Regular City Commission Meeting
Agenda
May 6, 2024

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

City Manager Mike DaRoza
City Attorney Marian Rush

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

Meeting Date: May 6, 2024

Meeting Location: James A. Lewis City 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. National Poetry Month
B. CMC Certification Recognition for Diane Amendola
C. Mental Health Awareness Month 2024
D. Stop the Bleed Day
E. Peace Officers Memorial Day Proclamation
F. National Financial Literacy Awareness Month & National 529 Month

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

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

V. AGENDA ITEMS

A. Amendment to the Infrastructure Plan Agreement for Santa Fe Crossing

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

March 25, 2024, City Commission Meeting Minutes
April 3, 2024 Board of Canvassers Meeting Minutes
April 8, 2024, City Commission Meeting Minutes

April 9, 2024 Board of Canvassers Meeting Minutes
April 10, 2024 Board of Canvassers Meeting Minutes
April 22, 2024, City Commission Meeting Minutes

City of ALACHUA
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/6/2024
SUBJECT: National Poetry Month
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Mayor Coerper to read the proclamation.

Summary

Launched by the Academy of American Poets in April 1996, National Poetry Month is a special occasion that celebrates poets' integral role in our culture. Over the years, it has become the largest literary celebration in the world. It is a special occasion that reminds us of the importance of poets and poetry in our culture. Poetry helps us appreciate the world around us and empathize with one another.

ATTACHMENTS:

Description

- Proc- National Poetry Month

City of Alachua, Florida

Office of Mayor Gib Coerper

PROCLAMATION

WHEREAS, National Poetry Month seeks to highlight the extraordinary legacy and ongoing achievement of American poets; introduce Americans to the pleasures and benefits of reading poetry as an important part of our children's education; and

WHEREAS, National Poetry Month under the leadership and direction of the Academy of American Poets, is now the largest literary celebration in the world; and

WHEREAS, Poetry enhances and enriches the lives of all Americans; and poetry, as an essential part of the arts and humanities, affects every aspect of life in America today, including education, the economy, and community pride and development; and

WHEREAS, Poetry has produced some of the nation's leading creative artists and has inspired other artists in fields such as music, theater, film, dance, and the visual arts.

WHEREAS, It is proper for City Officials, educators, and citizens to observe this month and to celebrate the cultural riches our community has to offer and recognize the important role of poetry within our community.

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

National Poetry Month

IN WITNESS WHEREOF, I have hereunto set my hand this 06th day of May, 2024.

ATTEST:

_____

Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/6/2024
SUBJECT: CMC Certification Recognition for Diane Amendola
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Recognize Diane Amendola for earning the CMC designation.

Summary

Continuing education is to be lauded and encouraged, as it brings professionalism and value to the City, as well as indicates to the public that we are always improving to better serve them.

The Certified Municipal Clerk (CMC) designation is not achieved easily; it involves a great deal of time and effort to meet the requirements. Mrs. Amendola has completed all of the requirements to obtain the CMC designation. The City desires to congratulate Diane Amendola on this significant achievement.

As we are dedicated to constantly improving our professionalism and capacity to serve, the City looks forward to the day when we can congratulate Mrs. Amendola on gaining her Master Municipal Clerk designation, which will involve even more time and rigorous training. Her dedication, professionalism, and drive are a credit to the community.

In attendance for this presentation and to offer some remarks are:

LeAnne Williams, MMC, FCRM, Deputy City Clerk, City of Alachua; NE Region Director Florida Association of City Clerks.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/6/2024
SUBJECT: Mental Health Awareness Month 2024
PREPARED BY: Tara L. Malone - Human Resources Director

RECOMMENDED ACTION:

Mayor to read proclamation, declaring May as Mental Health Awareness Month 2024.

Summary

The Substance Abuse and Mental Health Services Administration (SAMHSA) recognizes May as Mental Health Awareness Month to promote an increased awareness about the crucial role mental health plays in our overall health and well-being.

FINANCIAL IMPACT: No

COMMISSION GOALS:
Quality of Life

ATTACHMENTS:

Description

- Mental Health Awareness Month Proclamation

City of Alachua, Florida

Office of Mayor *Gib Coerper*

PROCLAMATION

WHEREAS, Mental Health Awareness Month was established in 1949, to increase awareness of the importance of mental health and wellness in Americans' lives and to celebrate recovery from mental illness; and

WHEREAS, the Substance Abuse and Mental Health Services Administration has recognized Mental Health Awareness Month every May to increase awareness about the vital role mental health plays in our overall health and well-being; and

WHEREAS, with early and effective interventions, those individuals with mental health conditions can recover and lead full, productive lives; and

WHEREAS, each business, school, government agency, health care provider, organization and citizen share the burden of mental health problems and has a responsibility to promote mental wellness and support prevention efforts.

NOW, THEREFORE, I, Gib Coerper, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **May 2024,** as

~ Mental Health Awareness Month 2024 ~

"Look Around, Look Within"

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of May 2024.

ATTEST:

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Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/6/2024
SUBJECT: Stop the Bleed Day
PREPARED BY: Tara L. Malone - Human Resources Director

RECOMMENDED ACTION:

Mayor to read proclamation, declaring May 23rd, 2024, as Stop the Bleed Day.

Summary

Stop the Bleed is a national public health campaign aimed at saving lives through training on how to stop traumatic bleeding. It is observed each year on the Thursday of Emergency Medical Services (EMS) Week. This year, Stop the Bleed Day will be observed on May 23rd, 2024.

FINANCIAL IMPACT: No

COMMISSION GOALS:
Quality of Life

ATTACHMENTS:

Description

- Stop the Bleed Proclamation

City of Alachua, Florida

Office of Mayor *Gib Coerper*

PROCLAMATION

WHEREAS, Stop the Bleed is a national public health campaign, launched at a White House ceremony in 2015; and

WHEREAS, its goal is to save lives by training people across the country how to stop traumatic bleeding; and

WHEREAS, excessive bleeding is the leading cause of death for those under the age of 40; and

WHEREAS, the campaign is a public/private partnership led by the US Department of Defense and supported by a number of organizations including the US Department of Homeland Security, the Stop the Bleed Coalition, the American Red Cross, The American College of Surgeons, the American College of Emergency Physicians and the American Heart Association; and

WHEREAS, the campaign is based on the lessons the Department of Defense learned in Afghanistan and Iraq on the best ways to treat traumatic injuries involving severe blood loss; and

WHEREAS, each year, the Thursday of Emergency Medical Services (EMS) Week is proclaimed STOP THE BLEED Day by the campaign to engage the public to learn more about how to become empowered to save lives.

NOW, THEREFORE, I, Gib Coerper, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **May 23rd, 2024,** as

"Stop the Bleed Day"

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of May 2024.

ATTEST:

_____

Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/6/2024
SUBJECT: Peace Officers Memorial Day Proclamation
PREPARED BY: Jesse J. Sandusky - Chief of Police

RECOMMENDED ACTION:
Have Mayor Gib Coerper read a proclamation proclaiming May 15th, 2024 as Peace Officers Memorial Day in the City of Alachua.

Summary

In 1963, the United States Congress and President John F. Kennedy proclaimed May 15th as National Peace Officers Memorial Day and the week in which it falls as National Police Week. This is a time to honor each and every law enforcement officer across the country that has given the ultimate sacrifice in service to their communities and the citizens whom they took an oath to protect.

ATTACHMENTS:

Description

- Peace Officers Memorial Day Proclamation

City of Alachua, Florida

Office of Mayor *Gib Coerper*

PROCLAMATION

WHEREAS, in 1963, the Congress of the United States and President John F. Kennedy proclaimed May 15 as Peace Officers Memorial Day, and the week in which it falls as National Police Week; and

WHEREAS, there are approximately 900,000 law enforcement officers serving in communities across the United States, including the dedicated men and women of the Alachua Police Department; and

WHEREAS, since the first recorded death in 1791, more than 23,000 law enforcement officers in the United States have made the ultimate sacrifice and died or have been killed in the line of duty; and

WHEREAS, the members of the Alachua Police Department play an essential role in safeguarding the rights and freedoms of the citizens of the City of Alachua; and

WHEREAS, it is important that all citizens know and understand the problems, duties and responsibilities of their law enforcement agencies, and that members of the Alachua Police Department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against deception, and the weak against oppression or intimidation.

NOW, THEREFORE, I, Gib Coerper, Mayor of the City of Alachua, Florida, representing the City and the City Commission, do hereby proclaim **May 15, 2024** as

"Peace Officers Memorial Day"

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of May, 2024.

ATTEST:

_____

Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/6/2024
SUBJECT: National Financial Literacy Awareness Month & National 529 Month
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Mayor Coerper to read the Proclamation

Summary

The Edward Jones Grassroots Task Force is deeply committed to the financial well-being of our community. They believe that increasing financial literacy is essential for empowering individuals and families to achieve their financial goals.

The Edward Jones Grassroots Task Force is deeply committed to the financial well-being of the community. They believe that increasing financial literacy is essential for empowering individuals and families to achieve their financial goals.

Edward Jones has a long-standing commitment to financial education. Through their Financial Fitness program, they have educated nearly 900,000 learners since 2020 and are on track to reach their goal of 1 million learners by the end of 2025. They believe that by equipping people with the knowledge and skills to make informed financial decisions, they can help people build better futures for themselves and their families.

By officially recognizing April as National Financial Literacy Awareness Month and May as National 529 Month, in Alachua, Florida, we would join a nationwide effort to promote financial literacy and empower individuals to take control of their financial futures.

ATTACHMENTS:

Description

- Proc - National Financial Literacy Awareness

City of Alachua, Florida

Office of Mayor Gib Coerper

PROCLAMATION

WHEREAS, Financial Literacy Month is dedicated to improving financial literacy in an effort to ensure all Americans have access to trustworthy financial services and products; and

WHEREAS, the designation of Financial Literacy Month helps raise public awareness about the importance of financial education in **Alachua, Florida**; and

WHEREAS, National College 529 Month is dedicated to promoting education savings to provide access to education at all levels for members of our community; and

WHEREAS, 66% of American adults cannot pass a basic financial literacy test; and

WHEREAS, 59% of Americans say they are living paycheck to paycheck; and

WHEREAS, 25 states have passed measures to implement a stand-alone financial literacy course in their high school curriculums as part of graduation requirements; and

WHEREAS, only 20% of respondents reported learning about financial education in school; and

WHEREAS, the **City of Alachua** aims to prioritize and provide access to financial education training for all high school students; and, BE IT FURTHER RESOLVED, that **Alachua** encourages expanded access to multilingual financial education resources; and,

WHEREAS, the **Alachua** encourages expanded access to multilingual financial education resources; and,

WHEREAS, the **City of Alachua** encourages agencies, public and private institutions, regional agencies, and community organizations to facilitate instruction, activities, and initiatives that contribute to developing and enhancing financial capability for economic success;

NOW, THEREFORE, I, Gib Coerper, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **April, 2024** as

FINANCIAL LITERACY MONTH

And May 2024 as

NATIONAL 529 MONTH

IN WITNESS WHEREOF, I have hereunto set my hand this 06th day of May, 2024.

ATTEST:_____

Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/6/2024
SUBJECT: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – McGinley Industrial Park (2024) (PR23-0003): A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Allnew Enterprises, LLC, QA Properties, LLC, Quinn Adams #3, LLC, and US Spars, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on four (4) parcels totaling ±4.04 acres from Planned Unit Development (Alachua County) to Industrial General (IG); Tax Parcel Numbers 05893-010-002, 05893-010-003, 05893-020-003, and 05893-020-004 (Quasi-Judicial Hearing).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission:

1. Approve Ordinance 24-07 on first reading upon making the following motion:

   Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds this application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and approves Ordinance 24-07 on first reading. Schedule second and final reading of Ordinance 22-07 for May 22, 2024. Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds this application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and approves Ordinance 24-07 on first reading.
2. Schedule second and final reading of Ordinance 22-07 for May 20, 2024.

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas

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

In 2020 several property owners of parcels within McGinley Industrial Park submitted

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

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

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

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

ATTACHMENTS:

Description

- Ordinance 24-07

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

ORDINANCE 24-07

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

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City; and

WHEREAS, on February 29, 2024 the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"); and

WHEREAS, on March 12, 2024 the LPA conducted a quasi-judicial public hearing on the proposed Amendment and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, on March 28, 2024 and on April 11, 2024 the City advertised public hearings to be held before the City Commission; and

WHEREAS, on April 8, 2024 and on April 22, 2024 the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

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

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Planned Unit Development (PUD) (Alachua County) to Industrial General (IG) on Tax Parcel Numbers 05893-010-002, 05893-010-003, 05893-020-003, and 05893-020-004, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

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

PASSED on First Reading the 8th day of April, 2024.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 22nd day of April, 2024.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

Alachua County Tax Parcel ID# 05893-010-002

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

Alachua County Tax Parcel ID# 05893-010-003

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

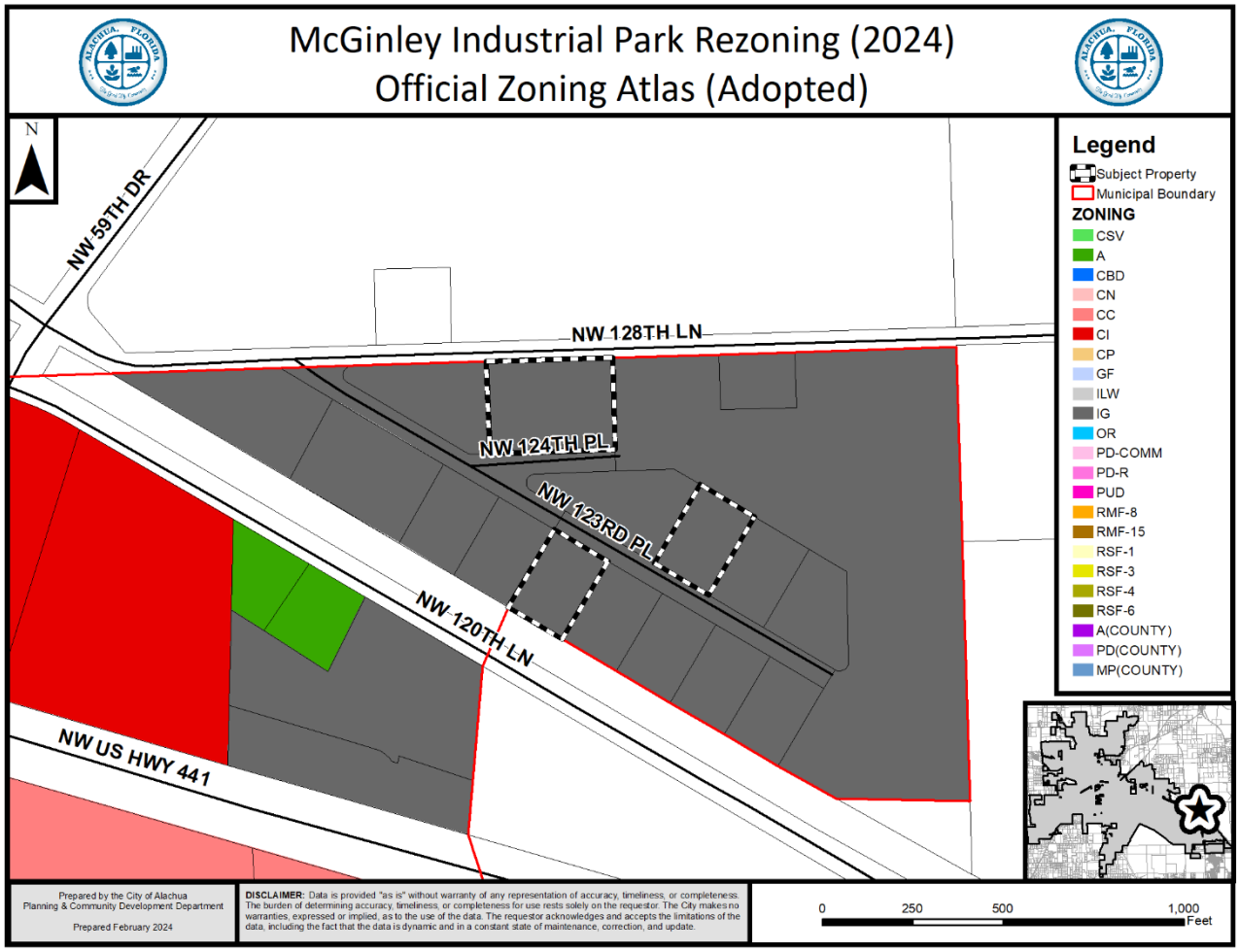
Alachua County Tax Parcel ID# 05893-020-003

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

Alachua County Tax Parcel ID# 05893-020-004

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

EXHIBIT "B"


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

City of Alachua

Planning & Community Development Department

Staff Report

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

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

SUMMARY

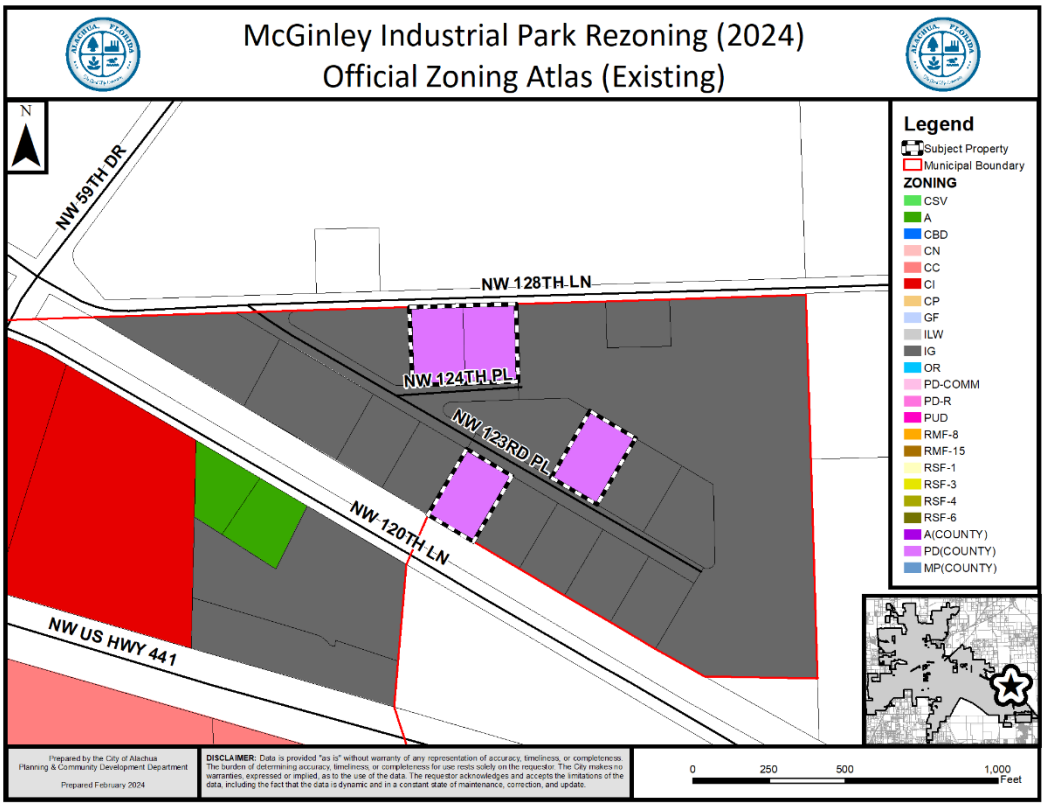
The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., for the consideration of the rezoning of the subject property from Alachua County Planned Unit Development (PUD [County]) to City of Alachua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

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

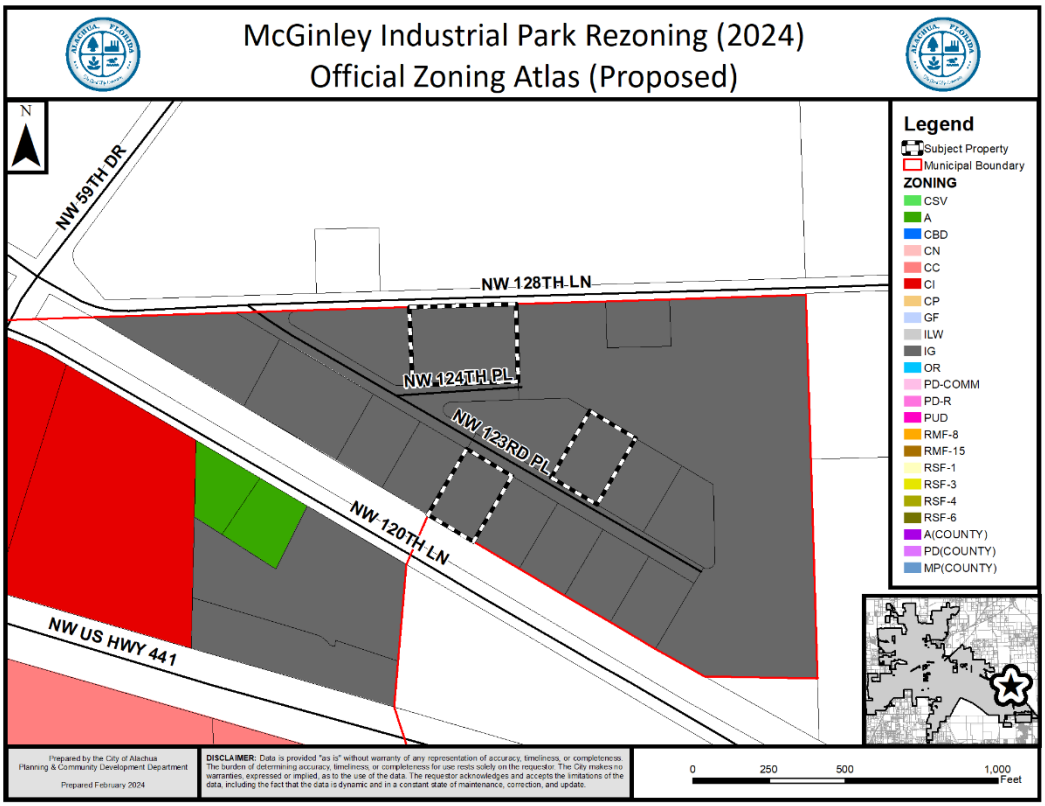
The platted portion of McGinley Industrial Park was annexed into the City in September 2001. The remaining portion of the Park, which is undeveloped, was annexed into the City in January 2008. In 2005, the Future Land Use Map (FLUM) Designation of the platted portion of the Park was amended from Alachua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

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

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

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

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

EXISTING USES

The subject parcels are presently developed with industrial uses.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District
Zoning District:	Alachua County Planned Unit Development (PUD)	City of Alachua Industrial General
Max. Gross Density/ ***Maximum number of Dwelling Units*****:**	None	None
Floor Area Ratio/ ***Maximum Intensity*****:**	N/A	1.0 FAR for parcel · 1 acre; 0.75 FAR for parcels > 1 acre but < 5 acres; 0.50 FAR for parcels · 5 acres *Maximum 618,088 square feet nonresidential uses on the subject property**
Permitted Uses:	Business & Professional Services; Wholesaling, Warehousing, Storage and Distribution; Heavy machinery and equipment sales and repair; Heavy Industrial	Industrial Services; Light & Heavy Manufacturing; Warehouse & Freight Movement; Recycling & Salvage Centers; Wholesale Sales

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

SURROUNDING USES

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

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

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

Map 3. Vicinity Map

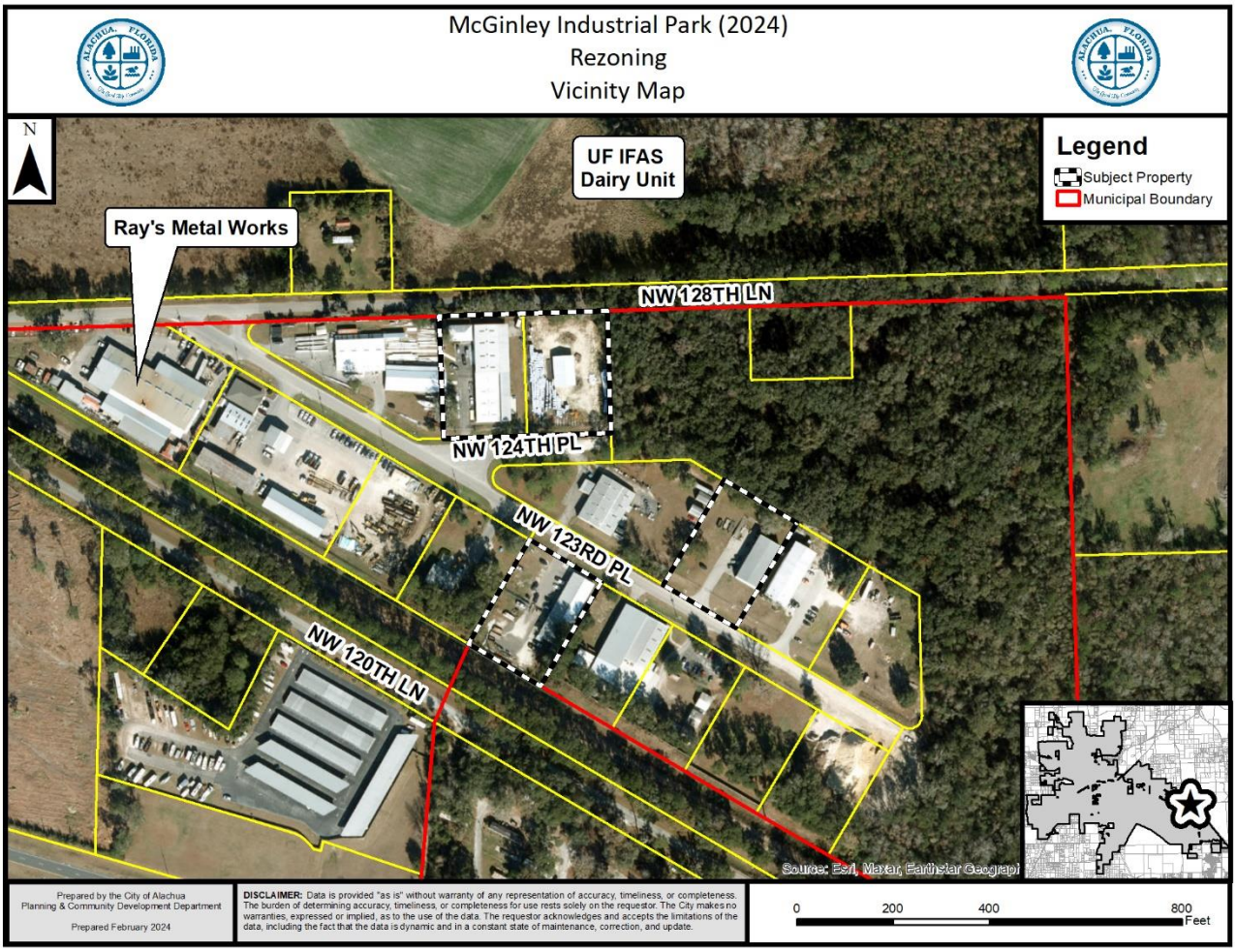


Table 1. Surrounding Land Uses

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

NEIGHBORHOOD MEETING

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

subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from an Alachua County Planned Unit Development (PUD) to Industrial General (IG). Table 2 shows the existing FLUM designation and the proposed corresponding zoning designation. The proposed zoning designation is consistent with the existing FLUM Designation for the properties subject to this application.

Table 2. Subject Property & Consistency with FLUM Designation

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

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

Future Land Use Element

GOAL 1: Future Land Use Map 2035:

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

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to

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

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

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Size of Building	Manufacturing	Building Area Coverage
Regional Warehouse	100,000 sq.ft Maximum	None permitted	50% maximum
Bulk Warehouse	1.5 million sq.ft maximum	None permitted	50% maximum
Heavy Distribution	500,000 sq.ft. maximum	None permitted	40% maximum

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

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

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

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

Multitenant	120,000 sq.ft.	None permitted	60%retail/ 40%warehousing	50% maximum

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

Policy 1.5.c: Waste and salvage operations, including but not limited to, junk yards, landfills, and recycling drop off centers, may be allowed by special exception in the Industrial land use category. These operations shall address impacts, such as noise, lighting, fumes, odors, hazardous materials, pests, and other performance standards established by City, State and Federal regulations. These operations shall not be located adjacent to residential districts.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

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

substitute for or accompany land development regulations in attaining acceptable site design.

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

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

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

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

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

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

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

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat

requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis and Findings of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject parcels have historically been used for industrial purposes. A separate analysis of the environmental conditions can be found below in this report.

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

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

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, the development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities.

GOAL 9: Water and Wastewater Service:

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

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

Analysis and Findings of Consistency with Goal 9 and Policy 9.1: The subject property is not currently located within the City's potable water and wastewater service areas. Future development would currently be required to be served by on site potable wells and septic systems.

Transportation Element

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

Analysis and Findings of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within · mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

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

Analysis and Findings of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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

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

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

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

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

Analysis and Findings of Consistency with Objective 1.3 and Policies 1.3.a – e: An environmental conditions and site suitability analysis has been provided separately in this report. Any redevelopment must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

OBJECTIVE 1.10: Wetlands

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

caused, physical and hydrologic disturbances.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water.	100' average 75' minimum

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

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

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

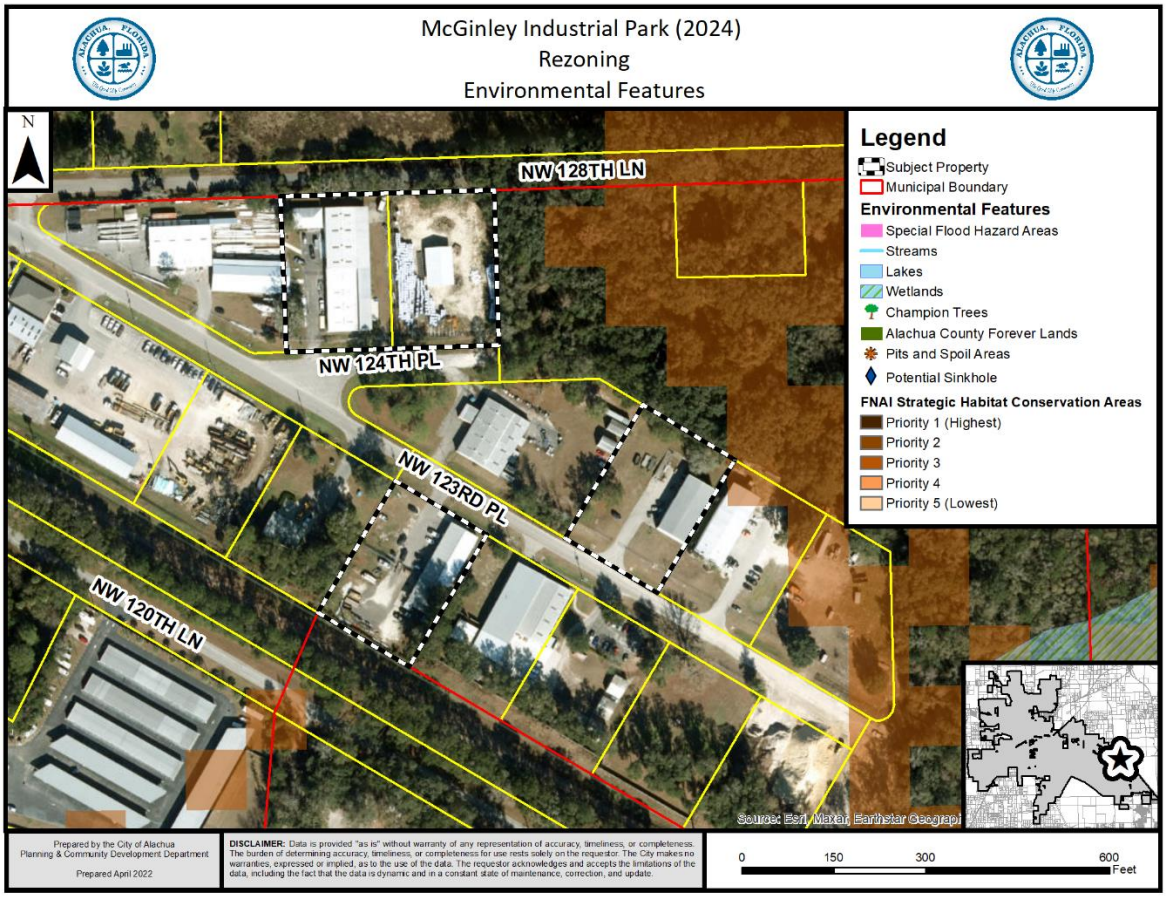
Evaluation:
Should any development be proposed proximate to this area, further analysis of wetland boundaries will be required, and the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations will apply to those areas identified as wetlands.

Creeks and Streams

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

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

Map 3. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas

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

Evaluation: Lands near the subject parcels are identified as "Priority 3" in the PNA data layer, however, no species identified as endangered, threatened, or of special concern are known to exist on the subject property. The FNAI PNA data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during any redevelopment of the subject property, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are 2 soil types found on the subject property:

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Tavares Sand (0% - 5% slopes)
Hydrologic Soil Group: A
This soil type is moderately well drained and permeability is rapid to very rapid at the surface. This soil has slight limitations for small commercial buildings and local roads and streets.

Evaluation: The soil types present pose minimal limitations to urban development and should present little to no impacts to any future development of the property.

Flood Potential

Panel 0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

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

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

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

FINDINGS OF FACT:
COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan is provided within this report.

(b) ***Consistent with Ordinances*** – The amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation and Findings: An analysis of the application's compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City's Code of Ordinances.

(c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: The subject parcels are presently developed and utilized for industrial uses. The existing FLUM Designation of the subject property is Industrial. The proposed amendment will place a zoning designation on the subject property which is consistent with the underlying FLUM Designation which has been in place since 2005.

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

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

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

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

(f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation and Findings: It is not expected that the proposed amendment will effect the character of the general area by creating excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. The subject parcels are developed and currently utilized for industrial uses. An analysis of impacts to public facilities is provided within this report, and demonstrates that, based upon current facility capacity, the proposed amendment would not degrade the Level of Service (LOS) of any public facility. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.

(g) *Not Deviate from Pattern of Development* – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The proposed amendment would place a zoning designation on the subject property which is comparable to the commercial and industrial zoning categories which are presently near the subject property. The subject parcels are developed and currently utilized for industrial uses.

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

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

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

Evaluation and Findings: The proposed amendment will not result in creation of isolated zoning districts. The subject parcels are developed and currently utilized for industrial uses. The proposed amendment will place an industrial zoning designation on the subject property. Lands proximate to the subject parcels are zoned Industrial General (IG). Therefore, this amendment will not result in the creation of isolated zoning district unrelated to the surrounding zone districts.

(j) *Public Facilities* – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject parcels are not located within the City of Alachua's utility service area. At this time, any development or redevelopment would be served by on site potable wells and septic systems. If the City's utility service area is expanded and includes the subject property at a later time, any development or redevelopment at that time would be required to connect to public water and

wastewater infrastructure. As demonstrated in the public facilities analysis provided in this report, based upon current facility capacity, the proposed amendment would not result in any adverse impacts to roads, parks, or solid waste facilities.

(k) ***No Adverse Effect on the Environment*** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features.

PUBLIC FACILITIES IMPACT

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

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

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

EXHIBIT "A"

TO

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

Table 4.1-1. Table of Allowed Uses

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

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

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

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

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

Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																								
Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S							S	S	P		P	P						A		A		
Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)

300 in sanctuary or main activity area																								
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P				P					
Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	

Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)
Passenger terminal, surface transportation													S		P	P	P	P	P	A				

Utilities																									
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																									
Agriculture																									
General use category		P																							
Medical marijuana cultivation																									

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

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

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

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

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

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

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

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

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

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

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

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

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

	Wholesale sales																								
	All uses														S	P	P	P							

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

EXHIBIT "B"

TO

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

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

February 14, 2024

Sent by electronic mail to csweger@edafl.com

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

RE: Planning & Zoning Board (PZB) Public Hearing: PR23-0003 – McGinley Industrial Park Rezoning Application (f.k.a. US Spars Rezoning)

Dear Mr. Sweger:

On February 6, 2024, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of on behalf of Allnew Enterprises, LLC, QA Properties, LLC, Quinn Adams #3, LLC, and US Spars, Inc. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **March 12, 2024** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, February 27, 2024.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, February 27, 2024***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, March 11, 2024***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 20, 2023

Sent by electronic mail to csweger@edafl.com

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

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

Dear Mr. Sweger:

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

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

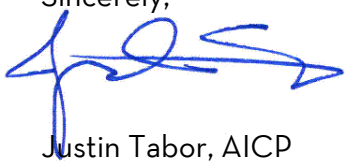
Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, January 10, 2024**. A total of three (3) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud /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

Please address the following:

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

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

Sincerely,



Justin Tabor, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 4, 2023

Sent by electronic mail to csweger@edafl.com

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

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

Dear Mr. Sweger:

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

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are complete, ***contingent*** upon receiving the information as noted below. Please address the following deficiencies no later than **5:00 PM on Monday, December 11, 2023**.

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

Please address the following:

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

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

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

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

B. APPLICANT

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. Consistent with Comprehensive Plan
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

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

   vi. Adverse Effect on Local Character
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. Not Deviate from Pattern of Development
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

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

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

   x. Public Facilities
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

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

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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

Signature of Applicant

Signature of Co-applicant

Clay Sweger, Director of Planning

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 15th day of January, 2024, by Clay Sweger

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

as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6210 NW 124th Place

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

Acreage: 1.02 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Michael Wukotich Title: Manager

Company (if applicable): US Spars Inc

Mailing Address: 6320 NW 123rd Place

City: Gainesville State: FL ZIP: 32653

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

C. AUTHORIZED AGENT

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

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

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

D. REQUESTED ACTION:

Rezoning Application

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

Signature of Applicant

Signature of Co-applicant

Michael Wukotich Manager

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

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

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

Signature of Notary Public, State of FL

Us Spars Incorporated

6320 NW 123rd Place

Gainesville, FL 32623

Date: January 19, 2011

To Whom it may concern:

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

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

Sincerely,

Loic Gilbert, president

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

1/19/11

by National ID card
(France) 040217301009

SPECIFIC POWER OF ATTORNEY

Dated June 22, 2021

To Whom it may concern:

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

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

Signed in the presence of
the following witnesses:

Haley Davis
Print Witness Name: Haley Davis

Print Witness Name: Brenda Griffiths

Remi Gerbeaud, Vice-President

STATE OF FLORIDA
COUNTY OF ALACHUA

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

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

Notary Public
My Commission Expires:
(Notary Seal)

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

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

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

Acreage: 1.02 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Kyle Myers & Timothy Myers Title: Registered Agents

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

Mailing Address: 12707 NW 77th Terrace

City: Alachua State: FL ZIP: 32615

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

C. AUTHORIZED AGENT

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

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

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

D. REQUESTED ACTION:

Rezoning Application

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

Kyle Myers
Signature of Applicant

Tim Myers
Signature of Co-applicant

Kyle Myers
Typed or printed name and title of applicant

Tim Myers
Typed or printed name of co-applicant

State of Florida County of Alachua

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

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

NOTARY SEAL

Mikayla M
Signature of Notary Public, State of Florida

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

Sign Up for Property Watch

Parcel Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

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

Valuation

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

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

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

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

Building Information

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

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

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

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

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

Sub Area

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

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

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

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

Sales

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

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

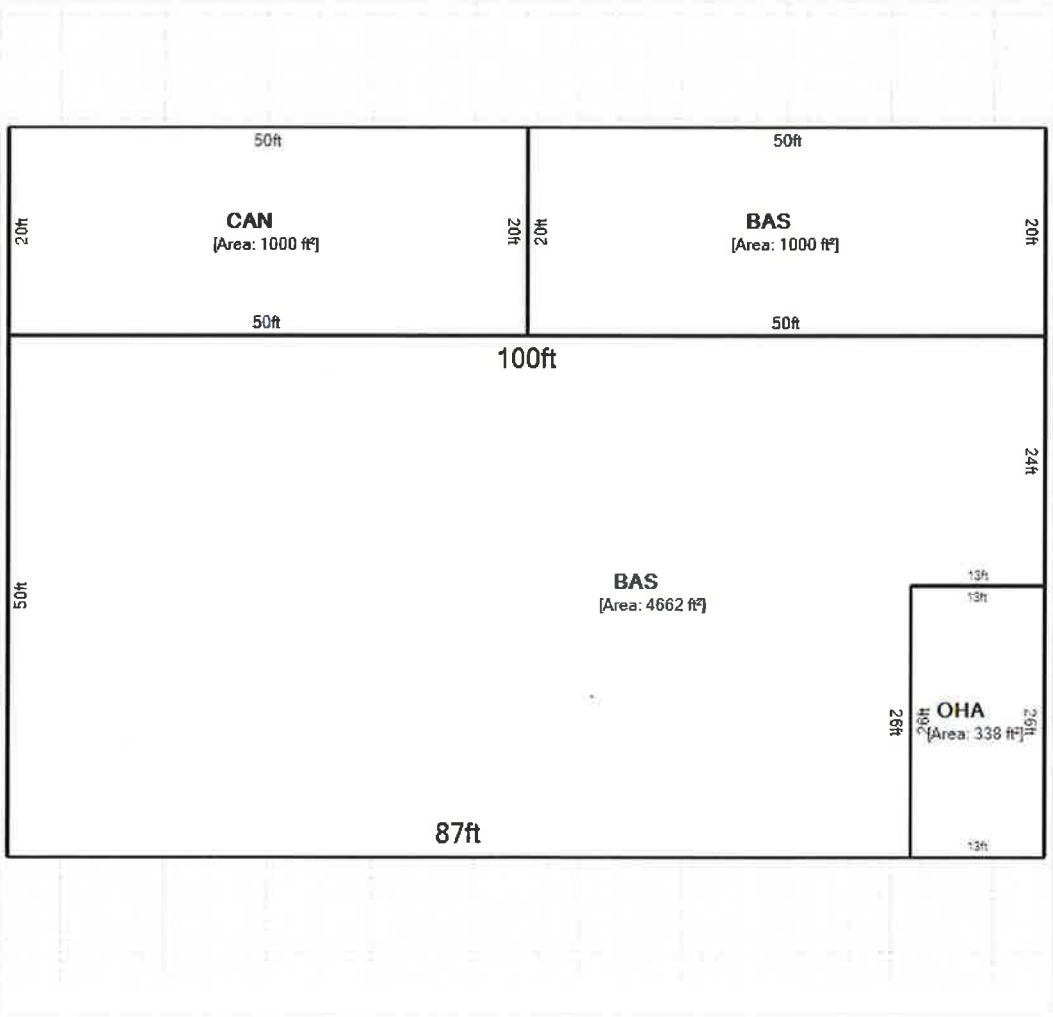
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

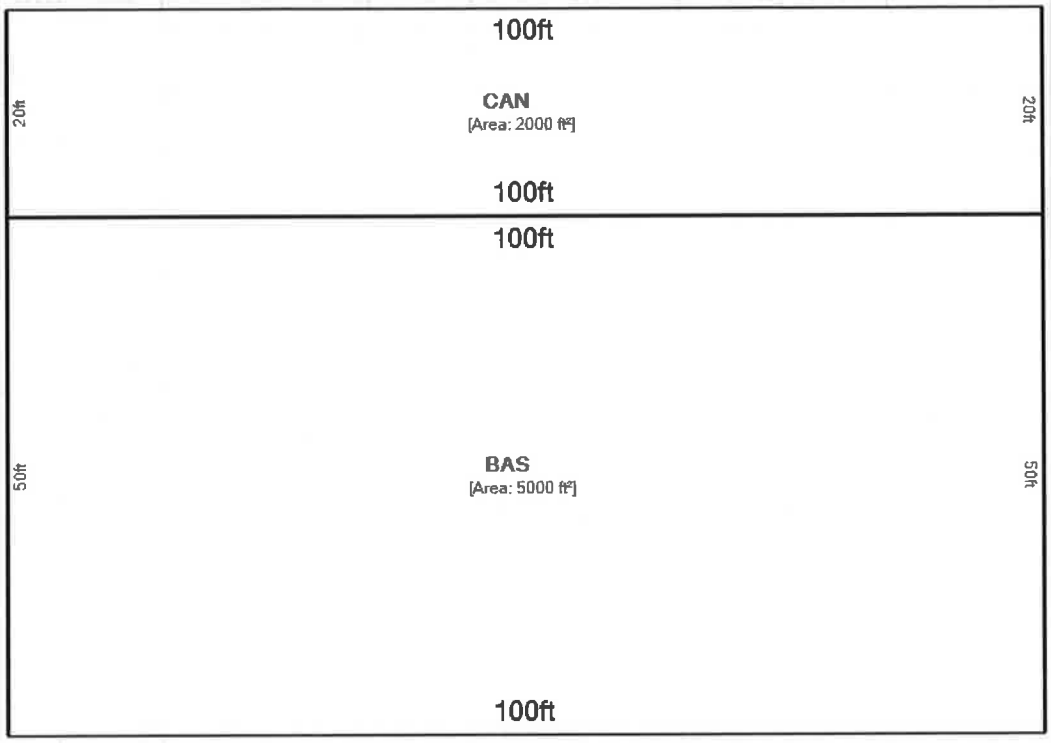
Permits

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

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

Sketches

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CAN
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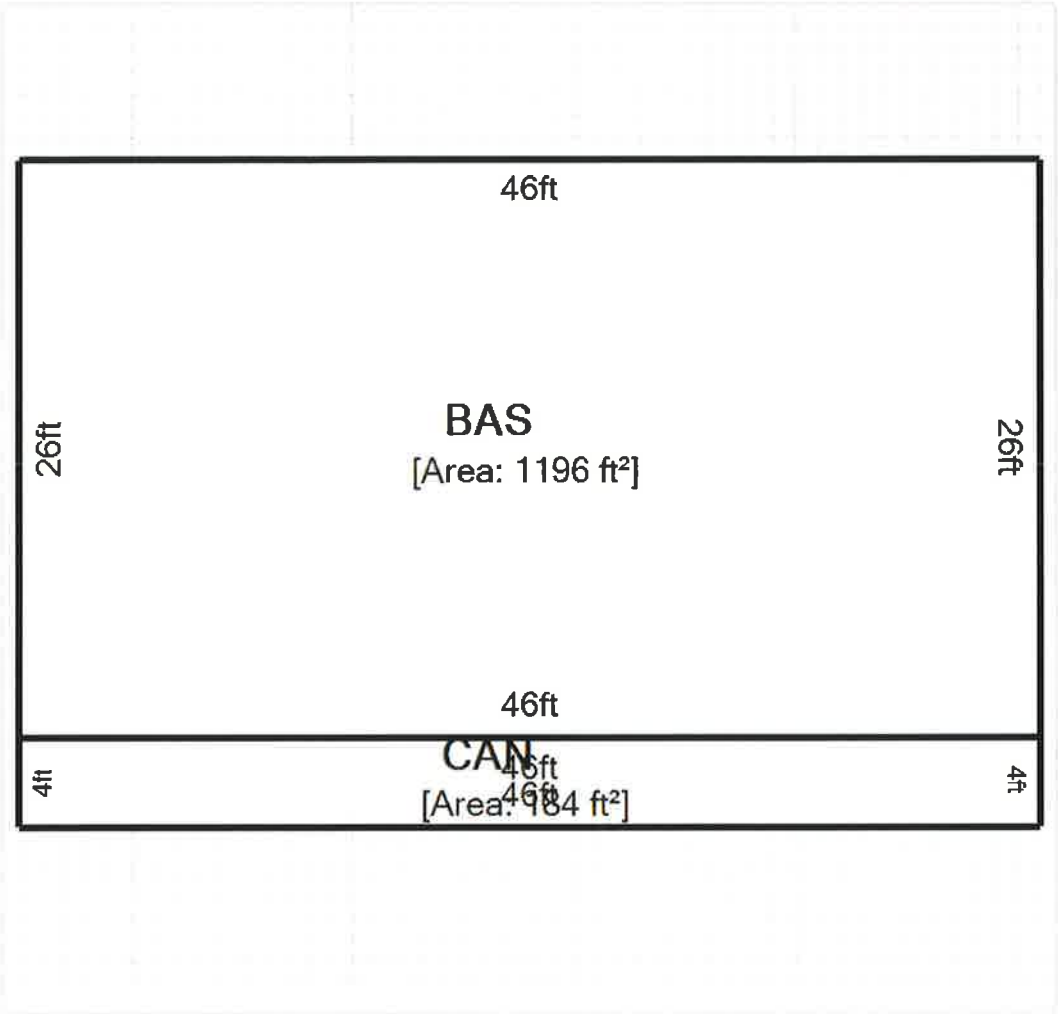
20ft
20ft
100ft
100ft
BAS
[Area: 5000 ft²]
50ft
50ft
100ft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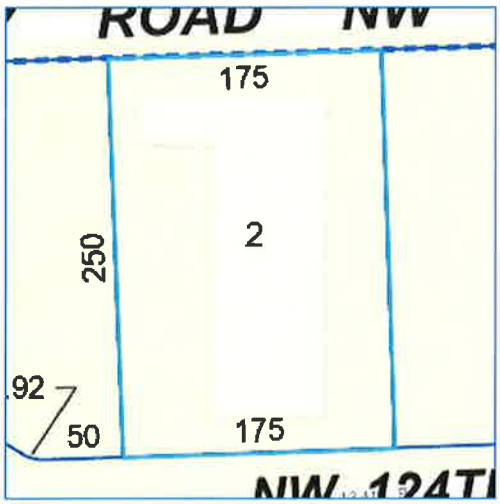
BAS
[Area: 1196 ft²]
26ft
26ft
46ft
CAN
[Area: 184 ft²]
4ft
4ft

Map


ROAD
NW
175
2
250
92
50
175
NW 124TI

Photos

No data available for the following modules: Extra Features.

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

Sign Up for Property Watch

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

Click Here to Open Cyclomedia Viewer in a New Tab

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

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

Valuation

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

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

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

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

Building Information

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

Sub Area

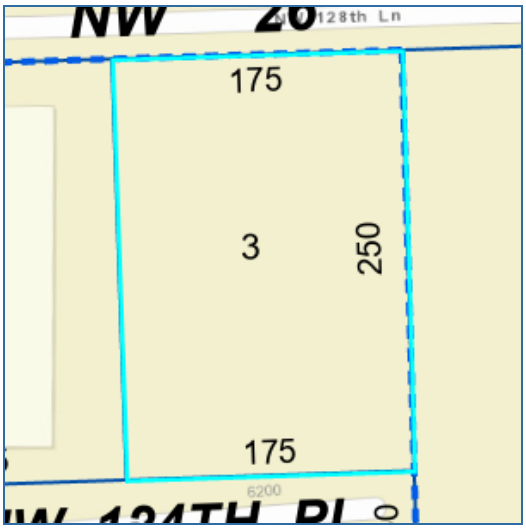
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0241	BARN POLE 1	2,400		R1	RES

Sales

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

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

Map



Photos

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

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

Contact Us

Developed by
Schneider GEOSPATIAL

Sign Up for Property Watch

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

Click Here to Open Cyclomedia Viewer in a New Tab

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

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

Valuation

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

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

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

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

Building Information

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

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

Sub Area

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

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

Sales

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

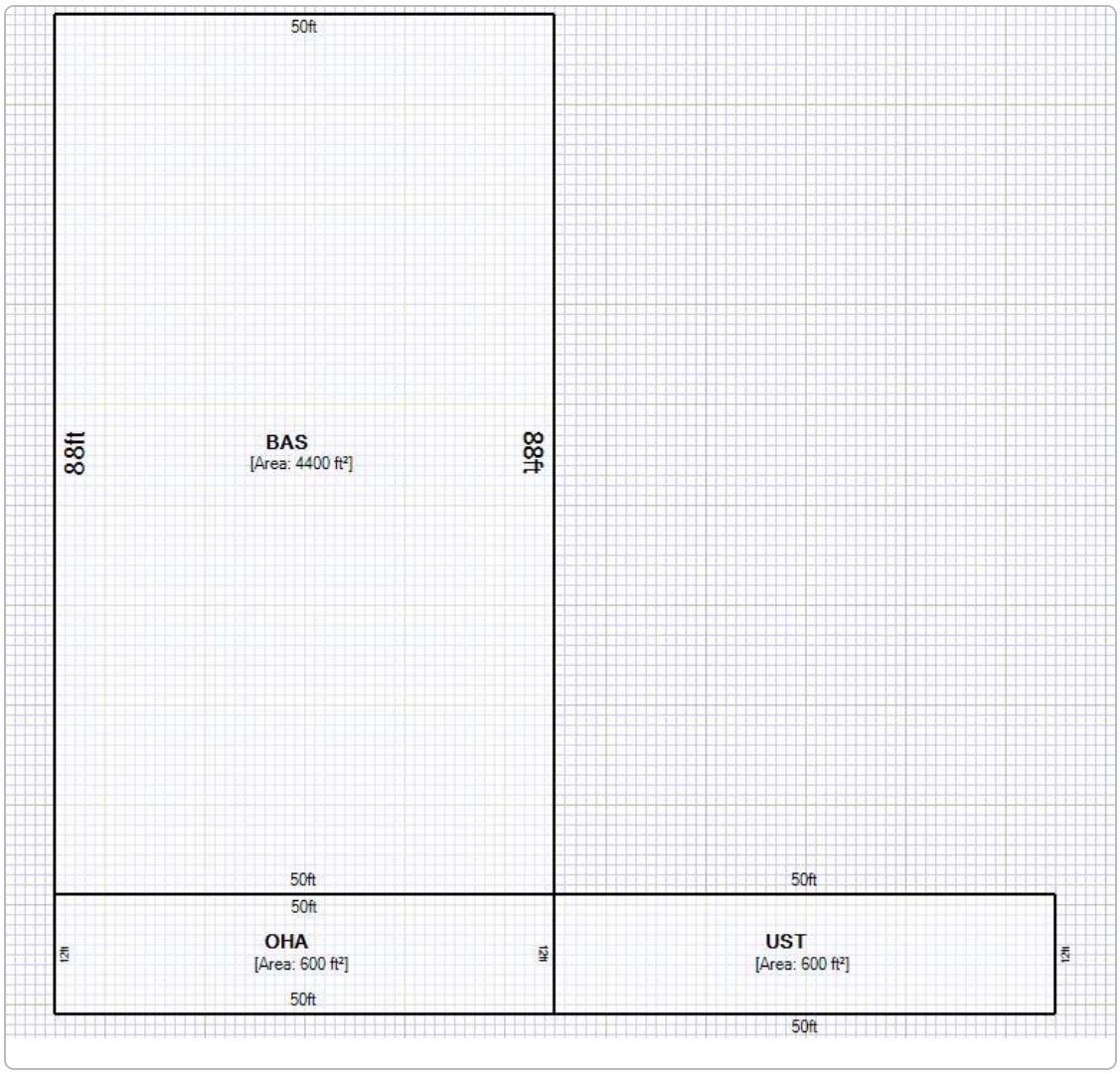
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

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

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

Sketches



Map

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

Sign Up for Property Watch

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

Click Here to Open Cyclomedia Viewer in a New Tab

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

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

Valuation

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

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

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

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

Building Information

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

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

Sub Area

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

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

Sales

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

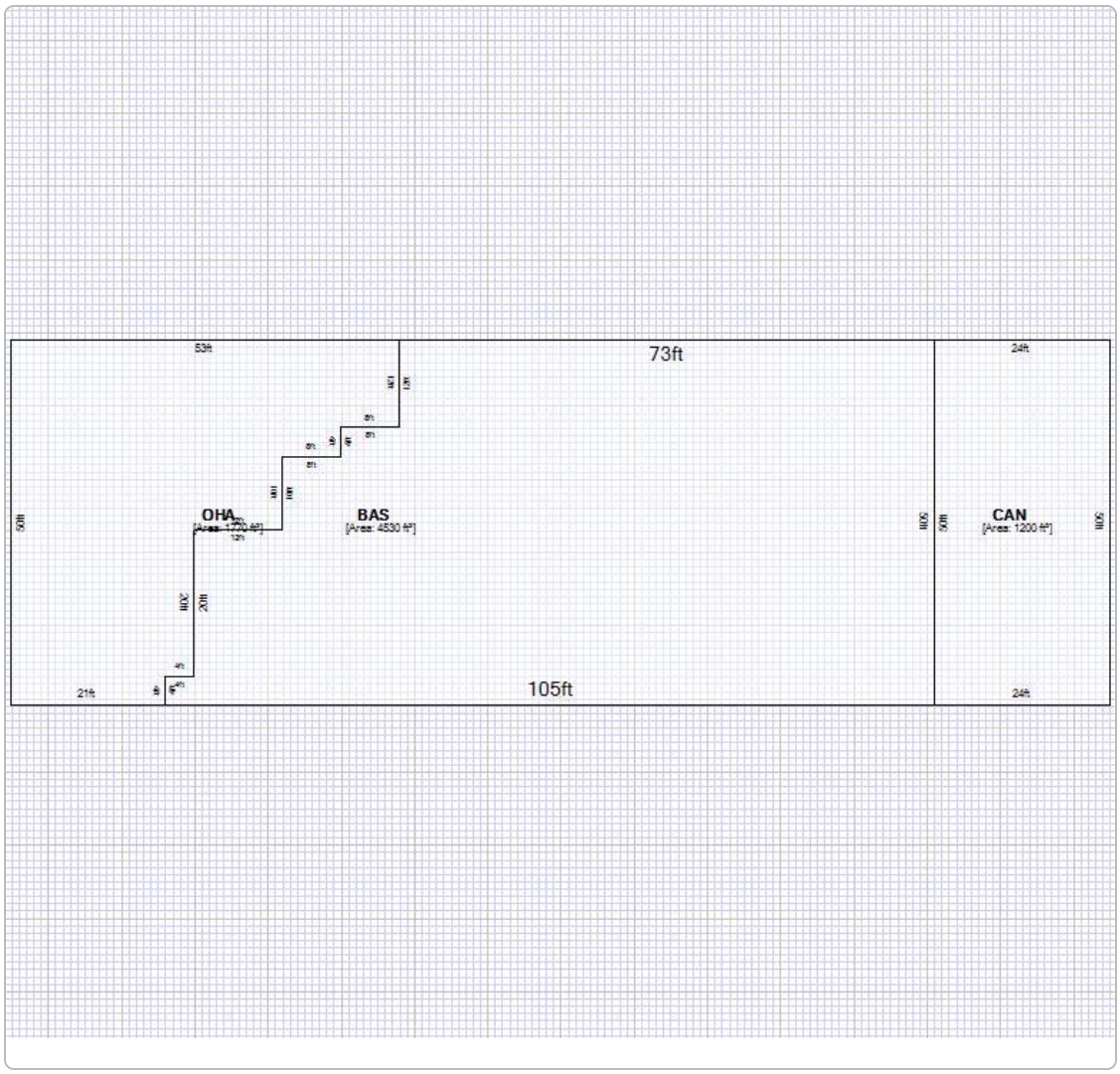
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

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

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

Sketches



Map

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

John Power TAX COLLECTOR
Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 28237

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

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

LEGAL DESCRIPTION

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

NON-AD VALOREM ASSESSMENTS

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

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$13,470.96

IF PAID BY PLEASE PAY	Nov 30, 2023 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE 28237

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

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

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

PAY ONLY ONE AMOUNT

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

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

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

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 28238

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

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

LEGAL DESCRIPTION

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

NON-AD VALOREM ASSESSMENTS

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

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$2,577.08

IF PAID BY	Nov 30, 2023				
PLEASE PAY	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE 28238

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
05893 010 003	UNASSIGNED LOCATION RE

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

PAY ONLY ONE AMOUNT

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

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

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

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 28247

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

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

TOTAL MILLAGE 21.8298 AD VALOREM TAXES $4,260.04

LEGAL DESCRIPTION

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

NON-AD VALOREM ASSESSMENTS

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

NON-AD VALOREM ASSESSMENTS $346.98

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $4,607.02

IF PAID BY	Nov 30, 2023				
PLEASE PAY	$0.00				

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

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE 28247

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

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

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

PAY ONLY ONE AMOUNT

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

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

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

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 28248

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

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

John Power TAX COLLECTOR Serving Alachua County

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

LEGAL DESCRIPTION

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

NON-AD VALOREM ASSESSMENTS

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

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$6,635.24

IF PAID BY	Nov 30, 2023				
PLEASE PAY	$0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE 28248

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

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

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

PAY ONLY ONE AMOUNT

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

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

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

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

Consideration: $695,000.00

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

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

Parcel Identification Number: 05893-010-002

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

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

Signed, sealed and delivered in our presence:

Witness Name: JAMES D. SALTER

Witness Name: Dorene Erickson

Spear Hauge LLC, a Florida limited liability company

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

By: _____
Allan Spear III, as Trustee

By: _____
Vivian Spear, as Trustee

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

By: _____
Allan Spear III, as Trustee

By: _____
Vivian Spear, as Trustee

State of Florida
County of Alachua

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

[Notary Seal]

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

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
County of Alachua

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

[Notary Seal]

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

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

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

Doc Stamp-Deed: $931.00

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

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

Parcel Identification Number: 05893-010-003

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

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

Doc Stamp-Deed: $1,155.00

2496167 3 PGS

After recording return to:

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

SPECIAL WARRANTY DEED

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

Doc Stamp-Deed: $2,548.00

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

Tax Parcel #05893-020-004

WARRANTY DEED

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

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee' heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to wit:

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

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

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

AND said Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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

Signed, sealed and delivered in our presence:

KD Lyons - 6201, LLC.

Witness
Print: Jane Clemons

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

Witness
Print: Khristina Senjan

STATE OF FLORIDA
COUNTY OF ALACHUA

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

Notary Public - State of Florida

Sign: Khristina Senjan

My Commission Expires

Print: Khristina Senjan

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

Name: Dianna Rittenberry

Name: Marie Canine

GRANTOR:

SUNTRUST BANK, a Georgia banking corporation

By:
Name: B. Thompson
Title: VP

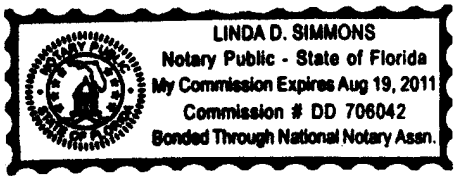
Address: 303 Peachtree St., 9th Floor Plaza
Atlanta, Georgia 30308

[BANK SEAL]

INSTRUMENT # 2496167 3 PGS

STATE OF FLORIDA
COUNTY OF ORANGE

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



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

My Commission Expires _____
My Commission Number is: _____

INSTRUMENT # 2496167 3 PGS

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

Signed, sealed and delivered in our presence:

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

Witness Name: Rhonda Griffiths

Allan Spear, III, MGRM

Witness Name: Jose I Moreno

Vivian Spear, MGR

State of Florida
County of Alachua

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

[Notary Seal]

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

Notary Public

Printed Name: _____

My Commission
Expires: _____

eda consultants · inc.

LEGAL DESCRIPTION

Alachua County Tax Parcel ID# 05893-010-002

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

LEGAL DESCRIPTION

Alachua County Tax Parcel ID# 05893-010-003

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

LEGAL DESCRIPTION

Alachua County Tax Parcel ID# 05893-020-003

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

LEGAL DESCRIPTION

Alachua County Tax Parcel ID# 05893-020-004

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

NEIGHBORHOOD WORKSHOP NOTICE

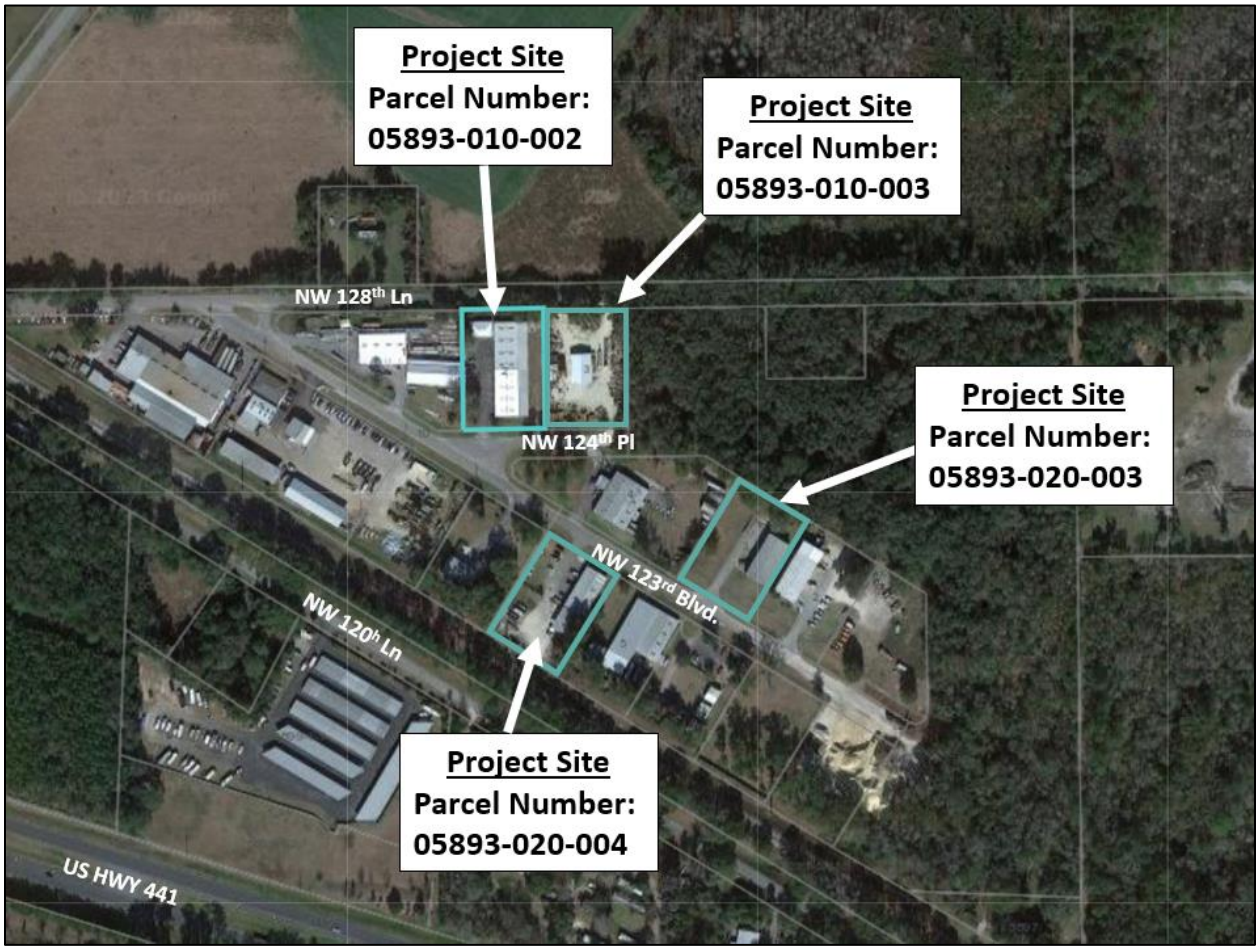
Date: Monday, February 5, 2024

Time: 5:00 PM

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

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

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



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

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Office: 14804 Main Street, **(BY APPOINTMENT ONLY)**
Open Mon-Thurs. 9 a.m. to 5 p.m.

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

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■Legal Display: Legal Clerk, ads@alachuatoday.com

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

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

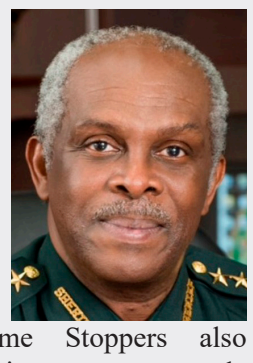
■**A STORY:** Do you have a timely story or news event that is of interest to the community? Email our assignment editor at cwalker@alachuatoday.com or call (386) 462-3355.

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

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

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

A message from the desk of Sheriff Emery Gainey



What is Crime Stoppers?

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

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

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

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

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

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

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

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

Emelie's Corner

By EMELIE MATTHEWS
Alachua County Today
Contributor

MATTHEWS

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

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

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

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

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

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

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

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

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

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

This week's recipe may seem strange to some.

Swedish Kidney Beans

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

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

Have a great week.

# # #

Email editor@alachuatoday.com

ARREST:
Continued from page A1

Bail set at $420K in sexual offender case

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

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

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

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

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

Robinson has three felony convictions for sexual offenses.

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

# # #

Email cwalker@alachuatoday.com

MAGNETS:
Continued from page A1

Selections based on lottery and school

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

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

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

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

# # #

Email editor@alachuatoday.com

PUBLIC NOTICE

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

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

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

ALACHUA, FLORIDA The Good Life Community
City of ALACHUA

NOTICE OF BOARD VACANCY

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

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

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

ALACHUA COUNTY TODAY
is your best source for local news

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Jean Calderwood
14095 NW 174th Ave
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7216 NW 126th Avenue
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Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

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

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning

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

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

NAME	ADDRESS	PHONE	EMAIL

No attendees

Neighborhood Meeting Minutes

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

NEIGHBORHOOD WORKSHOP NOTICE

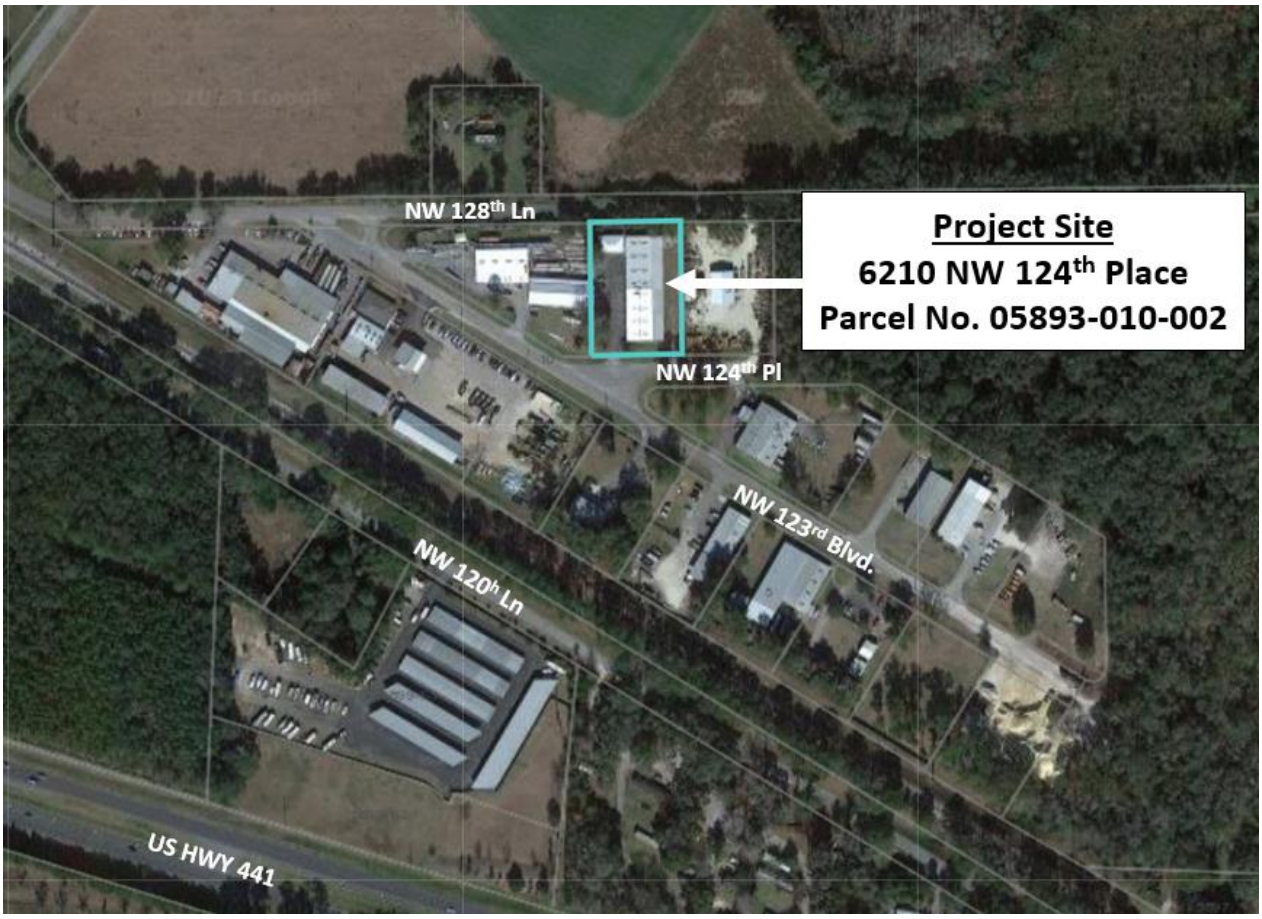
Date: Thursday, January 4, 2024

Time: 5:00 PM

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

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

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



Community Corner

Meetings & Events in the Heartlands

Community Calendar event submissions

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

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

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

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

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

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

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

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

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

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

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

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

CORRECTION

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

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

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

Alachua County Today regrets the errors.

PUBLIC NOTICE

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

eda consultants · inc.

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

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

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

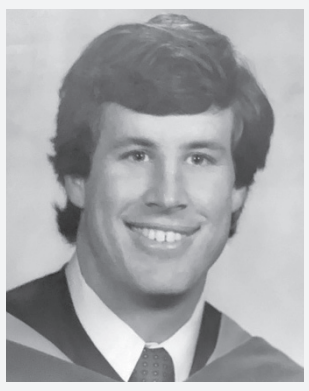
20926 NW 75 Street (1.5 miles off Hwy 235 between Alachua and LaCrosse)

Obituary

Mitchel Peterson Fearing

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

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


Fearing

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

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

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

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

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

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

The Heartland Places of Worship

Alachua Church of Christ
14505 NW 145th Avenue

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

PLACE YOUR PLACE OF WORSHIP HERE
386.462.3355

Forest Grove Baptist Church
Glorify • Grow • Go

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

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

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

St. Madeleine Catholic Church

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

www.stmadeleinecatholicchurch.com

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

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

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

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

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

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

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

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

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

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

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

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

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

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

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

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning

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

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

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

Neighborhood Meeting Minutes

Project: Rezoning

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

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

Project Representatives: Clay Sweger, eda

Meeting Minutes:

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

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

NEIGHBORHOOD WORKSHOP NOTICE

Date: Tuesday, November 28, 2023

Time: 5:00 PM

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

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

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

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

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

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

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

engineers • surveyors • planners

Neighborhood Meeting Minutes

Project:	Proposed Rezoning - Second Neighborhood Meeting
Meeting Date & Time:	November 28, 2023 at 5:00 PM
Location:	US Spars Inc. 6210 NW 124th Place Gainesville, FL 32653
Community Participants:	No public attendees
Project Representatives:	Clay Sweger, eda

No members of the public attended and therefore, there are no meeting minutes.

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Michael Wukotich
6320 NW 123rd Place
Gainesville FL 32653

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

08/29/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/29/2023

Legal Clerk

Notary, State of WI, County of Brown

3/7/27

My commision expires

Publication Cost:	$78.72	
Order No:	9208058	# of Copies:
Customer No:	1056751	-1
PO #:	LSAR0018728	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

Neighborhood Meeting Notification

A Neighborhood meeting will be held to discuss a proposed rezoning plan located on City of Alachua Tax Parcel No. 05893-010-002. This parcel is located in McGinley Industrial Park. The McGinley Industrial Park was annexed into the City of Alachua in 2001. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners about the rezoning application and to seek community feedback.

The neighborhood meeting will be held on Wednesday, September 6, 2023, 6:00-7:00pm. It will be held at US Spars Inc located at 6210 NW 124th Pl, Gainesville, FL 32653. You may also submit your comments electronically to Michael Wukotich at (352) 406-6579 or info@usspars.com

August 29 2023 LSAR0018728

US Spars Inc.

6320 NW 123rd Place

Gainesville, Florida 32653

Tel: 386 462-3760

Fax: 386 462-3448

Neighborhood Meeting Notification Letter

August 18, 2023

RE: Proposes to rezone property at 6210 NW 124th Place.

Dear Neighbor,

US Spars Inc would like to share information about our proposal for rezoning property at 6210 NW 124th Place prior to presenting our application to the City of Alachua.

Neighborhood Meeting Details
Wednesday, September 6, 2023, 6:00-7:00 PM
US Spars Inc
6210 NW 124th Place
Gainesville, FL 32653

We look forward to seeing you all there and providing you with any information or questions you may have.

Sincerely,

Michael Wukotich
US Spars Inc

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

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

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

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JACKSONVILLE, FL 32202-4422

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

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

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MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

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

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

Neighborhood Meeting Minutes

Project: Proposed Rezoning

Meeting Date & Time: September 6, 2023 at 6:00 p.m.

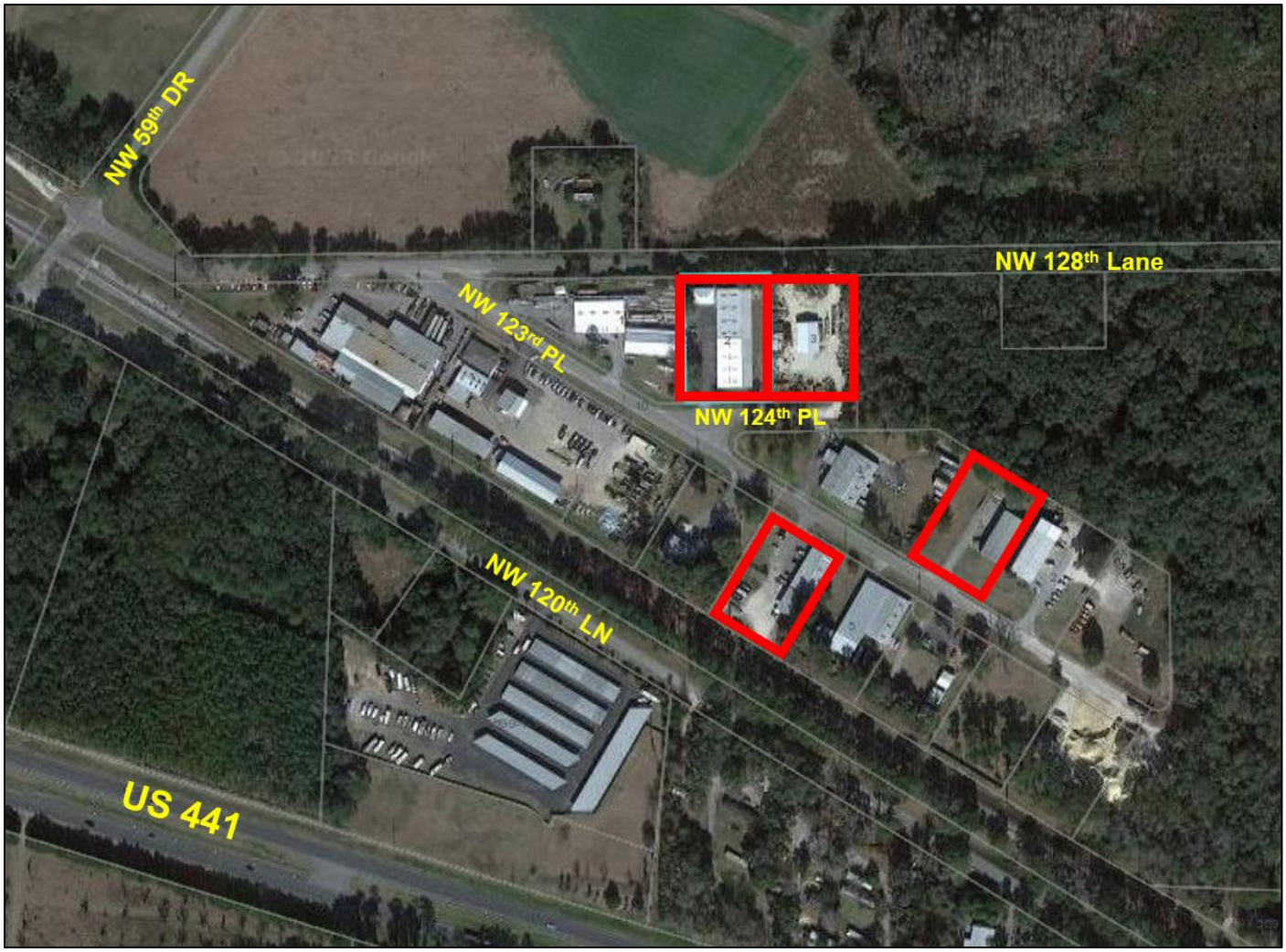
Community Participants: No public attendees

Project Representative: Michael Wukotich

Meeting Minutes:

No members of the public attended and therefore, there are no meeting minutes.

Rezoning Justification Report

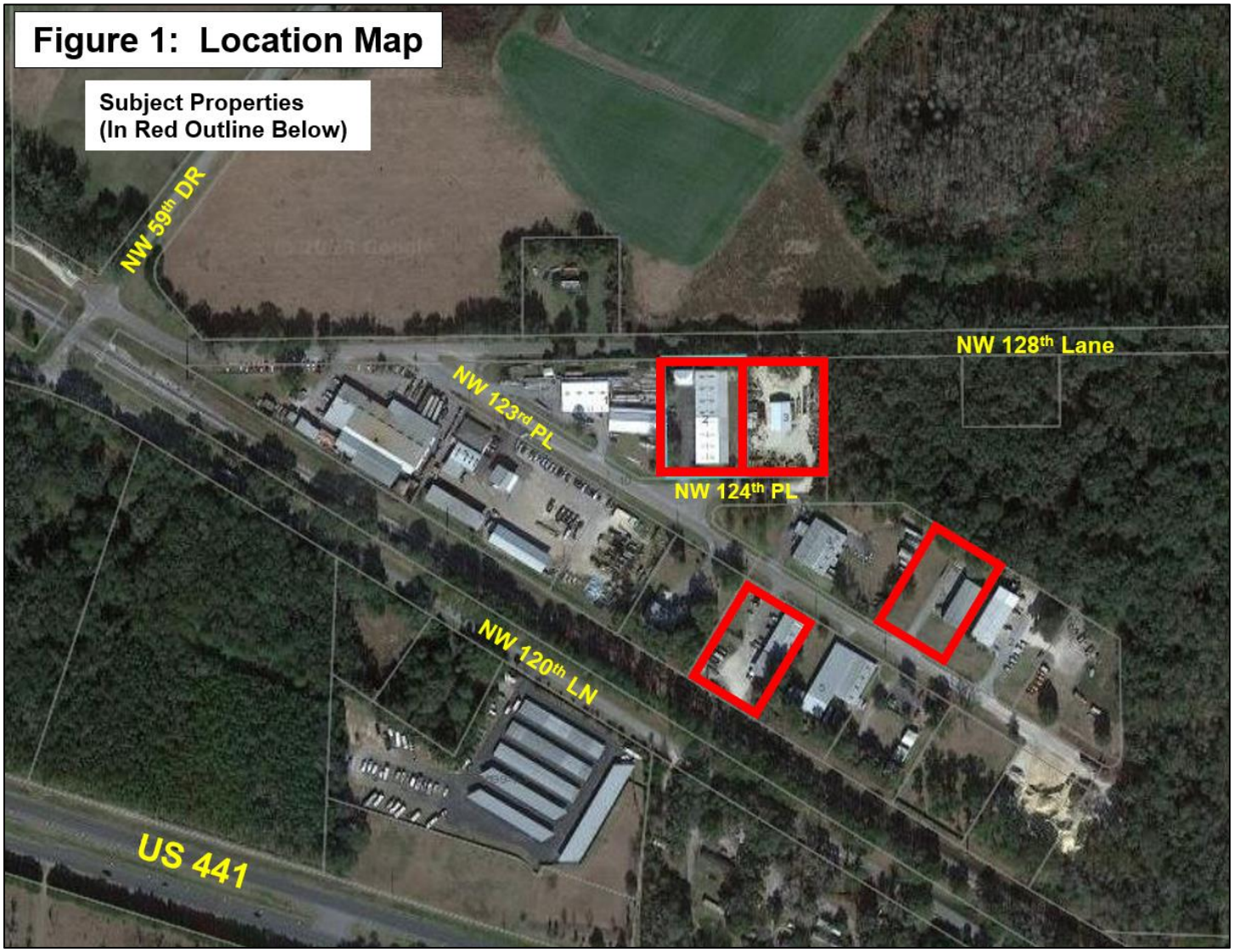


Project Request:	Rezoning application from County PUD to City of Alachua IG (General Industrial)
Location:	6210 NW 124th PL
Parcel Numbers:	05893-010-002, 05893-010-003, 05893-020-003 & 05893-020-004
Prepared By:	Clay Sweger, AICP, LEED AP eda consultants, inc.
Agents for:	US Spars, Inc.
Date:	January 6, 2024

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601 • Phone: (352) 373-3541
www.edafl.com

Background

The subject properties include 4 tax parcels located within the McGinley Industrial Park (see Figure 1 below). The tax parcel numbers are 05893-010-002, 05893-010-003, 05893-020-003 & 05893-020-004.



The parcels are located within Section 28, Township 8, Range 19. The parcels were annexed into the City of Alachua in 2001. It is part of the platted portion of the McGinley Industrial Park that was annexed September 6, 2001 by Ordinance 0-01-41.

At the time of annexation, the property had an Alachua County future land use designation of Rural Employment Center, and the zoning was Alachua County PUD. The PUD was originally approved by Alachua County in 1977 and expired. It was granted a one-year extension on June 12, 1979. There were no additional extensions, thus, this is an expired PUD.

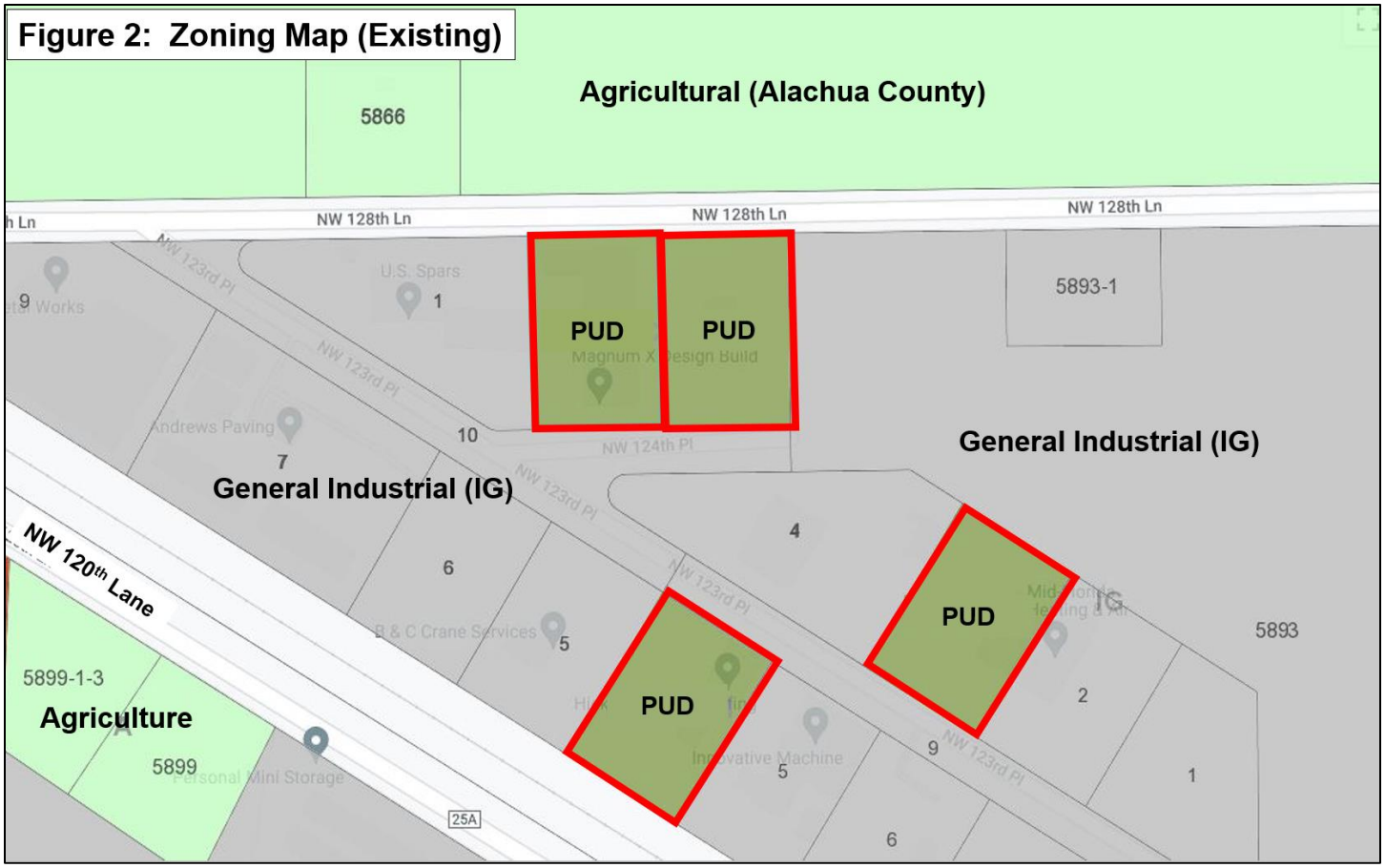
Subsequent to annexation, the future land use designation on the subject property was changed to City of Alachua Industrial on April 11, 2005 by Ordinance 05-06. The current zoning on the parcels remains Alachua County PUD, which is inconsistent with the City of Alachua's underlying Industrial land use designation. And, since the PUD is expired and invalid within the City of Alachua, no new projects or development (including building permits) can occur on the property until an appropriate City of Alachua zoning district is placed on the property.

Statement of Proposed Change

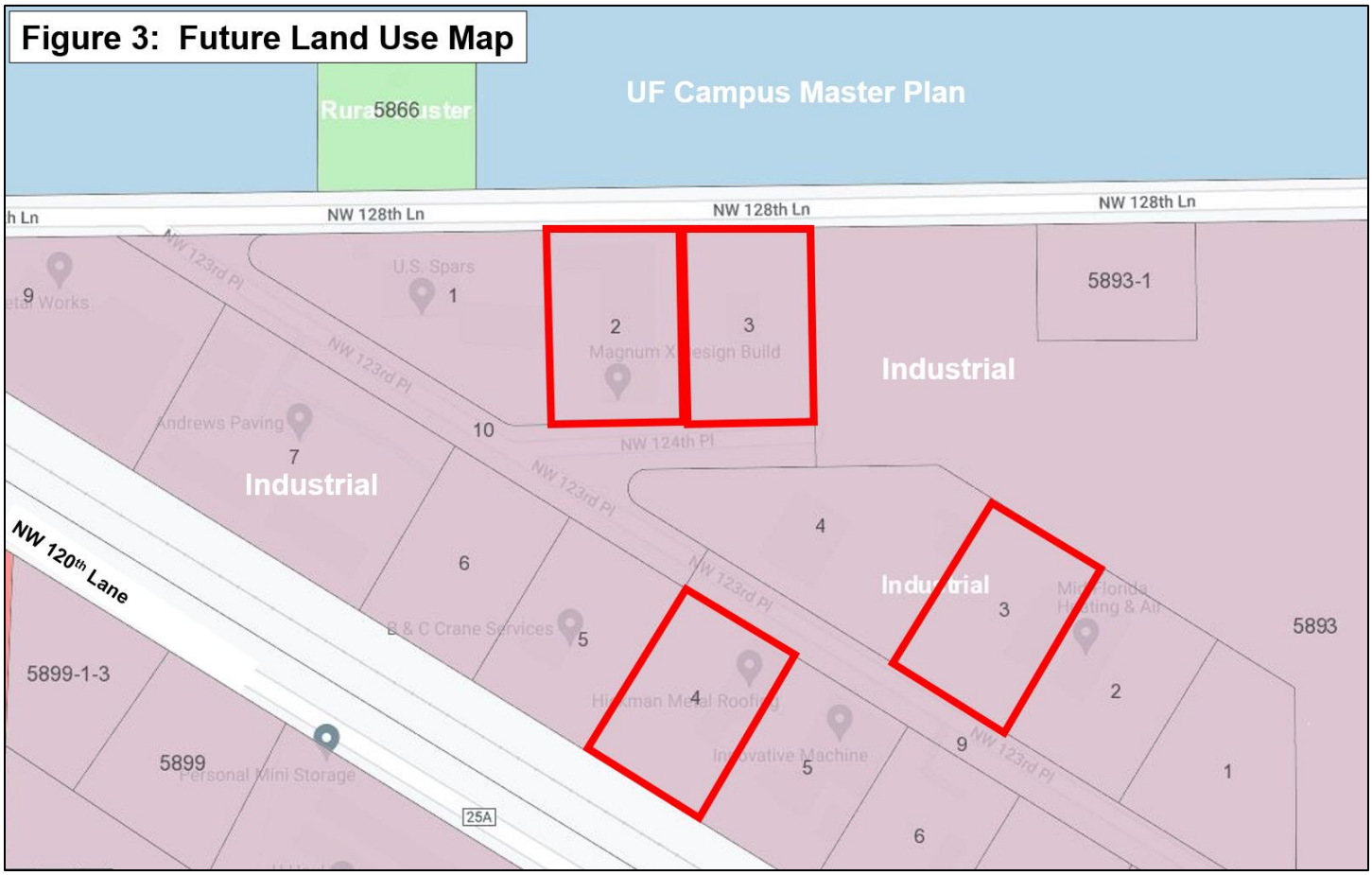
The property owner requests to amend the Official Zoning Atlas from Alachua County PUD to City of Alachua IG (General Industrial) on four parcels within the McGinley Industrial Park. Figure 2 below illustrates the existing zoning at the site. The proposed rezoning would place a zoning district on the parcels that is consistent with the underlying future land use designation of Industrial.

Currently, the subject properties are developed industrial park lots. The property owners are applying for the rezoning to a City of Alachua zoning district to allow for issuance of building permits by the City in the future, when necessary. At this time, there is no other proposed development on the parcels.

Figure 2: Zoning Map (Existing)



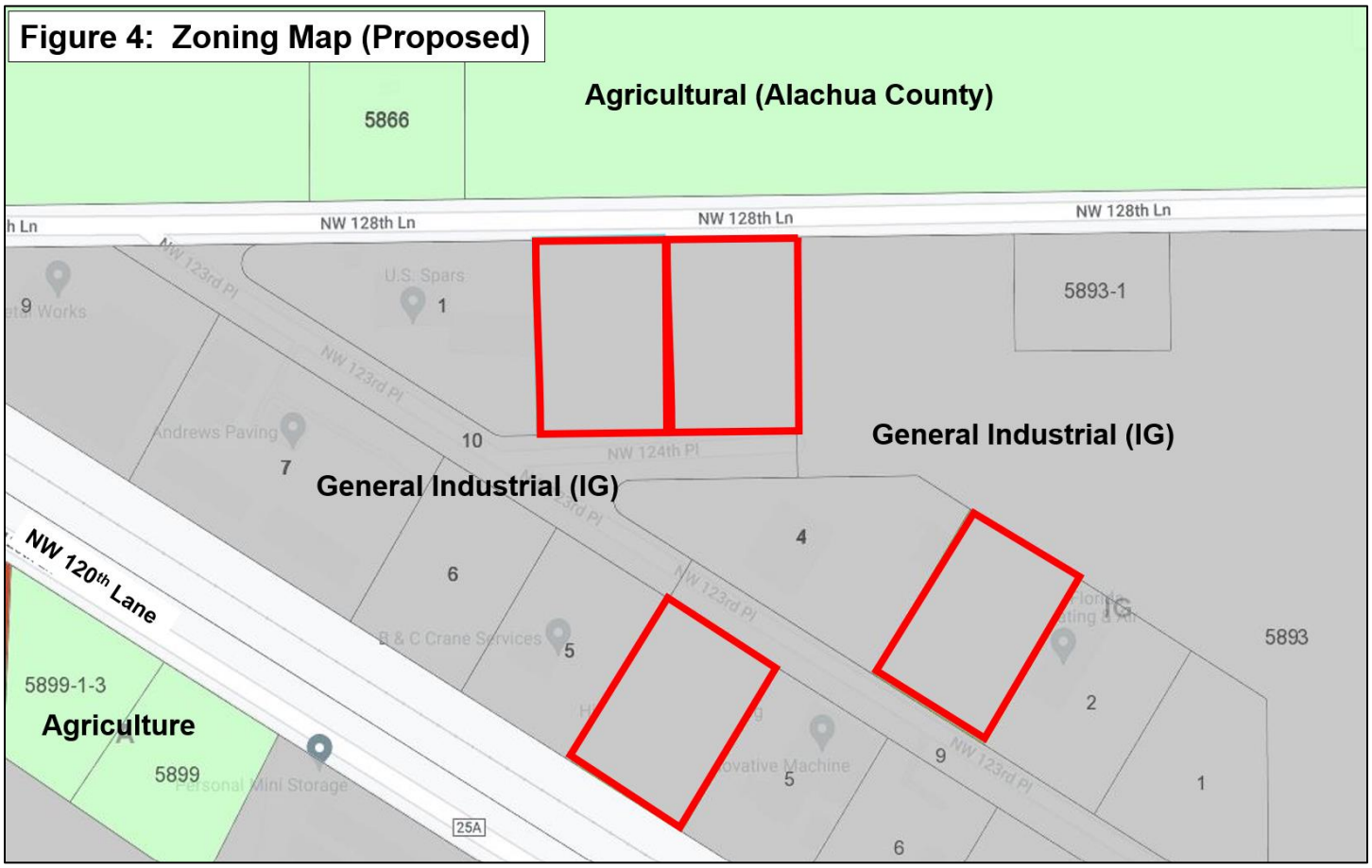
The Future Land Use map is illustrated below in Figure 3:



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

Figure 4 below illustrates the proposed IG zoning district on the subject parcels. It is logical to change these parcels to the IG zoning district given the existing industrial uses on it and the fact that they already have a City of Alachua Industrial future land use category designation. This is consistent with the City's Comprehensive Plan Future Land Use Map. Existing design and performance standards in the City of Alachua Future Land Use Element Policy 1.5.d. and Sections 6.6.3 and 6.8 of the City of Alachua Land Development Regulations will ensure adequate buffering and design between any adjacent residential uses and the proposed uses on the properties.

Figure 4: Zoning Map (Proposed)



As described above, the proposed General Industrial (IG) zoning district is appropriate for these parcels based on the types of surrounding uses in the McGinley Industrial Park, general compatibility with surrounding land use categories.

Environmental Analysis

The subject properties are developed parcels located within the McGinley Industrial Park. Existing industrial uses in the industrial park were constructed and have been at the site since the 1980s and 1990s. There are no lakes, springs, karst sensitive areas, or 100-year floodplains at the site. According to a report prepared by Pete Wallace of Ecosystem Research Corporation (ERC) in 2004 for the McGinley Industrial Park, no significant habitat was identified on site.

Wetlands:

There are no wetlands on the subject properties. Based on a delineation by Pete Wallace of ERC, a portion of Parcel 05893-000-000, which is east of the subject properties, contains wetlands (see Figure 5). According to the ERC Report, a creek runs through the wetland area. "This creek, likely a branch of Turkey Creek, is deeply-incised and flows to the south, under US 441 and ultimately to Pinkoson Springs. The wetland has been

significantly disturbed over the years and should not need any additional protections other than the wetland setback boundary."

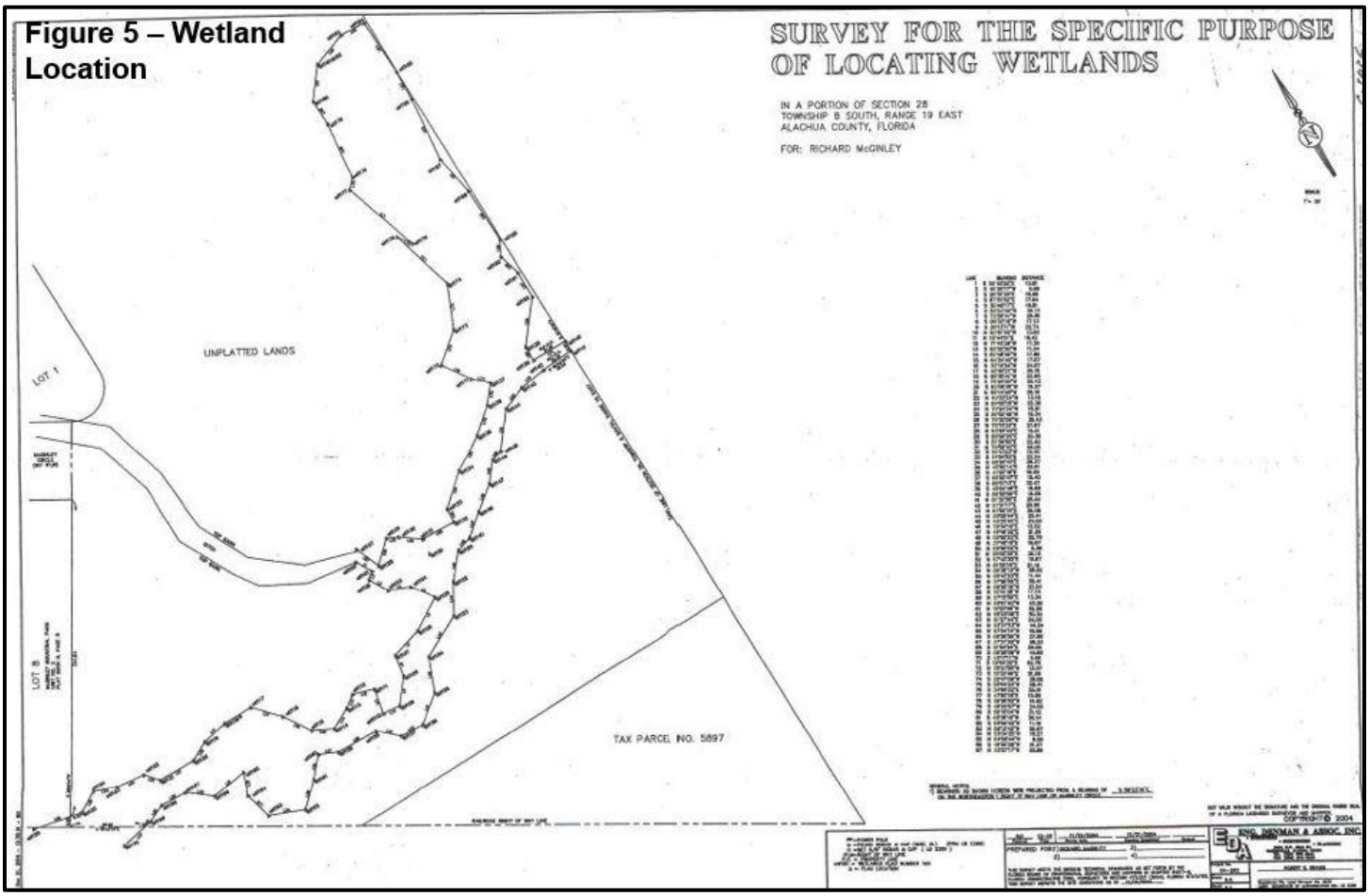


Figure 5 – Wetland Location

Wellfield Protection Zone:

The subject parcels are not located in a wellfield protection zone.

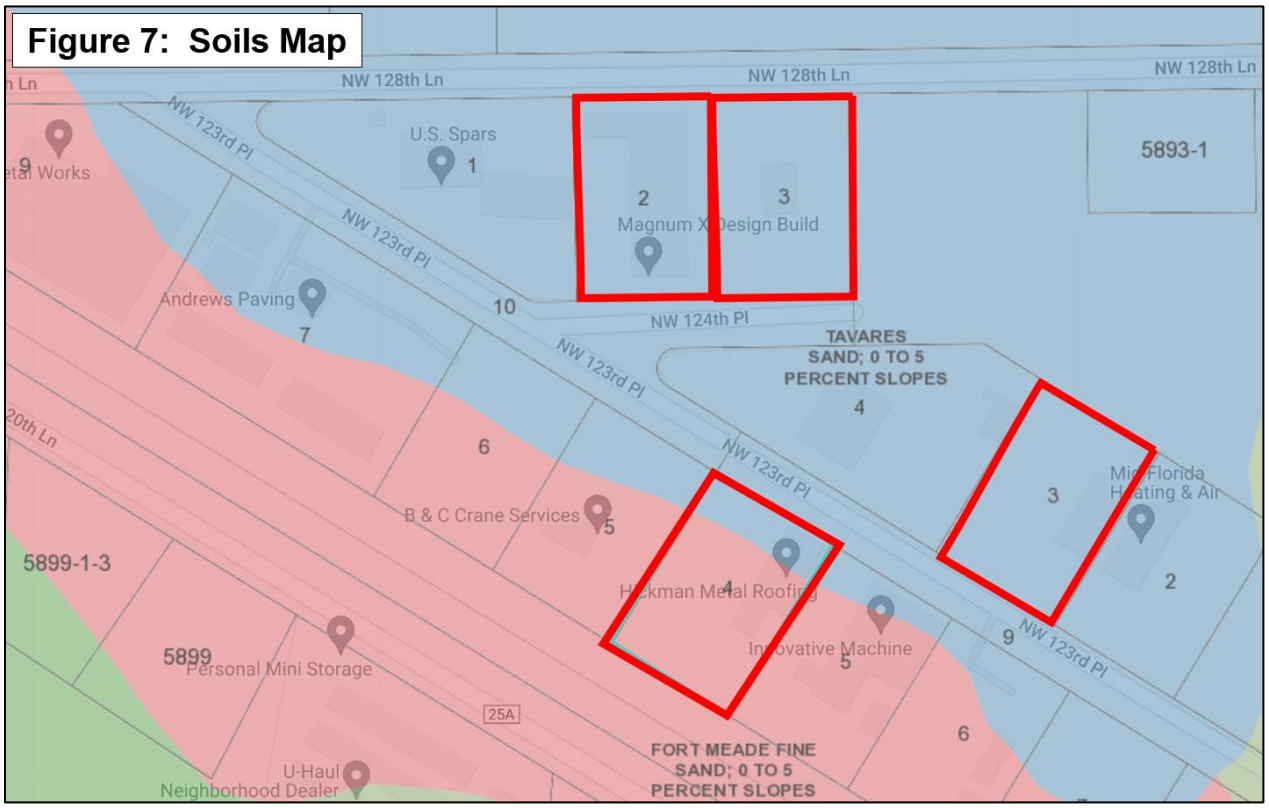
Strategic Ecosystem:

The subject properties are not located within the Strategic Ecosystem as illustrated on Figure 6 below. There is a portion of Parcel 05893-000-000, that is located east of the subject properties, that is shown as being within the Alachua County Strategic Ecosystem (see Figure 6). This delineation was made prior to any of the parcels in the McGinley Industrial Park being annexed into the City of Alachua. There are no specific Comprehensive Plan policies or Land Development Regulations in the City of Alachua that concern Strategic Ecosystems.

Soils:

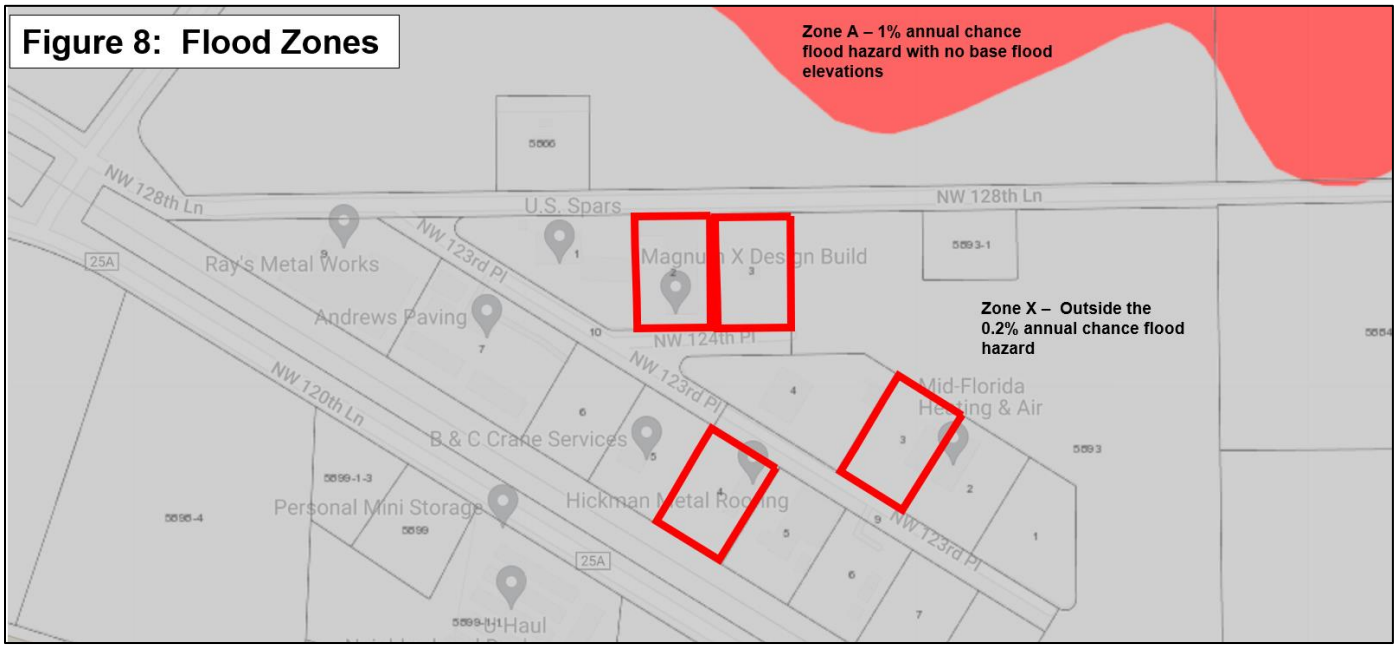
As indicated below in Figure 7, soils on the site include Fort Meade Fine Sand; 0 to 5 percent slopes and Tavares Sand; 0 to 5 percent slopes. According to the *Soil Survey of Alachua County Florida*, Fort Meade Fine Sand, 0 to 5 percent slopes is "a nearly level to gently sloping, well drained soil in both small and large areas on the gently rolling uplands…This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields." Tavares sand, 0 to 5 percent slopes is a "nearly level to gently sloping, moderately well drained soil….This soil has slight limitations for dwellings without basements, small commercial buildings, and local road and streets."

Therefore, the soils on the subject property do not pose any limitations for the existing development on the property or any future development that might occur.



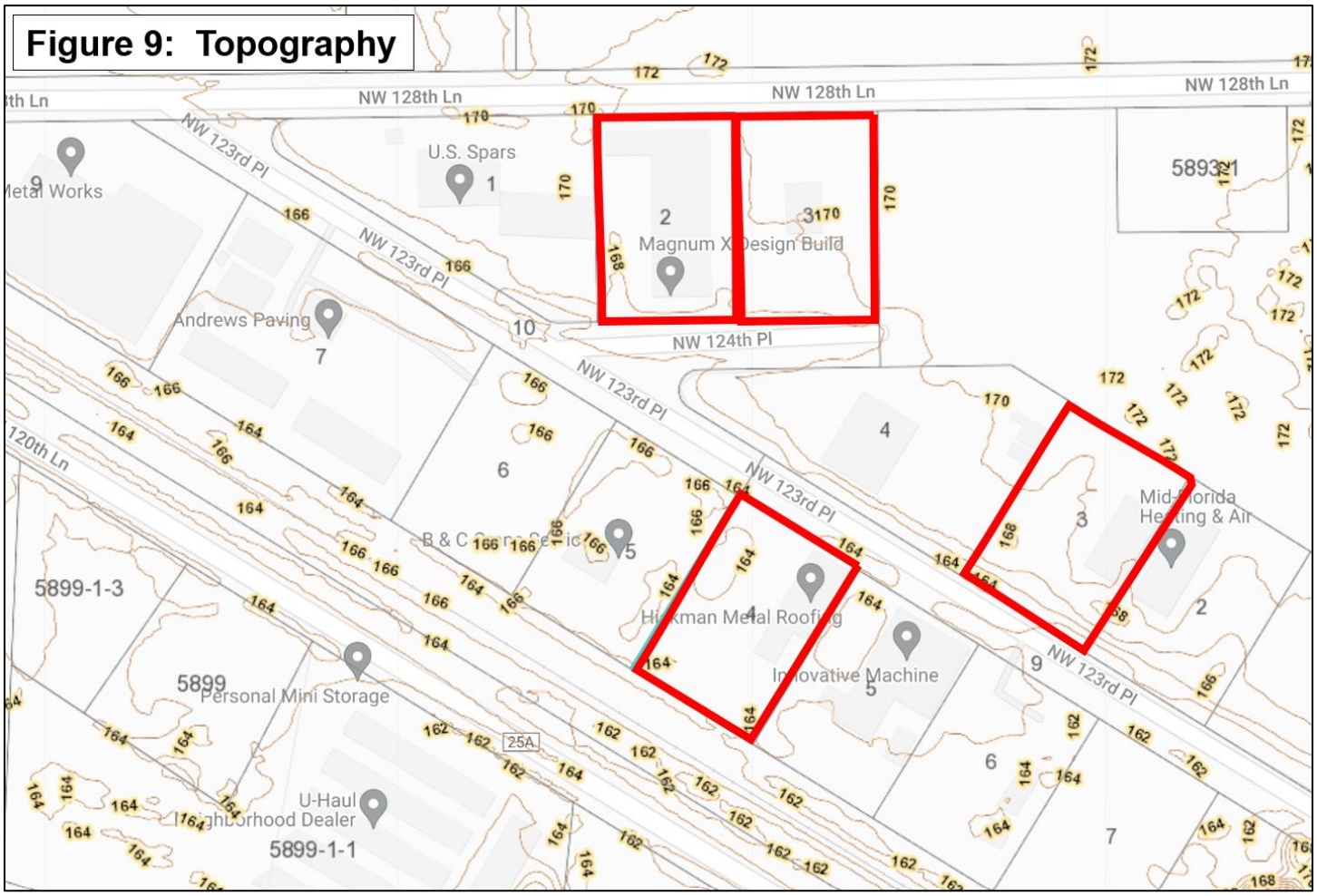
100-Year Flood Zone / Flood Potential:

The subject parcels are not located within the FEMA 100-year flood zone, as indicated in Figure 8 below. Therefore, no issues related to flood potential are associated with this property.



Topography:

Figure 9 below illustrates the topography on the subject parcels. The site elevation is generally flat with a high point of 170 feet and a low point of 164 feet.



Comprehensive Plan Consistency

This rezoning application justification report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan and the underlying Industrial future land use category. The proposed zoning change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map, the Transportation Element, Community Facilities Element, Conservation & Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element.

Future Land Use Element:

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

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

Consistency: The intent of this application is to bring the subject parcels in the McGinley Industrial Park area into City of Alachua zoning consistency with the existing mapped Industrial future land use category.

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

Consistency: As described in the Objective listed above, the proposed IG zoning district is consistent with the existing Industrial land use category. The City of Alachua provides a set of allowable uses in the IG zoning district that are compatible with the use on the subject properties (light industrial). Because the current Alachua County PUD zoning remains on these parcels, no new development or redevelopment can occur until City of Alachua zoning is placed on the properties.

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

Consistency: The uses on the subject parcels proposed for the IG zoning district is a light industrial use as described in the Policy above. Consistent with this Policy, the subject properties are located close to an active rail line and have close vehicular access to US 441 from existing streets. Performance standards in Policy 1.5.d for industrial uses will ensure that, if there is new development or redevelopment, it will be compatible with surrounding uses. However, at this time, there is no proposal for a change in the use of the properties or any new development on this site.

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

Consistency: The use on the subject properties proposed for the IG zoning district is consistent with the uses allowed in the IG zoning district and the Industrial future land use category.

Policy 1.5.d *The City shall develop performance standards for uses in the Industrial land use category in order to address the following:*

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

Consistency: The subject properties are already developed and has been for many years. Vehicular access to the site already exists. Any future development or redevelopment on the subject properties within the proposed Industrial General zoning district will comply with these design standards that help ensure that quality designed development will occur.

Goal 4: *Infill and Redevelopment Standards: The City shall encourage new development and redevelopment to occur within developed areas of the City, such as the Community Redevelopment Area and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.*

Objective 4.1 *Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.*

Consistency: The subject properties are already developed and surrounded by existing development in an older industrial park (dating back to the 1980s). There are no current plans for any new development on these sites, but any redevelopment of the parcels as permitted in the proposed zoning would be consistent with support for infill and redevelopment in the City of Alachua.

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

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

Consistency: The subject properties are already developed and has been for decades. Any new development on the sites (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan. Because this rezoning involves parcels with an Industrial land use category, there will be no impacts to Public Schools facilities. As described in the 'Public Facilities Analysis' portion of this report, adequate facilities (capacity) is currently available, however, there is no potable water or wastewater service available to serve the sites. Any redevelopment of the sites would need to factor these existing conditions.

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

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

Consistency: The parcels that are proposed for rezoning are already developed and has been for decades. The parcels are not being served by public potable water and wastewater facilities. There are no current plans for redevelopment of the sites. Any new development or redevelopment at this site will be required to connect to public potable water and wastewater facilities, if available, as indicated above.

Transportation Element:

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

Consistency: The subject properties are located in the McGinley Industrial Park, which has been partially developed for many years. The subject properties are currently developed, and there are no plans for new development or redevelopment of the site. This parcels have access from private streets within the industrial park. The industrial park has an existing connection to a local street that connects to other public streets.

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

Consistency: The proposed zoning change is to bring existing, developed Industrial PUD-zoned parcels into consistency with industrial zoning (proposed IG zoning district) in the City of Alachua (that has an existing Industrial future land use category). There is no anticipated change in the projected trip generation as a result of this rezoning. Any expansion or redevelopment of the developed parcels would require a concurrency analysis at the development plan application stage.

Capital Improvements Element:

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

Consistency: The subject properties are already developed and there are no proposals for expansion of development on the sites associated with the rezoning. Any expansion or redevelopment of the parcels would require an analysis for availability of public facilities consistent with adopted LOS standards.

The existing use on the properties are connected to electric, but not potable water or wastewater services. The site are currently served by septic tanks and private wells for the existing developed sites and will remain in use.

Public Facilities Analysis (Concurrency Impact Analysis)

A rezoning change may result in changes in overall impacts on public facilities if the rezoning changes the allowable uses or density/intensity for the property. For this rezoning proposal, changes in impacts on public facilities are not anticipated because:

1. The rezoning is from an Alachua County Industrial PUD zoning district to a City of Alachua Industrial zoning district (proposed for IG). The rezoning does not significantly change the allowable uses or intensity at the site; the rezoning merely brings the site into consistency with the existing City of Alachua Industrial future land use category.

2. The subject parcels are part of an existing, developed industrial park that was constructed in the 1980s and 1990s. The parcels are already developed and in industrial use. Therefore, no public facility impacts are anticipated related to the rezoning of the properties.

As a result, there is no need to analyze public facility impacts because the sites are currently developed and there is no proposal for new development or redevelopment of the sites.

Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site-Specific Amendments to the Official Zoning Atlas

(1) Competent Substantial Evidence Provided.

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Consistency: This rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed IG zoning is the appropriate implementing district for the City of Alachua Industrial land use category.

(b) Consistent with Ordinances. The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations and the Code of Ordinances.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and neighborhood meeting with the public.

If the parcels are rezoned to Industrial General, any future development or redevelopment on the site will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code. In addition, any future expansion or development on the subject parcels shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.

(c) Logical Development Pattern. The proposed amendment would result in a logical and orderly development pattern.

Consistency: The rezoning request will create a logical development pattern that is consistent with the City of Alachua Future Land Use designation of Industrial. Many of the surrounding properties recently have been rezoned to IG for consistency with the Industrial land use category (see Ordinance 20-04). The proposed IG zoning is for parcels in an existing industrial park where many of the parcels have the IG zoning district designation.

(d) Premature Development. The proposed amendment will not create premature development in undeveloped or rural areas.

Consistency: This rezoning request will not result in a premature development pattern. The parcels are already developed, and it is in the McGinley Industrial Park, which was developed in the 1980s and 1990s.

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

Consistency: **This zoning change request will not result in any incompatibility with adjacent lands. Many of the surrounding properties recently were changed to IG zoning by Ordinance 20-04. The subject parcels are in an existing industrial park that has abutting roads on two sides.**

Compatibility with adjacent land uses is a key factor when considering a proposed rezoning application. The following list of adjacent uses illustrates the existing uses for the surrounding properties:

The existing uses of the adjacent properties are as follows:

North: **NW 128th Lane / Vacant land**

East: **Industrial use**

West: **Industrial Use**

South: **CSX Railway**

(f) Adverse Effect on Local Character. The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Consistency: **The proposed rezoning will not result in an adverse effect on the local character of the area. The subject parcels are existing light industrial uses and have been developed with industrial uses since the 1980s. The properties are located in the McGinley Industrial Park and are surrounded by industrial uses. The proposed IG zoning is compatible with the existing development in the area.**

(g) Not Deviate from Pattern of Development. The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Consistency: **The proposed rezoning is consistent with the surrounding pattern of development in the existing industrial park. The parcels were zoned Alachua County PUD in 1977. Many surrounding parcels in the McGinley Industrial Park recently were rezoned to IG by Ordinance 20-04). The pattern in the area is industrial and Alachua County agricultural to the north.**

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

Consistency: **This rezoning should be considered infill (not sprawl) due to its location within and existing developed industrial park that has been in place for decades.**

The following Urban Sprawl Analysis indicates that the rezoning should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators

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

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

Consistency: This proposed zoning change is in a geographic area that is already developed in the City of Alachua. The subject parcels have been developed since the 1980s. Therefore, there are no adverse impacts on natural resources or ecosystems.

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

Consistency: The subject property is currently served by existing electric utilities and has access to existing public streets (US 441) from the internal private street system in the industrial park. Potable water and wastewater service are not currently available to serve these parcels and are not proposed by the City at this time.

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

Consistency: The subject properties do not contain agricultural or silviculture areas and thus preserves those areas and activities.

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

Consistency: The proposed rezoning does not create new land uses on the subject parcels. These parcels are an existing industrial park that requires rezoning to City of Alachua IG from Alachua County PUD because it was annexed without being rezoned at the time of annexation. The parcels will continue to provide industrial-zoned land in a strategic location that will serve the needs of the local community and that is consistent with its Industrial future land use designation.

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

Consistency: The abutting parcels within the McGinley Industrial Park have the same IG zoning designation as is being proposed for the subject property. Most of the surrounding properties in the McGinley Industrial Park have the IG zoning designation (see recent Ordinance 20-04). It should also be noted that the existing zoning on the site is Alachua County PUD, which is incompatible with the City of Alachua Industrial future land use category. This proposed rezoning is necessary to create a compatible zoning district for the properties that are consistent with the City of Alachua Industrial future land use designation.

(j) Public Facilities. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Consistency: This is an existing developed site and has been since the 1980s. The sites are served by electric, but are not currently served by potable water or wastewater services. The sites are connected to existing public roads by an existing internal, private road system. Any future redevelopment of the parcels will not create a negative impact on public facilities if potable water and/or wastewater become available.

(k) No Adverse Effect on the Environment. The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Consistency: The subject properties are developed sites and have been since the 1980s and as indicated in the Environmental Analysis section of this report (see above), there are no existing regulated natural resources. Therefore, there are no adverse effects on the environment due to the proposed rezoning.

Three polling locations

only one candidate drew an opponent.

Brown is unopposed and will automatically be returned to Seat 4 to serve another three-year term. Blalock will face off against challenger Eric L. Ford for Seat 5.

The election will be held Tuesday, April 9, 2024, to fill Seat 5 on for a three-year term ending in April 2027. Seat 4 will not appear on the ballot as Brown was the only qualifier for Seat 4.

The polls will be open from 7 a.m. until 7 p.m. on Tuesday, April 9, 2024 at the Legacy Park Multipurpose Center, the Cleather Hathcock, Sr. Community Center and the Clubhouse at Turkey Creek.

Candidate documents are available for review in the Deputy City Clerk's office at Alachua City Hall.

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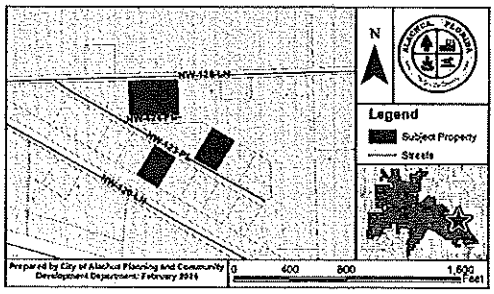
City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 12, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Allnew Enterprises, LLC, QA Properties, LLC, Quinn Adams #3, LLC, and US Spars, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on four (4) parcels totaling ±4.04 acres from Planned Unit Development (Alachua County) to Industrial General (IG), located within McGinley Industrial Park and generally located north of County Road 25A (NW 120th Lane) and the CSX railroad right of way and south of NW 128th Lane; Tax Parcel Numbers 05893-010-002, 05893-010-003, 05893-020-003, and 05893-020-004. FLUM: Industrial; Existing Zoning: Planned Unit Development (Alachua County).



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

(Published: Alachua County Today - February 29, 2024)

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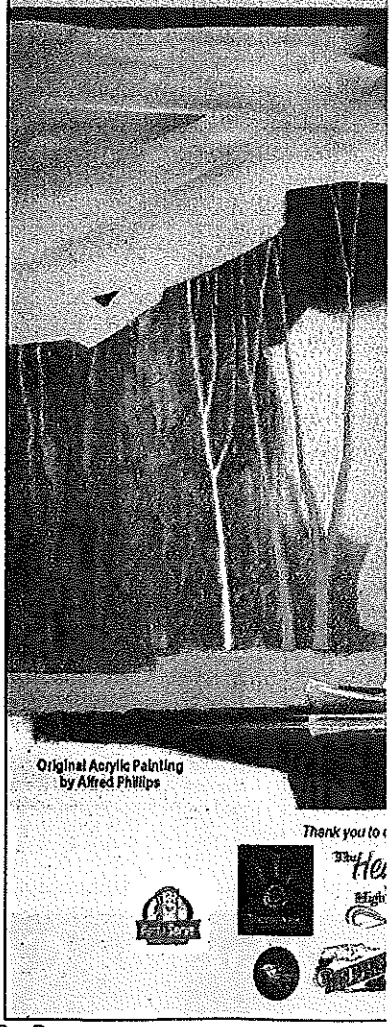

Thank you to

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson (name), POSTED THE LAND USE SIGN ON 2/26/2024 (date) FOR THE PR23-0003: McGinley Rezoning (2024) (state type of action and project name) LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(signature)

4 (four)
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

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Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

McGinley Industrial Park (2024) Rezoning

Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

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

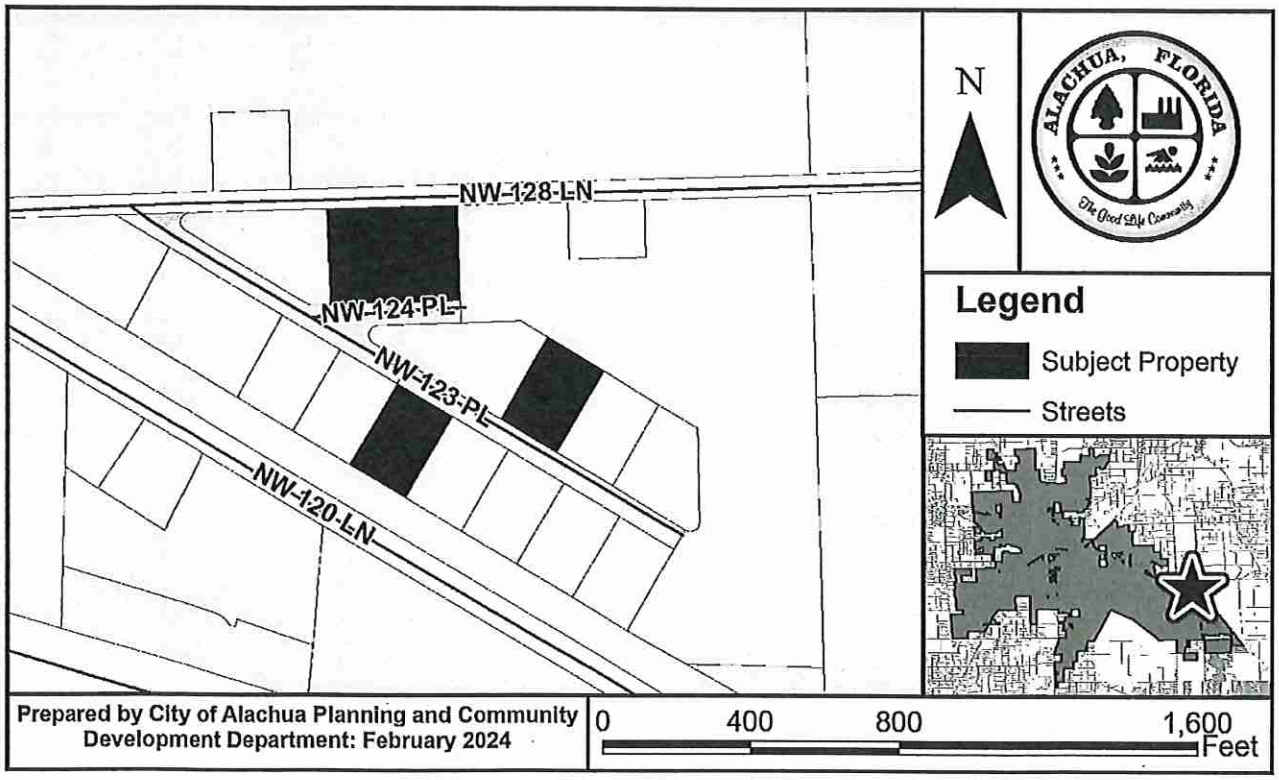
0 45 90 180 Feet

City of ALACHUA
the good life community

MAILED
FEB 20 2024

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 12, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Allnew Enterprises, LLC, QA Properties, LLC, Quinn Adams #3, LLC, and US Spars, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on four (4) parcels totaling ±4.04 acres from Planned Unit Development (Alachua County) to Industrial General (IG), located within McGinley Industrial Park and generally located north of County Road 25A (NW 120th Lane) and the CSX railroad right of way and south of NW 128th Lane; Tax Parcel Numbers 05893-010-002, 05893-010-003, 05893-020-003, and 05893-020-004. FLUM: Industrial; Existing Zoning: Planned Unit Development (Alachua County).



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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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PO BOX 14425
GAINESVILLE, FL 32604-2425

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

QUINN ADAMS #4 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

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

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

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

INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

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

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

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

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

KD LYONS-6201 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653

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

KSG HAUGE PROPERTIES LLC
6115 NW 123RD PL
GAINESVILLE, FL 32653

B & C CRANE SERVICE INC
PO BOX 1476
ALACHUA, FL 32616

GC AFFORDABLE HOMES LLC
7 HILLWOOD RD
MOBILE, AL 36608

GC AFFORDABLE HOMES LLC
7 HILLWOOD RD
MOBILE, AL 36608

INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

ANDREWS & POOLE LLC
6327 NW 123RD PL
GAINESVILLE, FL 32653

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

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

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

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

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

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

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

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

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Utilisez le Gabarit Avery 5160

AFFIDAVIT FOR POSTED LAND USE SIGN

I Debbie Wallen (name), POSTED THE LAND USE SIGN ON 3-19-24 (date) FOR THE McGinley Industrial Rezoning (Rescheduled) (state type of action and project name) LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Debbie Wallen
(signature)

4 (four)
(number of signs)

RECEIVED
MAR 19 2024

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McGinley Industrial Park (2024) Rezoning

Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

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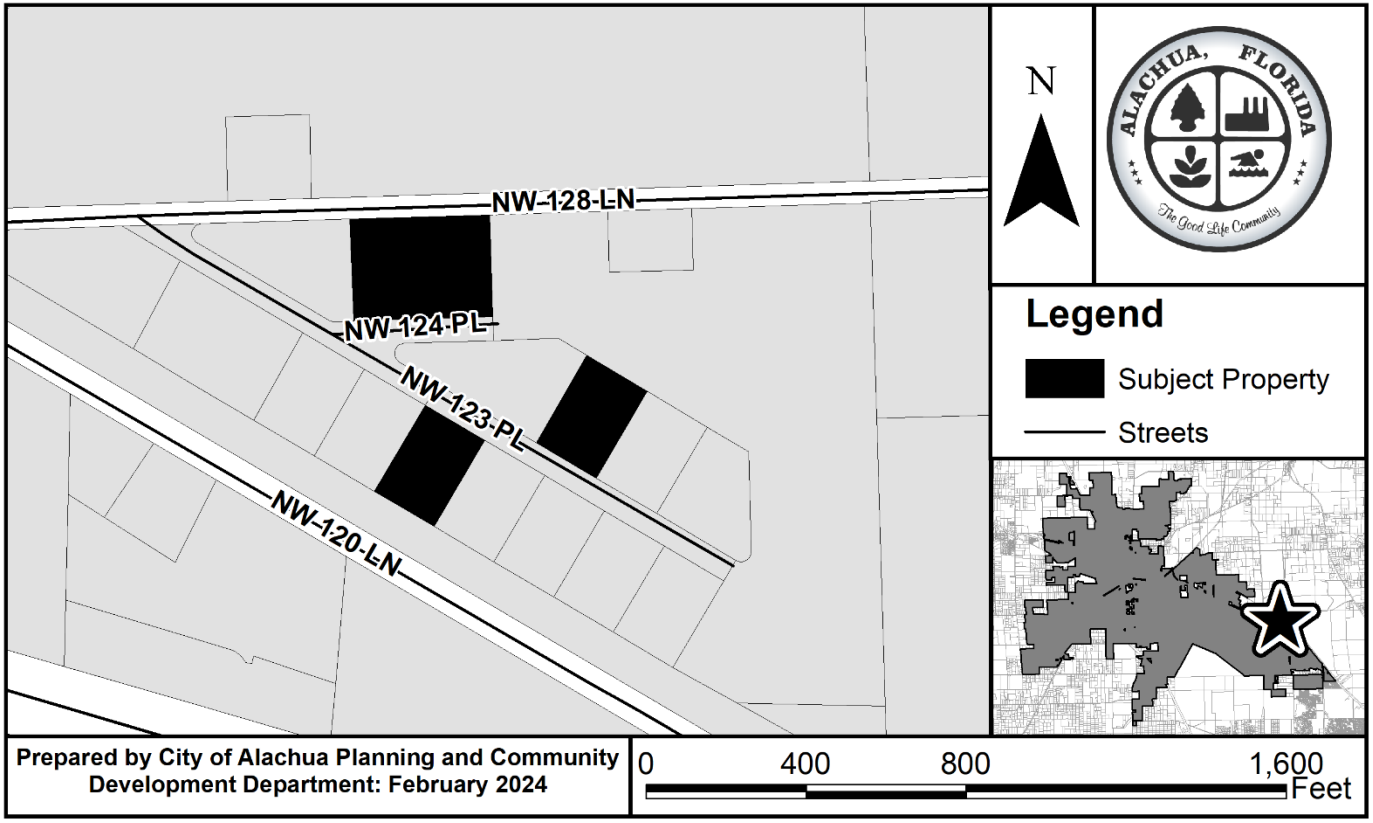


APRIL 16, 2024 @ 6:00 PM
MAY 6, 2024 @ 6:00 PM
MAY 20, 2024 @ 6:00 PM

Trump campaigning from courtroom

Candidate is stuck in NY but is still making hay

David Jackson
USA TODAY

Former President Donald Trump makes a campaign-like stop in Harlem last week as his criminal trial proceeded. SPENCER PLATT/GETTY IMAGES

WASHINGTON – Donald Trump's New York hush money trial hasn't stopped the former president from pursuing an unprecedented presidential campaign.

During various chats with reporters, Trump has complained that he should be out campaigning but instead has to sit in a freezing-cold courtroom.

However, while going through the first-ever criminal trial of a current or former president, Trump is almost as busy promoting his campaign as he is condemning the judge, the prosecutors and the trial itself, as well as President Joe Biden and other critics.

Speaking with reporters before Tuesday's session, Trump asked supporters in Pennsylvania to vote in the state's primary to send a message ahead of the general election in the fall: "Let them know that we're coming on Nov. 5," he said. "We're coming big."

Last week, during a staged campaign-like stop at a Harlem bodega, Trump bragged, "We're going to end up doing so well."

Trump is aiming his appeals largely at a key group: independents and moderate Republicans who say they may turn away from him if he is convicted.

Longtime Trump watchers told USA TODAY the former president is using the same kinds of tactics he did after he was charged in four separate indictments last year, starting with the hush money charges.

Then and now, Trump has conducted quasi-campaign events to complain about the legal moves against him – and promote his presidential candidacy in spite of them.

Those indictments, which also target Trump's efforts to overturn his election loss to Biden in 2020 and his handling of classified documents, appeared to help Trump gain momentum in the Republican primary. But that phenomenon was mostly contained to conservative GOP voters.

Moderate Republicans and independent took the indictments seriously and expressed concern about his behavior – and they're not likely to be swayed by Trump's protests on the quasi-campaign trail.

"What was effective in the primary could hurt him in the general election," said Democratic political strategist Doug Sosnik, who was a senior adviser for former President Bill Clinton.

According to a recent Reuters/Ipsos poll, some 13% of the people who have said they would vote for Trump would not do so if he is a convicted felon.

The poll also said that 24% of Republicans surveyed wouldn't vote for Trump if he is convicted, more than enough to make the difference in a general election.

"Even if he just loses just 10% of his base, that's huge," said Chris Jackson, a senior vice president with Ipsos Public Affairs. But Jackson added that the Trump and Biden campaigns are punching in the dark about the trial's impact on voters.

"This is all new territory for the country," he said. "So no one knows how it will pan out."

So far, the Trump-Biden race is a dead heat. The Real Clear Politics average gives Trump a lead of 0.2 percentage points, well within the margins of error.

It could take six or seven weeks before a verdict comes in for Trump's hush money trial, marathon proceedings that could move the needle for some voters as November's general election draws closer. It's unclear if Trump will go on trial in 2024 in any of the other three criminal cases, where he has also pleaded not guilty.

While it's not clear if Trump's approach will resonate with voters, he did spend the first week of jury selection offering previews of his "campaign-within-a-trial."

After the April 16 court session, Trump's motorcade ferried him to the bodega in Harlem, where he spoke to reporters about Biden, crime and House Speaker Mike Johnson's spending plans, and made frequent complaints about the trial.

As he has since the first indictment, Trump without evidence blamed Biden and Democrats for his criminal charges and said, "They want to keep me off the campaign trail."

The former president has staged several other campaign-within-a-trial events. Last week, for example, he met with Poland President Andrzej Duda. "We're behind Poland all the way," Trump told reporters.

Trump held another foreign policy huddle Tuesday night at his Manhattan skyscraper with Taro Aso, the vice president of the Liberal Democratic Party of Japan and the country's former prime minister.

Not everything has gone to plan. Trump has urged people to come out in person on his behalf. Though small groups of demonstrators have occasionally gathered, so far, it isn't working.

During Tuesday's brief statement before trial testimony resumed, Trump lamented the relative lack of supporters at the courthouse. He appeared to blame it on a massive police presence, even as anti-Israel protesters flocked to the nearby campuses of Columbia and New York universities. Video outside the courthouse showed a low-key police presence at best.

Looking ahead, the Trump campaign has scheduled a May 11 rally in Wildwood, New Jersey, not terribly far from the trial site in New York.

Biden and his aides aren't ignoring Trump's trial. But they're not saying much about it either, following the political dictum that you don't interfere with an opponent who's producing his own trouble.

They are instead making joking references to Trump's tribulations.

In a speech to steelworkers in Pittsburgh last week, Biden said, "Under my predecessor, who is busy right now ..."

The headline of a Biden campaign memo mocked Trump for "Stormy Abortion Ban Coverage," a reference to adult film star Stormy Daniels, the recipient of the contested hush money.

But even if Biden continues to hit Trump over his criminal charges – and Trump continues to hit back – it may not make much difference among voters who are looking to the leaders for answers on the challenges facing Americans instead.

Jackson said Trump may have to battle another kind of reaction by voters, one that may explain why so few protesters have shown up for him: fatigue.

"The data suggests that Americans are kind of worn out," Jackson said.

New US rules crack down on airlines' hidden fees

US requiring full disclosure, automatic refunds

Kathleen Wong
USA TODAY

The new regulations are expected to save consumers over half a billion dollars each year in hidden junk fees, the Department of Transportation said. CLAYTON PARK/DAYTONA BEACH NEWS-JOURNAL FILE

The Department of Transportation announced new rules on Wednesday to better protect airline passengers against "costly surprise airline fees," the agency said.

As part of the Biden-Harris Administration's efforts to crack down on "corporate rip-offs," two new air travel rules were finalized. The rules mandate that airlines pay full refunds in a timely and straightforward manner and ensure transparency regarding fees associated with air travel.

The new regulations are expected to save consumers over half a billion dollars each year in hidden junk fees, the DOT said.

"Passengers deserve to know upfront what costs they are facing and should get their money back when an airline owes them – without having to ask," Secretary of Transportation Pete Buttigieg said in a statement.

"Today's announcements will require airlines to both provide passengers better information about costs before ticket purchase, and promptly provide cash refunds to passengers when they are owed – not only saving passengers time and money, but also preventing headaches."

The first new regulation will simplify the process for airline passengers to get what they're owed by requiring airlines to give automatic cash refunds. Passengers can get these refunds when their flights are "cancelled or significantly changed, their checked bags are significantly delayed, or the ancillary services, like Wi-Fi, they purchased are not provided," the announcement said.

The second will require airlines and ticket agents to be upfront about any hidden fees, such as checking a bag or changing a flight, to help "consumers avoid unneeded or unexpected charges that can quickly increase and add significant cost to what may, at first, look like a cheap ticket." Airline fees, increasingly common for airlines to boost their profit, have grown "confusing" for passengers.

Both rules will go into effect in about six months, or around the end of October, the agency said.

Getting a refund from airlines is a lengthy and often complicated process. Sometimes passengers end up getting a travel credit or voucher instead of an actual reimbursement or just a partial refund. Under the new regulation, refunds will be much more straightforward.

The new regulations are expected to save consumers over half a billion dollars each year.

Airlines must promptly provide automatic refunds without passengers explicitly requesting them, and the refunds must be issued in the original payment method used to make the purchase.

Airlines will have seven business days to make full refunds for credit card purchases and 20 calendar days for other payment methods.

It can be tricky to know exactly how much your final airline ticket will cost due to hidden fees. What may look like a low price at first can quickly add up. Airlines will now have to disclose any baggage, change and cancellation fees and policies before purchases are made – and it has to be clear and upfront, not hidden behind a hyperlink. Airlines will also need to be transparent about weight and dimension limitations. Third-party websites such as Expedia or Booking.com will also be required to display this information.

These days, it's common for people to pay for seat selection, especially for the lowest-price fares, but carriers will now need to inform consumers that seats are guaranteed and it's unnecessary to pay for one.

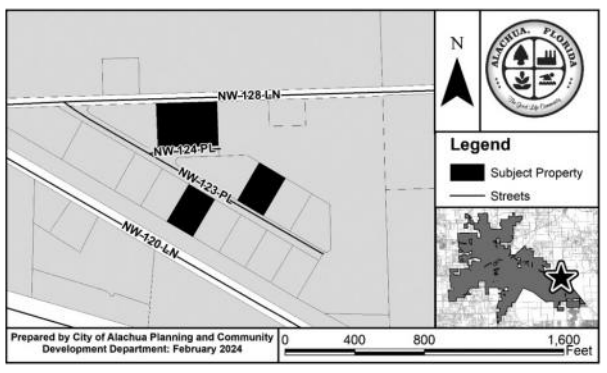
The DOT is also banning airlines from using bait-and-switch tactics, in which an airline advertises a discounted fare that doesn't include mandatory fees that drive the ticket price up.

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

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

ORDINANCE 24-07

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



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GF-39285031

features nearly 100 exhibitors spanning a variety of corporations, economic development agencies, colleges and universities, lab suppliers and industry service providers.

■ **April 25-May 4: Plein Air Artwork Display** – An exhibit of the artwork painted during the 7th Annual Santa Fe Plein Air Paintout will be on display at Lanza Gallery & Art Supplies, 23645 W. U.S. Highway 27, High Springs. A portion of the proceeds from the sale of these artworks will be donated to the Howard T. Odum Florida Springs Institute for the preservation of area springs and rivers. Contact 352-474-1049 for questions.

■ **April 26: Alachua/ High Springs Relay for Life Relay for Life** is scheduled for Friday, April 26 from 6 p.m. to 10 p.m. at the Hal Brady Recreation Center, Alachua. If you don't already have a team, you can still join or just come out and enjoy the booths and the music and the food and the fun.

■ **April 27-28: 46th Annual High Springs Pioneer Days Festival** – This event is sponsored by the High Springs Chamber of Commerce and the City of High Springs Community Redevelopment Agency. This free event will take place from 10 a.m. – 5 p.m. Visitors will find a juried arts and crafts show, festival foods, live music, kids' rides, shoot-out re-enactments and more. The festival location is James Paul

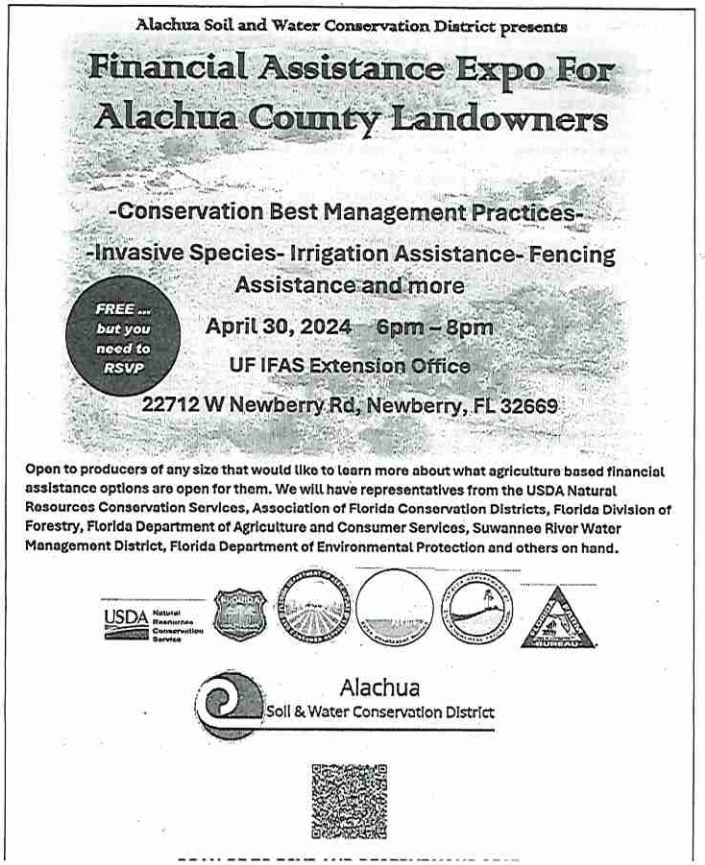
■ **April 27-28: Grimy Gulch "Saloon" Fundraiser** – The GFWC High Springs New Century Woman's Club will be holding their Grimy Gulch Fundraising Event in conjunction with the Pioneer Days Festival. The event will be open on Saturday from 10 a.m. – 4 p.m. and on Sunday from 10 a.m. – 3 p.m. The fundraiser will benefit First Responders. Stop in, sit awhile and have lunch in their air-conditioned Clubhouse located at 23674 West U.S. Highway 27, High Springs. The Club will be serving their famous BBQ, coleslaw, beans and dessert. The Bake Sale Table will have pies, cakes, breads,

Project One45 5K Run/ Walk – This non-profit event is being held at Easton Sports Complex, 24880 NW 16 Avenue, Newberry, from 8 – 10:30 a.m. The goal is to raise $15,000 to help support local trauma survivors and their families. The vision is to make this an annual race that grows in participation to help raise awareness for those in the Newberry community who are fighting to recover or fighting for the recovery of their loved one after a traumatic event. This event is open to anyone who wishes to participate. To sign up go to Project One45 on Facebook.

■ **May 10: Donuts & Drawing** at Good News Drive, Newberry. Times are 9 a.m. – 3:30 p.m.

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

■ **Saturdays: The Newberry Farmers Market**, sponsored by the Main Street Organization. This market runs every Saturday from 8 – 12 p.m. and is located in



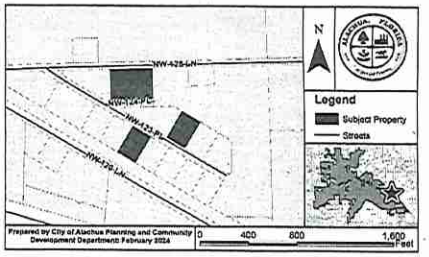
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

The ordinance title is as follows:

ORDINANCE 24-07

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



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

(Published: Alachua County Today - April 25, 2024)

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

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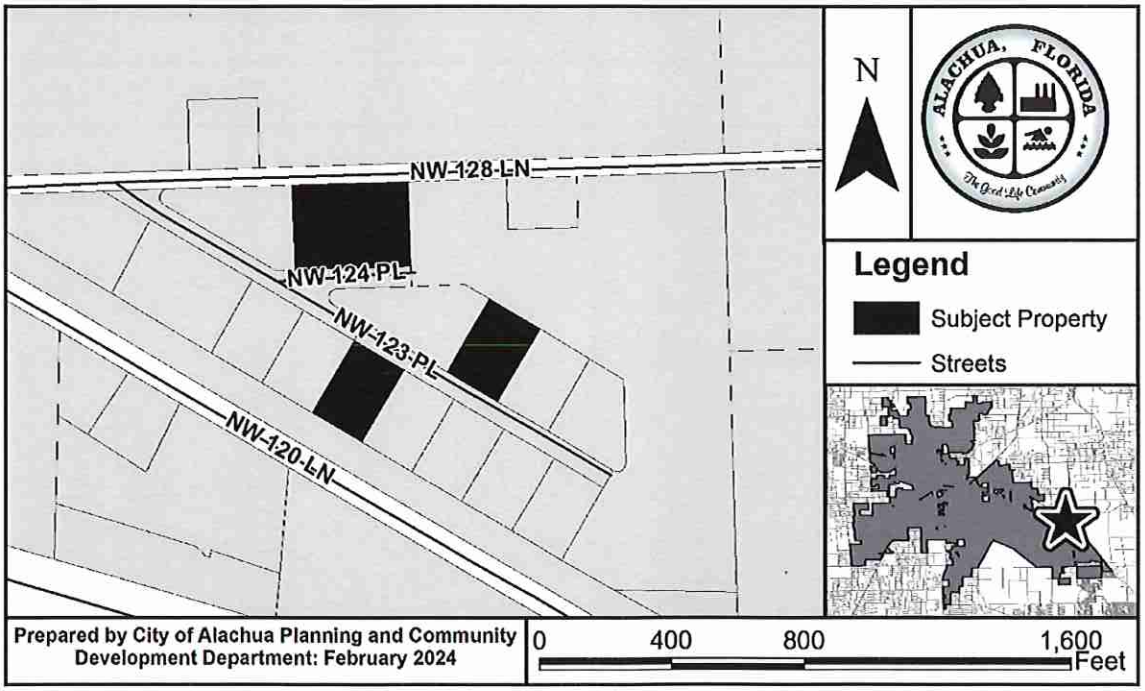

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PO BOX 14425
GAINESVILLE, FL 32604-2425

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

QUINN ADAMS #4 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

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

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

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

INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

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

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

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

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

KD LYONS-6201 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653

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

KSG HAUGE PROPERTIES LLC
6115 NW 123RD PL
GAINESVILLE, FL 32653

B & C CRANE SERVICE INC
PO BOX 1476
ALACHUA, FL 32616

GC AFFORDABLE HOMES LLC
7 HILLWOOD RD
MOBILE, AL 36608

GC AFFORDABLE HOMES LLC
7 HILLWOOD RD
MOBILE, AL 36608

INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

ANDREWS & POOLE LLC
6327 NW 123RD PL
GAINESVILLE, FL 32653

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

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

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

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

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

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

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

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

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City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/6/2024
SUBJECT: Amendment to the Infrastructure Plan Agreement for Santa Fe Crossing
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Approve the Amendment to the Infrastructure Plan Agreement for Santa Fe Crossing.

Summary

On May 22, 2023 the City Commission approved the Infrastructure Plan and Infrastructure Plan Agreement for Santa Fe Crossing (the Project). The Developer, V3 Alachua 441/235, LLC, has requested to extend the time to complete the infrastructure associated with the project to August 31, 2024. The Developer has noted supply chain issues have caused delays in the construction that necessitate the additional time to complete the improvements.

In order to further account for potential unforeseen delays, Staff proposes to provide an additional two months to the Developer's request. This would require all infrastructure improvements to be completed by October 31, 2024.

ATTACHMENTS:

Description

- Amendment to Infrastructure Plan Agreement for Santa Fe Crossing
- Infrastructure Plan Agreement for Santa Fe Crossing

AMENDMENT TO INFRASTRUCTURE PLAN AGREEMENT FOR SANTA FE CROSSING

This AMENDMENT TO INFRASTRUCTURE PLAN AGREEMENT for SANTA FE CROSSING (the "Amendment to Agreement") is made this 6th day of May, 2024.

BETWEEN

DEVELOPER: ALACHUA 441/235, LLC
a Florida Limited Liability Company ("Developer")
Whose address is:
496 S Hunt Club Boulevard
Apopka, FL 32703

AND

CITY: CITY OF ALACHUA, a municipality in Alachua County, FL ("City")

R E C I T A L S:

WHEREAS, the DEVELOPER entered into that certain INFRASTRUCTURE PLAN AGREEMENT FOR SANTA FE CROSSING dated May 22, 2023, the original of which was recorded in Official Records as Instrument # 3492395 consisting of 12 pages, on May 24, 2023 in Book 5093 Page 1447 of the public records of Alachua County, Florida (the "Agreement");

WHEREAS, the Developer has requested a brief extension of time to August 31, 2024, to complete all of the Improvements;

WHEREAS, other than the above request for a brief extension of time for the completion of the Improvements, Developer is in compliance with the other terms and conditions of the Agreement, including passing all of the Inspections completed as of the date of this Amendment;

WHEREAS, Staff supports this request for a brief extension and suggests two additional months, up to and including, October 31, 2024, be allowed in order to insure sufficient time for the Developer to complete the Improvements and secure a maintenance surety instrument in the form of either a common law performance bond or an irrevocable letter of credit in the amount of 10% of the certified cost of the construction to remain in effect for a one year warranty period after the completion of the Improvements as required in the Agreement.

WHEREAS, the Developer acknowledges that the Agreement and this Amendment to Agreement are each a valid exercises of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer acknowledges that the Agreement and this Amendment to Agreement are governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that the Agreement and this Amendment to Agreement are each a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and affirmatively waives any argument to claim monetary damages against the City in the event of any dispute regarding or in any way arising out of the Agreement or this Amendment to Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City hereby agree to and specify the following:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Amendment to Agreement by reference.

2. **Amendment to Agreement:** Paragraph 2 of the Agreement is hereby amended solely to change the date for the completion of the Improvements from March 31, 2024, to October 31, 2024. The remainder of paragraph 2 shall remain the same.

3. **Defined terms:** All words that have been identified as "defined terms" in the Agreement shall continue as "defined terms" in this Amendment to Agreement with the same meaning as each such word has in the Agreement.

4. **Agreement Runs with Land:** This Amendment to Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Land.

5. **Entire Agreement:** The Agreement together with this Amendment to Agreement shall constitute the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations. Any default under this Amendment to Agreement shall also be a default under the Agreement. To the extent that there is any conflict between the terms of the Agreement and this Amendment to Agreement, the terms of this Amendment to Agreement shall govern.

6. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Amendment to Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

7. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Amendment to Agreement to Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

8. **Effective Date:** The effective date of this Amendment to Infrastructure Plan Agreement for Santa Fe Crossing shall be as of March 30, 2024.

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

Attest: CITY OF ALACHUA

_____ By:_____
William M. DaRoza, City Manager/Clerk Gib Coerper, Mayor

Approved as to form:

_____
Marian B. Rush, City Attorney

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING AMEDNMENT TO INFRASTRUCTURE PLAN AGREEMENT FOR SANTA FE CROSSING was acknowledged before me this _____ day of _____ 2024, by GIB COERPER, who is personally known to me or who produced _____ as identification.

_____
Notary Public, State of Florida at large
Commission No.:
Expiration: [SEAL]

[Signatures Continue on next page]

DEVELOPERS/OWNERS

ALACHUA 441/235, LLC
a Florida Limited Liability Company

By its Manager:
V 3 ALACHUA 441/235, LLC
a Florida Limited Liability Company

By its Manager:
V 3 CAPITAL FUND V MANAGER, LLC
A Florida Limited Liability Company

By its Manager:
V 3 DEVLOPMENT, LLC
A Florida Limited Liability Company

Witnesses:

(sign) _____

(print) _____

By its manager: _____
JOHN C. VICK, III

STATE OF FLORIDA.
COUNTY OF Seminole

THE FOREGOING AMENDMENT TO INFRASTRUCTURE PLAN AGREEMENT FOR SANTA FE ~~CROSSING was acknowledged~~ before me this 26 day of April 2024, by John C. Vick, III, who is personally known to me or who produced _____ as identification.

_____
Notary Public, State of Florida at large
Commission No.:
Expiration: [SEAL]

Notary Public State of Florida
Dawn Marie Abbott
My Commission HH 345040
Expires 1/2/2027

INFRASTRUCTURE PLAN AGREEMENT FOR SANTA FE CROSSING

This INFRASTRUCTURE PLAN AGREEMENT for Santa Fe Crossing (the "Agreement") is made this 22nd day of May, 2023.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3492395 12 PG(S)
5/24/2023 3:28 PM
BOOK 5093 PAGE 1447
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1147793
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $0.00
Intang. Tax: $0.00

BETWEEN

DEVELOPER: ALACHUA 441/235, LLC
a Florida Limited Liability Company ("Developer")
Whose address is:
496 S Hunt Club Boulevard
Apopka, FL 32703

AND

CITY: CITY OF ALACHUA, a municipality in Alachua County, FL ("City")

RECITALS:

WHEREAS, the DEVELOPER is developing an infrastructure plan in the City known as Santa Fe Crossing (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land"):

WHEREAS, the Property or Land which is described in the Plat for the Project is owned by ALACHUA 441/235, LLC a Florida Limited Liability Company, whose mailing address is: 496 S Hunt Club Boulevard, Apopka, FL 32703 ("Developer" or "Owner");

WHEREAS, the Developer wishes to enter into an Infrastructure Plan Agreement with City as part of the City's site specific regulations for applications for development orders for infrastructure plans further set forth and required in Section 2.4.9 (E)(2) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.*, Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City hereby agree to and specify the following:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Construction:** The Developer shall construct, at Developer's sole expense, the public and private improvements [including, but not limited to, roadways, streetlights, water facilities, wastewater facilities, electric system facilities, right of ways, easements, stormwater conveyance systems, and drainage facilities as reflected on the approved Infrastructure Plan for the Project (the "Improvements")], for the Project according to the specifications for Infrastructure Plans as set forth in the City's LDRs and in accordance with the design documents. Developer agrees to proceed with the construction of the Improvements for the Project, in a diligent manner, and Developer shall complete these Improvements on or before March 31, 2024. Developer shall be responsible for any damages caused in or to public infrastructure, including but not limited to roadways, streetlights, water facilities, wastewater facilities, electric system facilities, stormwater conveyance systems, and drainage facilities, by any of the construction vehicles or equipment utilized on or in conjunction with the construction in the Project. In the event the City's Public Services Director, in his sole discretion, determines such damages have been sustained, he shall provide the Developer written notice of the damages with a time frame in which the Developer shall cure the damages. The failure of the Developer to timely cure the damages shall be a default under this Agreement and the City shall be able to make a claim for payment for the correction of damages under the Common Law Performance Bond referenced in paragraph 6 below.

3. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

4. **Conveyance:** The Developer shall convey all of the required public Improvements to the City, however, the Developer and City agree that the public Improvements shall not be accepted by the City until the public Improvements have been completed, approved by the City, a one-year warranty period as described below has concluded, and the City Commission of the City of Alachua (the "Commission") officially accepts the Improvements.

5. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans for the Project, City's LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

6. **Surety Devices:** In order to comply with Sections 2.4.9(E)(2) and 6.10 of the LDRs, the Developer further warrants and agrees, as follows:

   a. Upon the approval of this Agreement, the Developer shall provide the City with a Common Law Performance Bond ("Bond") in a form acceptable to the City in the amount of $3,003,320.71 (120% of the $2,502,767.26 estimated construction costs as set forth in the Certification in attached Exhibit "B") as the surety instrument and guarantee of the satisfactory construction of all of the Improvements required for the Project in accordance with this Agreement. This Bond shall remain in full force and effect unit the terms of this Agreement have been fulfilled.
   b. Upon Developer's timely and satisfactory completion of the Improvements and the City's approval (but not acceptance) of these Improvements, and the Developer providing a maintenance surety instrument in a form acceptable to the City in the amount of 10 percent of the certified value of the complete Improvements (approximately $250,275.73 as set forth in the Certification in attached Exhibit "B"), less any reductions requested by the City for the completion of any Improvements, the City will release the Common Law Performance Bond referenced in Paragraph 6.a. above.

7. **Inspections:** Upon the City's approval of the Plans, and the Developer's compliance with the terms of this Agreement, including surety instruments, the Developer may commence construction of the Improvements. Construction shall be completed on or before March 31, 2024. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua, shall perform Construction Inspection Services (CIS) and shall prepare and provide to the City inspection reports at the following benchmarks:

   a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
   b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
   c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.
   d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
   e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.

f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CIS shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Bond for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CIS conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CIS providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide a list specifying all defects, deficiencies, and necessary repairs to the Developer within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CIS that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the Project's Engineer of Record or the Professional Engineer performing the CIS shall submit a certified cost of construction for the completed Improvements. The Developer shall then provide a surety instrument [Bond or ILOC] in the amount of 10% of the certified cost of construction as the one-year maintenance surety to the City as set forth in Paragraph 6.b. above.

8. **Warranty Period:** The Developer warrants all Improvements for the Project for a period of one year from the City's approval, other than routine maintenance. Should the City, in the City's sole discretion, deem repairs are needed to the Improvements, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of written notice. In the event the Project's Engineer of Record determines that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined in the sole discretion of the City's Public Services Director. The Developer shall be responsible for making all repairs so long as notice is sent or delivered to the Developer within the one-year warranty period. The warranty period shall be automatically extended until the completion of all

requested repairs. If the Developer does not complete the repairs within thirty days from the notice, it shall constitute a breach of this Agreement.

9. **Inspections Following Warranty Period:** After the warranty period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the plans and applicable regulations and are functional and in good working order. The installation of the public Improvements shall in no case bind the City to accept the public Improvements for public maintenance or operation until the Public Services Director has approved that the Improvements to be constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable requirements and regulations and the Commission has accepted the public Improvements. Within 60 days of the Public Services Director's approval, the Commission will formally accept maintenance of the public Improvements and release the Maintenance Irrevocable Letter of Credit. The maintenance of the stormwater management system shall be the responsibility of the Developer and its successors.

10. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

11. **No Inordinate Burden on Land:** The Developer further agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Land or vested rights to the specific use of the Land described in Exhibit "A".

12. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

13. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

14. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

15. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on

behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

16. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address in Paragraph 19 below.

17. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Land.

18. **Default by Developer:** Should Developer fail to complete the Improvements in accordance with this Agreement, the City shall be entitled to make immediate demand on any Common Law Performance Bond provided by Developer hereunder, and also be entitled to any other remedies allowed by law. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

19. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City: City of Alachua
Attn: City Manager / LDR Administrator

Via Hand Delivery: 15100 NW 142nd Terrace
Alachua, FL, 32615

Via U.S. Mail: Post Office Box 9
Alachua, FL 32616

Developer/Owners:	Alachua 441/235, LLC
Via USPS or	ATTN: John C. Vick, III, Manager
Hand Delivery:	496 S Hunt Club Boulevard
	Apopka, FL 32703

20. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

21. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

22. **Not Assignable Without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the Commission.

23. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

24. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

25. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the Commission.

26. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

27. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

28. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

29. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

30. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

31. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary

damages against the City for anything in any way related to or arising out of this Agreement.

32. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

33. **No Future Representations**: The City's approval of this Infrastructure Plan Agreement for Santa Fe Crossing does not in any way imply, represent, require or guarantee that the City will approve the application for any other development that would be served by the Project.

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

Attest:

William M. DaRoza, City Manager/Clerk

CITY OF ALACHUA

By: _____
Gib Coerper, Mayor

Approved as to form:

Marian B. Rush, City Attorney

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING INFRASTRUCTURE PLAN AGREEMENT FOR Santa Fe Crossing was acknowledged before me this 22nd day of May 2023, by GIB COERPER, who is personally known to me or who produced _____ as identification.

Notary Public, State of Florida at large
Commission No.: HH 196584
Expiration: March 8, 2026 [SEAL]

DIANE L. AMENDOLA
Commission # HH 196584
Expires March 8, 2026
Bonded Thru Budget Notary Services

[Signatures Continue on next page]

DEVELOPERS/OWNERS

ALACHUA 441/235, LLC
a Florida Limited Liability Company

By its Manager:
V 3 ALACHUA 441/235, LLC
a Florida Limited Liability Company

By its Manager:
V 3 CAPITAL FUND V MANAGER, LLC
A Florida Limited Liability Company

By its Manager:
V 3 DEVLOPMENT, LLC
A Florida Limited Liability Company

Witnesses:

(sign) _____

(print) Carolyn B Stanley

By its manager: _____
JOHN C. VICK, III

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING INFRASTRUCTURE PLAN AGREEMENT FOR Santa Fe Crossing was acknowledged before me this 10 day of May 2023, by John C. Vick, III, who is personally known to me or who produced _____ as identification.

_____
Notary Public, State of Florida at large
Commission No.: HH160903
Expiration: 9/4/25 [SEAL]

CAROLYN B. STANLEY
Notary Public - State of Florida
Commission # HH 160903
My Comm. Expires Sep 4, 2025
Bonded through National Notary Assn.

JBPro

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086

jbpro.com
(844) Go-JBPro
contact@jbpro.com

Santa Fe Crossings

Legal Description

Exhibit "A" to Infrastructure Plan Agreement for Santa Fe Crossing

(BY SURVEYOR)

LEGAL DESCRIPTION
PARCEL 1 PER O.R B 4392 PG 1137
COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH
01 DEG. 48 MIN. 14 SEC WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, 1297 87 FEET, THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC WEST 50 00 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A AND THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20, SAID INTERSECTION BEING
THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO 20 WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEG. 34 MIN. 56 SEC., A RADIUS OF 13,163.97 FEET, A LENGTH OF 363.52 FEET, AND A CHORD OF NORTH 75 DEG. 39 MIN. 20 SEC WEST, 363 51 FEET, THENCE RUN NORTH
74 DEG. 51 MIN. 52 SEC WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 439.23 FEET; THENCE
RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEG. 01 MIN. 16 SEC. A RADIUS OF 1238.90 FEET, A LENGTH OF 324.80 FEET; AND A CHORD OF NORTH 67 DEG 21 MIN 14 SEC. WEST, 323 87 FEET; THENCE RUN NORTH 59 DEG. 50 MIN 36 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO 20, 257.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF US. HIGHWAY NO. 441; THENCE SOUTH 79 DEG. 06 MIN 00 SEC. EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID US. HIGHWAY NO. 441, 1315.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO S-235A; THENCE RUN SOUTH 01 DEG. 48 MIN. 14 SEC. EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A, 210.39 FEET TO THE POINT OF BEGINNING;
LESS AND EXCEPT
THAT PROPERTY PREVIOUSLY SOLD TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN DEED RECORDED IN OR. BOOK 415, PAGE 137, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
AND
COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST (ALSO BEING ON THE CENTERLINE OF COUNTY ROAD 235—A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST, A DISTANCE OF 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST, A DISTANCE OF 50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S—235A, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN FROM SAID POINT OF BEGINNING ALONG A CHORD BEARING OF NORTH 75 DEG. 50 MIN. 25 SEC. WEST A RADIUS OF 13,163 97 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 363.64 FEET; THENCE RUN NORTH 74 DEG 53 MIN. 16 SEC. WEST A DISTANCE OF 440.59 FEET TO A POINT OF CURVE ON A CURVE; SAID CURVE CONCAVES NORTHEASTERLY WITH A CHORD BEARING OF NORTH 71 DEG. 57 MIN. 49 SEC. WEST AND A RADIUS OF 1,238.90 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 126 42 FEET; THENCE RUN SOUTH 00 DEG 31 MIN. 04 SEC. WEST A DISTANCE OF 33 FEET MORE OR LESS TO A POINT OF CURVE ON A CURVE ON THE CENTERLINE OF COUNTY ROAD NW 18-A (ALSO KNOWN AS OLD STATE ROAD NO. 20); SAID POINT OF CURVE ON A CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 71 DEG. 57 MIN 49 SEC. EAST AND A RADIUS OF 1,238.90 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE
A DISTANCE OF 126.42 FEET MORE OR LESS; THENCE RUN SOUTH 74 DEG. 53 MIN. 16 SEC. EAST A DISTANCE OF 441 FEET MORE OR
LESS TO A POINT OF CURVE, SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 75 DEG 50 MIN 25 SEC. EAST AND A RADIUS OF 13,163 97 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 364 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S-235A; THENCE RUN NORTH 01 DEG. 48 MIN 14 SEC. WEST A DISTANCE OF 34 35
FEET MORE OR LESS TO THE POINT OF BEGINNING.

JBPro

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086

jbpro.com
(844) Go-JBPro
contact@jbpro.com

Santa Fe Crossings

Legal Description

(BY SURVEYOR)

Exhibit "A" to Infrastructure Plan Agreement for Santa Fe Crossing

PARCEL 2 PER O.R.B. 2241 PG. 1384
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 78 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S87°26'54"W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S—235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N01'47'55"W 861.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S87°27'06"W, 764.76 FEET; THENCE RUN N19°05'30"W, 131.62 FEET; THENCE RUN N00'43'17"W, 523.49 FEET (SAID POINT BEING ON A CURVE); THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY,(HAVING A CENTRAL ANGLE OF 00°42'11", A RADIUS OF 1271.90 FEET, A CHORD BEARING AND DISTANCE OF S74°21'50"E, 15.61 FEET) AN ARC DISTANCE OF 15.61 FEET TO A POINT OF TANGENCY; THENCE RUN S74°47'51"E, 439.91 FEET TO A POINT OF CURVATURE; THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 01°37'13", A RADIUS OF 13196.97 FEET, A CHORD BEARING AND DISTANCE OF S75°36'53"E, 373.19 FEET) AN ARC DISTANCE OF 373.20 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S—235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S01°47'55"E, 401.75 FEET TO THE POINT OF BEGINNING

JBPro

Santa Fe Crossings
Engineers Opinion of Probable Cost
Date: 3/29/2023

FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
General					
	GEOTECHNICAL TESTING	LS	$5,000.00	1	$5,000 00
			SUBTOTAL		**$5,000.00**
Demolition, Erosion Control, Tree Protection					
0327-70-6	MILL AND RESURFACE ASPHALT PAVEMENT	SY	$2.89	2360	$6,820.40
	REMOVAL OF EXISTING FENCE	LF	$2.40	2695.00	$6,468 00
0110-23	REMOVAL OF EXISTING TREES	EA	$579.48	23	$13,328 04
0110-21	TREE BARRICADE FENCE	LF	$8.07	141.00	$1,137 87
0104-10-3	SILT FENCE SEDIMENT BARRIER	LF	$1 78	2221.00	$3,953 38
0104-18	INLET PROTECTION SYSTEMS	EA	$163 73	19	$3,110 87
			SUBTOTAL		**$34,818.56**
Earthwork					
0120-1	Cut	CY	$5.00	13540.00	$67,700 00
0120-6	Fill	CY	$13.00	14270.00	$185,510 00
			SUBTOTAL		**$253,210.00**
Roadway and Sidewalk					
0334-1-12	ASPHALTIC CONC, 2" SP-12 5 PAVEMENT	TN	$114.81	777.00	$89,207 37
0285-706	8" LIMEROCK BASE GROUP 06	SY	$22.40	7058.00	$158,099 20
0160-4	12" STABILIZED SUBGRADE	SY	$5 65	7058.00	$39,877 70
0522-1	CONCRETE SIDEWALK, 4"	SY	$57 77	1557.00	$89,947 89
0520-1-10	TYPE F CURB AND GUTTER	LF	$32.97	3378.00	$111,372.66
0710-11-201	PAINTED PVMT MARK, STD, YELLOW, SOLID, 6"	GM	$1,100 03	0 25	$275.01
0710-11-101	PAINTED PVMT MARK, STD, WHITE, SOLID, 6"	GM	$1,089 21	0 63	$686.20
0710-11-123	PAINTED PVMT MARK, STD, WHITE, SOLID, 12"	LF	$1.03	919.00	$946.57
0710-11-125	PAINTED PVMT MARK, STD, WHITE, SOLID, 24"	LF	$1 55	44.00	$68 20
0527-2	DETECTABLE WARNING	SF	$34.87	310.00	$10,809 70
0700-1-11	ROAD SIGNS	EA	$206 05	26	$5,357 30
			SUBTOTAL		**$506,647.80**
Stormwater					
0425-2-91	MANHOLE, J8	EA	$12,118 22	5	$60,591 10
0425-1521	INLET STRUCTURE, TYPE E DBI	EA	$6,862 79	2	$13,725 58
0425-1521	INLET STRUCTURE, TYPE C DBI	EA	$5,389 59	4	$21,558 36
0425-1351	INLET STRUCTURE, P5	EA	$7,277 85	12	$87,334.20
0425-1361	INLET STRUCTURE, P6	EA	$8,125 53	2	$16,251.06
0430-9821-25	MITERED END SECTION, 15"	EA	$1,846 00	7	$12,922.00
0430-9821-25	MITERED END SECTION, 18"	EA	$2,865 19	2	$5,730 38
0430-1741-15	PIPE CULVERT, PP, 15"	LF	$143.90	1639.00	$235,852.10
0430-1741-18	PIPE CULVERT, PP, 18"	LF	$175.00	416.00	$72,800 00
	CONCRETE DISSIPATOR PAD	EA	$550.00	7	$3,850 00
			SUBTOTAL		**$530,614.78**
Wastewater					
1050-31104	6" PVC	LF	$96.04	261.00	$25,066.44
	6" CLEANOUT	EA	$34.61	7	$242 27
1050-31208	8" PVC	LF	$88 62	1294.00	$114,674.28
	SANITARY MANHOLE	EA	$4,165 00	7	$29,155 00
	LIFT STATION	EA	$250,000.00	1	$250,000.00
			SUBTOTAL		**$419,137.99**
Water System					
	12" PVC	LF	$211.31	1149.00	$242,795 19
1050-31208	8" PVC	LF	$88 62	163.00	$14,445 06
1050-31206	6" PVC / DIP	LF	$96.04	58.00	$5,570 32
1050-31202	2" PVC	LF	$62 17	192.00	$11,936.64
1080-26103	2" BLOWOFF ASSEMBLY	EA	$4,842 89	1	$4,842 89
1080-32103	2" SAMPLE POINT	EA	$346 75	5	$1,733 75
1080-21106	6" GATE VALVE AND BOX	EA	$546.35	1	$546.35
1080-21108	8" GATE VALVE AND BOX	EA	$430.00	1	$430.00
1644-113-08	FIRE HYDRANT ASSEMBLY	EA	$5,464.37	2	$10,928 74
1055-311-08	12" 11 25 CLDIP RESTRAINED BEND	EA	$1,093 00	3	$3,279 00
1055-311-08	12" 45 CLDIP RESTRAINED BEND	EA	$1,473 25	2	$2,946 50
	3/4" METER	EA	$465.00	1	$465.00
	3"4" RPZBFP	EA	$2,100 00	1	$2,100 00
			SUBTOTAL		**$302,019.44**
Entire Project					
	MOT (5%)				$102,572.43
	Mobilization (7%)				$143,601.40
	CONSTRUCTION CONTIGENCY (10%)				$205,144.86
			SUBTOTAL		**$451,318.69**
	Total Construction Estimate				**$2,502,767.26**

Exhibit "B" to Infrastructure Plan Agreement for Santa Fe Crossing

Commission Agenda Item

MEETING DATE: 5/6/2024
SUBJECT: March 25, 2024, City Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Approve the minutes.

Summary

March 25, 2024, City Commission Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

Regular City Commission Meeting
Minutes
March 25, 2024

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

The City Commission will conduct a

Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: March 25, 2024

Meeting Location: James A. Lewis City Commission Chambers

CITIZENS PRESENT: Simon Martinez, Aniona Martinez, Simon Martinez Jr., Steven Mollman, Luke Mollman, Jovante Hayes, Kristen Cash, Lindsey Cash, Stephanie Hope, Maia Acevedo, Monica Acevedo, Mari Chapov, Josh Chapov, Tim Hunt, Margaret Weston, Fabrala Uribe, Andrew Case, Mattie Case, Lucie Case, Elizabeth Cayson, Ralph Williams, Nanichi Mendez, Karla Mendez, Kevin Gonzalez, Martha Payan, Elias Gonzalez, Carlos Gonzalez, Miranda Gonzalez, Kelly Harris, Shane Buchan, Lauren Buchan, Wren Buchan, Maverick Buchan, John Brown, Tanya Floyd, Carly Cote. STAFF ATTENDING: Diane Amendola, Katelynn Bales, Christopher Banks, Robert Bonetti, Kyler Burk, Heather Carter, Michael Carrillo, Stephanie McDonald, Regina Reed, Donna Smith, Rodolfo Valladares, LeAnne Williams, Tyler Williams, Cap Wilson, David Wisener.

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

Gib Coerper, Mayor

INVOCATION

Pastor Ralph Williams, Newberry Church of the Nazarene

PLEDGE TO THE FLAG

Gib Coerper, Mayor

APPROVAL OF THE AGENDA

Vice Mayor Dayna Miller moved to approve the amended agenda; seconded by Commissioner Jennifer Blalock.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Edward Potts 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. Irby Elementary School Special MLK Student Artist Appreciation

Presentation provided.

B. Youth Advisory Council Restoring Dignity Donor Awards

Presentation provided.

C. Certificate of Achievement for Excellence in Financial Reporting

Presentation provided.

D. An Introduction to Crafty Gemini

Deferred – dated uncertain.

E. 2024 Great American Cleanup Proclamation

Presentation provided.

F. Child Abuse Prevention Month Proclamation

Presentation provided.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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**)

V. AGENDA ITEMS

A. Public Safety Radio System User Agreement

Presentation provided.

Commissioner Blalock moved to accept and have the Mayor and City Attorney execute the new user agreement; seconded by Vice Mayor Miller.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Potts moved to adjourn; seconded by Commissioner Blalock.

Passed by unanimous consent.

The meeting adjourned at 6:59 p.m.

CONSENT AGENDA

CONSENT AGENDA ITEMS

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Mike DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Commission Agenda Item

MEETING DATE: 5/6/2024
SUBJECT: April 3, 2024 Board of Canvassers Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Approve the Minutes.

Summary

April 3, 2024 Board of Canvassers Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

Board of Canvassers
Minutes
April 3, 2024

Mayor Gib Coerper	**City Manager Mike DaRoza**
Member Mike DaRoza	**Deputy City Clerk LeAnne Williams**
Member Jovante Hayes	City Attorney Marian Rush

The City Commission will conduct a
Board of Canvassers
At 9:30 AM
to address the item(s) below.

Meeting Date: April 3, 2024

Meeting Location: James A Lewis Commission Chambers

CITIZENS ATTENDING: Kim Barton STAFF ATTENDING: Diane Amendola, Kyler Burk, Lynn Hayes, Tara Malone, LeAnne Williams.

BOARD OF CANVASSERS MEETING MINUTES

CALL TO ORDER

Gib Coerper, Chair

APPROVAL OF THE AGENDA

Member Jovante Hayes moved to approve the agenda; seconded by Member Mike DaRoza.

Passed by unanimous consent.

I. AGENDA ITEMS

A. Supervisor of Elections Kim Barton will perform the Logic and Accuracy Test on the voting machines, using test ballots from the City of Alachua

Presentation provided.

B. Supervisor of Elections Kim Barton will answer questions from the Board and from the public regarding the test and the election process

Presentation provided.

ADJOURN

Chair Coerper adjourned the meeting at 10:14 a.m..

ATTEST:

BOARD OF CANVASSERS OF THE CITY OF ALACHUA, FLORIDA

_____
Mike DaRoza, City Manager/City Clerk

_____
Gib Coerper, Mayor

Commission Agenda Item

MEETING DATE: 5/6/2024
SUBJECT: April 8, 2024, City Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Approve the minutes.

Summary

April 8, 2024, City Commission Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

Regular City Commission Meeting
Minutes
April 8, 2024

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

The City Commission will conduct a

Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: April 8, 2024

Meeting Location: James A. Lewis City Commission Chambers

CITIZENS PRESENT: Tiffany Garrison-Holder, Ruthie Dickerson, Edward Garrison, Ruby Garrison, Gloria Jones Andrews, Phyllis Strickland. STAFF ATTENDING: Christopher Barnes, Robert Bonetti, Michael Carrillo, Vicki Floyd, Tara Malone, Stephanie McDonald, Jesse Sandusky, Donna Smith, Rodolfo Valladares, LeAnne Williams, Cap Wilson, Kathy Winburn, David Wisener.

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

Gib Coerper, Mayor

INVOCATION

Pastor Marco Caballero, Forest Grove Baptist Church

PLEDGE TO THE FLAG

Gib Coerper, Mayor

Edward Potts, Commissioner - Absent.

APPROVAL OF THE AGENDA

Vice Mayor Dayna Miller moved to approve the amended agenda; seconded by Commissioner Jennifer Blalock.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Shirley Green Brown 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. National Poetry Month

Deferred – dated uncertain.

B. Remembering Horace "Skeet" Garrison

Presentation provided.

C. National Public Safety Telecommunications Week Proclamation

Presentation provided.

D. Earth Day Presentation

Presentation provided.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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. Ordinance 24-08, First Reading: Amending Subpart A, Chapter 4, Alcoholic Beverages, of the City's Code of Ordinances, to permit alcoholic beverages to be sold, served, delivered, or consumed at Legacy Park during certain specified events.

Presentation provided.

Commissioner Blalock moved to approve Ordinance 24-08 on the first reading and schedule the second and final reading of Ordinance 24-08 for April 22, 2024; seconded by Commissioner Brown.

Citizen Comments:

Gloria Jones Andrews

Passed 4-0 by roll call.

V. AGENDA ITEMS

A. Purchase of Musco Lighting for the Hal Brady Recreation Center and Legacy Park

Presentation provided.

Commissioner Blalock moved to accept the quote from Musco Sports Lighting, LLC and authorize the City Manager to issue a Purchase Order to Musco Sports Lighting, LLC in the amount of $1,122,250.00 to complete the new lighting project at the HBRC and Legacy Park fields; seconded by Commissioner Brown.

Citizen Comments:

Gloria Jones Andrews

Passed 4-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Blalock moved to adjourn; seconded by Commissioner Brown.

Passed by unanimous consent.

The meeting adjourned at 6:49 p.m.

CONSENT AGENDA

CONSENT AGENDA ITEMS

A. RFB 2024-01 Alachua West Wastewater Improvement Project Award

B. 2023 ALTEC AT48M Bucket Truck

C. March 11, 2024, 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: 5/6/2024
SUBJECT: April 9, 2024 Board of Canvassers Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Approve the Minutes.

Summary

April 9, 2024 Board of Canvassers Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

Board of Canvassers
Minutes
April 9, 2024

Mayor Gib Coerper	**City Manager Mike DaRoza**
Member Mike DaRoza	**Deputy City Clerk LeAnne Williams**
Member Jovante Hayes	City Attorney Marian Rush

The City Commission will conduct a
Board of Canvassers
At 8:00 PM
to address the item(s) below.

Meeting Date: April 9, 2024

Meeting Location: James A Lewis Commission Chambers

15100 NW 142 Ter.

BOARD OF CANVASSERS MEETING MINUTES

CALL TO ORDER

Gib Coerper, Chair

APPROVAL OF THE AGENDA

Member Jovante Hayes moved to approve the agenda; seconded by Member Mike DaRoza.

Passed by unanimous consent.

I. AGENDA ITEMS

A. Canvass Precinct Results

The precincts were canvassed.

CANDIDATE NAME	PCT 03	PCT 53	PCT 63		TOTAL
Jennifer Blalock	128	26	236		390
Eric Ford	99	152	27		278

B. Canvass Provisional and Unscanned Ballots

The provisional ballot recommendation from the Supervisor of Elections Office was presented and accepted.

C. Canvass Vote by Mail Ballots

The Vote-by-Mail ballots were opened and canvassed.

CANDIDATE NAME	PCT 03	PCT 53	PCT 63	VBM	TOTAL
Jennifer Blalock	128	26	236	19	409
Eric Ford	99	152	27	58	336

D. Call and Certify the Election

With a more than 50% margin between the candidates, Deputy City Clerk LeAnne Williams announced a winner and wrote the Certification of Election Results, which the Canvassing Board then signed.

Member Hayes pulled a random precinct from the box, and Precinct 53 Seat 5 was pulled for the audit, and was then announced for April 10, 2024, at 9:00 a.m.

ADJOURN

Member DaRoza moved to adjourn; seconded by Member Hayes.

Passed by unanimous consent.

ATTEST:

BOARD OF CANVASSERS OF THE CITY OF ALACHUA, FLORIDA

_____
Mike DaRoza, City Manager/City Clerk

_____
Gib Coerper, Mayor

City of ALACHUA
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/6/2024
SUBJECT: April 10, 2024 Board of Canvassers Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Approve the Minutes.

Summary

April 10, 2024 Board of Canvassers Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

Board of Canvassers
Minutes
April 10, 2024

Mayor Gib Coerper	**City Manager Mike DaRoza**
Member Mike DaRoza	**Deputy City Clerk LeAnne Williams**
Member Jovante Hayes	City Attorney Marian Rush

The City Commission will conduct a
Board of Canvassers
At 9:00 AM
to address the item(s) below.

Meeting Date: April 10, 2024

Meeting Location: James A Lewis Commission Chambers

15100 NW 142 Ter.

BOARD OF CANVASSERS MEETING MINUTES

CALL TO ORDER

Gib Coerper, Chair

APPROVAL OF THE AGENDA

I. AGENDA ITEMS

A. Canvass Board will perform the Post-Election Audit

An audit of Precinct 53 Seat 5 was conducted with no errors.

ADJOURN

Member Mike DaRoza moved to adjourn; seconded by Member Jovante Hayes.

Passed by unanimous consent.

ATTEST:

BOARD OF CANVASSERS OF THE
CITY OF ALACHUA, FLORIDA

_____
Mike DaRoza, City Manager/City Clerk

_____
Gib Coerper, Mayor

Commission Agenda Item

MEETING DATE: 5/6/2024
SUBJECT: April 22, 2024, City Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Approve the minutes.

Summary

April 22, 2024, City Commission Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

Regular City Commission Meeting
Minutes
April 22, 2024

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

City Manager Mike DaRoza
City Attorney Marian Rush

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

Meeting Date: April 22, 2024

Meeting Location: James A. Lewis City Commission Chambers
Citizens Present: John Brown, Phyllis Strickland, Valerie Jones, James Curington, Margret Weston, Alice Peterson. Staff Attending: Diane Amendola, Robert Bonetti, Kyler Burk, Michael Carrillo, Heather Carter, Carlos Hunt, Tara Malone, Stephanie McDonald, Damon Messina, Donna Smith, Justin Tabor, Rodolfo Valladares, Tyler Williams, Cap Wilson, Kathy Winburn, David Wisener.

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

Gib Coerper, Mayor

INVOCATION

Pastor John Brown, St. Paul AME Church

PLEDGE TO THE FLAG

Gib Coerper, Mayor

APPROVAL OF THE AGENDA

Commissioner Jennifer Ringersen moved to approve the agenda; seconded by Commissioner Edward Potts.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Potts moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Ringersen.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Bhaktivedanta Academy Student Artist Appreciation

Presentation provided.

B. Alachua Elementary School Student Performing Arts Appreciation

Presentation provided.

C. An Introduction to Crafty Gemini

Presentation provided.

D. Presentation of the 2024 City Commission Election Certification

Presentation provided.

E. Administration of the Oath of Office for City Commission Seat 4 & 5

Presentation provided.

F. Election of the Vice Mayor

Presentation provided.

G. Check Presentation from Mi Apá Latin Café for the American Cancer Society's Relay for Life

Presentation provided.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

April Hartseil

(**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) 2023 Funding Cycle

Commissioner Ringersen moved to conduct the First Public Hearing to receive citizen input, and to direct the City Staff to proceed with a Florida Small Cities CDBG-ED application from the State of Florida Department of Commerce utilizing FFY 2023 funding; Seconded by Commissioner Shirley Green Brown.

Citizen Comments:
Gloria Jones Andrews

Passed 5-0 by roll call.

B. Ordinance 24-08, Second Reading: Amending Subpart A, Chapter 4, Alcoholic Beverages, of the City's Code of Ordinances, to permit alcoholic beverages to be sold, served, delivered, or consumed at Legacy Park during certain specified events

Commissioner Ringersen moved to adopt Ordinance 24-08 on second and final reading; Seconded by Commissioner Dayna Miller.

Passed 5-0 by roll call.

V. AGENDA ITEMS

A. Resolution 24-05 Amending Schedule of Fees for Matters Pertaining to Planning and Development

Commissioner Brown moved to adopt Resolution 24-05; Seconded by Commissioner Ringersen.

Passed 5-0 by roll call.

B. Resolution 24-07: Accepting the Annual Comprehensive Financial Report and Management Letter for the Fiscal Year Ended September 30, 2023

Commissioner Miller moved to adopt Resolution 24-07 and accept the annual comprehensive financial report and management letter for the fiscal year ended September 30, 2023; Seconded by Vice Mayor Potts.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Stan Sircello

(**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

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

Passed by unanimous consent.

The meeting adjourned at 8:06 p.m.

CONSENT AGENDA

CONSENT AGENDA ITEMS

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Mike DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor