, 2022

Meeting Location: James A Lewis Commission Chambers

STAFF ATTENDING: Diane Amendola, Rob Bonetti, Vickie Floyd, Adam Hall, Elliot Harris, Donna Myers, Jesse Sandusky, Rodolfo Valladares, LeAnne Williams, Cap Wilson, Kim Vermillion, David Floyd, Pam Philman, Lynn Hayes. CITIZENS PRESENT: John Brown, Cathy Winfrey, Ana Jakupko, Savannah Clayton, Courtney Barreca, Kayla O'Neal, Brooke Price, Vanessa McDaniel, Jovante Hayes.

CITY COMMISSION MEETING

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

CALL TO ORDER

Led by Mayor Gib Coerper, with Commissioner Dayna Miller absent.

INVOCATION

Led by Pastor John Brown of St. Paul AME Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

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

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Mayor Gib Coerper Honored with 2022 Home Rule Hero Award

City Manager Mike DaRoza introduced the presentation.

B. Mi Apa to Present Donation to Alachua Dream Team, Relay for Life

Deputy City Clerk LeAnne Williams introduced the presentation.

Alachua's Mi Apa Latin Café owners Perter and Aurora Ynigo presented the check.

C. Bhaktvedanta Academy Art Student Appreciation

Deputy City Clerk Williams introduced the presentation.

Mayor Coerper and Ms. Leela Sikdar presented the certificates to the student artists.

D. National Public Safety Telecommunications Week Proclamation

Administrative Services Manager Vicki Floyd introduced the presentation.

Mayor Coerper read the proclamation.

E. Child Abuse Prevention Month Proclamation

Chief Jesse Sandusky introduced the presentation.

Mayor Coerper read the proclamation.

F. 2022 Great American Cleanup Proclamation

Public Services Director Rodolfo Valladares introduced the item.

Mayor Coerper read the proclamation.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

There were no comments.

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Resolution 22-18: Partially Vacating the Alachua Realty Co Subdivision Plat ,as recorded in Plat Book A, Page 106.

City Attorney Marian Rush read Resolution 22-18 by title only.

Principal Planner Adam Hall introduced the item and provided the staff report.

Commissioner Blalock moved to adopt Resolution 22-18; seconded by Vice Mayor Brown.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

Passed by unanimous consent.

B. Ordinance 22-11; First Reading; Voluntary Annexation by William and Margaret Kirkland, Tax Parcel Number 03917-200-002

City Attorney Rush read Ordinance 22-11 by title only.

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

Commissioner Blalock moved to approve Ordinance 22-11 and schedule a second and final public hearing for May 9, 2022; seconded by Vice Mayor Brown.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

Passed by unanimous consent.

V. AGENDA ITEMS

A. Resolution 22-16: Accepting the Annual Comprehensive Financial Report and Management Letter

for the Fiscal Year Ended September 30, 2021

City Attorney Rush read Resolution 22-16 by title only.

Finance and Administrative Services Director Rob Bonetti introduced the item and provided the staff report.

Ron Whitesides with Purvis Gray Certified Public Accountants provided the presentation of the City's financial audit.

Mayor Coerper stated the staff worked extremely hard and appreciated all their efforts during the audit process.

Commissioner Blalock stated she agreed with the Mayor's comments.

Vice Mayor Brown thanked everyone who worked hard to keep the City's finances transparent.

Commissioner Blalock moved to adopt Resolution 22-16 accepting the Annual Comprehensive Financial Report and management letter for the fiscal year ended September 30, 2021; seconded by Vice Mayor Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

B. Resolution 22-17: Amending the Fiscal Year 2021-2022 Budget for the Receipt of Unanticipated Revenue; Increasing the Children's Trust Grant Special Revenue Fund to Appropriate Revenues and Expenses Related to the Children's Trust of Alachua County Agreement; Providing an Effective Date.

City Attorney Rush read Resolution 22-17 by title only.

Finance and Administrative Services Director Bonetti introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Vice Mayor Brown stated the kids would enjoy the summer because of the summer camp enrichment programs.

Mayor Coerper stated he was glad for the summer programs and the positive difference they make on the kids of the community.

Vice Mayor Brown moved to Adopt Resolution 22-17; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

C. Heritage Oaks Phase II Sidewalks Acceptance and Return of Surety

Public Services Director Rodolfo Valladares introduced the item and made recommendations.

Vice Mayor Brown moved to accept the Heritage Oaks Phase II sidewalks, and book the value on the City's asset lists; return the surety amount of $4, 103.94 to Duration Builders Inc; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

There were no comments.

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager DaRoza stated the wholesale power agreement was completed and went into effect April 1, 2022, and he wanted to thank everyone who contributed to making the agreement come together. He also thanked Reverend John Brown for his gospel-filled prayer. He congratulated Mayor Coerper on his Home Rule Hero Award. He then thanked the City's dispatchers for all their hard work and everything they do for the community.

City Attorney Rush thanked the Commission for allowing Nick Jeffery, a third-year law student to be apart of the Commission meeting.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Blalock commented she was proud to be apart of the City and loved the fact the City Commission made April Child Abuse Awareness month. She stated she was excited the 2022 Great American Cleanup day would be approaching soon and she was hoping to attend.

Vice Mayor Brown shared she visited the Alachua Police Department firing range with Chief Sandusky and Deputy Chief Charles Nahrwold. She also attended the Chamber meeting and sent her congratulations to the interim School Board Superintendent Shane Andrews. She stated The Friends of the Library celebrated National Library Week with the Alachua Branch Library. She concluded with congratulating Mayor Coerper on being recognized as the recipient of the 2022 Home Rule Hero Award.

Mayor Coerper stated he couldn't thank the City's dispatchers enough. He mentioned he went to Newberry's Jimmy Durden Park where they honored local athletic mentor Ray Crone by naming the baseball field after him. He commented there was a lot of energy at the State basketball tournament at Legacy Park. He also reminded citizens April 12, 2022 was Election day and encouraged voters to take their children with them when they go vote.

ADJOURN

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

Mayor Coerper adjourned the meeting.

CONSENT AGENDA

CONSENT AGENDA ITEMS

A. February 28, 2022, City Board of Adjustment Meeting Minutes

B. March 14, 2022, City Commission Meeting Minutes

C. March 28, 2022, City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Mike DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Commission Agenda Item

MEETING DATE: 5/9/2022
SUBJECT: April 21, 2022, Special City Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Approve the minutes.

Summary

April 21, 2022, Special City Commission Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

Special City Commission Meeting
Minutes
April 21, 2022

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

The City Commission will conduct a

Special City Commission Meeting

At 4:00 PM

to address the item(s) below.

Meeting Date: April 21, 2022

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

SPECIAL MEETING

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

I. CALL TO ORDER

Led by Mayor Gib Coerper.

II. AGENDA ITEM

A. City of Alachua V. Alachua County et.al. Case no.: No 01-2020-CA-2520-Case Update and Possible Dismissal of Counts Two and Three

City Attorney Marian Rush introduced the item and made recommendations. She noted that the meeting was noticed 24 hours in advance at all of the regularly noticed locations.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Shirley Green Brown moved to authorize David A. Theriac, Council for the City of Alachua, to enter into a stipulation notice of voluntary dismissal of counts 2 & 3 of the amended complaint without prejudice; seconded by Commissioner Jennifer Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

III. ADJOURN

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

Passed by unanimous consent.

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Mike DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/9/2022
SUBJECT: April 25, 2022, Joint City Commission and Board of Canvassers Minutes
PREPARED BY: Diane Amendola, Staff Assistant to the Deputy City Clerk

RECOMMENDED ACTION:
Approve the minutes.

Summary

April 25, 2022, Joint City Commission and Board of Canvassers Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

Joint City Commission and Board of Canvassers
Minutes
April 25, 2022

Mayor Gib Coerper	**Canvass Board Chair Gib Coerper**	**City Manager Mike DaRoza**
Vice Mayor Shirley Green Brown	Member Mike DaRoza	City Attorney Marian Rush
Commissioner Jennifer Blalock	Member Jovante Hayes	
Commissioner Dayna Miller		
Commissioner Vacant		

The City Commission will conduct a
Joint City Commission and Board of Canvassers
At 5:45 PM
to address the item(s) below.

Meeting Date: April 25, 2022

Meeting Location: James A Lewis Commission Chambers

Commissioners Present: Gib Coerper, Jennifer Blalock, Dayna Miller. Citizens Present: Reagan Potts, Nichole Wilcox, Nick Flaherty, Terri Turner, Sean Turner. Staff Attending: Diane Amendola, Robert Bonetti, LeAnne Williams.

JOINT CITY COMMISSION AND BOARD OF CANVASSERS MEETING MINUTES

CALL TO ORDER

Led by Chair Gib Coerper.

APPROVAL OF THE AGENDA

Member Mike DaRoza moved to approve the agenda; seconded by Member Jovante Hayes.

Chair Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

I. AGENDA ITEMS

A. April 7, 2022 Canvassers Meeting Minutes

Member DaRoza moved to approve the April 7, 2022 Canvassers Meeting Minutes; seconded by Member Hayes.

Chair Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

B. April 12, 2022 Canvassers Meeting Minutes

Member DaRoza moved to approve the April 12, 2022 Canvassers Meeting Minutes; seconded by Member Hayes.

Chair Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

C. April 13, 2022 Canvassers Meeting Minutes

Member DaRoza moved to approve the April 13, 2022 Canvassers Meeting Minutes; seconded by Member Hayes.

Chair Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

ADJOURN

Member DaRoza moved to approve adjourn the meeting; seconded by Member Hayes.

Passed by unanimous consent.

ATTEST:

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
City Manager, Mike DaRoza

_____
Chair, Gib Coerper

Commission Agenda Item

MEETING DATE: 5/9/2022
SUBJECT: April 25, 2022 City Commission Meeting Minutes
PREPARED BY: Diane Amendola, Staff Assistant to the Deputy City Clerk

RECOMMENDED ACTION:
Approve the minutes.

Summary

April 25, 2022, City Commission Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

Regular City Commission Meeting
Minutes
April 25, 2022

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

The City Commission will conduct a

Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: April 25, 2022

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: Scott Modesitt, Clay Sweger, Malcom Dixon, Vincent Dixon Kim Friar, Jimmy Murray, Ronald Hall, Ken Sulaic, Jonathan Whitracre, Valerie Jones, Gary M. Pappas, Elaine W. Anderson.
STAFF ATTENDING: Diane Amendola, Robert Bonetti, Vicki Floyd, Adam Hall, Elliot Harris, Carlos Hunt, Jason Moses, Jesse Sandusky, Justin Tabor, Rodolfo Valladares, LeAnne Williams, Tyler Williams, Cap Wilson, Kathy Winburn, Lisa Freeman.

CITY COMMISSION MEETING

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

CALL TO ORDER

Led by Mayor Gib Coerper.

INVOCATION

Led by Pastor Caleb Carmichael of Canvas Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper, with Vice Mayor Shirley Green Brown absent.

APPROVAL OF THE AGENDA

City Manager Mike DaRoza requested Item D under Public Hearings and Ordinances be moved to Item A.

Commissioner Jennifer Blalock moved to approve the agenda; seconded as amended by Commission Dayna Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Presentation of the 2022 City Commission Election Certification

Deputy City Clerk LeAnne Williams introduced the presentation.

B. Administration of the Oath of Office for City Commission Seat 1, Mayor

City Manager DaRoza administered the Oath of Office for City Mayor Seat 1 to Mayor Coerper.

C. Administration of the Oath of Office for City Commission Seat 2

City Manager DaRoza administered the Oath of Office for City Commission Seat 2 to Mr. Edward Potts.

D. Election of the Vice Mayor

City Manager DaRoza provided the presentation.

Commissioner Miller nominated Commissioner Blalock for Vice Mayor.

Commissioner Miller moved to elect Commissioner Blalock as Vice Mayor; seconded by Commissioner Potts.

Passed by unanimous consent.

E. Award Presentation - Ofc. Zachary Flaherty

Chief Jesse Sandusky provided the presentation and presented the award to Officer Zachary

Flaherty.

Officer Flaherty thanked his fellow officers for coming out and supporting him.

City Manager DaRoza requested Commissioner Potts be allowed a moment to speak on his own behalf, as he took his seat on the Commission.

Commissioner Potts thanked his wife, campaign team and volunteers. He stated he was thrilled and excited to serve the City.

Mayor Coerper thanked the Alachua Police Department for a job well done.

F. Municipal Clerks Week Proclamation

Deputy City Clerk LeAnne Williams provided the presentation.

G. Fiscal Analysis Report for FY 2021-2022 through March 31, 2022

Senior Accountant Tyler Williams introduced the item and provided the staff report.

Mayor Coerper congratulated the Finance Department on the outstanding job with the audit.

Commissioner Miller asked when the City receive the capital project funds.

Senior Accountant Williams provided the explanation.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mitch Glaeser with San Felasco Tech City congratulated the Mayor on the election and running unopposed. He thanked Commissioner Potts for being involved with the community. He announced the Chamber of Commerce would be hosting a lunch event where Mark Kaplan Vice President of the University of Florida would be speaking about Artificial Intelligence and UF's impressive program. He stated the public event would be Tuesday, May 3, 2022 at 12:00pm at the Woman's Club on Mainstreet. He mentioned framework had gone up and 15,000 square feet of concrete had been poured at San Felasco Tech City Phase II. He noted 5 new companies, which would be announced are arriving in San Felasco Tech City in the upcoming weeks. He elaborated it put, San Felasco Tech City with just over 30 companies currently. He stated there was a Miami-based company which moved to the city and built a donation station which raised over $2,000 to benefit Relay for Life.

Ms. Sandra Varnell expressed she would like to see TV advertisements about the City of Alachua in local hotels.

Ms. Gloria Jones Andrews requested to see improvements with lighting and facilities north of Hwy 441 in the community parks.

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Public Hearing – Small Cities Community Development Block Grant (CDBG) Program Federal Fiscal Year (FFY) 2020/2021/2022 Funding Cycle - Deobligated Program Funds

Finance and Administrative Services Director Robert Bonetti introduced the item and Mr. Scott Modesitt of Summit Professionals.

Mr. Modesitt gave the Presentation.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Miller moved to conduct the first public hearing to receive citizen input; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

Mr. Jonathan Whiteacre asked where would citizens locate more information about the grant so they could inform themselves before the public hearing.

Mr. Modesitt provided the answer.

Mayor Coerper stated the Clerk could put the link of the State website with additional information on the City's website.

City Manager DaRoza stated the link would be posted on the City of Alachua's website.

Ms. Gloria Jones Andrews thanked Commissioner Miller for letting the community be involved in the process. She requested the City provide a way other than the website to distribute information to the citizens.

City Manager DaRoza stated the City would devise an alternate method of getting the word out to the community.

Commissioner Miller amended her motion to conduct the first public hearing to receive citizen input and to direct City staff to proceed with the Florida Small Cities CDBG-ED application from the State of Florida DEO utilizing de-obligated FFY 2020, 2021 or current FFY 2022 funding ; seconded by Vice Mayor Blalock.

Passed 4-0 by roll call.

B. Ordinance 22-06, First Reading: Large Scale Comprehensive Plan Amendment (LSCPA) – NW 188th St/US 441: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 (Legislative

Hearing).

City Attorney Marian Rush read Ordinance 22-06 by title only.

Deputy City Clerk Williams swore in all who intended to speak for Ordinances 22-07 as it would be connected with Ordinance 22-06.

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

Clay Sweger of EDA Engineers – Surveyors – Planners, Inc. came forward to provide an additional presentation and answer questions.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller thanked Mr. Sweger for his thorough presentation. She stated she appreciated that he had two neighborhood meetings and the neighbors were active in the meetings, which resulted in the feedback Mr. Sweger needed to make a successful development. She asked if the development would be completed in Phases. She expressed she was appreciative that the low density residential would be at the back of the development as it would align next to the surrounding agriculture properties. She asked about the location of the lift station. She asked what the depth of the buffers were.

Mr. Sweger provided the answers.

Vice Mayor Blalock stated she thought it was excellent they were listening to the neighbors and the community.

Commissioner Potts stated he agreed with Vice Mayor Blalock and expressed it was good to see public input result in positive changes.

Mayor Coerper stated he had concerns with the lack of deceleration lanes on the US Hwy 441 were the access points would be.

Mr. Sweger stated he would look into coordinating with FDOT to address the issue.

Commissioner Miller asked if the schoolboard had been notified.

Principal Planner Justin Tabor provided the answer.

Vice Mayor Blalock moved approve ordinance 22-06 on the first reading; and Authorize City Staff to transmit the proposed Large-Scale Comprehensive Plan Amendment to the Florida Department of Economic Opportunity under the Expedited State Review Process; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

Mr. Gary Pappas spoke in favor of the development.

Shasta Shellhorn stated she was not speaking in opposition of the development however she

would request the buffer be more than ten feet from her property.

Passed 4-0 by roll call.

C. Ordinance 22-07, First Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)- NW 188th Street/ US 441: a request by Clay Sweger, AICP, of eda consultants, inc. , applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") (±155.50 acres) and Community Commercial ("CC") (±7.00 acres) on a ±162.50 acre subject property. Consisting of Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000(Quasi-Judicial Hearing).

City Attorney Marian Rush read Ordinance 22-07 by title only.

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

Commissioner Miller moved to approve Ordinance 22-07 on first reading; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

D. Ordinance 22-10, Second Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) - Fletcher Trace (formerly known as Savannah Station Phase 3): a request by Ryan Thompson, AICP, of CHW, Inc, applicant and agent for Waco Properties, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") to Planned Development – Residential ("PD-R") on a ±118.2 acre subject property. Consisting of Parcel Number 03980-002-001(Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 22-10 by title only.

Principal Planner Adam Hall introduced the item and provided the staff report.

Gerry Dedenbach, AICP, LEED AP, Vice President, CHW provided the presentation.

Mayor Coerper asked if the County was responsible for the turn lanes for the project.

Mr. Dedenbach stated the application would go through Alachua County to decide whether to put in acceleration and deceleration lanes.

Vice Mayor Blalock moved to Adopt Ordinance 22-10 on second and final reading, Approve the Planned Development Agreement for the Fletcher Trace PD-R Project and authorize the Mayor the sign the Agreement; and, authorize Staff to record the Planned Development Agreement for the Fletcher Trace PD-R Project in the Public Records of Alachua County; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

Mr. Ken Sulack spoke in opposition.

Mr. Kenneth Bryan spoke in opposition.

Ms. Gloria James Andrews spoke in opposition.

Mr. Jimmy Murray spoke in opposition.

Passed 4-0 by roll call.

V. AGENDA ITEMS

A. Arbours at Merrillwood Phase I-Financial commitment

Compliance and Risk Management Director Cap Wilson introduced the item and made recommendations.

Ronald Hall, Director of Operations for Alachua County Housing Authority provided additional information.

Mayor Coerper asked the commissioners for questions or comments.

Vice Mayor Blalock stated this project will be something to be proud of.

Commissioner Miller asked if there were neighborhood meetings in regard to the project.

Director of Operations for Alachua County Housing Authority Mr. Hall, stated they had, and would continue to keep open conversations with the community.

Vice Mayor Blalock asked if the finances were locked in or would they need to request more funds in the future.

Compliance and Risk Management Director Wilson provided the answer.

Commissioner Miller moved that the City Commission approve, and commit to fund and provide $200,000, to the Alachua County Housing Authority (ACHA) and that all associated ACHA attorney fees and costs be paid by ACHA. Further, that the City contribution is conditioned upon: first, the $200,000 be applied to the construction of the 40 unit, multi-story affordable housing facility Arbours of Merrillwood I, at 13207 N.W. 153 Terrace in Alachua, Florida (the Facility); second, funding of the City commitment not occur before October 20, 2022 or a later date of the commencement of vertical construction of the facility; third, that ACHA agrees to sign and execute, on the terms and conditions set forth in this Agenda Item as well as all others deemed appropriate by the City Attorney, any documents necessary to perfect the conditions described; fourth, the $200,000 City 2-28-22 loan commitment to ACHA to support funding the facility is merged into this action and is hereby cancelled; fifth, that this commitment to fund shall expire of its own terms unless vertical construction of the Facility has commenced on or prior to September 30, 2023 unless modified and extended by prior City Commission action; seconded by Commissioner

Potts.

Mayor Coerper opened the floor for comments.

Ms. Gloria Jones Andrews asked for clarification on the project.

Director of Operations for Alachua County Housing Authority Mr. Hall provided the answer.

Ms. Valerie Jones requested clarification on the project.

Director of Operations for Alachua County Housing Authority Mr. Hall provided the answer.

Compliance and Risk Management Director Cap Wilson provided additional clarification.

Passed 4-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

There were no comments.

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager DaRoza congratulated Mayor Coerper, Commissioner Potts, and Officer Flaherty. He thanked Pastor Caleb Carmichael of Canvas Church. He stated he attended Gainesville's Chamber Collaborate 2025 and the top two speakers were speaking about the City of Alachua. He attended Relay of Life at Legacy Park and deemed it a success. He thanked all the citizens for speaking and participating in local government.

City Attorney Rush congratulated Mayor Coerper and welcomed Commissioner Potts.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Potts stated he attended RTI's expansion ribbon-cutting ceremony. He attended the Legacy Park concert and encouraged the community to attend the upcoming concerts.

Commissioner Miller stated she appreciated all the citizens comments. She commented that all commissioners were accessible to citizens who had questions or concerns.

Vice Mayor Blalock stated she took pride in being a voice for the people. She stated she was proud of the things being done in the City. She stated she was proud of the City of Alachua's Police Department. She attended Relay for Life, and that it was very exciting. She congratulated the Mayor and Commissioner Potts.

Mayor Coerper thanked all the citizens for attending the meeting. He stated the City of Alachua held the only Relay for Life event in Alachua County this year. He stated Saturday, April 30, 2022 at Sonny's BBQ Alachua Police Department would be serving drinks to raise money for Special Olympics. He thanked the officers for all their hard work.

ADJOURN

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

Mayor Coerper adjourned the meeting.

CONSENT AGENDA

CONSENT AGENDA ITEMS

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Mike DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

City Commission Meeting
Sign In May 09, 2022

	Name (Please Print)
(Please Print) Valerie Jones	(Please Print)
(Please Print) James Cunington	(Please Print)
(Please Print) Cap Wilson Cox	(Please Print)
(Please Print) Lindsey Larson FLC	(Please Print)
(Please Print) Gwen Mahabir FLC	(Please Print)
(Please Print) Menzie Campbell	(Please Print)
(Please Print) Mackenzie Douglas	(Please Print)
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