Regular City Commission Meeting
Agenda
December 11, 2023

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: December 11, 2023

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

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. Mathew Lewey Proclamation

B. Bhaktivedanta Academy Student Artist Appreciation

C. Alachua Learning Academy Student Performing Arts Appreciation

D. Fiscal Analysis Report for FY 2022-2023 through September 30, 2023

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. Preliminary Plat – Farmlands: A request by Claudia Vega, P.E., of eda, inc., applicant and agent for JTFA, LLC, property owner, for consideration of the Preliminary Plat/ Final PD Plan of the Farmlands Subdivision, which proposes the subdivision of a ±172.33 acre subject property into a total of 246 single family lots, with associated common areas and right-of-way, generally located south of US 441, east of NW 188th Street, and west of Santa Fe Ford dealership; Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 (Quasi-Judicial Hearing).

B. Ordinance 24-01, Second Reading: Land Development Regulations (LDRs) Text Amendment: A request by Clay Sweger, of eda, inc., to amend the following sections of the City of Alachua Land Development Regulations: Section 2.4.9 (E) regarding infrastructure plan standards; Section 2.4.10 regarding subdivision standards; Section 3.4.2 regarding specific purposes of residential districts; Section 4.3.1 (A) regarding use-specific standards for residential uses; Section 5.1.2, amending Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts; Section 6.2.1 (A), regarding purpose of tree mitigation standards; Section 6.2.1 (D) regarding tree planting, relocation, replacement, credit, and banking standards; Section 6.5.4 (A) regarding permanent signage within residential and agricultural districts; ; Section 7.4.1 regarding posting of surety devices for public improvements; and, Section 7.8.1 regarding subdivider responsibility for maintenance of improvements. (Legislative).

V. AGENDA ITEMS

A. Amendment to the Subdivider Agreement for Convergence Research Park Residential Phase 1

B. Resolution 24-02 Construction and Maintenance Agreement City and DOT 441 Medians

C. Resolution 24-03 - Revision to Terms of Members of Education Task Force

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS

Purchase of 2024 Mack Vacuum/Industrial Tank Truck

November 27, 2023, City Commission Meeting Minutes

Mutual Aid Agreement for Combined Operational Assistance and Voluntary Cooperation between the Alachua County Sheriff and City of Alachua

Mutual Aid Agreement for Voluntary Cooperation for Traffic Control between the Alachua County Sheriff and City of Alachua

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 12/11/2023
SUBJECT: Mathew Lewey Proclamation
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
The Commission to receive the presentation and Mayor Coerper to read the proclamation.

Summary

Matthew Lewey was a former resident of Alachua/Newnansville. He served as a Mayor, editor, Postmaster, Justice of the Peace, and State legislator. This year marks the 175th anniversary of the birth of this remarkable man. County Commissioner Chuck Chestnut is here to honor his ancestor.

ATTACHMENTS:

Description

- Proclamation

City of Alachua, Florida

Office of Mayor Gib Coerper

PROCLAMATION

WHEREAS, Mathew Lewey's life spanned from December 18, 1848, to August 12, 1935, and,

WHEREAS, Mathew Lewey enlisted in the Union Army in 1863 during the Civil War, in the 55th Infantry Regiment and was promoted to the rank of non-commissioned officer and,

WHEREAS, On Nov 30th, 1864 he was shot on the battlefield, severely wounded at Honey Hill SC, and was thought to be dead and,

WHEREAS, Mathew Lewey moved to Newnansville in 1876, and,

WHEREAS, Mathew Lewey entered into wedlock in 1883 to Bessie Chestnut, and,

WHEREAS, Mathew Lewey served as Florida Judge also known as Justice of the Peace, and,

WHEREAS, Mathew Lewey served as Postmaster and Mayor of Newnansville also known as Alachua from 1875- 1877 and,

WHEREAS, Mathew Lewey served in the Florida House of Representatives in 1882 and,

WHEREAS, Mathew Lewey was the first African American Florida Newspaper editor and began the Gainesville Sentinel 1887 and,

WHEREAS, in 1884 Mathew Lewey and other Black political leaders created the Independent Party of Florida, the first explicitly Biracial political party in Florida's history, and,

WHEREAS, he helped launch the Pensacola Streetcar Boycott against segregation in 1905, and this was before Civil Rights movement of Martin Luther King, Jr. and Rosa Parks and,

WHEREAS, Mathew Lewey was named President of the National Negro Press Association, and,

WHEREAS, Mathew Lewey's final resting place is at Mt. Pleasant Cemetery in Gainesville, FL.

NOW, THEREFORE, I, Gib Coerper, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **December 18, 2023,** as

Mathew Lewey Day

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of January 2024

ATTEST:

_____

Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 12/11/2023
SUBJECT: Bhaktivedanta Academy Student Artist Appreciation
PREPARED BY: Diane L. Amendola, Assistant Deputy City Clerk

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

Summary

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

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 12/11/2023
SUBJECT: Alachua Learning Academy Student Performing Arts Appreciation
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Receive the presentation.

Summary

Performing arts offers a human connection like no other. It is a way of expressing thoughts and emotions through a variety of mediums. Tonight, we will receive the benefit of music. Alachua Learning Academy will be performing *Stand by Me* and *The Lion Sleeps Tonight* for our pleasure. After the Commission receives the performance, Mayor Coerper and Ms. Gaya will hand out the certificates to the musicians.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 12/11/2023
SUBJECT: Fiscal Analysis Report for FY 2022-2023 through September 30, 2023
PREPARED BY: Tyler Williams, FAS - Accounting Manager

RECOMMENDED ACTION:
Receive the presentation.

Summary

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

FINANCIAL IMPACT: No

BUDGETED: No

ATTACHMENTS:

Description

- Fiscal Analysis Report 20230930
- Presentation 20230930



FINANCE AND ADMINISTRATIVE SERVICES
FISCAL ANALYSIS
FY 2022-2023
THROUGH SEPTEMBER 30, 2023

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INTRODUCTION TO FISCAL ANALYSIS REPORT

Purpose

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

Defining Revenue

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

Defining Expenditure

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

Defining Expenditure Function

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

Defining Fund Balance

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

Conclusion

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

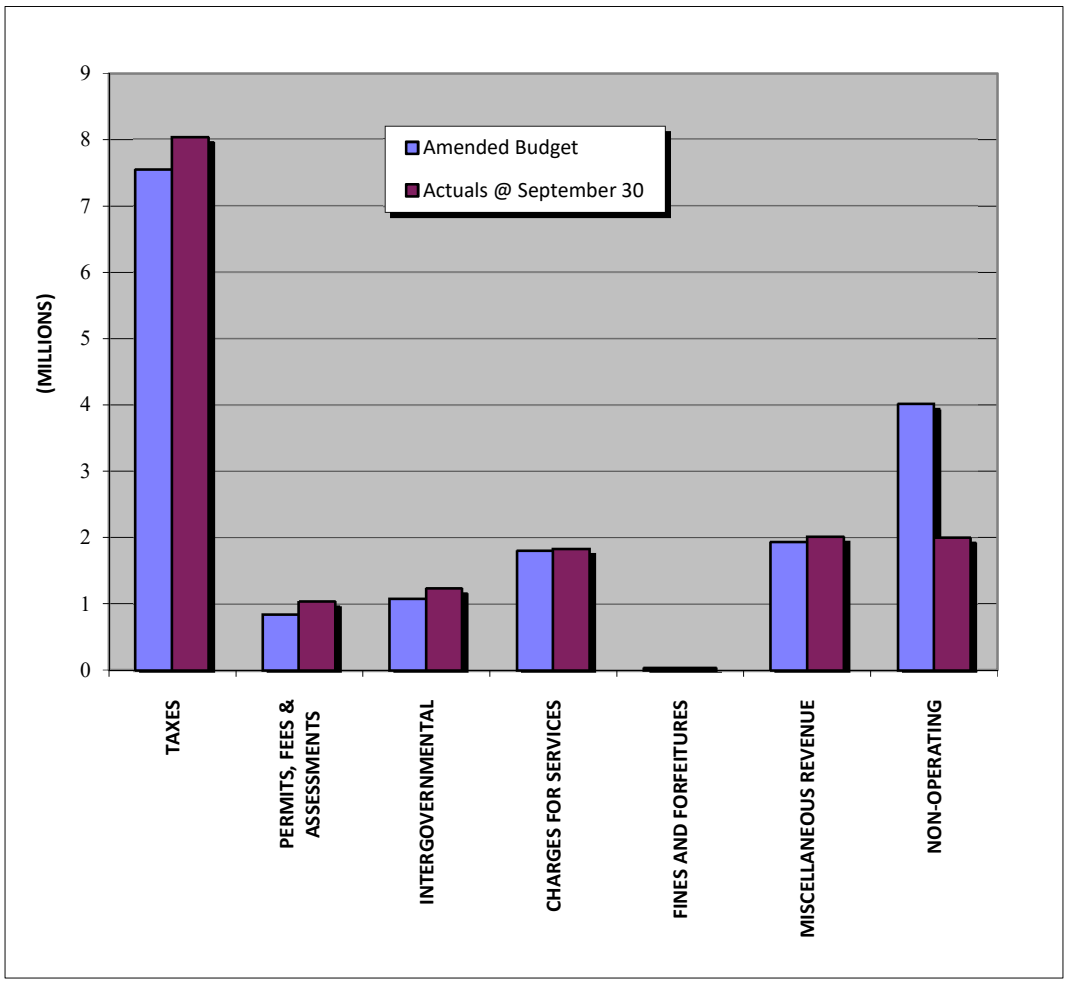
CITY OF ALACHUA **GENERAL FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

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

	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	7,546,146	7,546,146	8,033,609	106%
PERMITS, FEES & ASSESSMENTS	853,000	853,000	1,038,744	122%
INTERGOVERNMENTAL	1,076,265	1,088,702	1,240,653	114%
CHARGES FOR SERVICES	1,801,940	1,801,940	1,837,923	102%
FINES AND FORFEITURES	40,000	40,000	41,916	105%
MISCELLANEOUS REVENUE	40,600	1,937,341	2,024,882	105%
NON-OPERATING	4,017,212	4,017,212	2,000,000	50%
	15,375,163	17,284,341	16,217,727	94%
EXPENSES:				
GENERAL GOVERNMENT	6,210,366	6,203,966	5,383,313	87%
PUBLIC SAFETY	4,987,671	5,031,508	4,832,219	96%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	1,079,066	1,079,066	1,076,991	100%
TRANSPORTATION	1,634,998	3,506,739	1,397,667	40%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,463,062	1,463,062	1,433,756	98%
	15,375,163	17,284,341	14,123,946	82%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	8,457,892	8,421,542	7,945,827	94%
OPERATING EXPENDITURES	4,257,686	4,459,715	4,134,489	93%
CAPITAL OUTLAY	1,127,139	2,870,638	959,143	33%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	297,438	297,438	49,480	17%
NON-OPERATING	1,235,008	1,235,008	1,035,007	84%
POWER COSTS	0	0	0	0%
	15,375,163	17,284,341	14,123,946	82%

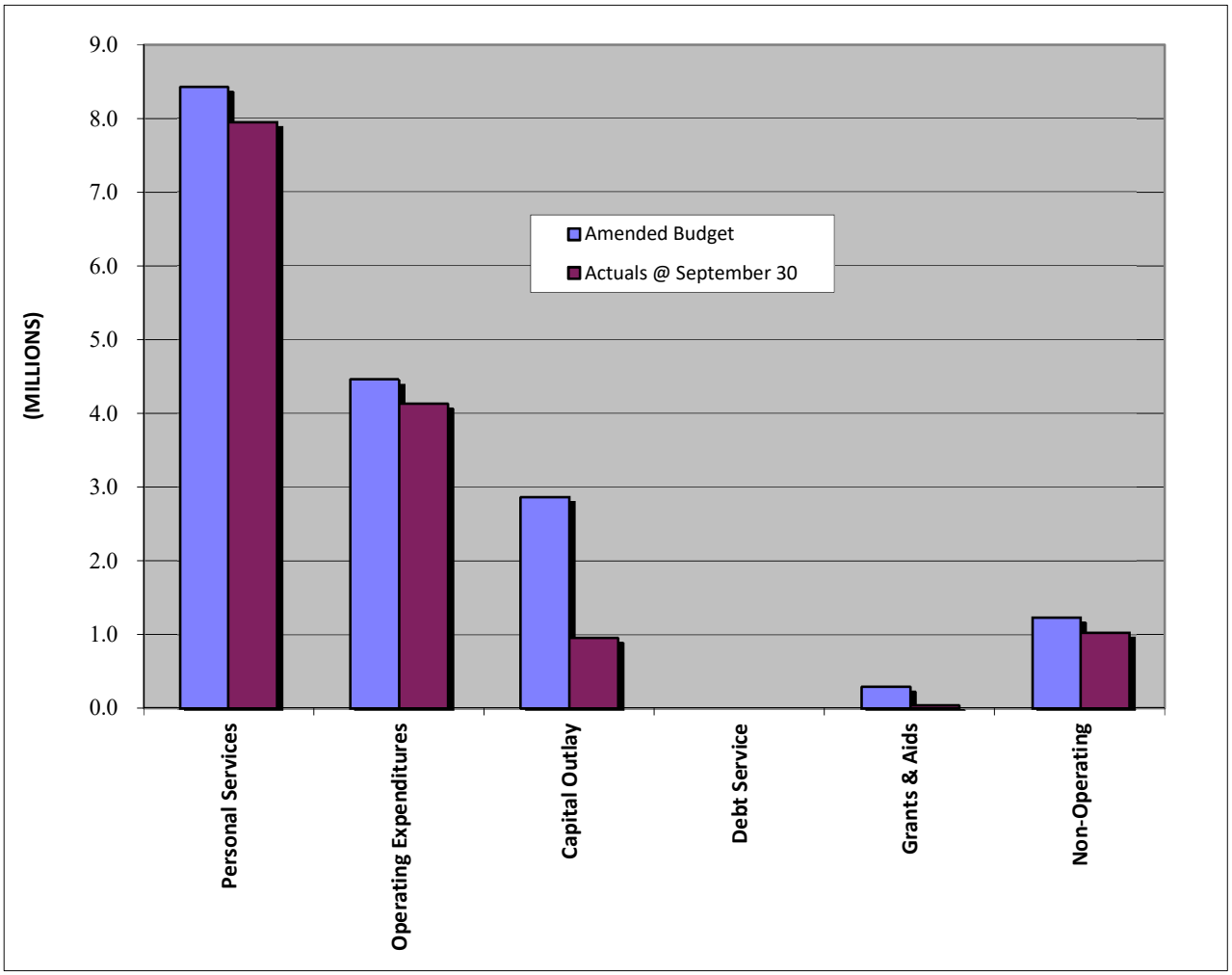
Revenues by Major Category
General Fund

As of September 30, 2023, the City of Alachua collected 94% of budgeted General Fund revenues. Tax collections are at 106%. These revenues include property taxes, local option fuel taxes, utility taxes, and communication services taxes and account for $7.5M, or just under half, of the General Fund annual budgeted revenues. Permits, Fees & Assessments are at 122%. The Intergovernmental Revenues are at 114%. Charges for Services are at 102%, Fines & Forfeitures are at 105%, Miscellaneous Revenues are at 105% and Non-Operating Revenues are at 50%.



Expenditures by Major Category
General Fund

Overall, General Fund expenditure categories were at 82%. Personal Services are at 94% with Operating Expenditures at 93%. The Capital Outlay category is at 33%, Grants & Aids are 17% and Non-Operating expenditures are at 84%. Encumbrances for legal and residential waste collection account for less than 1% of the expense line total ($34K).



CITY OF ALACHUA **GENERAL FUND REVENUES**

FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

REVENUE SOURCE	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT COLLECTED
TAXES				
AD VALOREM TAXES	5,559,133	5,559,133	5,585,088	100%
LOCAL OPTION FUEL TAXES	328,013	328,013	336,022	102%
UTILITY SERVICES TAXES	1,300,000	1,300,000	1,742,426	134%
COMMUNICATIONS SERVICES TAXES	310,000	310,000	327,756	106%
LOCAL BUSINESS TAXES	49,000	49,000	42,317	86%
SUBTOTAL	**7,546,146**	**7,546,146**	**8,033,609**	**106%**
PERMITS, FEES AND ASSESSMENTS				
BUILDING PERMITS	413,000	413,000	477,258	116%
FRANCHISE FEES	440,000	440,000	561,486	128%
SUBTOTAL	**853,000**	**853,000**	**1,038,744**	**122%**
INTERGOVERNMENTAL REVENUE				
STATE-SHARED REVENUES	1,076,265	1,076,265	1,233,431	115%
GRANTS	0	12,437	7,222	58%
SUBTOTAL	**1,076,265**	**1,088,702**	**1,240,653**	**114%**
CHARGES FOR SERVICES				
GENERAL GOVERNMENT	83,025	83,025	102,212	123%
PUBLIC SAFETY	347,400	347,400	370,779	107%
PHYSICAL ENVIRONMENT	1,185,792	1,185,792	1,183,392	100%
TRANSPORTATION	47,723	47,723	47,723	100%
CULTURE & RECREATION	138,000	138,000	133,817	97%
OTHER CHARGES FOR SVCS	0	0	0	0%
SUBTOTAL	**1,801,940**	**1,801,940**	**1,837,923**	**102%**
FINES & FORFEITURES				
FINES & FORFEITURES	40,000	40,000	40,218	101%
OTHER FINES & FORFEITURES	0	0	1,698	NA+
SUBTOTAL	**40,000**	**40,000**	**41,916**	**105%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	9,000	9,000	100,608	1118%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	31,600	1,928,341	1,924,274	100%
SUBTOTAL	**40,600**	**1,937,341**	**2,024,882**	**105%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	2,000,000	2,000,000	2,000,000	100%
FUND BALANCE & UNDER COLLECTION	2,017,212	2,017,212	0	0%
SUBTOTAL	**4,017,212**	**4,017,212**	**2,000,000**	**50%**
GENERAL FUND	**15,375,163**	**17,284,341**	**16,217,727**	**94%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

DEPARTMENT/DIVISION	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CITY COMMISSION						
PERSONAL SERVICES	127,429	116,858	92%	0	0%	92%
OPERATING EXPENDITURES	28,878	26,135	91%	0	0%	91%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**156,307**	**142,993**	**91%**	**0**	**0%**	**91%**
CITY MANAGER'S OFFICE						
PERSONAL SERVICES	537,076	462,724	86%	0	0%	86%
OPERATING EXPENDITURES	99,332	90,819	91%	0	0%	91%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**636,408**	**553,543**	**87%**	**0**	**0%**	**87%**
DEPUTY CITY CLERK						
PERSONAL SERVICES	155,653	155,602	100%	0	0%	100%
OPERATING EXPENDITURES	68,426	35,718	52%	0	0%	52%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**224,079**	**191,320**	**85%**	**0**	**0%**	**85%**
CITY ATTORNEY						
OPERATING EXPENDITURES	226,810	192,864	85%	33,936	15%	100%
TOTAL EXPENDITURES	**226,810**	**192,864**	**85%**	**33,936**	**15%**	**100%**
INFORMATION & TECHNOLOGY SERVICES						
PERSONAL SERVICES	210,921	186,976	89%	0	0%	89%
OPERATING EXPENDITURES	199,233	199,218	100%	0	0%	100%
CAPITAL OUTLAY	40,900	31,764	78%	0	0%	78%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**451,054**	**417,958**	**93%**	**0**	**0%**	**93%**
FINANCE						
PERSONAL SERVICES	588,308	584,078	99%	0	0%	99%
OPERATING EXPENDITURES	98,433	83,255	85%	0	0%	85%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**686,741**	**667,333**	**97%**	**0**	**0%**	**97%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

DEPARTMENT/DIVISION	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HUMAN RESOURCES						
PERSONAL SERVICES	260,558	257,064	99%	0	0%	99%
OPERATING EXPENDITURES	68,975	58,538	85%	0	0%	85%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**329,533**	**315,602**	**96%**	**0**	**0%**	**96%**
FACILITIES MAINTENANCE						
PERSONAL SERVICES	386,335	382,188	99%	0	0%	99%
OPERATING EXPENDITURES	217,610	195,455	90%	10,088	5%	94%
CAPITAL OUTLAY	77,276	77,275	100%	0	0%	100%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**681,221**	**654,918**	**96%**	**10,088**	**1%**	**98%**
GRANTS & CONTRACTS						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	55,500	555	1%	0	0%	1%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**55,500**	**555**	**1%**	**0**	**0%**	**1%**
CP&D-PLANNING & DEVELOPMENT						
PERSONAL SERVICES	599,724	527,722	88%	0	0%	88%
OPERATING EXPENDITURES	81,752	59,198	72%	14,280	17%	90%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**681,476**	**586,920**	**86%**	**14,280**	**2%**	**88%**
COMPLIANCE & RISK MANAGEMENT						
PERSONAL SERVICES	339,691	339,067	100%	0	0%	100%
OPERATING EXPENDITURES	32,576	23,217	71%	0	0%	71%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**372,267**	**362,284**	**97%**	**0**	**0%**	**97%**
CP&D-BEAUTIFICATION BOARD						
OPERATING EXPENDITURES	23,000	22,835	99%	0	0%	99%
TOTAL EXPENDITURES	**23,000**	**22,835**	**99%**	**0**	**0%**	**99%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

DEPARTMENT/DIVISION	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
SPECIAL EXPENSE						
PERSONAL SERVICES	14,074	0	0%	0	0%	0%
OPERATING EXPENDITURES	133,050	131,397	99%	0	0%	99%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	297,438	49,480	17%	0	0%	17%
NON-OPERATING	1,235,008	1,035,007	84%	0	0%	84%
TOTAL EXPENDITURES	**1,679,570**	**1,215,884**	**72%**	**0**	**0%**	**72%**
PS-SOLID WASTE DISPOSAL						
OPERATING EXPENDITURES	1,079,066	1,076,991	100%	0	0%	100%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,079,066**	**1,076,991**	**100%**	**0**	**0%**	**100%**
PS-PUBLIC WORKS						
PERSONAL SERVICES	656,463	483,671	74%	0	0%	74%
OPERATING EXPENDITURES	346,599	292,306	84%	20,371	6%	90%
CAPITAL OUTLAY	2,503,677	513,219	20%	88,100	4%	24%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**3,506,739**	**1,289,196**	**37%**	**108,471**	**3%**	**40%**
BUILDING INSPECTIONS						
PERSONAL SERVICES	234,648	234,546	100%	0	0%	100%
OPERATING EXPENDITURES	66,367	49,244	74%	13,265	20%	94%
CAPITAL OUTLAY	38,788	38,788	100%	0	0%	100%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**339,803**	**322,578**	**95%**	**13,265**	**4%**	**99%**
APD-PATROL & ADMIN						
PERSONAL SERVICES	3,173,810	3,172,939	100%	0	0%	100%
OPERATING EXPENDITURES	870,825	724,658	83%	22,482	3%	86%
CAPITAL OUTLAY	209,997	209,997	100%	0	0%	100%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,254,632**	**4,107,594**	**97%**	**22,482**	**1%**	**97%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

DEPARTMENT/DIVISION	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
APD-COMMUNICATIONS						
PERSONAL SERVICES	399,628	334,455	84%	0	0%	84%
OPERATING EXPENDITURES	15,723	13,602	87%	0	0%	87%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**415,351**	**348,057**	**84%**	**0**	**0%**	**84%**
APD-SCHOOL CROSSING GUARDS						
OPERATING EXPENDITURES	19,722	17,779	90%	0	0%	90%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**19,722**	**17,779**	**90%**	**0**	**0%**	**90%**
APD-EXPLORERS PROGRAM						
OPERATING EXPENDITURES	2,000	464	23%	0	0%	23%
TOTAL EXPENDITURES	**2,000**	**464**	**23%**	**0**	**0%**	**23%**
APD-RESERVE PROGRAM						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**0**	**0**	**0%**	**0**	**0%**	**0%**
RECREATION & CULTURE						
PERSONAL SERVICES	737,224	707,937	96%	0	0%	96%
OPERATING EXPENDITURES	725,838	720,489	99%	5,330	1%	100%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,463,062**	**1,428,426**	**98%**	**5,330**	**0%**	**98%**
GENERAL FUND	**17,284,341**	**13,916,094**	**81%**	**207,852**	**1%**	**82%**

CITY OF ALACHUA **SPECIAL REVENUE FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

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

	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	610,635	610,635	1,273,912	209%
PERMITS, FEES & ASSESSMENTS	19,600	19,600	19,239	98%
INTERGOVERNMENTAL REVENUE	324,236	395,168	528,887	134%
CHARGES FOR SERVICES	0	20,000	23,459	0%
FINES AND FORFEITURES	5,000	5,000	6,164	123%
MISCELLANEOUS REVENUE	18,320	18,320	45,661	249%
NON-OPERATING	1,480,073	1,480,073	225,030	15%
	2,457,864	2,548,796	2,122,352	83%
EXPENSES:				
GENERAL GOVERNMENT	201,400	201,400	9,058	4%
PUBLIC SAFETY	20,000	20,000	8,528	43%
ECONOMIC ENVIRONMENT	1,228,878	1,228,878	899,030	73%
PHYSICAL ENVIRONMENT	33,800	33,800	16,247	48%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	90,932	79,110	87%
CULTURE & RECREATION	973,786	973,786	194,156	20%
	2,457,864	2,548,796	1,206,129	47%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	122,597	122,597	60,931	50%
OPERATING EXPENDITURES	1,180,517	1,306,649	451,598	35%
CAPITAL OUTLAY	1,000,470	965,270	594,321	62%
DEBT SERVICE	99,280	99,280	99,279	100%
GRANTS & AIDS	25,000	25,000	0	0%
NON-OPERATING	30,000	30,000	0	0%
	2,457,864	2,548,796	1,206,129	47%

CITY OF ALACHUA **SPECIAL REVENUE FUNDS REVENUES**

FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

REVENUE SOURCE	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	RECEIVED TO DATE FY 22/23	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	610,635	610,635	1,273,912	209%
SUBTOTAL	**610,635**	**610,635**	**1,273,912**	**209%**
PERMITS, FEES AND ASSESSMENTS				
OTHER CHARGES AND FEES	0	0	0	0%
SPECIAL ASSESSMENTS	19,600	19,600	19,239	98%
SUBTOTAL	**19,600**	**19,600**	**19,239**	**98%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	0	0	150,000	NA+
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	70,932	54,651	77%
PAYMENTS FROM LOCAL UNITS (FOR CRA)	324,236	324,236	324,236	100%
SUBTOTAL	**324,236**	**395,168**	**528,887**	**134%**
CHARGES FOR SERVICES				
CULTURE & RECREATION	0	20,000	23,459	117%
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	**0**	**20,000**	**23,459**	**117%**
FINES AND FORFEITURES				
ADDT'L CRT COSTS-$2 FOR LEO TRAINING	5,000	5,000	6,164	123%
SUBTOTAL	**5,000**	**5,000**	**6,164**	**123%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	320	320	7,201	2250%
RENTALS AND LEASES	18,000	18,000	33,630	187%
CONTRIBUTIONS AND DONATIONS	0	0	550	NA+
OTHER MISCELLANEOUS REVENUE	0	0	4,280	NA+
SUBTOTAL	**18,320**	**18,320**	**45,661**	**249%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN	225,031	225,031	225,030	100%
USE OF FUND BALANCE/UNDERCOLLECTION	1,255,042	1,255,042	0	0%
SUBTOTAL	**1,480,073**	**1,480,073**	**225,030**	**15%**
SPECIAL REVENUE FUNDS	**2,457,864**	**2,548,796**	**2,122,352**	**83%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ADDT'L COURT COST-$2 FOR LEO TRAINING FUND						
OPERATING EXPENDITURES	15,000	8,528	57%	0	0%	57%
TOTAL EXPENDITURES	**15,000**	**8,528**	**57%**	**0**	**0%**	**57%**
TREE BANK FUND						
OPERATING EXPENDITURES	201,400	9,058	4%	0	0%	4%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**201,400**	**9,058**	**4%**	**0**	**0%**	**4%**
EXPLORER SPECIAL REVENUE FUND						
OPERATING EXPENDITURES	5,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**5,000**	**0**	**0%**	**0**	**0%**	**0%**
TK BASIN SPECIAL ASSESSMENT						
OPERATING EXPENDITURES	23,800	16,247	68%	0	0%	68%
NON OPERATING	10,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**33,800**	**16,247**	**48%**	**0**	**0%**	**48%**
INFRASTRUCTURE SURTAX FUND						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**0**	**0**	**0%**	**0**	**0%**	**0%**
WILD SPACES PUBLIC PLACES FUND						
OPERATING EXPENDITURES	627,939	7,622	1%	38,900	6%	7%
CAPITAL OUTLAY	326,686	128,473	39%	0	0%	39%
TOTAL EXPENDITURES	**954,625**	**136,095**	**14%**	**38,900**	**4%**	**18%**
CHILDREN'S TRUST FUND						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	90,932	79,110	87%	0	0%	87%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**90,932**	**79,110**	**87%**	**0**	**0%**	**87%**
DONATION FUND						
OPERATING EXPENDITURES	19,161	19,161	100%	0	0%	100%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**19,161**	**19,161**	**100%**	**0**	**0%**	**100%**

CITY OF ALACHUA **SPECIAL REVENUE FUNDS EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

SPECIAL REVENUE FUND	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CRA FUND						
PERSONAL SERVICES	122,597	60,931	50%	0	0%	50%
OPERATING EXPENDITURES	323,417	266,351	82%	6,621	2%	84%
CAPITAL OUTLAY	638,584	458,973	72%	6,875	1%	73%
DEBT SERVICE	99,280	99,279	100%	0	0%	100%
AIDS TO PRIVATE ORGANIZATIONS	25,000	0	0%	0	0%	0%
NON OPERATING	20,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,228,878**	**885,534**	**72%**	**13,496**	**1%**	**73%**
SPECIAL REVENUE FUNDS	**2,548,796**	**1,153,733**	**45%**	**52,396**	**2%**	**47%**

CITY OF ALACHUA **DEBT SERVICE FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

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

	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	95	NA+
NON-OPERATING	802,217	802,217	809,977	101%
	802,217	802,217	810,072	101%
EXPENSES:				
GENERAL GOVERNMENT	802,217	802,217	802,216	100%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	0	0	0	0%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	802,217	802,217	802,216	100%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	0	0	0	0%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	802,217	802,217	802,216	100%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	802,217	802,217	802,216	100%

CITY OF ALACHUA **DEBT SERVICE FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

REVENUE SOURCE	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT COLLECTED
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	0	0	95	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**95**	NA+
NON OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN-GF	809,977	809,977	809,977	100%
FUND BALANCE & UNDER COLLECTION	(7,760)	(7,760)	0	0%
SUBTOTAL	**802,217**	**802,217**	**809,977**	**101%**
DEBT SERVICE FUND	**802,217**	**802,217**	**810,072**	**101%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

DEBT SERVICE FUND EXPENDITURES
BY MAJOR CATEGORY

DEBT OBLIGATION	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
OTHER DEBT COSTS						
DEBT SERVICE	750	750	100%	0	0%	100%
SERIES 2016 CAPITAL IMPROVEMENT						
DEBT SERVICE	801,467	801,466	100%	0	0%	100%
TOTAL EXPENDITURES	**801,467**	**801,466**	**100%**	**0**	**0%**	**100%**
DEBT SERVICE FUND	**802,217**	**802,216**	**100%**	**0**	**0%**	**100%**

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

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

	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	680,035	680,035	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	16	NA+
NON-OPERATING	227,597	227,597	0	0%
	907,632	907,632	16	0%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	4,326	4,326	0	0%
TRANSPORTATION	901,649	901,649	901,648	100%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,657	1,657	0	0%
	907,632	907,632	901,648	99%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	42,070	42,070	36,086	86%
CAPITAL OUTLAY	865,562	865,562	865,562	100%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	907,632	907,632	901,648	99%

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS REVENUES**

FINANCE DEPARTMENT ANALYSIS

FOR THE PERIOD ENDING SEPTEMBER 30, 2023

REVENUE SOURCE	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	RECEIVED TO DATE FY 22/23	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	680,035	680,035	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
SUBTOTAL	**680,035**	**680,035**	**0**	**0%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	0	0	16	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**16**	**NA+**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
USE OF FUND BALANCE	227,597	227,597	0	0%
SUBTOTAL	**227,597**	**227,597**	**0**	**0%**
CAPITAL PROJECTS FUNDS	**907,632**	**907,632**	**16**	**0%**

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

CAPITAL PROJECT	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
SAN FELASCO CONSERVATION CORRIDOR						
OPERATING EXPENDITURES	1,657	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,657**	**0**	**0%**	**0**	**0%**	**0%**
HERITAGE OAKS						
OPERATING EXPENSES	4,326	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,326**	**0**	**0%**	**0**	**0%**	**0%**
CDBG - NEIGHBORHOOD REVITALIZATION						
OPERATING EXPENDITURES	36,087	0	0%	36,086	100%	100%
CAPITAL OUTLAY	865,562	0	0%	865,562	100%	100%
TOTAL EXPENDITURES	**901,649**	**0**	**0%**	**901,648**	**100%**	**100%**
CAPITAL PROJECT FUNDS	**907,632**	**0**	**0%**	**901,648**	**99%**	**99%**

CITY OF ALACHUA **ENTERPRISE FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

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

	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	4,715,000	5,565,000	226,103	4%
CHARGES FOR SERVICES	21,207,364	21,207,364	22,006,040	104%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	412,800	412,800	1,183,348	287%
NON-OPERATING	10,928,152	10,928,152	496,177	5%
	37,263,316	38,113,316	23,911,668	63%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	37,263,316	38,113,316	24,515,477	64%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	37,263,316	38,113,316	24,515,477	64%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	2,120,005	2,138,005	1,834,016	86%
OPERATING EXPENDITURES	2,352,678	2,455,073	1,989,856	81%
CAPITAL OUTLAY	9,180,078	9,895,650	6,672,179	67%
DEBT SERVICE	785,784	785,784	785,793	100%
GRANTS AND AIDS	0	14,033	14,033	100%
NON-OPERATING	5,942,271	5,942,271	5,717,271	96%
POWER COSTS	16,882,500	16,882,500	7,502,329	44%
	37,263,316	38,113,316	24,515,477	64%

CITY OF ALACHUA **ENTERPRISE FUNDS REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

REVENUE SOURCE	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	RECEIVED TO DATE FY 22/23	PERCENT COLLECTED
INTERGOVERNMENTAL REVENUE				
STATE GRANTS	215,000	1,065,000	191,130	18%
FEDERAL GRANTS	4,500,000	4,500,000	34,973	0%
SUBTOTAL	**4,715,000**	**5,565,000**	**226,103**	**4%**
CHARGES FOR SERVICES				
PHYSICAL ENVIRONMENT-ELECTRIC	15,674,264	15,674,264	16,377,439	104%
PHYSICAL ENVIRONMENT-WATER	2,223,100	2,223,100	2,330,260	105%
PHYSICAL ENVIRONMENT-WASTEWATER	3,250,000	3,250,000	3,235,439	100%
PHYSICAL ENVIRONMENT-MOSQUITO	60,000	60,000	62,902	105%
SUBTOTAL	**21,207,364**	**21,207,364**	**22,006,040**	**104%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	8,000	8,000	109,022	1363%
RENTS & ROYALTIES	32,000	32,000	32,472	101%
OTHER MISCELLANEOUS REVENUE	372,800	372,800	1,041,854	279%
SUBTOTAL	**412,800**	**412,800**	**1,183,348**	**287%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
FUND BALANCE & UNDER COLLECTION	10,928,152	10,928,152	496,177	5%
SUBTOTAL	**10,928,152**	**10,928,152**	**496,177**	**5%**
ENTERPRISE FUNDS	**37,263,316**	**38,113,316**	**23,911,668**	**63%**

CITY OF ALACHUA **ENTERPRISE FUNDS EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

DEPARTMENT/DIVISION	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ELECTRIC UTILITY						
PERSONAL SERVICES	1,427,905	1,147,094	80%	0	0%	80%
OPERATING EXPENDITURES	1,071,174	853,963	80%	86,215	8%	88%
CAPITAL OUTLAY	2,527,037	1,107,103	44%	172,657	7%	51%
DEBT SERVICE	0	0	0%	0	0%	0%
GRANTS & AIDS	14,033	14,033	100%	0	0%	100%
NON-OPERATING	3,391,913	3,391,913	100%	0	0%	100%
POWER COSTS	16,882,500	7,502,329	44%	0	0%	44%
TOTAL EXPENDITURES	**25,314,562**	**14,016,435**	**55%**	**258,872**	**1%**	**56%**
WATER UTILITY						
PERSONAL SERVICES	211,243	188,278	89%	0	0%	89%
OPERATING EXPENDITURES	510,399	277,997	54%	48,617	10%	64%
CAPITAL OUTLAY	4,907,530	408,850	8%	4,509,180	92%	100%
DEBT SERVICE	164,220	164,210	100%	0	0%	100%
NON-OPERATING	1,671,395	1,571,395	94%	0	0%	94%
TOTAL EXPENDITURES	**7,464,787**	**2,610,730**	**35%**	**4,557,797**	**61%**	**96%**
WASTEWATER UTILITY						
PERSONAL SERVICES	489,084	489,047	100%	0	0%	100%
OPERATING EXPENDITURES	834,292	696,525	83%	20,420	2%	86%
CAPITAL OUTLAY	2,461,083	368,945	15%	105,444	4%	19%
DEBT SERVICE	621,564	621,583	100%	0	0%	100%
NON-OPERATING	828,463	728,463	88%	0	0%	88%
TOTAL EXPENDITURES	**5,234,486**	**2,904,563**	**55%**	**125,864**	**2%**	**58%**
MOSQUITO CONTROL						
PERSONAL SERVICES	9,773	9,597	98%	0	0%	98%
OPERATING EXPENDITURES	39,208	6,119	16%	0	0%	16%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	50,500	25,500	50%	0	0%	50%
TOTAL EXPENDITURES	**99,481**	**41,216**	**41%**	**0**	**0%**	**41%**
ENTERPRISE FUNDS	**38,113,316**	**19,572,944**	**51%**	**4,942,533**	**13%**	**64%**

CITY OF ALACHUA **INTERNAL SERVICE FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

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

	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	660	NA+
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	0	0	1,000	NA+
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	700	700	11,220	1603%
NON-OPERATING	3,852,961	3,852,961	3,717,271	96%
	3,853,661	3,853,661	3,730,151	97%
EXPENSES:				
GENERAL GOVERNMENT	2,972,571	2,972,571	2,326,089	78%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	881,090	881,090	681,402	77%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	3,853,661	3,853,661	3,007,491	78%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	2,548,577	2,567,027	2,097,847	82%
OPERATING EXPENDITURES	867,487	849,037	628,048	74%
CAPITAL OUTLAY	16,000	16,000	0	0%
DEBT SERVICE	281,597	281,597	281,596	100%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	140,000	140,000	0	0%
POWER COSTS	0	0	0	0%
	3,853,661	3,853,661	3,007,491	78%

CITY OF ALACHUA **INTERNAL SERVICE FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

REVENUE SOURCE	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT COLLECTED
PERMITS, FEES & ASSESSMENTS				
OTHER LICENSES, FEES, AND PERMITS	0	0	660	NA+
SUBTOTAL	**0**	**0**	**660**	**NA+**
INTERGOVERNMENTAL REVENUE				
OTHER FEDERAL GRANTS	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
CHARGES FOR SERVICES				
OTHER MISCELLANEOUS CHARGES	0	0	1,000	NA+
SUBTOTAL	**0**	**0**	**1,000**	**NA+**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	700	700	9,902	1415%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	1,318	NA+
SUBTOTAL	**700**	**700**	**11,220**	**1603%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	0	0	0	0%
SERIES 2016 DEBT PROCEEDS	0	0	0	0%
INTERFUND TRANSFER	3,717,271	3,717,271	3,717,271	100%
FUND BALANCE & UNDER COLLECTION	135,690	135,690	0	0%
SUBTOTAL	**3,852,961**	**3,852,961**	**3,717,271**	**96%**
INTERNAL SERVICE FUND	**3,853,661**	**3,853,661**	**3,730,151**	**97%**

CITY OF ALACHUA **INTERNAL SERVICE FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

DEPARTMENT/DIVISION	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
FAS / UTILITY OPERATIONS						
PERSONAL SERVICES	376,071	365,790	97%	0	0%	97%
OPERATING EXPENDITURES	39,436	38,631	98%	0	0%	98%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**415,507**	**404,421**	**97%**	**0**	**0%**	**97%**
FAS / UTILITY BILLING						
PERSONAL SERVICES	362,837	337,721	93%	0	0%	93%
OPERATING EXPENDITURES	151,620	114,011	75%	0	0%	75%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**514,457**	**451,732**	**88%**	**0**	**0%**	**88%**
PUBLIC SERVICES / UTILITY ADMINISTRATION						
PERSONAL SERVICES	1,092,545	797,591	73%	0	0%	73%
OPERATING EXPENDITURES	290,588	158,746	55%	28,974	10%	65%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,383,133**	**956,337**	**69%**	**28,974**	**2%**	**71%**
PUBLIC SERVICES-WAREHOUSE OPERATIONS						
PERSONAL SERVICES	127,406	107,429	84%	0	0%	84%
OPERATING EXPENDITURES	28,728	27,376	95%	0	0%	95%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**156,134**	**134,805**	**86%**	**0**	**0%**	**86%**
ISF - HUMAN RESOURCES						
PERSONAL SERVICES	41,532	41,387	100%	0	0%	100%
OPERATING EXPENDITURES	553	507	92%	0	0%	92%
TOTAL EXPENDITURES	**42,085**	**41,894**	**100%**	**0**	**0%**	**100%**
ISF - FAS / INFORMATION						
PERSONAL SERVICES	32,658	21,720	67%	0	0%	67%
OPERATING EXPENDITURES	7,000	4,610	66%	0	0%	66%
TOTAL EXPENDITURES	**39,658**	**26,330**	**66%**	**0**	**0%**	**66%**

CITY OF ALACHUA **INTERNAL SERVICE FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

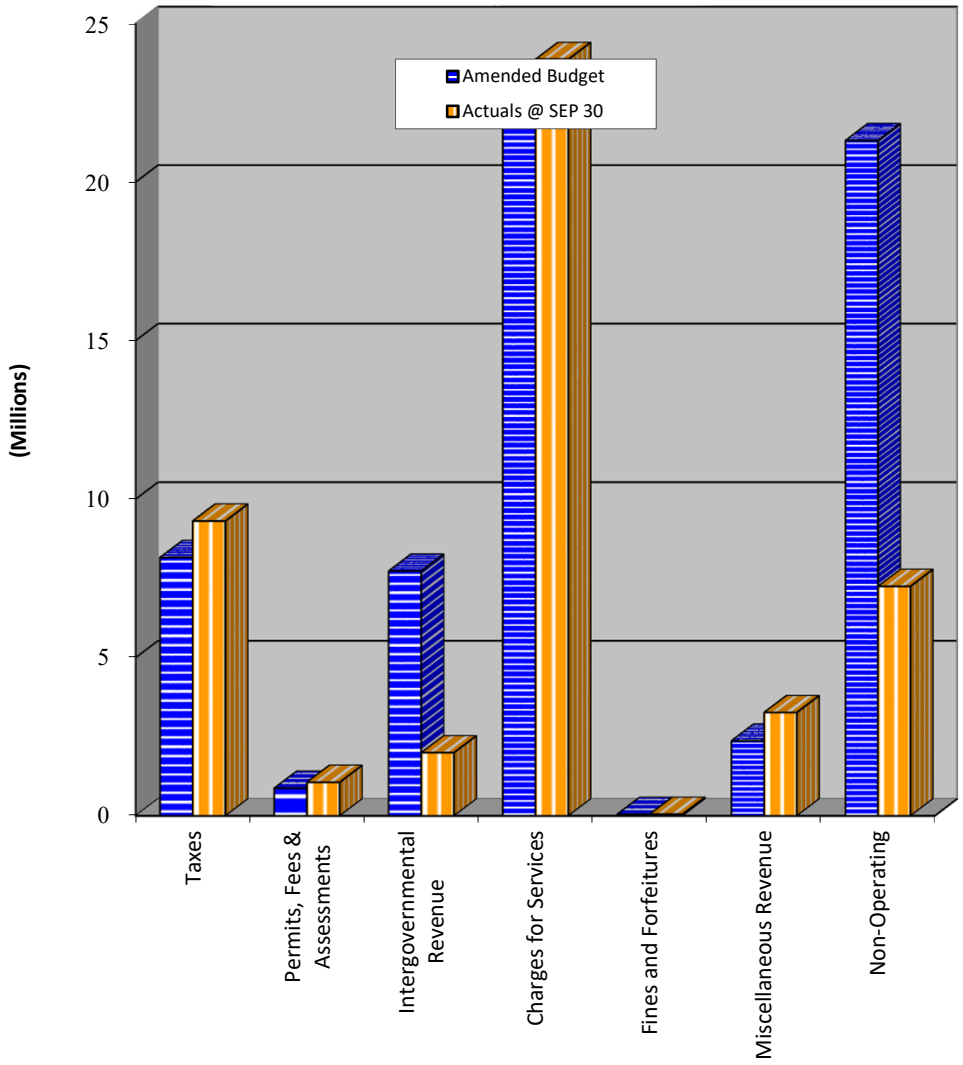
DEPARTMENT/DIVISION	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
PUBLIC SERVICES-WATER DISTRIBUTION/COLLECTION						
PERSONAL SERVICES	533,978	426,209	80%	0	0%	80%
OPERATING EXPENDITURES	331,112	238,456	72%	16,737	5%	77%
CAPITAL OUTLAY	16,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**881,090**	**664,665**	**75%**	**16,737**	**2%**	**77%**
DEBT SERVICE FUND - SERIES 2016						
DEBT SERVICE	281,597	281,596	100%	0	0%	100%
TOTAL EXPENDITURES	**281,597**	**281,596**	**100%**	**0**	**0%**	**100%**
INTERNAL SERVICE FUND RESERVES						
NON-OPERATING	140,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**140,000**	**0**	**0%**	**0**	**0%**	**0%**
INTERNAL SERVICE FUND	**3,853,661**	**2,961,780**	**77%**	**45,711**	**1%**	**78%**

CITY OF ALACHUA **ALL CITY FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	8,156,781	8,156,781	9,307,521	114%
PERMITS, FEES & ASSESSMENTS	872,600	872,600	1,058,643	121%
INTERGOVERNMENTAL	6,795,536	7,728,905	1,995,643	26%
CHARGES FOR SERVICES	23,009,304	23,029,304	23,868,422	104%
FINES AND FORFEITURES	45,000	45,000	48,080	107%
MISCELLANEOUS REVENUE	472,420	2,369,161	3,265,222	138%
NON-OPERATING	21,308,212	21,308,212	7,248,455	34%
	60,659,853	63,509,963	46,791,986	74%
EXPENSES:				
GENERAL GOVERNMENT	10,186,554	10,180,154	8,520,676	96%
PUBLIC SAFETY	5,007,671	5,051,508	4,840,747	96%
ECONOMIC ENVIRONMENT	1,228,878	1,228,878	899,030	73%
PHYSICAL ENVIRONMENT	39,261,598	40,111,598	26,290,117	66%
TRANSPORTATION	2,536,647	4,408,388	2,299,315	52%
HUMAN SERVICES	0	90,932	79,110	87%
CULTURE & RECREATION	2,438,505	2,438,505	1,627,912	67%
	60,659,853	63,509,963	44,556,907	70%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	13,249,071	13,249,171	11,938,621	90%
OPERATING EXPENDITURES	8,700,438	9,112,544	7,240,077	79%
CAPITAL OUTLAY	12,189,249	14,613,120	9,091,205	62%
DEBT SERVICE	1,968,878	1,968,878	1,968,884	100%
GRANTS & AIDS	322,438	336,471	63,513	19%
NON-OPERATING	7,347,279	7,347,279	6,752,278	92%
POWER COSTS	16,882,500	16,882,500	7,502,329	44%
	60,659,853	63,509,963	44,556,907	70%

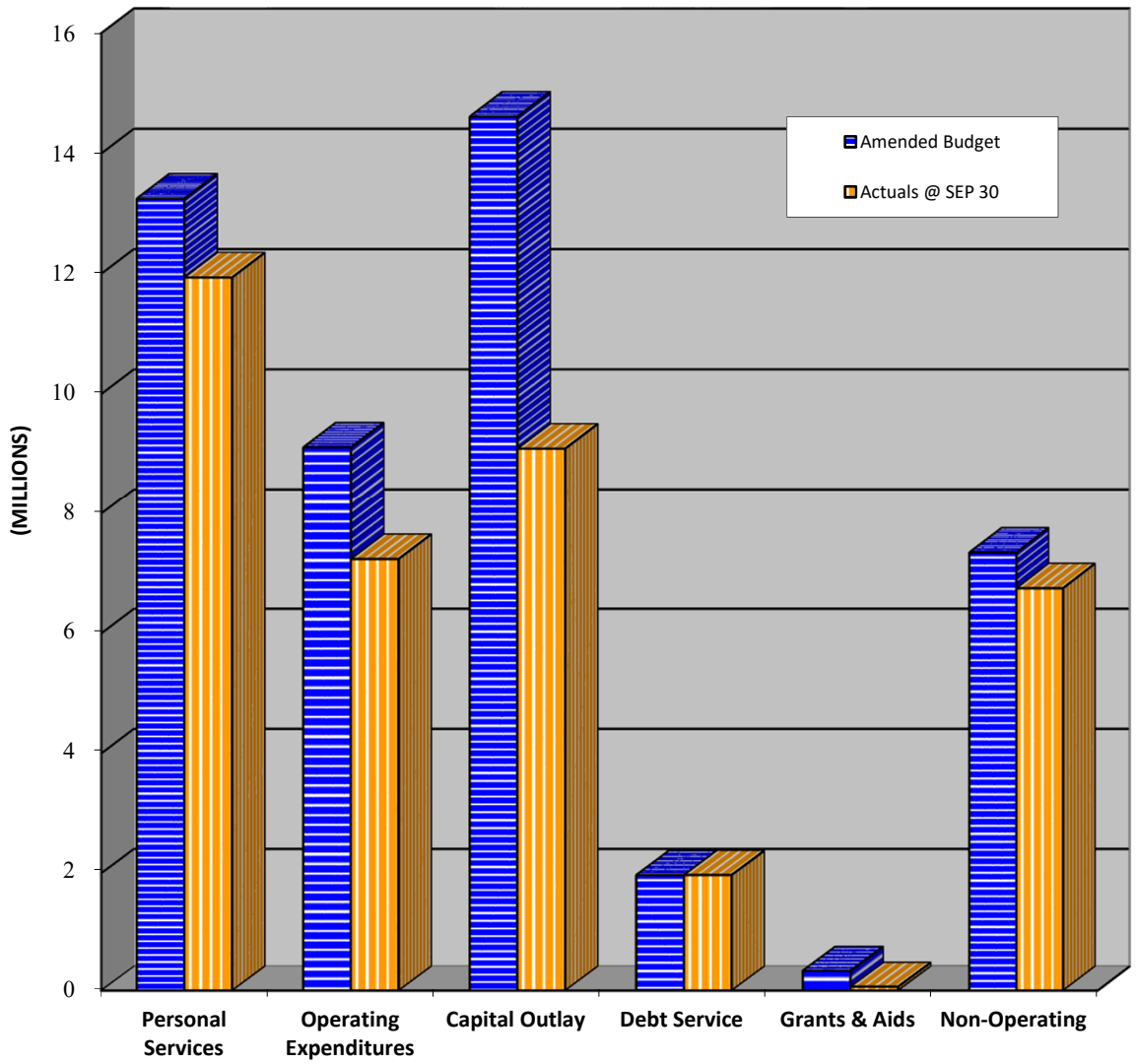
Revenues by Major Category
All City Funds

The City of Alachua's overall revenues are at 74% of budget for the fiscal year. Taxes are at 114% of budget. These include ad valorem property taxes and public utility taxes. Other revenue sources are: Permits, Fees and Assessments (121%); Intergovernmental Revenue (26%); Charges for Services (104%); Fines and Forfeitures (107%); Miscellaneous Revenue (138%); and Non-Operating Revenue (34%).



Expenditures by Major Category
All City Funds

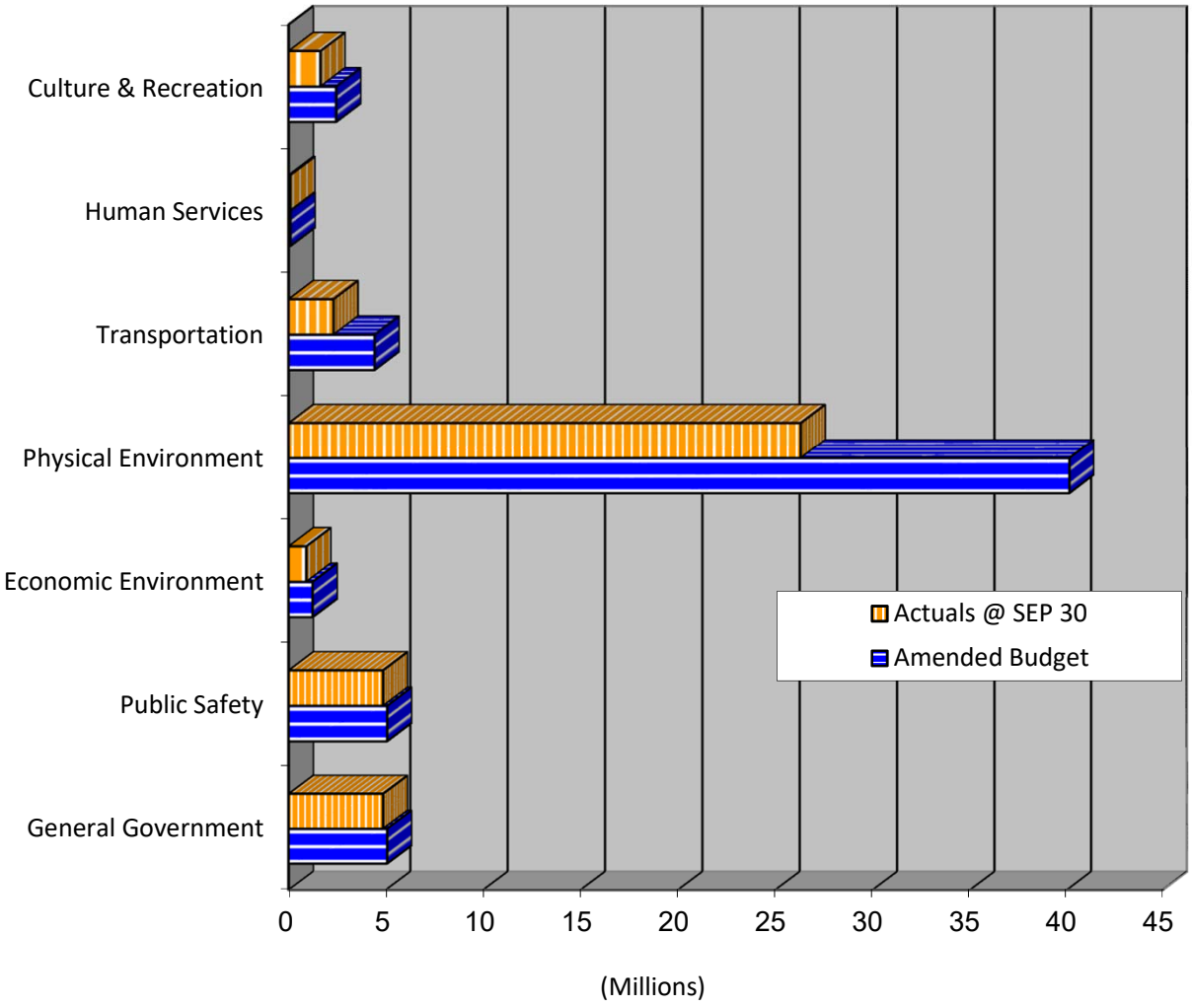
Overall, City expenditures and encumbrances are at 70% of budget for the period. The Personal Services category is at 90% of budget for the fiscal year. The Operating Expenditures category is at 79%, with encumbrances for legal and residential waste collection services of $34K. Capital Outlay is at 62%, Debt Service is 100%, Grants & Aids is 19% and Non-Operating Expenditures are at 92%. Encumbrances for future expenditures account for 9.7% (aprox. $6.1m) of the budget total.



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

Budget Performance by Function
All City Funds

Overall, expenditures are at 70% of budget with General Government expenses at 96%, Public Safety at 96%, Economic Environment at 73%, Physical Environment at 66% (Enterprise Funds, Water Collection and Distribution & residential waste collection services), Transportation at 52%, Human Services at 87%, and Culture & Recreation at 67%.



INVESTMENTS AND CASH

Purpose

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

Investment Objectives

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

Defining Principal

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

Defining of Portfolio

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

Defining Rate of Return on Investment

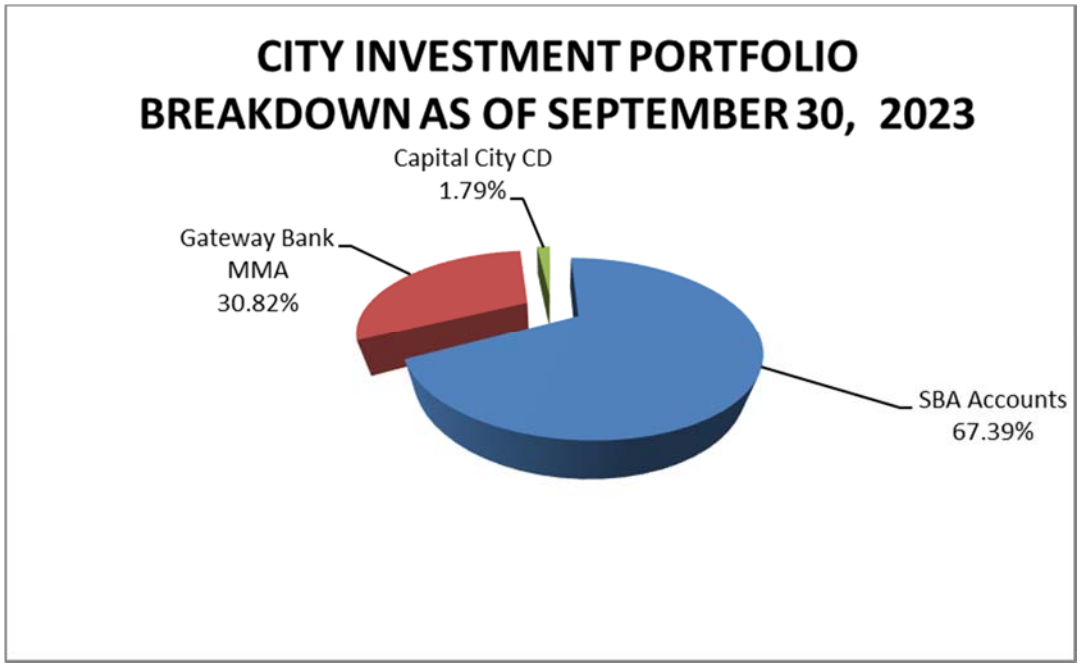
The Rate of Return on Investment refers to the benefits (the profits) to an investor or organization relative to the cost of the initial investment. It is similar to the rate of profit as a measure of profitability.

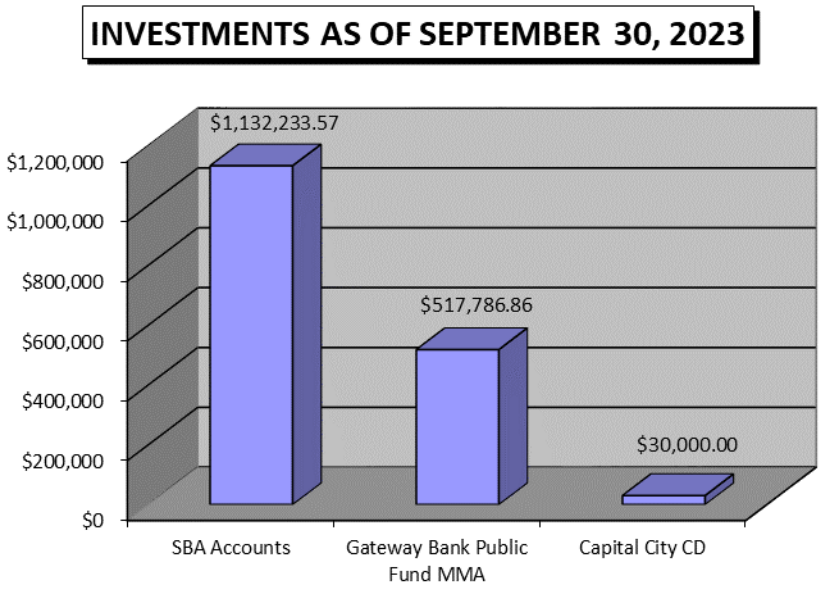
Conclusion

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

INVESTMENTS AND CASH

As of September 30, 2023, the City's investment portfolio totaled **$1,680,020.43.** The portfolio consists of: two State Board of Administration Investment Pool (SBA) accounts, one money market account and a certificate of deposit account. The graphs below illustrate the breakdown, by percentage, of each investment.





INVESTMENTS AND CASH

As of September 30, 2023, the City had cash holdings in several accounts with Capital City Bank, South State Bank (formerly CenterState Bank) and Renasant Bank (formerly Alarion & Heritage) that totaled **$29,202,733.91.** Each bank account has a specific purpose. The accounts are listed as follows:

- Main Operating account: This account is for the City's daily deposits (utility payments, grant revenue, etc.) and expenses (vendor payments, debt service payments, etc.).
- Payroll account: This account is for payroll-related expenses (salaries payable).
- Community Redevelopment Agency (CRA) account: This account is for deposits and expenses related to CRA activities.
- Police Forfeiture account: This account is for fines and forfeiture funds received by the Alachua Police Department. Expenditures from this account will not be permitted without Commission approval.
- Series 2016 Repayment: This account is intended to be utilized to make the annual Series 2016 Debt payments.
- Restricted Deposit account: This account is for utility customer deposits only.
- Explorer account: This account is for deposits and expenses related to Police Explorer activities.
- Heritage Oaks account: This account is for funds related to the completion of improvements to the Heritage Oaks subdivision Phase I.
- Savannah Station Phase 2A Surety Account: This account is for funds related to the completion of improvements to the Savannah Station subdivision Phase 2A.
- SRF Repayment Money Market account: This account is for the repayment of the State Revolving Fund (SRF) loan related to the construction of the waste water facility.
- ARPA Account: This account is for funds received from the Federal Government through the American Rescue Plan Act. Funds are intended to be used to make necessary investments in water infrastructure.

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

Bank Account	September Balance	Percentage of Total
O**p**erating Account	$21,536,441.81	73.75%
Payroll Account	$7,861.99	0.03%
CRA Account	$457,455.22	1.57%
Police Forfeiture Account	$3,388.20	0.01%
Series 2016 Repayment Account	$34,297.79	0.12%
Deposit Account	$2,054,872.66	7.04%
Explorer Account	$5,139.29	0.02%
Heritage Oaks Account	$4,325.46	0.01%
Savannah Station Phase 2A Surety Account	$0.00	0.00%
SRF Repayment Account	$232,441.37	0.80%
ARPA Account	$4,866,510.12	16.66%
TOTAL	**$29,202,733.91**	100.00%

CITY OF ALACHUA

FISCAL ANALYSIS REPORT

FISCAL YEAR 2022-2023

THROUGH SEPTEMBER 30, 2023

DECEMBER 11, 2023

Key Terms

- **Fiscal year: period beginning October 1, 2022 and ending September 30, 2023.**
- **Amended budget: budget including all changes since the beginning of the fiscal year.**
- **Period benchmark: percentage of fiscal year that has transpired - 100%.**
- **Encumbrances: Funds committed for future expenses.**

ALL FUNDS SUMMARY

	FY 22/23 AMENDED BUDGET	PERCENT OF TOTAL BUDGET
GENERAL FUND	17,284,341	27.22%
SPECIAL REVENUE FUNDS	2,548,796	4.01%
DEBT SERVICE FUND	802,217	1.26%
CAPITAL PROJECTS FUNDS	907,632	1.43%
ENTERPRISE FUNDS	38,113,316	60.01%
INTERNAL SERVICE FUND	3,853,661	6.07%
	63,509,963	**100.00%**

General Fund

- **Primary Revenue Source: Taxes**

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

General Fund

- **Sources of Funding (106%) –**
  - Current Revenues: $ 16.2M (94%)
  - Budgeted Balances: $ 2.0M (12%)
- **Uses of Funding (82%) –**
  - Expenses: $ 13.9M (81%)
  - Encumbrances: $ 208K (1%)

Special Revenue Funds

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

- **Programs Funded:**
  - **Law Enforcement Training**
  - **Tree Bank**
  - **APD Explorers**
  - **T K Basin**
  - **Infrastructure Surtax**
  - **Wild Spaces Public Places**
  - **Children's Trust**
  - **Donation**
  - **Community Redevelopment Agency (CRA)**

Special Revenue Funds

- **Sources of Funding (132%) –**
  - Current Revenues: $ 2.1M (83%)
  - Budgeted Balances: $ 1.3M (49%)
- **Uses of Funding (47%) –**
  - Expenses: $ 1.2M (45%)
  - Encumbrances: $ 52K (2%)

Debt Service Fund

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

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

Debt Service Fund

- **Sources of Funding (100%) –**
  - Current Revenues: $ 810K (101%)
  - Budgeted Balances: $ -8K (-1%)
- **Uses of Funding (100%) –**
  - Expenses: $ 802K (100%)
  - Encumbrances: $ ------ (0%)

Capital Projects Funds

- **Primary Revenue Source: Intergovernmental Revenue**

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

Capital Projects Funds

- **Sources of Funding (25%) –**
  - Current Revenues: $ 0K (0%)
  - Budgeted Balances: $ 228K (25%)
- **Uses of Funding (99%) –**
  - Expenses: $ 0K (0%)
  - Encumbrances: $ 902K (99%)

Enterprise Funds

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

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

Enterprise Funds

- **Sources of Funding (92%) –**
  - Current Revenues: $ 23.9M (63%)
  - Budgeted Balances: $ 10.9M (29%)
- **Uses of Funding (64%) –**
  - Expenses: $ 19.6M (51%)
  - Encumbrances: $ 4.9M (13%)

Internal Service Fund

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

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

Internal Service Fund

- **Sources of Funding (101%) –**
  - Current Revenues: $ 3.7M (97%)
  - Balances: $ 136K (4%)
- **Uses of Funding (78%) –**
  - Expenses: $ 3.0M (77%)
  - Encumbrances: $ 46K (1%)

ALL FUNDS SUMMARY

- **Amended FY 22/23 Budget = $ 63,509,963**

- **Sources of Funding (97%) –**
  - Current Revenues: $ 46.8M (74%)
  - Budgeted Balances: $ 14.6M (23%)

- **Uses of Funding (70%) –**
  - Expenses: $ 38.4M (60%)
  - Encumbrances: $ 6.1M (10%)

Investments / Cash Holdings

- **Investment portfolio total = $ 1,680,020.43**
  - State Board of Administration (SBA) = $ 1.1M
  - Money Market Account = $ 518K
  - Certificate of Deposit = $ 30K

- **Cash holdings total = $ 29,202,733.91**
  - Operating Account = $ 21.5M
  - CRA Account = $ 457K
  - Customer Deposit Accounts = $ 2.1M
  - Series 2016 Repayment Account = $ 34K
  - SRF Money Market account = $ 232K
  - ARPA Account = $ 4.9M
  - Other Accounts = $ 21K

CONCLUSION

- **Revenues and Expenses Recap**
- **FY 23 Audit is On-Going / Field Work Complete**
- **FY 24 Budget Adopted on September 25th**

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 12/11/2023
SUBJECT: Preliminary Plat – Farmlands: A request by Claudia Vega, P.E., of eda, inc., applicant and agent for JTFA, LLC, property owner, for consideration of the Preliminary Plat/ Final PD Plan of the Farmlands Subdivision, which proposes the subdivision of a ±172.33 acre subject property into a total of 246 single family lots, with associated common areas and right-of-way, generally located south of US 441, east of NW 188th Street, and west of Santa Fe Ford dealership; Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 (Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner; Carson J. Crockett, Planner

RECOMMENDED ACTION:
Staff recommends that the City Commission approve the preliminary plat/ Final PD plan of the Farmlands Subdivision subject to the four(4) conditions provided in Exhibit "A" and located on page 23 of the Staff Report upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, the recommendation of the Planning and Zoning Board, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Preliminary Plat/Final PD Plan of the Farmlands Subdivision, subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the Staff Report.

Summary

This application is a request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent for JTFA, LLC., property owner, for consideration of the preliminary plat and Final PD Plan for the Farmlands subdivision project, which proposes the subdivision of a ±172.33-acre subject property into a total of 246 single-family lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in three phases. During the Land Use Map Amendment and Rezoning phase, this project was referred to as the NW 188th ST/ US 441 project.

The subject property consists of Tax Parcels 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000, and is located south of US 441 and east

of NW 188th Street.

The proposed Farmlands subdivision will consist of lots ranging size from ±10,018 square feet to ±67,953 square feet, with the majority of lots being ±10,890 square feet or larger. The preliminary plat proposes 246 single family residential lots. The approved Planned Development Master Plan permits a maximum of 275 dwelling units. Stormwater for the proposed development will be conveyed to and treated within four (4) stormwater management facilities located in common areas.

Two (2) vehicular access points will be provided to US 441. One (1) gated emergency access point will be provided to NW 188th Street. The preliminary plat shows five (5) points of future interconnection to properties to the east of the subject property. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within the attached staff report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within the attached staff report.

The Planned Development – Residential zoning designation for the subject property was approved by the City Commission on August 8, 2022, through Ordinance 22-07. This preliminary plat is a Final PD Plan per Section 2.4.3 (E) of the City's Land Development Regulations and Condition 9 of the approved PD Ordinance.

At the November 14, 2023 Planning and Zoning Board hearing the Board voted 4-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Preliminary Plat - Farmlands Part 1
- Preliminary Plat - Farmlands Part 2
- Application and Supporting Materials
- Public Notice Materials for 11/14/2023 PZB Hearing
- Draft Minutes from the November 14, 2023 PZB Meeting
- Public Notice Materials for the 12/11/23 City Commission Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: November 14, 2023
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the preliminary plat and Final PD Plan of the Farmlands Subdivision, which proposes the subdivision of a ±172.33 acre subject property into a total of 246 single family lots with associated common areas and road right-of-way
APPLICANT/AGENT:	Claudia Vega, P.E., of eda consultants, inc.
PROPERTY OWNER:	JTFA, LLC.
PARCEL ID NUMBER:	03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000
FLUM DESIGNATION:	Commercial, Community Commercial, Moderate Density Residential, and Low Density Residential
ZONING:	Commercial Intensive (CI), PD-R (Planned Development-Residential), and Community Commercial (CC))
OVERLAY:	N/A
ACREAGE:	±172.33
PROJECT PLANNERS:	Adam Hall, AICP; Carson J. Crockett
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat/ Final PD Plan of Farmlands Subdivision to the City Commission with a recommendation to approve subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat/ Final PD Plan of the Farmlands Subdivision to the City Commission, with a recommendation to approve, subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the Staff Report.*

SUMMARY & BACKGROUND

This application is a request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent for JTFA, LLC., property owner, for consideration of the preliminary plat and Final PD Plan for the Farmlands subdivision project, which proposes the subdivision of a ±172.33 acre subject property into a total of 246 single-family lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in three phases. During the Land Use Map Amendment and Rezoning phase, this project was referred to as the NW 188th ST/ US 441 project.

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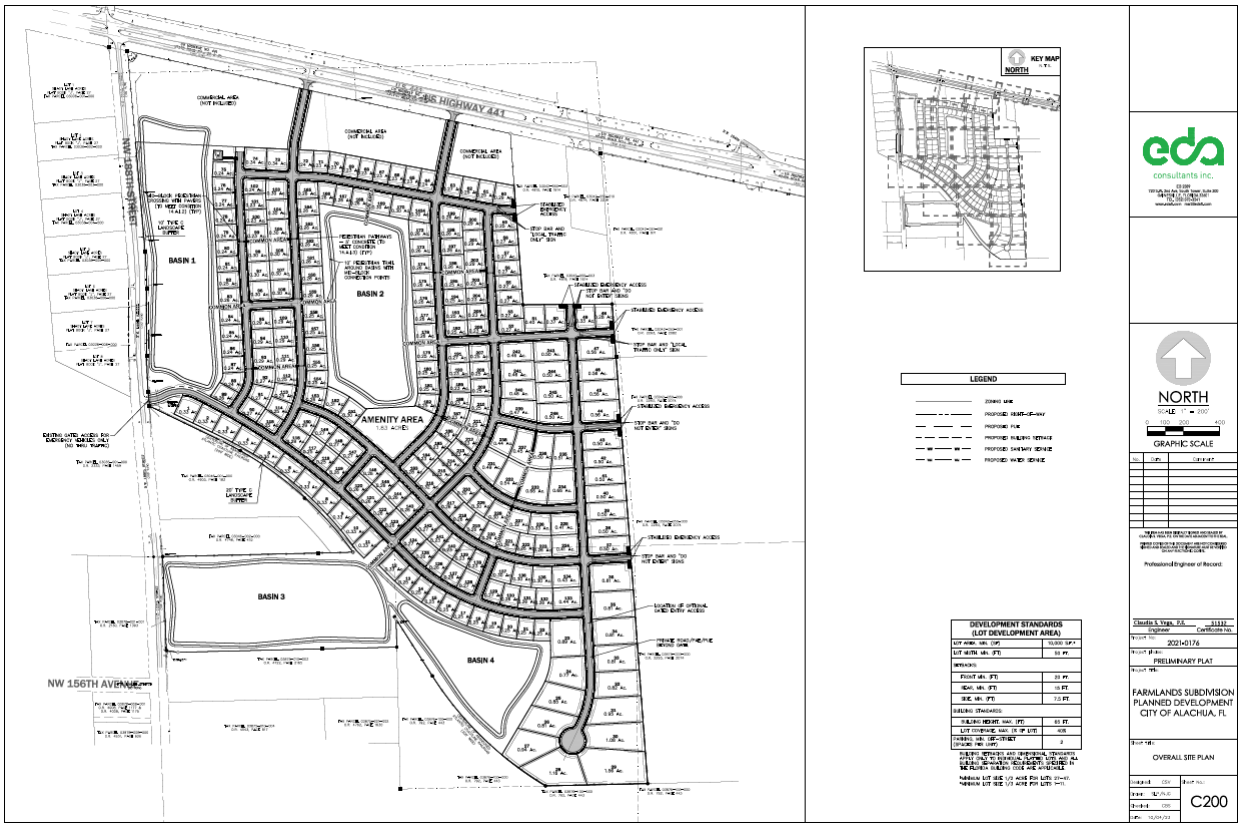
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The illustration below shows the proposed lot layout for the preliminary plat.



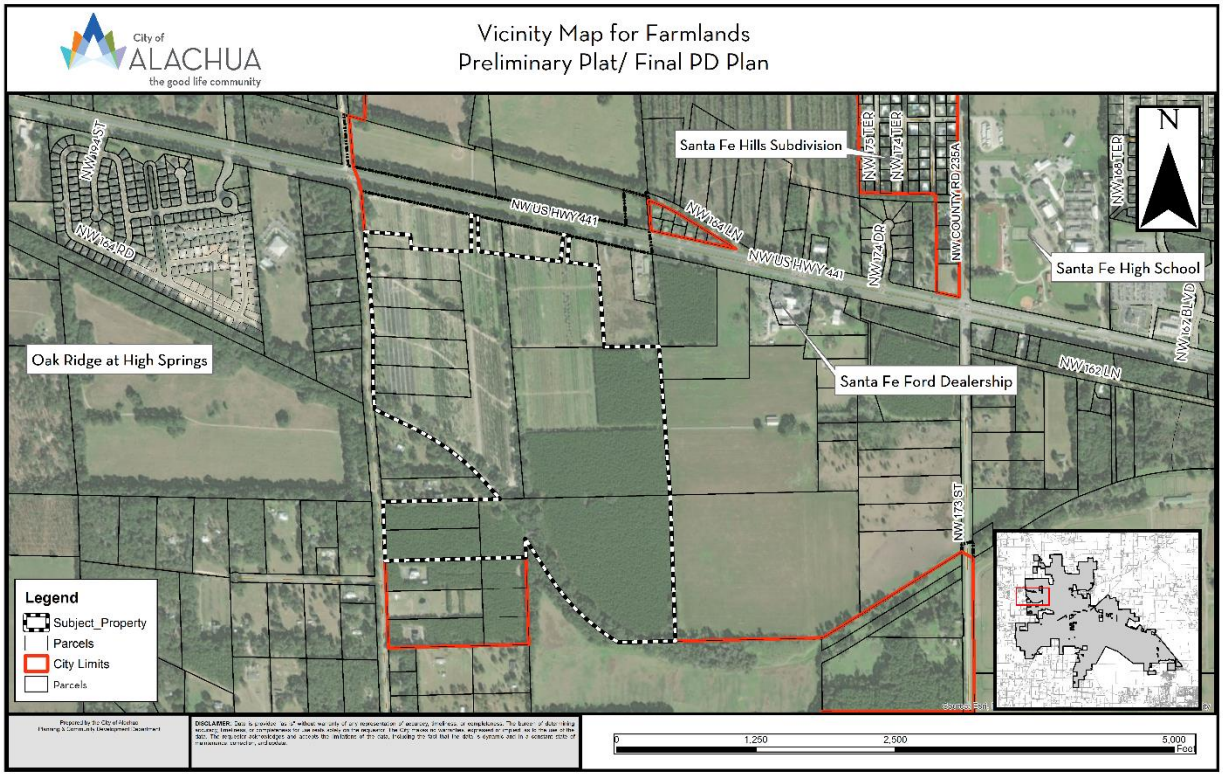
SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agricultural/ Vacant Commercial	Community Commercial/ Commercial	CI, A
East	Agricultural/ Vacant Commercial	Rural/ Agriculture (Alachua County)/ Commercial	A (Alachua County)/ CI
West	Residential	Rural/ Agriculture (Alachua County)	A (Alachua County)
South	Residential / Vacant	Rural/ Agriculture (Alachua County)/ Agriculture	A (Alachua County)/ A

Map 1. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on July 26, 2023 at the Alachua Branch Library. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by two (2) persons. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

The property currently has a Future Land Use Map Designation of Community Commercial, Commercial, Low Density Residential, which permits up to 1 unit per acre , and Moderate Density Residential, which permits up to 4 units per acre. The Community Commercial and Commercial Future Land Use areas are used for road connections to US 441 and stormwater management only. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

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

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

Future Land Use Element

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

> *Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre)*: The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City. The following uses are allowed in the Low Density Residential land use category:
>
> 1. Single family detached dwelling units;
> 2. Accessory Dwelling Units;
> 3. Manufactured or modular homes meeting certain design criteria;
> 4. Residential Planned Developments; and,
> 5. Supporting community services such as schools, houses of worship, parks, and community centers.

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

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

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

Analysis of Consistency with Policy 1.2.a and b: The proposed Zoning is consistent with the Low Density Residential and Moderate Density Residential Future Land Use Categories.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments and Commercial Planned Developments.

Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, Policy 2.1.a and Policy 2.1.d: The subject property is zoned PD-R, which is a zoning district established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, and Policy 2.1.a, are implemented through

Section 3.6 of the City's LDRs. The application has been reviewed for consistency with the approved PD Master Plan, PD Ordinance, and PD Agreement, and found to comply.

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

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

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

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

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used as a production nursery (tree farm). There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas. If any significant natural resources are discovered, applicable Comprehensive Plan policies and Land Development Regulations would be conformed to.

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

and services necessary for the development.

Analysis of Consistency with Objective 5.2: The proposed preliminary plat/ Final PD plan has been reviewed for its impacts to all public facilities monitored for concurrency, including parks and education facilities. A complete analysis of these impacts can be found in the "Public Facilities Impact" section of this Report.

GOAL 9: Water and Wastewater Service:

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

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

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

<u>Housing Element</u>

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

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

Recreation Element

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

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

Transportation Element

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

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

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

Analysis of Consistency with Policy 1.4.b: The proposed preliminary plat shows sidewalk connections to the right-of-way of US 441.

Community Facilities 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 water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of 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 is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report.

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

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet 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 is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be

required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

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

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

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

Objective 1.10: Wetlands

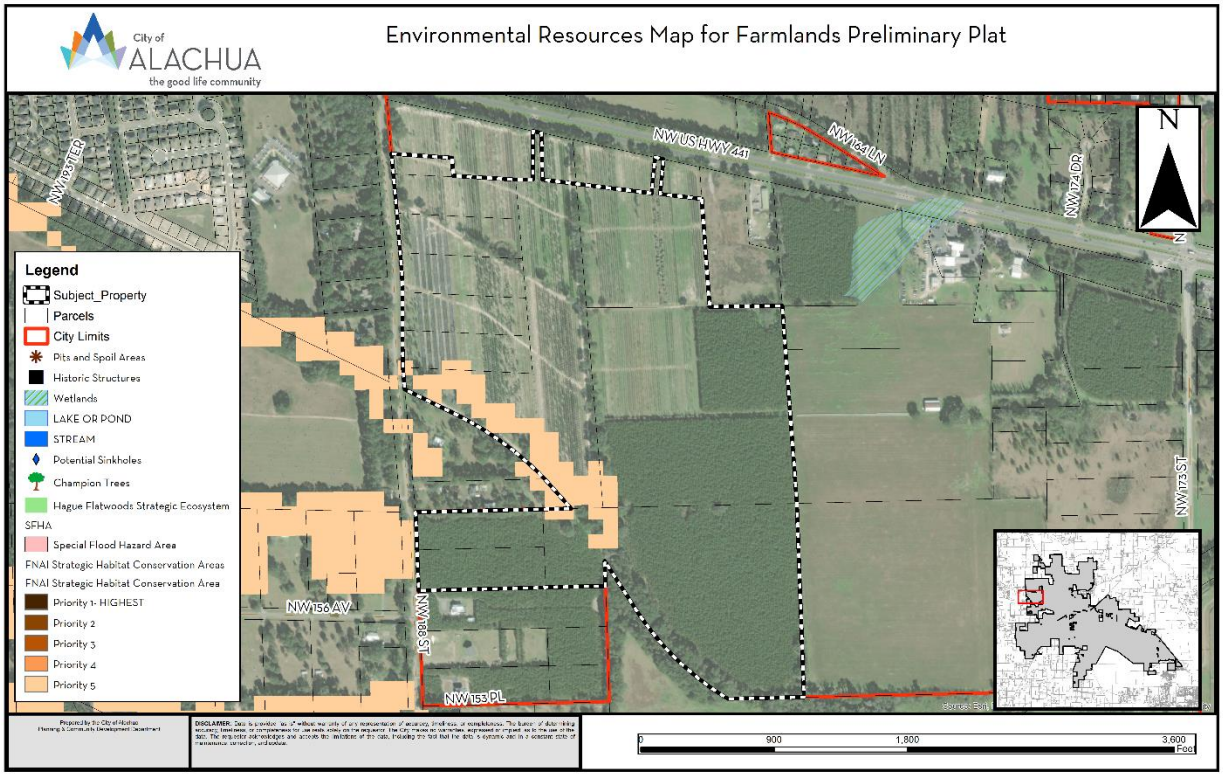
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Analysis of Consistency with Objective 1.10:

There are no known wetlands on the subject property. If wetlands are discovered, applicable Goals, Objectives, and Policies of the City's Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 2. Environmental Features



Wetlands

According to best available data, there are no wetlands identified on the subject property.

Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Creeks and Streams

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

Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies.

Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

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.

Regulated Plant & Animal Species

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

Evaluation: The applicant has provided an Environmental Resource Assessment as part of the Final PD for the NW 188th Street/ US 441 PD Ordinance. No species identified as endangered, threatened, or of special concern are known to exist on the subject property, other than gopher tortoises. A small portion of the subject property is identified as Priority 5 on the FNAI PNA data layer. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. The provided assessment does list the eastern indigo snake, Florida burrowing owl, sandhill crane, and short-tailed snake as potentially existing the area, but given the property's current use and management, these species are unlikely to inhabit the site. A total of six (6) gopher tortoise burrows were observed on site, three (3) of which appeared to be active. Compliance with applicable state regulations from the Florida Wildlife Commission will be required.

If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

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 eight (8) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	39.7
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	26.5
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	15.8
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	3.7
Norfolk loamy fine sand, 2 to 5 percent slopes	B	Well drained	Not limited	5.0
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	6.0

Kendrick sand, 5 to 8 percent slopes	B	Well drained	Not limited	3.3
Gainesville sand, 5 to 8 percent slopes	A	Well drained	Not limited	.1

Evaluation: There are no significant limitations for the development type proposed on the subject property based on soil types. Development which may occur on the subject property will consider any limitations presented by soils present on-site.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM") Series, dated June 16, 2006, indicates that the subject property is in Flood Zones X (areas determined to be outside of the 500-year floodplain) and Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined.) Map 4 indicates the areas of special flood hazard.

Evaluation: Any development which occurs on the subject property within areas identified as Flood Zone A will be required to comply with the applicable provisions of the City's Comprehensive Plan and Land Development Regulations, which may require the determination of a Base Flood Elevation. All development within these areas must comply with Section 6.9 of the LDRs, which requires structures to be elevated above the Base Flood Elevation.

Karst-Sensitive Features

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

Evaluation: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a medium to high aquifer recharge potential. While 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 other 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

SECTION 2.4.10(G)(2)(e), PRELIMINARY PLAT STANDARDS

Section 2.4.10(G)(2)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G) (2) (e.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

> *2.4.10(G)(2)(e) Subdivision preliminary plat standards.* A subdivision preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
>
> **Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

SECTION 2.4.3(E)(1), FINAL PD PLAN

The subject property is zoned Planned Development – Residential (PD-R.) Section 2.4.3(E)(1) states that the Final PD Plan for a Planned Development shall be either a site plan or major subdivision preliminary plat, whichever is appropriate.

For the Farmlands Planned Development, the proposed development requires major subdivision preliminary plat review/approval for single family detached development, therefore, the applicable type of review for the Final PD Plan of Farmlands is a preliminary plat.

This application has been reviewed for compliance with the standards of Section 2.4.3(E)(1). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.3(E)(1) is provided below.

Final PD plan.

(1) *Submittal of PD final plan.* Within one year of the approval of a PD zone district classification, PD Master Plan, and PD agreement, the applicant shall submit a PD final plan for any part or section of the plan for development shown in the PD Master Plan. If the PD final plan is not submitted within one year, the PD zone district classification, PD Master Plan, and PD agreement shall expire and be void, and the land shall revert back to its original zone district classification. The PD final plan shall implement the PD Master Plan. For the purposes of these LDRs, the PD final plan shall mean either site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section) approval, whichever is appropriate.

Evaluation & Findings: The subject property's PD-R zone district classification, PD Master Plan, and PD Agreement were approved on August 8, 2022 by the adoption of Ordinance 22-07. The applicant has submitted the appropriate application type to implement the type of development proposed.

(2) *Standards*. In addition to complying with the relevant standards for site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section), whichever is appropriate, the PD final plan shall also conform to the PD Master Plan and the PD agreement.

Evaluation & Findings: The preliminary plat has been reviewed for conformance with the PD Master Plan and the PD Agreement, and is found to conform to all applicable provisions of the PD Master Plan and PD Agreement.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts generated by the proposed development, which consists of 246 single family detached dwelling units. ***At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.*** The proposed preliminary plat is a PD final plan. A PD final plan is a final development order and concurrency will be reserved accordingly.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
5	US 441 From SR 235 to I-75	4/D	Principle Arterial	Comm	D
6	US 441 From I-75 to CR 235A	4/D	Principle Arterial	Urban Trans	D
7	US 441 From CR 235A to NW 188th Street	4/D	Principle Arterial	Urban Trans	D
15	CR 2054 From SR 235 to US 441	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs].

Table 4-1. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	Segment 5 US 441 From SR 235 to I-75	
	Average Annual Daily Trips	PM Peak Hour Trips
Maximum Service Volume[1]	39,000	3,510
Existing Traffic[2]	22,581	2,145
Reserved Trips[3]	3,172	271
Available Capacity[3]	13,247	1094
Increase/Decrease in Daily Trips Generated by Development[4]	855	86
Residual Capacity After Development's Impacts[5]	12,392	1008

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
3 Source: City of Alachua July 2023 Development Monitoring Report.
4 Trip Generation: ITE Code 210 Single-Family Detached Housing; Trip Distribution: Segment 5 - 37%.
5 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 4-2. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	Segment 6 US 441 From I-75 to CR 235A	
	Average Annual Daily Trips	PM Peak Hour Trips
Maximum Service Volume[1]	39,000	3,510
Existing Traffic[2]	27,914	2,652
Reserved Trips[3]	6,685	546
Available Capacity[3]	4,401	312
Increase/Decrease in Daily Trips Generated by Development[4]	1,317	132
Residual Capacity After Development's Impacts[5]	3,084	180

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
3 Source: City of Alachua July 2023 Development Monitoring Report.
4 Trip Generation: ITE Code 210 Single-Family Detached Housing; Trip Distribution: Segment 6 - 57%.
5 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 4-2. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	Segment 7 US 441 From CR 235A to NW 188th Street	
	Average Annual Daily Trips	PM Peak Hour Trips
Maximum Service Volume[1]	43,000	3,870
Existing Traffic[2]	21,000	1,995
Reserved Trips[3]	4,033	355
Available Capacity[3]	17,967	1,520
Increase/Decrease in Daily Trips Generated by Development[4]	1,548	155
Residual Capacity After Development's Impacts[5]	16,419	1,365

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
3 Source: City of Alachua July 2023 Development Monitoring Report.
4 Trip Generation: ITE Code 210 Single-Family Detached Housing; Trip Distribution: Segment 7 - 67%.
5 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 4-3. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	Segment 15 CR 2054 From SR 235 to US 441	
	Average Annual Daily Trips	PM Peak Hour Trips
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[2]	4,161	395
Reserved Trips[3]	460	46
Available Capacity[3]	10,499	918
Increase/Decrease in Daily Trips Generated by Development[4]	323	32
Residual Capacity After Development's Impacts[5]	10,176	886

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
3 Source: City of Alachua July 2023 Development Monitoring Report.
4 Trip Generation: ITE Code 210 Single-Family Detached Housing; Trip Distribution: Segment 15 – 14%.
5 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,390,833
Reserved Capacity[2]	303, 751
Available Capacity	605,416
Increase/Decrease in Potable Water Demand from Application[3]	67,650
Residual Capacity	**537,766**
Percentage of Permitted Design Capacity Utilized	**76.62%**

Sources:
1 City of Alachua Public Services Department, April 2022
2 City of Alachua July 2023 Development Monitoring Report
3 Formula: Per GRU/64E-6 – Single-Family Detached Home (275 GPD x 246 units = 67,650 GPD)

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

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	719,250
Reserved Capacity[2]	286,220
Available Capacity	494,530
Increase/Decrease in Sanitary Sewer Demand from Application[3]	61,500
Residual Capacity	**433,030**
Percentage of Permitted Design Capacity Utilized	**71.13%**

Sources:
1 *City of Alachua Public Services Department, April 2022*
2 *City of Alachua July 2023 Development Monitoring Report*
3 *Formula: Per GRU/64E-6 – Single-Family Detached Home (250 GPD x 246 units = 61,500 GPD)*

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

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	43,376.00	7,916.12
Reserved Capacity[2]	39,221.18	7,157.87
Increase/Decrease in Demand Generated by Application[3]	2,685.20	490.00
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element Formula: 10,844 persons x 0.73 tons per year*
2 *City of Alachua July 2023 Development Monitoring Report.*
3 *Formula: Single-Family Detached – (0.73 tons per year x (2.73 persons per unit x 246 units) = 490 tons per year)*
4 *New River Solid Waste Facility, April 2022.*

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

Recreation Facilities

Table 8-1. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	54.22
Reserved Capacity[1]	7.07
Potential Demand Generated by Development [3]	2.91
Residual Recreational Capacity After Impacts	**71.28**

Sources:
1 City of Alachua July 2023 Development Monitoring Report.
2 Bureau of Economic & Business Research, University of Florida, Estimates of Population (2022); Policy 1.2.b, Recreation Element
3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per unit x 246 units / [5 acres/1,000 persons] = 2.91 acres)

Table 8-2. Passive Recreational Impacts

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	12.26
Existing Improved Passive Park Space Provided[2]	34.82
Potential Demand Generated by Development [3]	0.58
Residual Recreational Capacity After Impacts	**21.98**

Sources:
1 City of Alachua July 2023 Development Monitoring Report.
2 Area consists all improved passive lands which are part of San Felasco Conservation Corridor (27.73 acres), Swick House (3.84 acres), Legacy Park (3.18 acres, and Theater Park (0.07 acres)
3 Formula: 2.37 persons per unit x 246 units / [5 acres/1,000 persons]) x 0.20 = 0.58 acres

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

Public School Facilities

The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed subdivision. Documentation has been submitted to the SBAC, awaiting a determination. A determination will be required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 67 total student stations (30 for elementary, 15 for middle, and 22 for high school).

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

EXHIBIT "A"

TO

JTFA, LLC
(FARMLANDS SUBDIVISION)
PRELIMINARY PLAT
STAFF REPORT

CONDITIONS:

1. The applicant agrees that if any gopher tortoises or gopher tortoise burrows are discovered on site, it shall provide a 100% gopher tortoise survey for the subject property, which shall include a list of all local, state, and federal permits required for relocation of any gopher tortoises on site. Surveys shall be valid for a period of 3 years from original date of survey.

2. The applicant agrees it shall utilize the standard measures for protection for the Eastern Indigo Snake as outlined in the latest snake protection/ education plan developed by the U.S. Fish and Wildlife Service.

3. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site work.

4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall run with the land and be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 4 as stated herein.

EXHIBIT "B"

TO

JTFA, LLC
(FARMLANDS SUBDIVISION)
PRELIMINARY PLAT
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 19, 2023

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Notice of Hearing to be Scheduled for the Farmlands Planned Development Preliminary Plat

Dear Ms Vega:

On October 4, 2023, the City of Alachua received your revised application submitted on behalf of JTFA, LLC for the Preliminary Plat of the Farmlands Subdivision. The Preliminary Plat proposes the development of 246 single family lots on a ±172.33-acre subject property (Alachua County Tax Parcels 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002).

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

You must provide two (2) *double-sided, three-hole punched, color sets* of the complete and collated application package, seven (7) full size sets of preliminary plat plans, and a digital copy of all materials in PDF format on a CD (or a download link emailed to the project planner) *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* Staff requests that the preliminary plat plans be combined into a single PDF file, if possible. The application has been scheduled for the **November 14, 2023** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than *Tuesday, October 31, 2023.* Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than *Monday, October 30, 2023.* These signs will be ready for pick up from City Hall after 12 PM on Wednesday, October 25, 2023.

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, November 13, 2023). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

If you have any questions regarding the information above, please contact either of us at 386-418-6100 x 1603 (Adam Hall) or x 1606 (Carson Crockett) or via e-mail at ahall@cityofalachua.com or ca_crockett@cityofalachua.org . We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

Carson Crockett
Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 26, 2023

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Planning Assistance Team (PAT) Summary: Farmlands (NW 188th St/US 441 PD) Preliminary Plat

Dear Ms Vega:

On September 6, 2023, the City of Alachua received your revised application submitted on behalf of the Florida Timber Co. for the Preliminary Plat of the Farmlands subdivision. The Preliminary Plat proposes the development of 246 single family lots on a ±172.33-acre subject property (Alachua County Tax Parcels 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, October 5, 2023**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **November 14, 2023 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

2) *NW 188th Street/ US 441 PD Ordinance*
   a) Condition 14.a.i.2 of approved PD Ordinance (Ordinance 22-07) requires midblock crossing meeting certain design requirements. Provide detail indicating provision of these design requirements. Midblock crossing shown on Sheet C245 does not show required street crossing.
   NEW COMMENT: Detail of midblock crossings not identified. Provide detail or indicate where located in plans.
   b) Condition 14.a.i.3 requires pedestrian pathways through blocks to meet certain design requirements. Provide typical detail for pedestrian path and crosswalks showing proposed material. A crosswalk will be required at intersection near MH-37 shown on Sheet C260.
   NEW COMMENT: Detail of pedestrian pathways not identified. Provide detail or indicate where located in plans.

3) *Article 7, Subdivision Standards*

a) Section 7.2.5 (D)(1)(a) requires temporary "stub streets which are 250 feet or less [to] have a temporary T- or L-shaped turnabout". All stub streets shown on the preliminary plat are under 250 feet in length. Provide the temporary turnabouts.
NEW COMMENT: The signed street turnaround scheme is not sufficient to meet code requirements. Provide required turnarounds. All stub streets require temporary turnabouts. Private driveways may not fulfill this requirement.

f) Section 7.3.3 (B) requires the type and location of street name signs to be submitted with the preliminary plat. Show all locations and details.
NEW COMMENT: Street jog at lot 146, shown on sheet C245, may require an additional street sign.
NEW COMMENT: Ingress/egress intersections on US-441 will require street signs and stop signs. Show on signage plan and sheets C285 and C290.
NEW COMMENT: The following sheets contain intersections that do not display signage or displays signage inconsistent with the signage plan. Ensure all intersections and pedestrian crossings have correct signage that is consistent with the provided signage plan.
- **C205**
- **C210**
- **C215**
- **C220**
- **C235**
- **C240**
- **C245**
- **C250**
- **C260**

4) *Concurrency Impact Analysis*
NEW COMMENT: Recreation acreage table reflects current available acreage, not residual acreage. Update to display residual acreage.
FYI: Road segment 6 (US-441 between 235A to I-75) is approaching its maximum level of service capacity. May require consistent updates to the concurrency analysis.

5) *Public Services / Engineering Review Comments*

a) The applicant must acknowledge receipt of comments provided by the Public Services Department in a memorandum signed September 26, 2023 (attached).

If you have any questions regarding the information above, please contact either of us at 386-418-6100 x 1603 (Adam Hall) or x 1606 (Carson Crockett) or via e-mail at ahall@cityofalachua.com or ca_crockett@cityofalachua.org . We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

Carson J. Crockett
Planner

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Sept 27, 2023**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

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

TR 9/26/2023

RE: **Farmlands Subdivision Preliminary Plat**

Public Services has reviewed the subject project (Sept 06 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Aug 02 Submittal** **Sheet C200** The proposed force main from the proposed lift station is shown connecting to an existing lift station on the north side of 441. Please note that there is no such lift station either at that location or in the nearby vicinity. One approach would be to connect the proposed force main to the existing 8-inch force main on the south side of 441. A private force main-public force main is not allowed by COA. But if the engineer/developer would consider making the proposed lift station "public", a public force main- public force main connection would be allowed by COA. For COA to consider a lift station as being designated "public", it must be demonstrated that it could serve other properties in addition to the Farmlands project. If the engineer/owner wants to pursue the public lift station concept, please perform a basin study. Such a study would identify parcels/properties that could be served by this public lift station. Are the parcel/properties grade elevations high enough in relation to the proposed

NO.	COMMENTS
	lift station to promote gravity wastewater flow? Please submit response Comments on Sept 06 Submittal Approved
2.	Comments on Aug 02 Submittal Sheets C285-C295 The existing water main north of 441 is 12-inch The proposed water main connecting to it is 8-inch To provide sufficient fire flow, please increase line size of his water main to 12 inch Please submit response and revised sheets Comments on Sept 06 Submittal Approved
3	Comments on Aug 02 Submittal Sheets C200 C200 includes a note on 188th St. with text "Connect to existing 8-inch water main." Related sheet C235 does not show this connection Please evaluate Please submit response Comments on Sept 06 Submittal Approved
4	Comments on Aug 02 Submittal Fire Flow Calculations Submitted fire flow calculations require a 2250 gpm fire flow. Please evaluate as this value is higher than most projects.

NO.	COMMENTS
	Please submit response. Comments on Sept 06 Submittal Approved
5	Construction Plan Design Issues The following are construction plan design issues & are thus rated **For Your Information.** • To account for receiving WW flows from other sources within the basin service area, COA will recommend changing a portion of WW sewer pipe from 8-inch to 12-inch. • Lift Station Sizing: Although COA may not completely agree with how EDA sized the lift station pumps, COA takes no exception to it. However, COA takes exception to the fact that total peak flow is calculated as 292 gpm, yet the pump design flow is only 150 gpm. • Sheet C240 (typ): Within the subdivision, several WM segments are called out as 12-inch. COA takes no exception to this, but EDA may want to re-evaluate this size. • Sheet C300: Should General Note 3 be "Duke Electric" rather than "Clay Electric"? • Sheet C300: The detail on left shows the cleanout at the edge of the R/W & PUE. Please change cleanout location so that the cleanout is in the middle of the PUE. • For the Construction Plans to be rated either Approved or conditionally Approved, the Lift Station electrical plan must be submitted and achieve a status of at least Approved as Noted. **For Your Information.**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 16, 2023

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Planning Assistance Team (PAT) Summary: Farmlands (NW 188th St/US 441 PD) Preliminary Plat

Dear Ms Vega:

On July 31, 2023, the City of Alachua received your completed application submitted on behalf of the Florida Timber Co. for the Preliminary Plat of the Farmlands subdivision. The Preliminary Plat proposes the development of 246 single family lots on a ±172.33-acre subject property (Alachua County Tax Parcels 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **11:00 AM** on **Tuesday, August 22, 2023** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, September 5, 2023**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **October 10, 2023 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1) *Comprehensive Plan Consistency Analysis*
   a) Miscellaneous
      i) At several points, the project is referred to as a "proposed residential planned development". Update analysis to reflect this specific project.
   b) Future Land Use
      i) Policy 1.2.b.1 does not apply to the parcels included in this project. Revise or remove.
      ii) Community Commercial and Commercial Future Land Uses are included in the preliminary plat. Analyze Policy 1.3.a and Policy 1.3.b, specific to this project.
      iii) Analyze the project for consistency in relation to the stated goals of Residential Planned Developments in Policy 2.1.a.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 2, 2023

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Application Acceptance for Farmlands Subdivision Preliminary Plat (fka NW 188th St/US441 PD)

Dear Ms Vega:

On July 31, 2023 the City of Alachua received your preliminary plat application for the Farmlands subdivision project, which proposes the development of 246 single family lots on a ±172.33 acre subject property (Alachua County Tax Parcels 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002).

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

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

Sincerely,

Adam Hall, AICP
Principal Planner

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

iv) Analyze the project for consistency in relation to Objective 2.7: Discouragement of Urban Sprawl.
v) Analyze the project for consistency in relation to Objective 5.1: Natural Features, and the subsequent policies.
vi) Analyze the project for consistency in relation to Policy 7.1.a.
vii) Analyze the project for consistency in relation to Policy 9.2.

c) Transportation
   i) Analyze the project for consistency in relation to Policy 1.4.b.

d) Community Facilities
   i) Analyze the project for consistency in relation to Policy 3.1.b.
   ii) Analyze the project for consistency in relation to Policy 3.3.a.
   iii) The attached environmental report states "the site is considered to be located within a high natural groundwater recharge area." Analyze the project for consistency in relation to Policies 5.2.b, 5.2.c, and 5.2.d and any other objectives or policies applicable under Goal 5.

e) Public School Facilities
   i) Analyze the project for consistency in relation to the stated issues of Policy 1.1.d.

2) *NW 188th Street/ US 441 PD Ordinance*
   a) Condition 14.a.i.2 of approved PD Ordinance (Ordinance 22-07) requires midblock crossing meeting certain design requirements. Provide detail indicating provision of these design requirements. Midblock crossing shown on Sheet C245 does not show required street crossing.
   b) Condition 14.a.i.3 requires pedestrian pathways through blocks to meet certain design requirements. Provide typical detail for pedestrian path and crosswalks showing proposed material. A crosswalk will be required at intersection near MH-37 shown on Sheet C260.
   c) Provide detail of emergency access gate to NW 188th Street that meets or references standards found in Condition 14.c.

3) *Article 7, Subdivision Standards*
   a) Section 7.2.5 (D)(1)(a) requires temporary "stub streets which are 250 feet or less [to] have a temporary T- or L-shaped turnabout". All stub streets shown on the preliminary plat are under 250 feet in length. Provide the temporary turnabouts.
   b) Additionally, please note Section 7.2.5 (D)(2) at the turnabout locations.
   c) Section 7.2.5 (I)(3) establishes minimum requirements for curb radii at intersections. Show curb radii at the intersection on sheet C245 containing MH-34 and at the intersections shown on sheets C285 and C290.
   d) Section 7.3.2 (B) establishes requirements for sidewalk configuration.
      i) Depict the thickness of sidewalk provided on the typical street cross section on sheet C300 (minimum of 4 inches).
      ii) Curb cuts are not shown at any intersection or pedestrian crossings on the preliminary plat. Add required curb cuts.
   e) Section 7.3.3 (A) requires all road and street signs to be shown on the preliminary plat. Show all road and street signs and details.
   f) Section 7.3.3 (B) requires the type and location of street name signs to be submitted with the preliminary plat. Show all locations and details.
   g) Display lot widths for Lots 209-214.

4) *Concurrency Impact Analysis*
   a) Revise analysis using July 2023 Development Monitoring Report.
   b) In Table 3 of the traffic impact analysis, include the percentage of capacity utilized.
   c) Include an impact analysis of the LOS standard on public school facilities.

d) Include data sources as part of each table provided.

5) *Public Services / Engineering Review Comments*
   a) The applicant must address all comments provided by the Public Services Department in a memorandum dated August 15, 2023 (attached).
   b) The applicant must address the comments provided by Nicola Cowap, P.E., of CHW, Inc., as provided in a letter dated August 10, 2023 (attached).

6) *Traffic Impact Analysis*
   a) All off-site traffic improvements, including turning lanes into project, will be required to be completed as part of Phase 1 of the project.

7) *Miscellaneous*
   a) Stormwater pond is outside of preliminary plat area. An off-site easement will be required.
   b) If gated street is proposed, please note that the gate location and details will need to be shown on construction plans, and that any gated street will be privately maintained.

If you have any questions regarding the information above, please contact either of us at 386-418-6100 x 1603 (Adam Hall) or x 1606 (Carson Crockett) or via e-mail at ahall@cityofalachua.com or ca_crockett@cityofalachua.org . We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

Carson Crockett
Planner

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Aug 15, 2023**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

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

TR 8/15/2023

RE: **Farmlands Subdivision Preliminary Plat**

Public Services has reviewed the subject project (Aug 02 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Aug 02 Submittal** **Sheet C200** The proposed force main from the proposed lift station is shown connecting to an existing lift station on the north side of 441. Please note that there is no such lift station either at that location or in the nearby vicinity. One approach would be to connect the proposed force main to the existing 8-inch force main on the south side of 441. A private force main-public force main is not allowed by COA. But if the engineer/developer would consider making the proposed lift station "public", a public force main- public force main connection would be allowed by COA. For COA to consider a lift station as being designated "public", it must be demonstrated that it could serve other properties in addition to the Farmlands project. If the engineer/owner wants to pursue the public lift station concept, please perform a basin study. Such a study would identify parcels/properties that could be served by this public lift station. Are the parcel/properties grade elevations high enough in relation to the proposed

NO.	COMMENTS
	lift station to promote gravity wastewater flow? Please **submit** response.
2.	**Comments on Aug 02 Submittal** **Sheets C285-C295** The existing water main north of 441 is 12-inch. The proposed water main connecting to it is 8-inch. To provide sufficient fire flow, please increase line size of his water main to 12 inch. Please **submit** response and **revised** sheets.
3	**Comments on Aug 02 Submittal** **Sheets C200** C200 includes a note on 188th St. with text "Connect to existing 8-inch water main." Related sheet C235 does not show this connection. Please evaluate. Please **submit** response.
4	**Comments on Aug 02 Submittal** **Fire Flow Calculations** Submitted fire flow calculations require a 2250 gpm fire flow. Please evaluate as this value is higher than most projects. Please **submit** response.
5	
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

MEMORANDUM

City of Alachua

22-0159.09

CHW Professional Consultants

To: Adam Hall, AICP

From: Nicola Cowap, PE

Date: August 10, 2023

RE: Farmlands Preliminary Plat – First Review

This memo is for the first review of the Farmlands Preliminary Plat Application to the City of Alachua. The comments from the review provided below correspond to the comments on the redlined plans. Please note the comments below are provided as the engineering review for the City of Alachua only.

General

1. Please clarify why Basin 1 is outside of the limits of the preliminary plat.
2. Please clarify why Basin 1 is not in the watershed limits for Basin 1.
3. Please provide information on drainage easements. For example, are the “common areas” which connect the sidewalk to the pedestrian paths around the pond also meant for drainage?

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3445620 25 PG(S)
9/15/2022 4:13 PM
BOOK 5038 PAGE 177
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1106506
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $0.00
Intang. Tax: $0.00

PLANNED DEVELOPMENT AGREEMENT
FOR NW 188TH STREET/US 441 PLANNED DEVELOPMENT (PD-R) PROJECT

THIS PLANNED DEVELOPMENT AGREEMENT ("PD Agreement") is made as of August 8, 2022, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **JTFA, LLC., a Florida corporation,** their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **NW 188th Street/ US 441 ("PD-R" or "Project")**, which is proposed to consist of ±155.5 acres;

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD-R, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property");

WHEREAS, as part of the approval process for the PD-R, an application to rezone the Property from Agricultural ("A")(Alachua County) and Agricultural ("A") to Planned Development – Residential ("PD-R") has been filed with the City;

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Agricultural ("A")(Alachua County) and Agricultural ("A") to Planned Development – Residential ("PD-R") at a quasi-judicial public hearing held on March 8, 2022;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on April 25, 2022, to consider the proposed rezoning of the Property pursuant to Ordinance Number 22-07;

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 22-07;

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved;

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated into this PD Agreement by reference.

2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 22-07, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **Final PD Plan** for the Project (known as a **Preliminary Plat** for single-family detached residential development) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 22-07, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD-R zone district classification of the Project. If the PD-R zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the zoning districts of Agricultural ("A").

4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.

5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf,

from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors 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, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer ,or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting 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 the 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 Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, 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 PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

8. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 22-07.

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD 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; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, 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: Department of Planning & Community Development
P.O. Box 9
Alachua, Florida 32616

Owners/Developers:

JTFA, LLC
4881 NW 8th Avenue
Ste 4
Gainesville, FL 32605

11. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

12. If any section, sentence, clause, phrase, or provision of this PD Agreement 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 PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon

which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 22-07 do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies and thereafter shall be limited only to action for declaratory judgment. In no event shall Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

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

Witnesses:

OWNER/DEVELOPER:
JTFA, LLC.

By: _____

Gonzalo Barquez
(NAME)

Keith Lerner Mgr
(NAME) (TITLE)
of JTFA, LLC.

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 1st day of August 2022 by Keith Lerner, who is personally known to me or ~~who has produced~~ _____ as identification, and who took an oath.

(SEAL)

GUSTAAF LAMBERT VAES
Notary Public - State of Florida
Commission # HH 206852
My Comm. Expires Mar 8, 2026
Bonded through National Notary Assn.

_____
Notary Public, ~~State of~~ Florida at large
Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

Attest:

CITY OF ALACHUA

Mike DaRoza
City Manager

By: _____
Gib Coerper, Mayor

Approved as to Form:

Marian B. Rush, City Attorney

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 8 day of August 2022 by Gib Coerper, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
Commission No.:
Commission Expiration:

(SEAL)

DIANE L. AMENDOLA
Commission # HH 196584
Expires March 8, 2026
Bonded Thru Budget Notary Services

EXHIBIT "A"

LEGAL DESCRIPTION:

LEGAL DESCRIPTION

Planned Development – Residential (PD-R)

A portion of Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 50.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 399.88 feet; 2) North 32°00'43" West, 291.19 feet; 3) North 59°59'23" West, 150.38 feet; 4) North 65°09'00" West, 556.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.79 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°25'34" East, 1067.92 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'46" East, 657.00 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 563.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°22'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°05'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'53" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.33 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 516.54 feet to the Point of beginning.

Containing 155.50 Acres (6,773,365 Square Feet), more or less.

EXHIBIT "B"

[EXECUTED/SIGNED ORDINANCE 22-07]

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRILCULUTRAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC")(±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; 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 by JTFA, LLC , a Florida corporation, and Kevin and Shima Carter, ("Owners"); and

WHEREAS, the Owners desire to obtain approval for a Planned Development ("PD") in the City known as NW 188th Stree/US 441 Planned Development ("PD-R" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 275 residential units on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on February 24, 2022; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on March 8, 2022 , and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on April 14, 2022, and on July 14, 2022 and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on April 25, 2022 , and August 8, 2022, and provided for and received public participation at both public hearings; and

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural ("A")(Alachua County) and Agricultural ("A") to Planned Development–Residential ("PD-R") and Community Commercial ("CC") for Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Development Parameters

The development within the Area zoned PD-R shall consist of single-family residential development, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

1. The development shall consist of single-family detached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Lot Development Area 3.16 du/acre	Single Family Detached Residential on Platted Lots, Community Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	275 dwelling units	±87.00	*Minimum Lot Area* • 10,000 square feet • 14,520 square feet where noted on PD Master Plan • 21,780 square feet where noted on PD Master Plan *Minimum Lot Width* 50 feet	±56.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Setbacks Front (Primary) = 20' Side = 7.5' Rear=15' *Maximum Building Height* 65 feet *Maximum Lot Coverage* 40% *Minimum Parking Spaces* Residential: 2 per unit for dwelling units *Minimum Separation* Amenity Center and all associated structures or outdoor activities shall not be located within 250' of the NW 188th Street property boundary	
Common Area/ Stormwater/ Open Space o du/acre	Common Area, Utilities, Pedestrian Pathways, Community Amenity Center, Signage, Stormwater Drainage Areas	Amenity Center: 4,000 square feet of floor area	±48.8	*Setbacks* Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Minimum Parking Spaces* Amenity Center: 1 space per 500 square feet of floor area and 1 space per 1,500 square feet of outdoor activity area	±31.00%
Right-of-Way o du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±15.9	**Streets** Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet	13.00%

2. The Project shall be developed in up to five phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission. A connection to US 441 shall be made with first phase.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) or Site Plan (single family detached on unplatted lands) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs.

b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

f. No construction vehicles shall access the subject property from NW 188th Street during development of the property.

g. Amenity Center and any associated parking or outdoor component such as a playground or pool shall be setback a minimum of 250' from the NW 188th Street right-of-way boundary line.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement permitting pedestrian access through blocks longer than 600 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 900 feet.

ii. Pavement widths may not be less than 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

b. An easement shall be provided granting access for the subject property to US Highway 441. This easement shall be approved and recorded prior to approval of any final/second reading for this rezoning.

c. Access point to NW 188th Street shall be designated as emergency access only, but shall be paced and designed to have a minimum paved width of 20'. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire, or similar materials. A gated or ungated pedestrian access may be provided granted it is designed not to be accessible by vehicular traffic.

d. A traffic impact analysis shall be provided at time of any Final PD plan submitted for the development.

15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

19. The Final PD Plan shall be a Preliminary Plat for single-family detached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

20. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

22. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

23. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

25. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

Section 4. 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 5. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 6. Providing for Severability

It is the declared intent of the Alachua City Commission 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 a 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 this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 7. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the 25th day of April, 2022.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 8th day of August, 2022.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza , City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION (PD-R):

LEGAL DESCRIPTION

Planned Development – Residential [PD-R]

A portion of Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 50.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 100' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 359.88 feet; 2) North 32°00'43" West, 291.19 feet; 3) North 59°53'23" West, 150.38 feet; 4) North 65°09'00" West, 556.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.79 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.79 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°23'34" East, 1067.81 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'45" East, 657.00 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 563.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°12'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°03'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'33" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.35 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W. 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 556.54 feet to the Point of beginning.

Containing 155.30 Acres (6,773,365 Square Feet), more or less.

EXHIBIT "A"

LEGAL DESCRIPTION (CC):

LEGAL DESCRIPTION

Community Commercial (CC)

A portion of Section 8, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 06°12'57" West, along the West line of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, a distance of 856.89 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence South 65°27'27" East, along said centerline, 58.16 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 1105.48 feet to a point on the South Right-of-Way line of State Road No. 25 (U.S. Highway No. 441); thence South 79°04'33" East, along said South Right-of-Way line, 1108.86 feet to the Point of Beginning; thence continue South 79°04'33" East, along said South Right-of-Way line, 1049.44 feet; thence South 05°28'46" East, 287.66 feet; thence North 80°43'36" West, 1038.41 feet; thence North 05°56'09" West, 319.61 feet to the Point of Beginning.

Containing 7.00 Acres (304,927 Square Feet), more or less.

EXHIBIT "B"

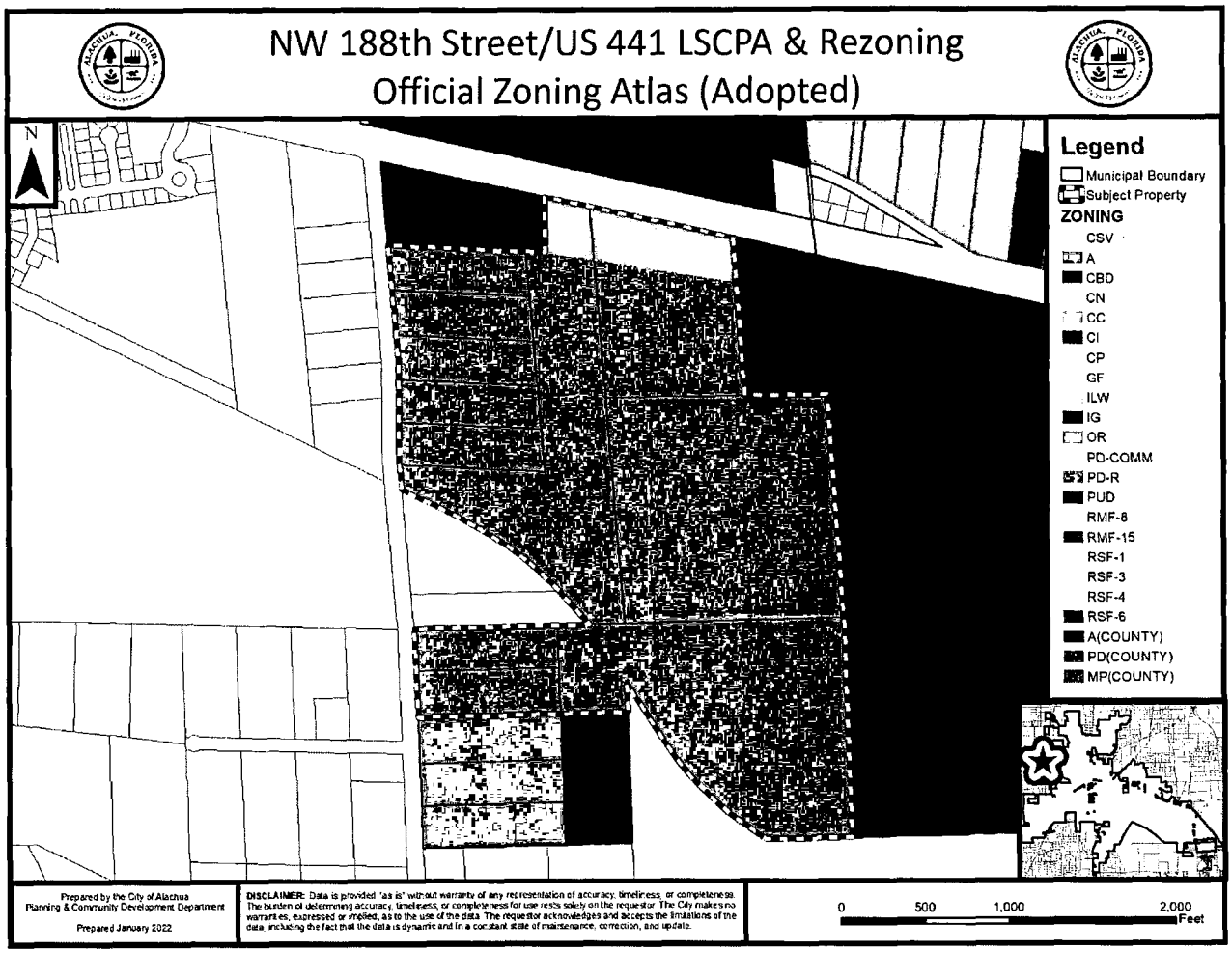
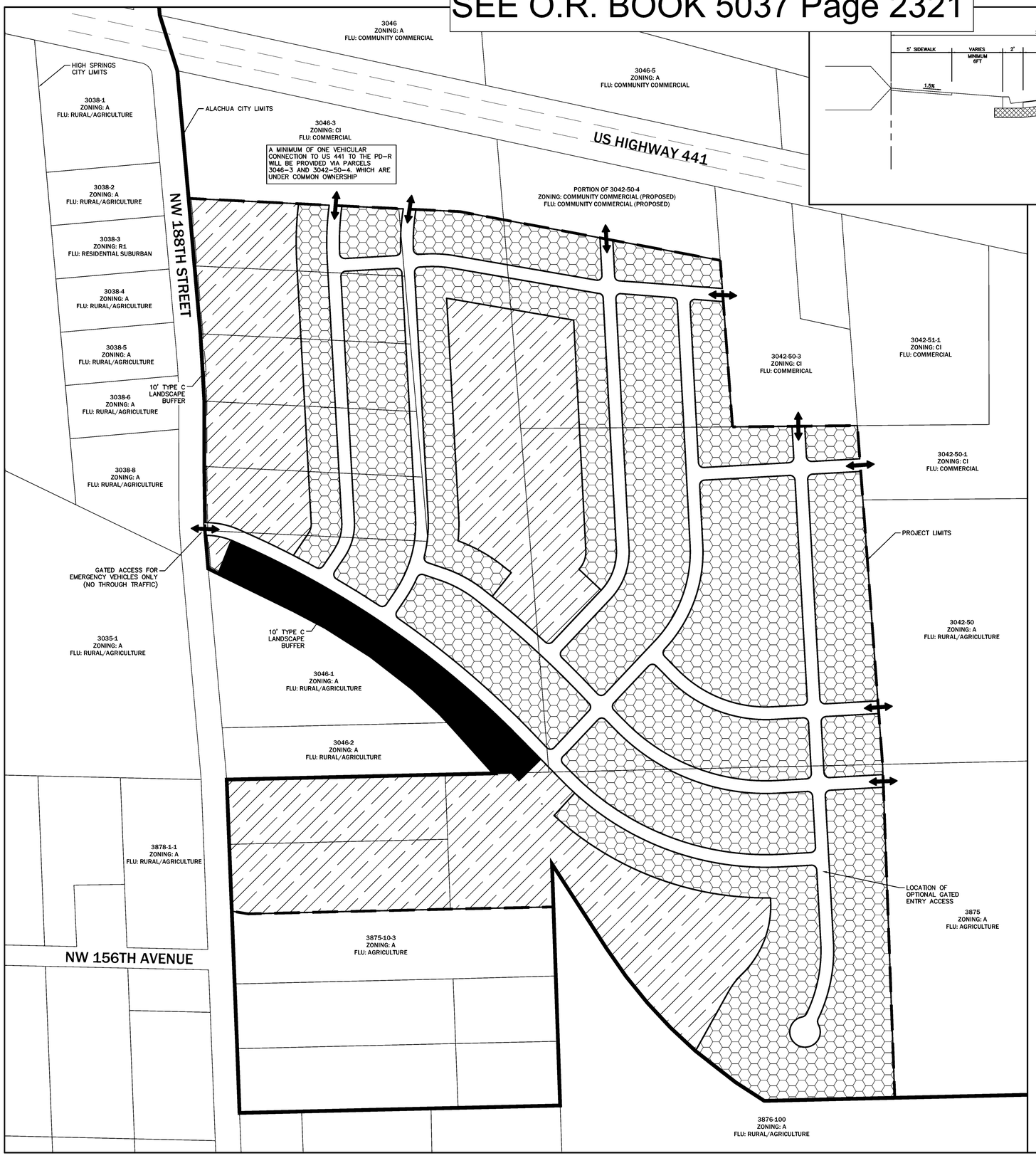
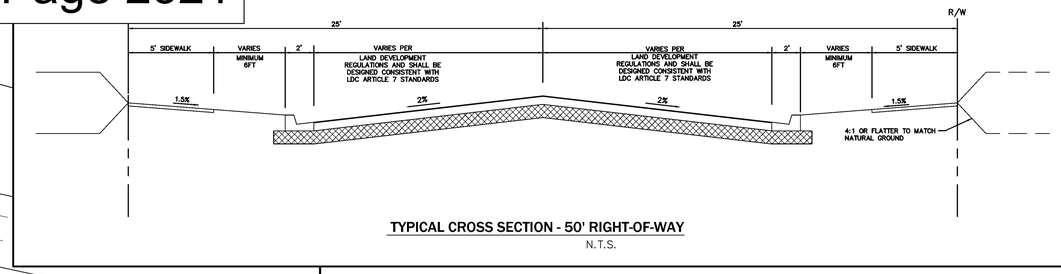

NW 188th Street/US 441 LSCPA & Rezoning
Official Zoning Atlas (Adopted)
N
Legend
Municipal Boundary
Subject Property
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared January 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.
0 500 1,000 2,000
Feet

EXHIBIT "C"

[PD MASTER PLAN]

SEE O.R. BOOK 5037 Page 2321





TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

N.T.S.

GENERAL NOTES

1. SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, CLUBHOUSE & POOL, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "LOT DEVELOPMENT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT ALONG THE PROJECT PERIMETER ABUTTING (PARCEL NUMBERS 3042-50, 3875, 3876-100) LAND WITH AGRICULTURE OR RESIDENTIAL ZONING WILL BE ½ ACRE. ALSO, A 10-FOOT WIDE (MINIMUM) "TYPE C" LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH PARCELS 3046-1 AND 3046-2 AND MINIMUM LOT SIZE FOR LOTS ABUTTING THESE PARCELS WILL BE ⅓ ACRE.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF UP TO 5 PHASES OVER A MAXIMUM OF 10 YEARS, WITH THE FIRST PHASE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE LOCATION OF EACH PHASE SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN. SPECIFICALLY, PHASING SHALL GENERALLY OCCUR FROM NORTH TO SOUTH WITH BOUNDARIES FOR EACH PHASE DETERMINED BY ACCESS AND UTILITY INFRASTRUCTURE
3. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
4. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS, PICNIC AREAS, PAVILIONS & GAZEBOS ARE ONLY PERMITTED IN OPEN SPACE AREAS THAT IS LOCATED IN THE CENTER/INTERIOR OF THE PROJECT. AMENITY CENTER AND ANY ASSOCIATED PARKING OR OUTDOOR COMPONENT SHALL BE SETBACK FROM NW 188TH STREET RIGHT-OF-WAY A MINIMUM OF 250'.
5. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE AND MAY BE SLIGHTLY ADJUSTED.
8. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATLEY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. STORMWATER: THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS.
10. USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST STANDARDS. AND CITY OF ALACHUA REGULATIONS.
12. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13. ALTERNATE SIGNAGE PLAN: UNIQUE CONDITIONS EXIST REGARDING FRONTAGE OF THE PD-R LIMITS IN RELATION TO US 441 FRONTAGE. THE ENTRANCE POINT FOR THE PD-R IS THROUGH COMMERCIAL ZONED PROPERTY FROM US 441 TO THE PD-R ZONING BOUNDARY. AS SUCH, TO ALLOW FOR THE INTENT OF NEIGHBORHOOD IDENTIFICATION SIGNAGE TO BE PROVIDED WITH VISIBILITY TO THE PUBLIC, STANDARD PERMANENT SIGNAGE FOR RESIDENTIAL NEIGHBORHOODS ALLOWED PER LDC SEC. 6.5.4(A) MAY BE PLACED WITHIN THE FUTURE RIGHT OF WAY FROM US 441 TO THE PD-R BOUNDARY (TO BE CONSTRUCTED TO SERVE THE PD-R PROJECT) IN ORDER TO ALLOW FOR THE SIGNAGE TO BE VISIBLE ALONG THE US HIGHWAY 441 ROAD FRONTAGE. LAND FOR THE PLACEMENT OF SIGNAGE ALONG US 441 IS UNDER COMMON OWNERSHIP AND IF SOLD IN THE FUTURE, AN EASEMENT FOR SIGNAGE LOCATION SHALL BE PROVIDED.
14. NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM NW 188TH STREET DURING DEVELOPMENT OF PROPERTY.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	10,000 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	7.5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	65 FT.
LOT COVERAGE, MAX. (% OF LOT)	40%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
10,000 S.F. (MIN) LOT AREA	175-240
¾ Ac. (MIN) LOT AREA	10-15
½ Ac. (MIN) LOT AREA	15-20
TOTAL	200-275

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT LIMITS	155.5	100%
	LOT DEVELOPMENT AREA	87.0	56%
	COMMON AREA/ STORMWATER/ OPEN SPACE	48.8	31%
	RIGHT-OF-WAY	19.7	13%

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

MINIMUM LOT SIZE 1/2 ACRE

MINIMUM LOT SIZE 1/3 ACRE

ALACHUA CITY LIMITS

HIGH SPRINGS CITY LIMITS

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP

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

NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176

Project phase: ZONING

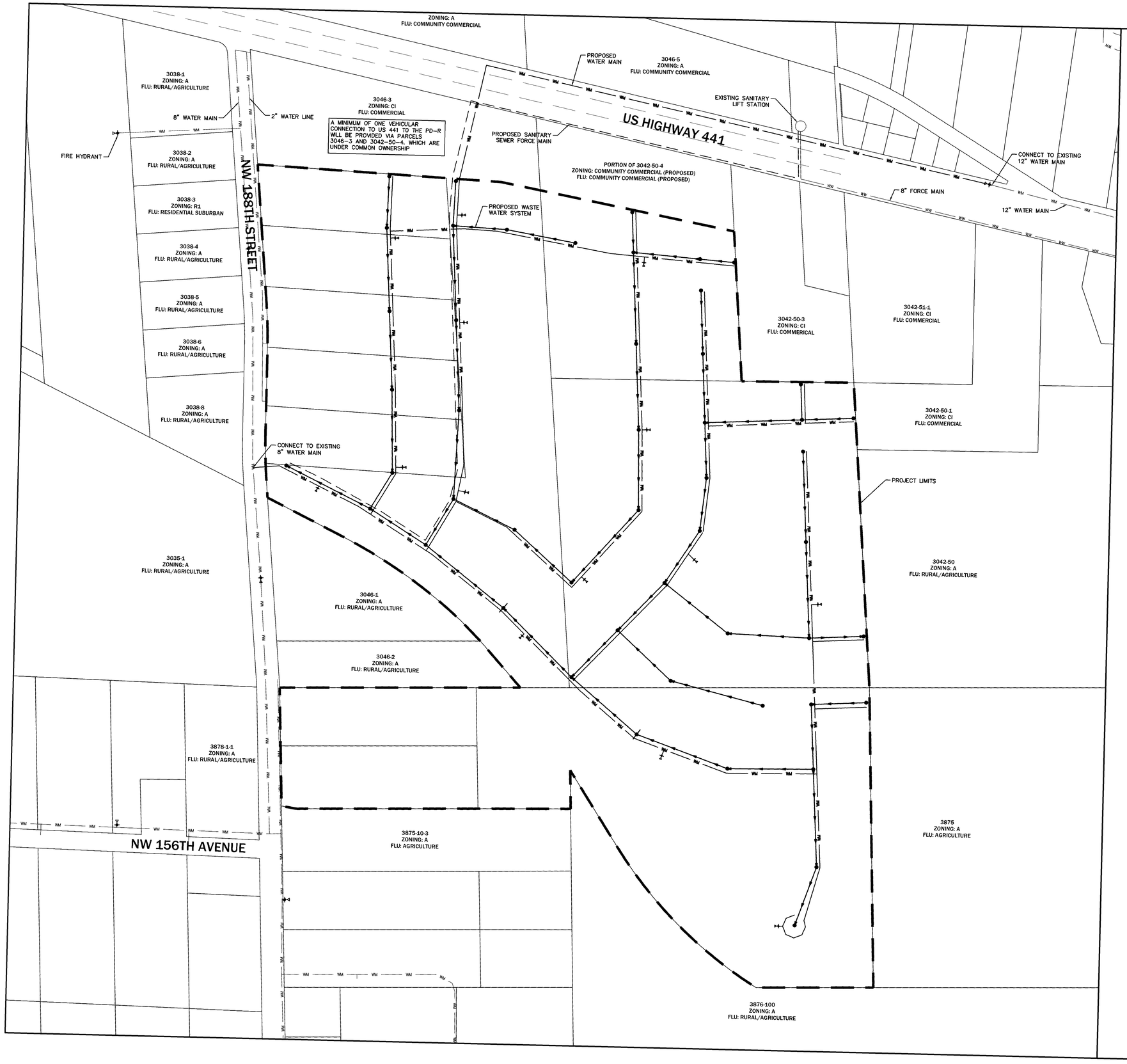
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL

Sheet title: PD MASTER PLAN

Designed: CBS
Drawn: LBO
Checked: TAR
Date: 04/07/22

Sheet No.: P100

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UTILITY PLAN GENERAL NOTES

1. POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG THE NORTH SIDE OF US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
4. PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
5. SEE SHEET P210 FOR ROADWAYS AND & TRANSPORTATION NOTES AND TABLES.
6. LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.

LEGEND

- PROPOSED WASTE WATER LINE
- PROPOSED WATER MAIN LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MAN HOLE

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NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: UTILITY PLAN

Designed: CBS	Sheet No.: P200
Drawn: LBO	
Checked: TAR	
Date: 04/07/22	

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ROADWAYS & TRANSPORTATION

The affected roadways are Segments 7 and 6, which are the segments with a projected impact over 5% of the total Maximum Service Volume (MSV). The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – AM & PM PEAK

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	275	Single Family	9.44 / Unit	2,596
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFF
210	275	Single Family	1.0 / Unit	275

Affected Roadway Segments (Above 5% MSV)
- US 441 Segment 7 (From 235A to NW 188th Street)
- US 441 Segment 6 (From I-75 to CR 235A)

Trip Distribution on Affected Roadway Segments
- 100% Distribution on US 441 Segment 7 (2,596 ADT, 275 PM Peak)
  - 70% East (1,817 ADT, 193 PM PEAK) / 30% West (779 ADT, 82 PM PEAK)
- 55% Distribution (of 1,817 ADT) on US 441 Segment 6 (1,000 ADT, 106 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	43,000
Existing Traffic and Reserved Trips	23,815
Project Trips (ADT)	2,596
Available Capacity	16,589

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	3,870
Existing Traffic and Reserved Trips	2,243
Project Trips (PM Peak)	275
Available Capacity	1,352

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	32,038
Project Trips (ADT)	1,000
Available Capacity	5,962

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	3,015
Project Trips (PM Peak)	106
Available Capacity	389

Sanitary Sewer:

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations using a maximum development scenario, an increase of 68,750 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	677,000
Reserved Capacity	180,101
Parcel Demand for Site	68,750
Residual Capacity	574,149

1. *Source: City of Alachua Public Services Department, January 2022*

Potable Water:

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 75,625 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,300,250
Reserved Capacity[2]	200,907
Parcel Demand for Site	75,625
Residual Capacity	723,218

1. *Source: City of Alachua Public Services Department, January 2022*

Solid Waste:

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (275 units x 2.3 residents per unit x 0.73 tons/year per capita = 461 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	461 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)*

PUBLIC SCHOOLS

Impacts from the proposed PD-R zoning area on public school facilities adopted Level of Service are summarized below:

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**

Approval of the application will result in a projected school enrollment impact of 39 elementary, 17 middle and 22 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.35
Reserved Capacity	2.20
Project Demand (PD-R Zoning Area)	3.8
Available Recreation Acreage	77.13

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Calculations for Proposed Project: 275 Units x 2.76 persons/household x 5 acres / 1,000 persons = 3.8 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

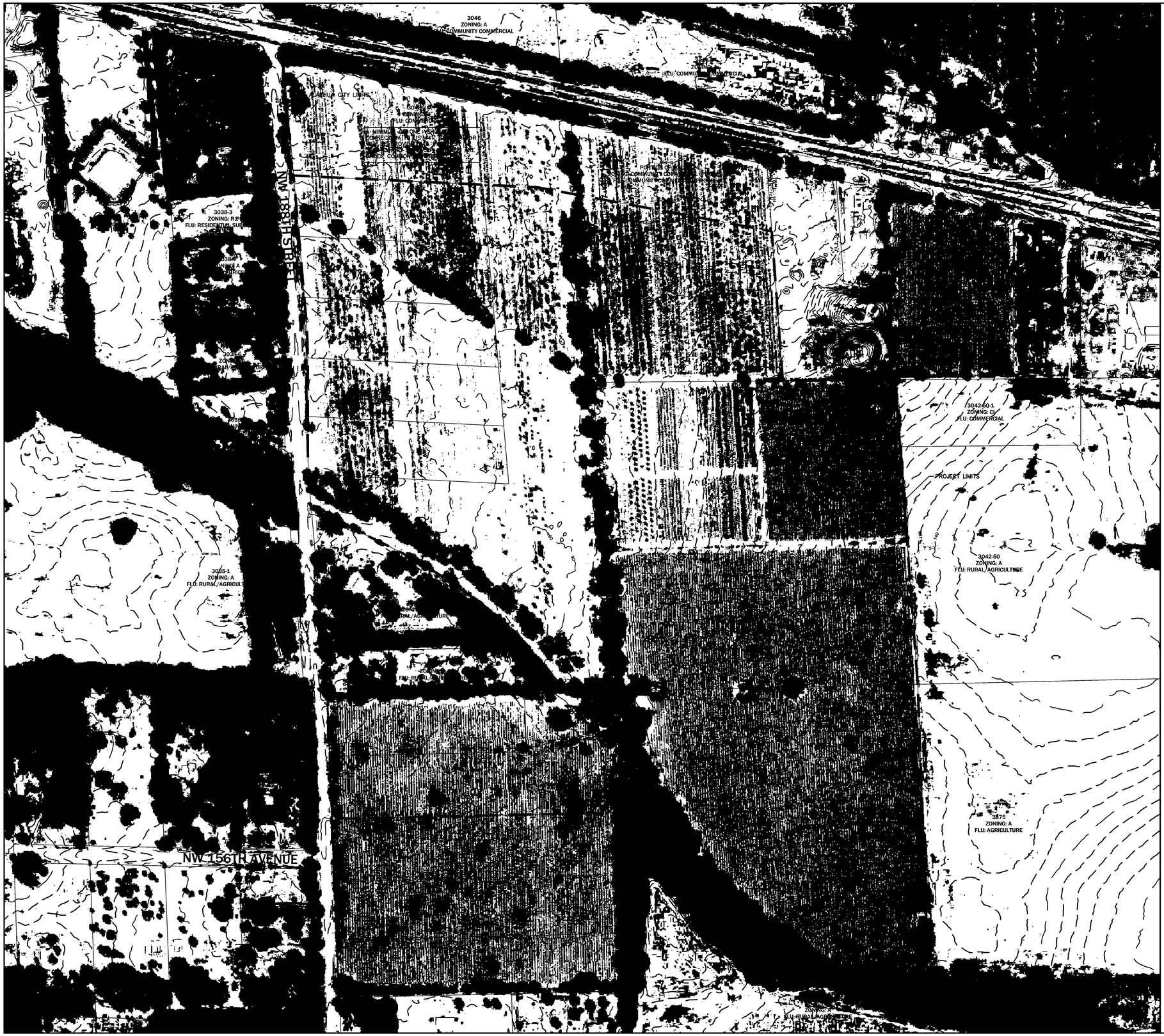
The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

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No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: NOTES AND TABLES
Designed: CBS
Drawn: LBO
Checked: TAR
Date: 02/16/22
Sheet No.: P210

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EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A PORTION OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES).

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NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: EXISTING CONDITIONS MAP

Designed: CBS	Sheet No.: P300
Drawn: LBO	
Checked: TAR	
Date: 02/16/22	

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City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** July 31, 2023

NAME & DESCRIPTION OF PROJECT Farmlands S/D Preliminary Plat

246 single family detached

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) TBD

Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004

03046-003-005, 03042-050-004,03042-050-005,03875-001-001,03875-010-001,03875-010-002,03046-003-000

Acreage 172.33

DEVELOPMENT DATA (check all that apply)

☑ Single Family — Number of Units 246

☐ Multi Family — Number of Units

☐ Exempt (See exemptions on page 2)

Level of Review

☑ Pre-Application Conference ☑ Preliminary ☐ Final ☐ Revised ☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	246	**units X 0.12 Elementary School Multiplier**	30	**Student Stations**
MIDDLE	246	**units X 0.06 Middle School Multiplier**	15	**Student Stations**
HIGH	246	**units X 0.09 High School Multiplier**	22	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Claudia Vega, P.E. of eda
Mailing Address: 720 SW 2nd Ave, South Tower
Suite 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: cvega@edafl.com

PROPERTY OWNER

Name: JTFA, LLC
Mailing Address 4881 NW 8th Ave Ste 4
Gainesville, FL 32605
Phone: 352-373-3000
Email total_planning@hotmail.com

CERTIFICATION

PROJECT NAME : Farmlands **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☑ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA Northwest Alachua — Capacity Required 30

- ☑ Capacity Available — Available Capacity 302
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 15

- ☑ Capacity Available — Available Capacity 455
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 22

- ☑ Capacity Available — Available Capacity 131
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: October 26, 2023

City of Alachua Staff

A complete application for the development project was accepted on

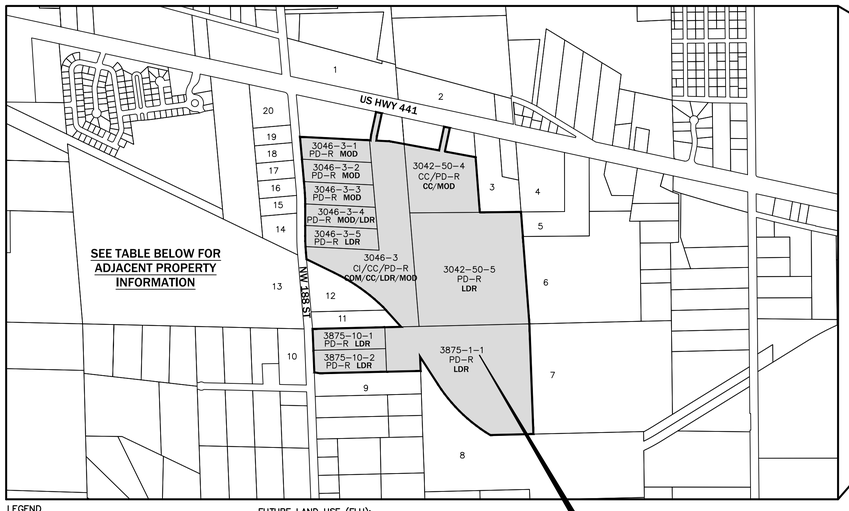
Date: July 31, 2023

Signed: Adam Hall

Printed Name: Adam Hall

*163.3180(6)(g), F.S. (2023)

FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
PRELIMINARY PLAT
CITY OF ALACHUA, FLORIDA
NOT FOR FINAL RECORDING



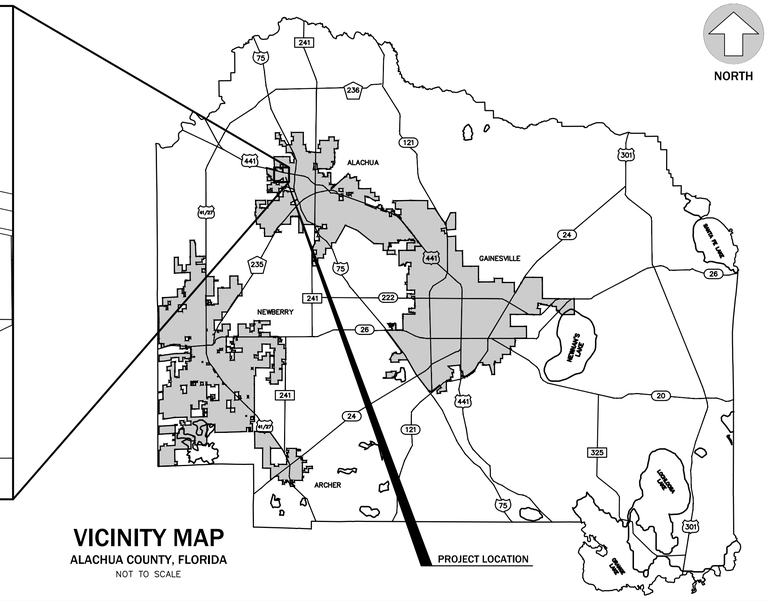
LEGEND

ZONING:

A	–	AGRICULTURAL
PD–R	–	PLANED DEVELOPMENT RESIDENTIAL
CI	–	COMMERCIAL, INTENSIVE
CC	–	COMMUNITY COMMERCIAL
R–1	–	SINGLE FAMILY RESIDENTIAL

FUTURE LAND USE (FLU):

AG	–	AGRICULTURAL
MOD	–	MODERATE DENSITY RESIDENTIAL
LDR	–	LOW DENSITY RESIDENTIAL
R/AG	–	RURAL/AGRICULTURE
CC	–	COMMUNITY COMMERCIAL
COM	–	COMMERCIAL



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C110	LEGAL DESCRIPTION
C120	PRELIMINARY MASTER PLAN
C130	PHASING PLAN
C140	SOILS MAP
C160	SIGNAGE PLAN
C170	DRAINAGE PLAN
C190	MASTER UTILITY PLAN
C200	OVERALL SITE PLAN
C205	LAYOUT AND UTILITY PLAN 1 OF 19
C210	LAYOUT AND UTILITY PLAN 2 OF 19
C215	LAYOUT AND UTILITY PLAN 3 OF 19
C220	LAYOUT AND UTILITY PLAN 4 OF 19
C225	LAYOUT AND UTILITY PLAN 5 OF 19
C230	LAYOUT AND UTILITY PLAN 6 OF 19
C235	LAYOUT AND UTILITY PLAN 7 OF 19
C240	LAYOUT AND UTILITY PLAN 8 OF 19
C245	LAYOUT AND UTILITY PLAN 9 OF 19
C250	LAYOUT AND UTILITY PLAN 10 OF 19
C255	LAYOUT AND UTILITY PLAN 11 OF 19
C260	LAYOUT AND UTILITY PLAN 12 OF 19
C265	LAYOUT AND UTILITY PLAN 13 OF 19
C270	LAYOUT AND UTILITY PLAN 14 OF 19
C275	LAYOUT AND UTILITY PLAN 15 OF 19
C280	LAYOUT AND UTILITY PLAN 16 OF 19
C285	LAYOUT AND UTILITY PLAN 17 OF 19
C290	LAYOUT AND UTILITY PLAN 18 OF 19
C295	LAYOUT AND UTILITY PLAN 19 OF 19
C300	GRADING AND UTILITY DETAILS
V–001 – V–020	BOUNDARY AND TOPOGRAPHIC SURVEY

ADJACENT PROPERTY INFORMATION

MAP#	PARCEL NUMBER	ACREAGE	ZONING	FLU	OWNER NAME
1	03046–000–000	12.21	A	CC	PARKER JOY A TRUSTEE
2	03046–005–000	9.18	A	CC	JEFFORDS LILLIE BELLE TRUSTEE
3	03042–050–003	7.99	CI	COM	FIRST COAST ROAD RANGERS LLC
4	03042–051–001	9.6	CI	COM	AYLA LLC
5	03042–050–001	9.87	CI	COM	SMYDER CHARLES R
6	03042–050–000	35.86	A	AG	SMYDER CHARLES & REGINA
7	03875–000–000	49.54	A	AG	SMYDER CHARLES & REGINA
8	03876–100–000	53.93	A	R/AG	ALACHUA COUNTY
9	03875–010–003	7.94	A	AG	JOHNS JONATHAN MARK & CHRISTINA RAE
10	03878–001–001	4.86	A	R/AG	LAWRENCE KRISTINE C
11	03046–002–000	4.54	A	R/AG	LATNER WILLIAM RAY & WENDY DAY
12	03046–001–000	7.34	A	R/AG	SCHOELLHORN SHASTA
13	03035–001–000	90.98	A	R/AG	CAIN J GERALD TRUSTEE
14	03038–008–000	3.58	A	R/AG	PAPPAS & STEVENS TRUSTEES
15	03038–006–000	2.11	A	R/AG	PFAU PAUL H & MAEGIAN K
16	03038–005–000	2.15	A	R/AG	DORNBLASER & DORNBLASER TRUST
17	03038–004–000	2.15	A	R/AG	LANG S F & JO ANN
18	03038–003–000	2.16	R–1	LDR	IMPACT FAMILY CHURCH INC
19	03038–002–000	2.16	A	R/AG	KALAF JOHN W JR
20	03038–001–000	4.65	A	R/AG	LANG VICTORIA S TRUSTEE

DEVELOPMENT INFORMATION

1.	NAME OF PROJECT:	FARMLANDS SUBDIVISION PLANNED DEVELOPMENT
2.	TITLE UNDER WHICH IT WILL BE RECORDED:	FARMLANDS SUBDIVISION
3.	PROJECT DESCRIPTION:	A RESIDENTIAL SUBDIVISION OF 246 LOTS WITH ASSOCIATED UTILITIES AND STORMWATER FACILITIES.
4.	PROJECT ADDRESS:	16600 BLOCK OF US HIGHWAY 441 ALACHUA, FL 32615
5.	TAX PARCEL NUMBERS:	03046–003–000, 03046–003–001, 03046–003–002, 03046–003–003, 03046–003–004, 03046–003–005, 03042–050–004, 03042–050–005, 03875–001–001, 03875–010–001, 03875–010–002
6.	SECTION/TOWNSHIP/RANGE:	SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST
7.	ZONING:	PLANED DEVELOPMENT RESIDENTIAL (PD–R)
8.	FUTURE LAND USE DESIGNATION:	MODERATE DENSITY RESIDENTIAL (MOD) LOW DENSITY RESIDENTIAL (LDR)
9.	TOTAL SITE AREA:	172.33± ACRES
10.	PROJECT AREA:	156.35± ACRES

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	10,000 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	7.5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	65 FT.
LOT COVERAGE, MAX. (% OF LOT)	40%
PARKING, MIN. OFF–STREET (SPACES PER UNIT)	2

CONTACT INFORMATION

1.	PROPERTY OWNER & DEVELOPER:	JTFA LLC 4881 NW 8TH AVE STE 4, GAINESVILLE, FL 32605
2.	PROFESSIONAL ENGINEER OF RECORD:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373–3541 CONTACT: CLAUDIA VEGA, P.E.
3.	PLANNER:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373–3541 CONTACT: CLAY SWEGER, AICP, LEED AP
4.	SURVEYOR OF RECORD:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373–3541 CONTACT: JARED ROGERS, PSM

UTILITY INFORMATION

1.	ELECTRIC:	DUKE ENERGY
2.	POTABLE WATER:	CITY OF ALACHUA
3.	WASTE WATER:	CITY OF ALACHUA
4.	FIRE SUPPRESSION WATER SUPPLY:	CITY OF ALACHUA
5.	HIGH SPEED INTERNET:	COX COMMUNICATIONS

FEMA NOTE:
THE PROJECT IS WITHIN FEMA ZONE X – AREA OF MINIMAL FLOOD HAZARD

STORMWATER MAINTENANCE RESPONSIBILITY:

THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT–OF–WAY.

TRIP GENERATION

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOURS OF ADJACENT STREET			PM PEAK HOURS OF ADJACENT STREET		
			TOTAL	IN	OUT	TOTAL	IN	OUT
PROPOSED DEVELOPMENT SINGLE–FAMILY DETACHED HOUSING	246 DU	2,310	169	42	127	232	146	86

TRIP GENERATION WAS CALCULATED USING DATA FROM ITE's TRIP GENERATION MANUAL, 11th EDITION.

eda consultants inc.
EB 2389
720 S.W. 2nd Ave. South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
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No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title: FARMLANDS SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET

Designed: CSV
Drawn: SLP/NJG
Checked: CBS
Date: 10/18/23

Sheet No.: C100

\\server3\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\Preliminary Plats\L211761.dwg, C100 - COVER, 10/18/2023 3:45:00 PM, AutoCAD PDF (General Documentation).pc3, SLP

FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
PRELIMINARY PLAT
CITY OF ALACHUA, FLORIDA
NOT FOR FINAL RECORDING

LEGAL DESCRIPTION

PARCEL 1

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. NW 188TH STREET (100 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE N.06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N.01°16'48"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 04°44'06" AND A CHORD BEARING AND DISTANCE OF N.03°55'46"W., 193.47 FEET (RESPECTIVELY), AN ARC DISTANCE OF 193.52 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE DEPARTING SAID LINES, S.88°30'01"E., A DISTANCE OF 826.03 FEET; THENCE S.06°17'42"E., A DISTANCE OF 265.66 FEET; THENCE N.88°30'13"W., A DISTANCE OF 834.09 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. NW 188TH STREET (100 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE N.06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N.01°16'48"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 04°44'06" AND A CHORD BEARING AND DISTANCE OF N.03°55'46"W., 193.47 FEET (RESPECTIVELY), AN ARC DISTANCE OF 193.52 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE DEPARTING SAID LINES, S.88°30'01"E., A DISTANCE OF 826.03 FEET; THENCE S.06°17'42"E., A DISTANCE OF 265.66 FEET; THENCE N.88°30'13"W., A DISTANCE OF 834.09 FEET TO THE POINT OF BEGINNING.

PARCEL 3

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. NW 188TH STREET (100 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE N.06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 04°44'06" AND A CHORD BEARING AND DISTANCE OF N.03°55'46"W., 193.47 FEET (RESPECTIVELY), AN ARC DISTANCE OF 193.52 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE DEPARTING SAID LINES, S.88°30'01"E., A DISTANCE OF 826.03 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.16 FEET; THENCE N.88°30'32"W., A DISTANCE OF 826.03 FEET TO THE POINT OF BEGINNING.

PARCEL 4

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8 A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. NW 188TH STREET (100 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE N.06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N.01°16'48"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET; THENCE DEPARTING SAID LINES, S.88°30'13"E., A DISTANCE OF 834.09 FEET; THENCE S.06°17'42"E., A DISTANCE OF 260.17 FEET; THENCE N.88°30'32"W., A DISTANCE OF 856.83 FEET TO THE POINT OF BEGINNING.

PARCEL 5

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. NW 188TH STREET (100 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE N.06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.00°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 04°44'06" AND A CHORD BEARING AND DISTANCE OF N.03°55'46"W., 193.47 FEET (RESPECTIVELY), AN ARC DISTANCE OF 193.52 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE DEPARTING SAID LINES, S.88°30'01"E., A DISTANCE OF 826.03 FEET; THENCE S.06°17'42"E., A DISTANCE OF 265.66 FEET; THENCE N.88°30'13"W., A DISTANCE OF 834.09 FEET TO THE POINT OF BEGINNING.

PARCEL 6

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. NW 188TH STREET (100 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE N.06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.00°54'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 70.30 FEET; THENCE DEPARTING SAID LINES, S.88°30'21"E., A DISTANCE OF 875.47 FEET; THENCE N.06°17'42"W., A DISTANCE OF 1311.97 FEET; THENCE N.88°30'11"W., A DISTANCE OF 825.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID "PARENT PARCEL"; THENCE N.06°17'29"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, A DISTANCE OF 501.65 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441) AND NORTHWEST CORNER OF SAID "PARENT PARCEL"; THENCE S.79°09'10"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1282.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE NORTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S.05°56'22"E., ALONG SAID EAST LINE AND EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 1156.58 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE S.05°50'37"E., ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE 1335.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE S.87°33'58"W., ALONG THE SOUTH LINE OF SAID SECTION 8 AND THE SOUTH LINE OF SAID "PARENT PARCEL", A DISTANCE OF 211.70 FEET TO THE AFOREMENTIONED CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND THE SOUTHWESTERLY LINES OF SAID "PARENT PARCEL" THE FOLLOWING FOUR COURSES; N.43°14'19"W., A DISTANCE OF 399.74 FEET; THENCE N.52°05'20"W., A DISTANCE OF 291.19 FEET; THENCE N.60°00'00"W., A DISTANCE OF 150.38 FEET; THENCE N.65°13'37"W., A DISTANCE OF 556.94 FEET TO THE POINT OF BEGINNING.

PARCEL 7

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

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8 AND THENCE RUN NORTH 87°26'55" EAST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 50.03' TO THE EAST RIGHT-OF-WAY LINE (R/W) OF NW 188TH STREET; THENCE CONTINUE NORTH 87°26'55" EAST ALONG SAID LINE, A DISTANCE OF 1265.99' TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 5°57'06" WEST ALONG SAID WEST LINE A DISTANCE OF 2491.84' TO THE SOUTH R/W LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING; THENCE SOUTH 79°04'33" EAST ALONG SAID R/W LINE, A DISTANCE OF 875.32'; THENCE SOUTH 5°28'46" EAST, A DISTANCE OF 944.66'; THENCE SOUTH 88°18'49" WEST, A DISTANCE OF 832.15' TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST 1/4; THENCE NORTH 5°57'06" WEST ALONG SAID WEST LINE, A DISTANCE OF 1136.85' TO THE SOUTH R/W LINE OF US 441 AND POINT OF BEGINNING.

PARCEL 8

A TRACT OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8 AND THENCE RUN N 87°26'55" E ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 50.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET AND THE POINT OF BEGINNING; THENCE CONTINUING N 87°26'55" E ALONG SAID SOUTH LINE, A DISTANCE OF 1265.99 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE RUN N 05°57'06" W, ALONG SAID WEST LINE, A DISTANCE OF 1355.00 FEET; THENCE RUN N 88°18'49" E, A DISTANCE OF 1323.39 FEET; THENCE RUN S 05°28'46" E, A DISTANCE OF 2646.72 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN S 87°27'46" W, ALONG SAID SOUTH LINE, A DISTANCE OF 563.44 FEET TO THE CENTERLINE OF OLD RAILROAD 200 FOOT RIGHT-OF-WAY, BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1903.25 FEET, A CENTRAL ANGLE OF 26°22'58", AND A CHORD DISTANCE OF 868.66 FEET AND BEARING OF N 47°05'05" W, THENCE RUN NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 876.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N 33°53'26" W, ALONG SAID CENTERLINE, A DISTANCE OF 387.32 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN S 03°10'53" E, ALONG SAID EAST LINE, A DISTANCE OF 167.35 FEET; THENCE RUN S 87°25'30" W, A DISTANCE OF 1199.80 FEET; THENCE RUN N 82°03'26" W, A DISTANCE OF 64.91 FEET TO THE AFORESAID EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE RUN N 03°27'31" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 516.55 FEET TO THE POINT OF BEGINNING.

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GAINESVILLE, FLORIDA 32601
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No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title: FARMLANDS SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FLORIDA

Sheet title: LEGAL DESCRIPTION

Designed: CSV
Drawn: SLP/NJG
Checked: CBS
Date: 10/18/23

Sheet No.: C110

\\server3\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\Preliminary Plat\L2117671.dwg, C110 - LEGAL, 10/18/2023 3:45:01 PM, AutoCAD PDF (General Documentation).pc3, SLP



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NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title:

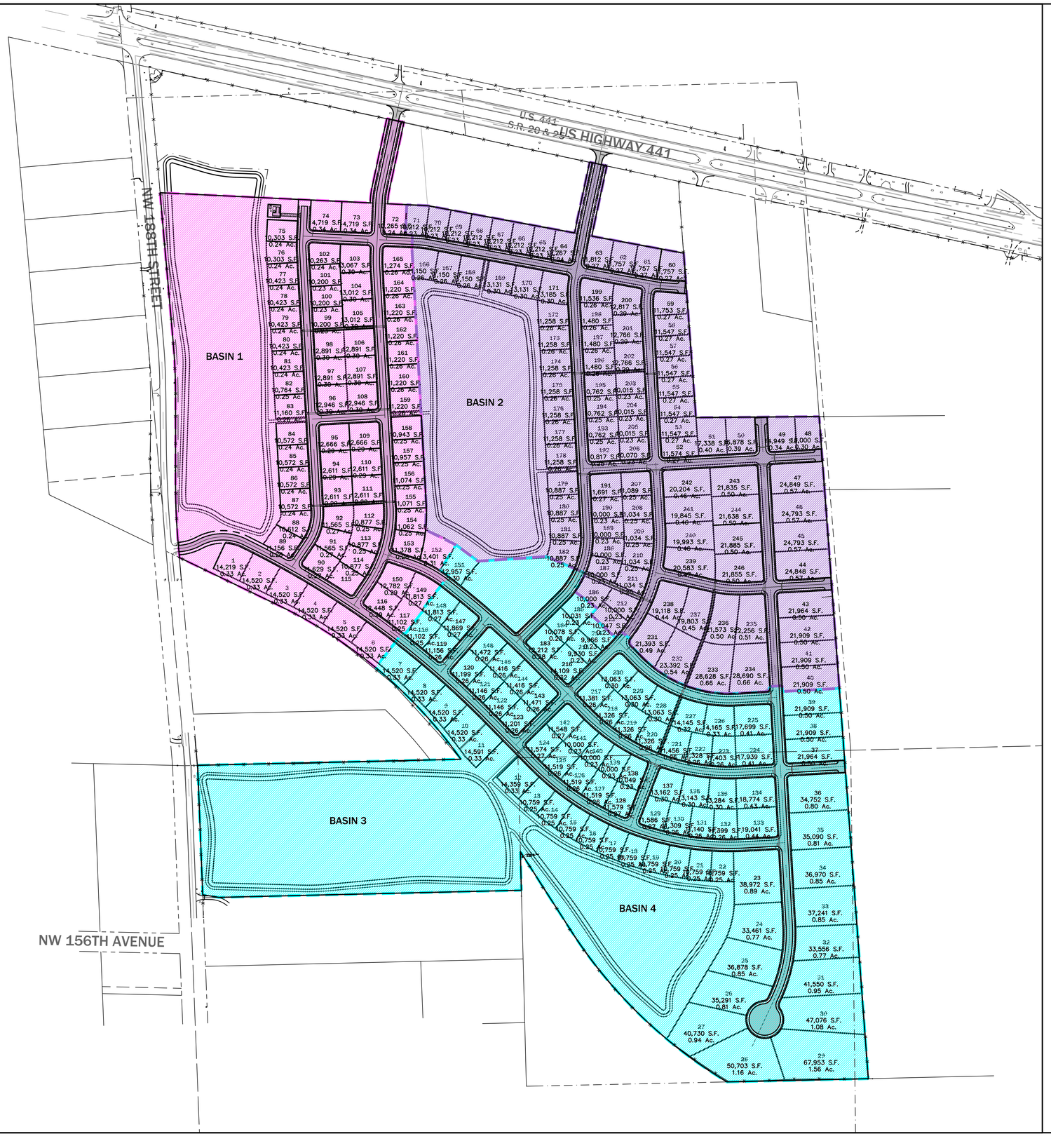
FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:

PRELIMINARY MASTER PLAN

Designed: CSV	Sheet No.: C120
Drawn: SLP/NJG	
Checked: CBS	
Date: 10/18/23	

\\server3\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\Preliminary Plat\(2117601.dwg, C120 - MASTER PLAN, 10/18/2023 3:45:04 PM, AutoCAD PDF (General Documentation).pc3, SLP



LEGEND

- PHASE 1 LIMITS
- PHASE 2 LIMITS
- PHASE 3 LIMITS

NOTE:
CONSISTENT WITH THE APPROVED PD ZONING, THIS PROJECT IS PROPOSED FOR PHASED CONSTRUCTION. THE PRELIMINARY PLAT INCLUDES 3 PROPOSED PHASES. THE PHASING LIMITS ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED AT THE TIME OF CONSTRUCTION PLAN REVIEW. PHASES MAY BE COMBINED AND PROCESSED SIMULTANEOUSLY.

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NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

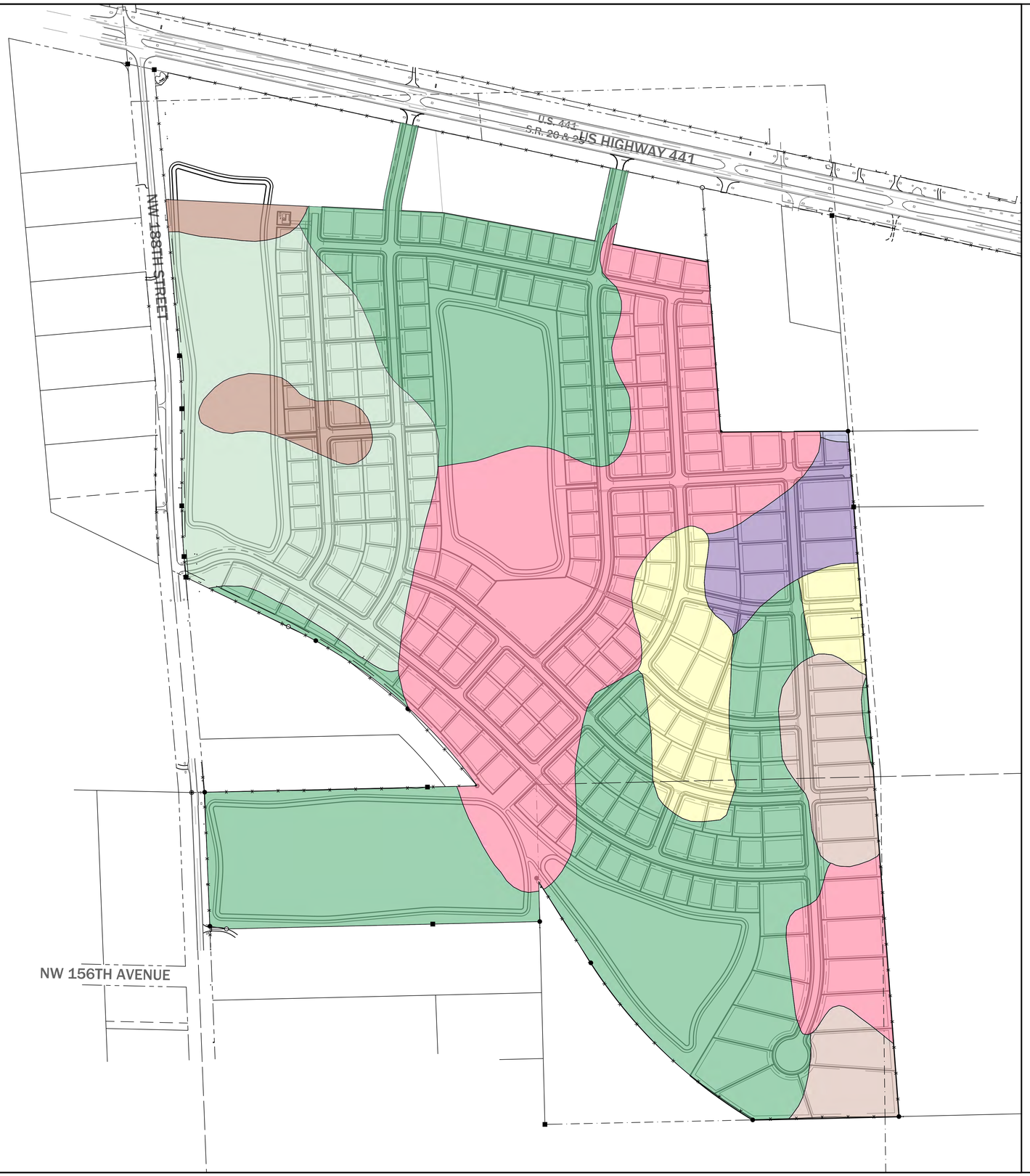
Project title:
FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title: PHASING PLAN

Designed: CSV
Drawn: SLP/NJG
Checked: CBS
Date: 10/18/23

Sheet No.: C130

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LEGEND

- ARREDONDO FINE SAND; 0% TO 5% SLOPES
- ARREDONDO FINE SAND; 5% TO 8% SLOPES
- FORT MEADE FINE SAND; 0% TO 5% SLOPES
- GAINESVILLE SAND; 5% TO 8% SLOPED
- KENDRICK SAND; 2% TO 5% SLOPED
- KENDRICK SAND; 5% TO 8% SLOPED
- MILLHOPPER SAND; 0% TO 5% SLOPED
- NORFOLK LOAMY FINE SAND; 2% TO 5% SLOPED

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NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

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Professional Engineer of Record:

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51532 — Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

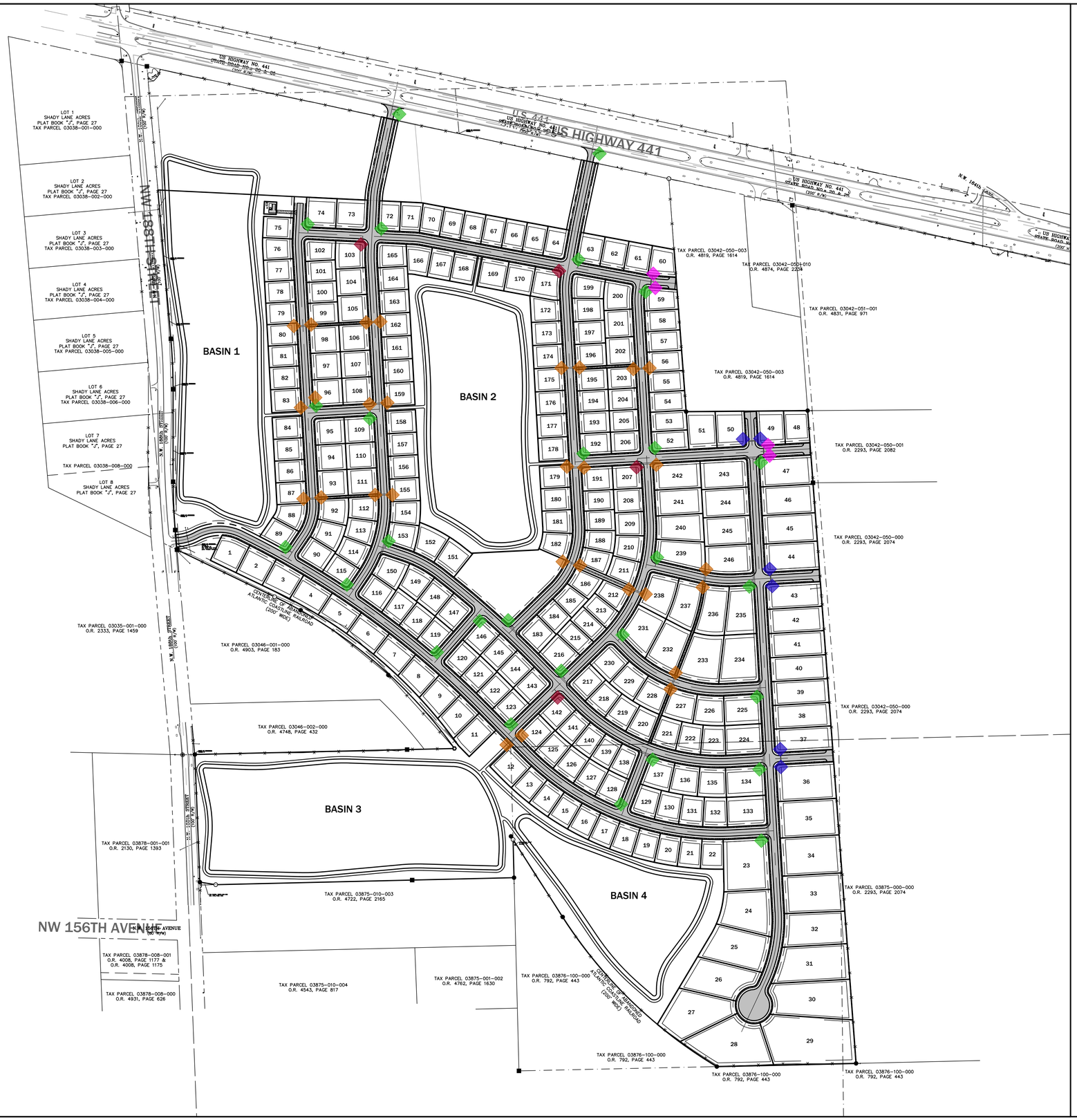
Project title: FARMLANDS SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FL

Sheet title: SOILS MAP

Designed: CSV
Drawn: SLP/NJG
Checked: CBS
Date: 10/18/23

Sheet No.: C140

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LEGEND

- ZONING LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED STREET SIGN AND "STOP" SIGN MUTCD R1-1
- PROPOSED "STOP" SIGN MUTCD R1-1
- PROPOSED PEDESTRIAN CROSSING SIGN MUTCD R9-8
- PROPOSED "DO NOT ENTER" SIGN PER MUTCD R5-1
- PROPOSED "ROAD CLOSED TO THRU TRAFFIC" SIGN PER MUTCD R11-4

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NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

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Professional Engineer of Record:

Claudia S. Vega, P.E. — 51532
Engineer — Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title:

FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:

SIGNAGE PLAN

Designed: CSV	Sheet No.: C160
Drawn: SLP/NJG	
Checked: CBS	
Date: 10/18/23	

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LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- LIMITS OF MULCHED PATH
- 183 — EXISTING CONTOUR ELEVATION
- PROPOSED DRAINAGE DIVIDE
- FLOW DIRECTION ARROW

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NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

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51532 — Certificate No.

Project No: 2021-0176

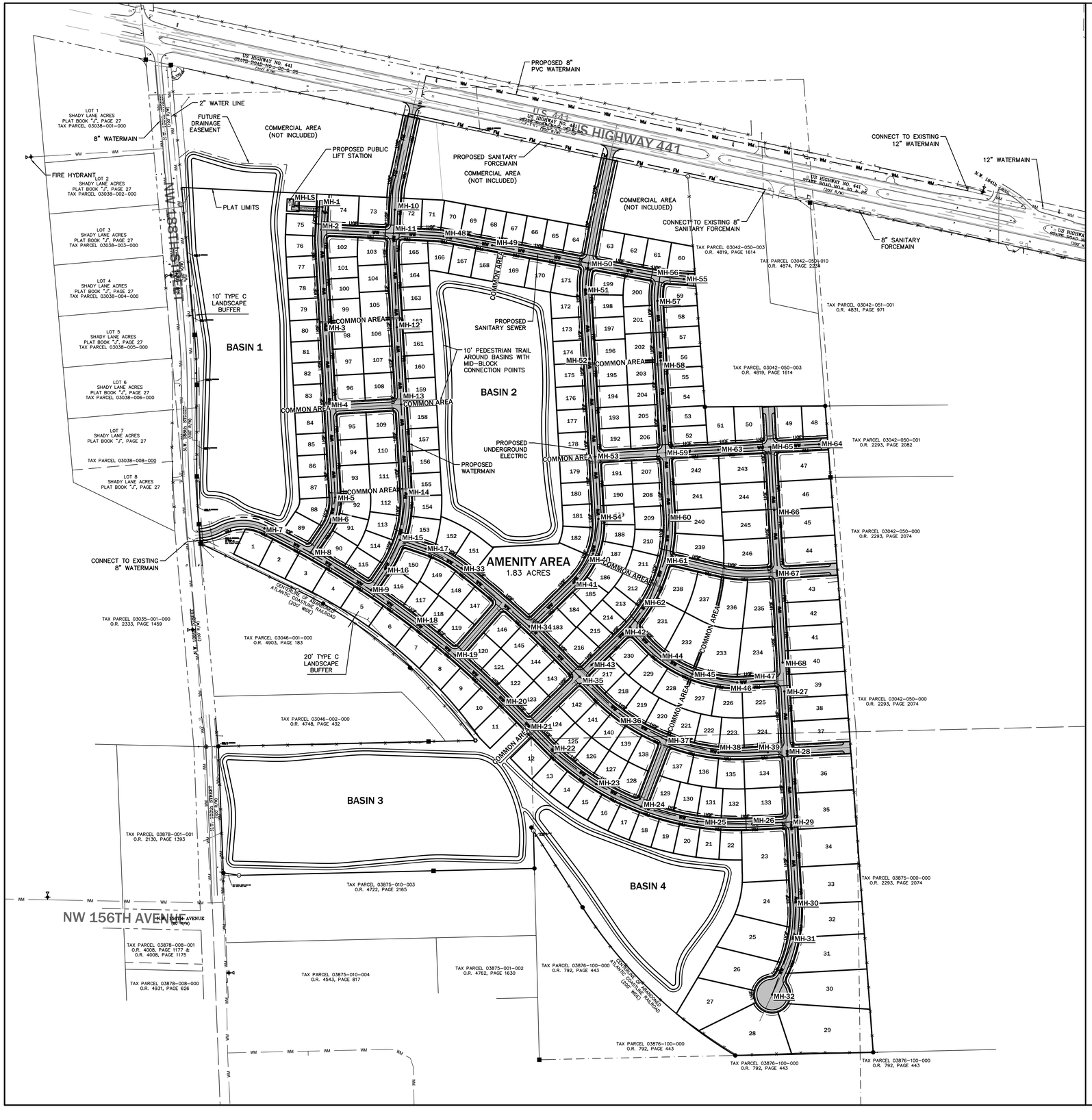
Project phase: PRELIMINARY PLAT

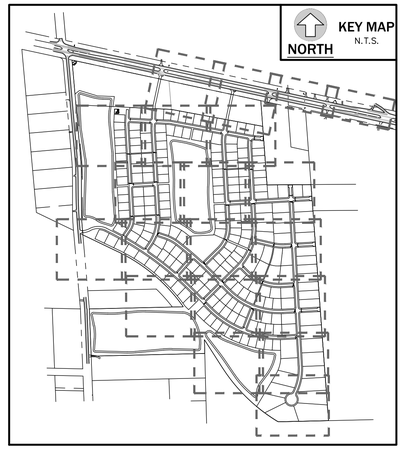
Project title: FARMLANDS SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FLORIDA

Sheet title: DRAINAGE PLAN

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Checked: CBS	
Date: 10/18/23	

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UTILITY PLAN GENERAL NOTES

1. POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG THE NORTH SIDE OF US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
4. PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
5. SEE SHEET P210 FOR ROADWAYS AND & TRANSPORTATION NOTES AND TABLES.
6. LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- WW — PROPOSED SANITARY SERVICE
- FM — PROPOSED SANITARY FORCEMAIN
- UGE — PROPOSED UNDERGROUND ELECTRIC
- WM — PROPOSED WATER SERVICE
- 183 — EXISTING CONTOUR ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE

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NORTH
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0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

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Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title:

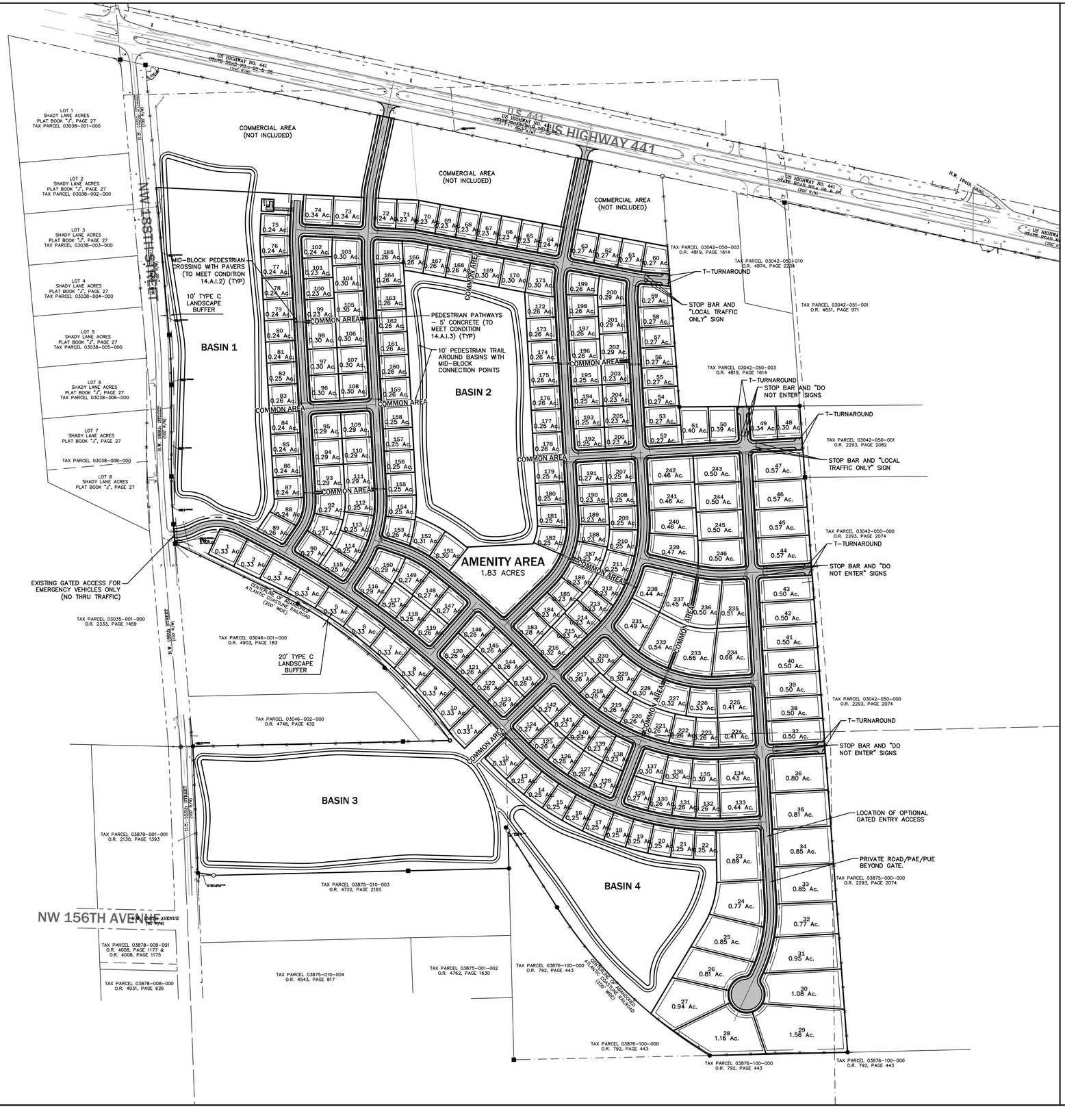
FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

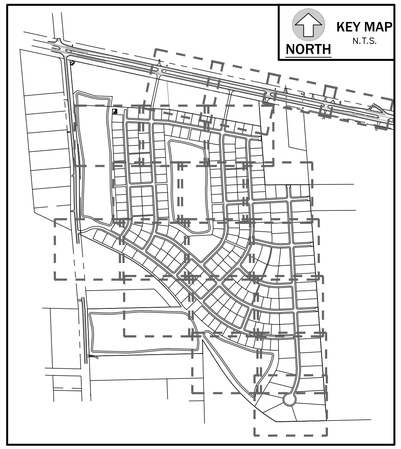
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Designed: CSV
Drawn: SLP/NJG
Checked: CBS
Date: 10/18/23

Sheet No.: C190

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LEGEND

- ZONING LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	10,000 S.F.*
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	7.5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	65 FT.
LOT COVERAGE, MAX. (% OF LOT)	40%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

*MINIMUM LOT SIZE 1/2 ACRE FOR LOTS 27-47.
*MINIMUM LOT SIZE 1/3 ACRE FOR LOTS 1-11.

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NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

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Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title:
FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

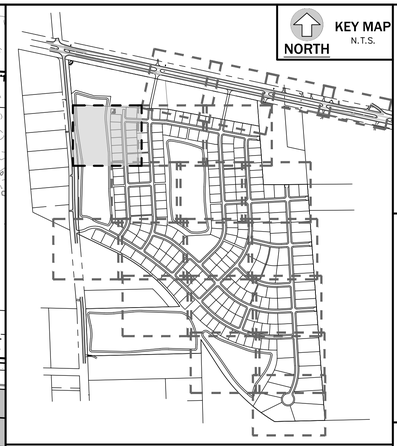
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OVERALL SITE PLAN

Designed: CSV
Drawn: SLP/NJG
Checked: CBS
Date: 10/18/23

Sheet No.: C200

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KEY MAP
NORTH
N.T.S.

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE (WW)
- PROPOSED SANITARY FORCEMAIN (FM)
- PROPOSED UNDERGROUND ELECTRIC (UGE)
- PROPOSED WATER SERVICE (WM)
- EXISTING CONTOUR ELEVATION (183)
- EXISTING TREE (to36)
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE
- PROPOSED TRANSFORMER

NORTH

SCALE: 1" = 30'

0 15 30 60

GRAPHIC SCALE

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title: FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

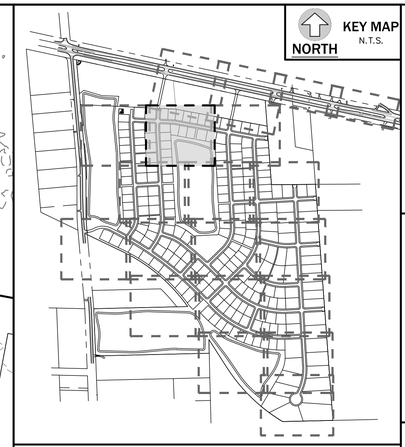
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Date: 10/18/23	

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LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- EXISTING CONTOUR ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE
- PROPOSED TRANSFORMER

NORTH

SCALE: 1" = 30'

0 15 30 60

GRAPHIC SCALE

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Engineer — Certificate No.

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Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title: FARMLANDS SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FL

Sheet title: LAYOUT AND UTILITY PLAN 2 OF 19

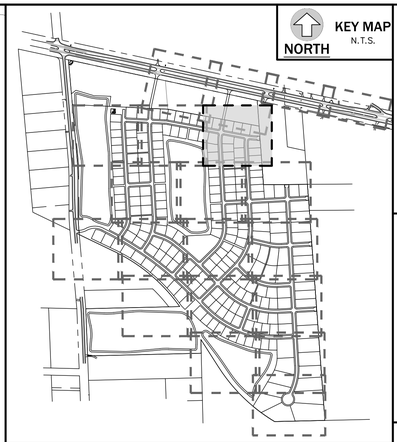
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Date: 10/18/23	

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TAX PARCEL (
O.R. 4819

KEY MAP
NORTH
N.T.S.



LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- WW — PROPOSED SANITARY SERVICE
- FM — PROPOSED SANITARY FORCEMAIN
- UGE — PROPOSED UNDERGROUND ELECTRIC
- WM — PROPOSED WATER SERVICE
- 183 — EXISTING CONTOUR ELEVATION
- 1o36 — EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE
- PROPOSED TRANSFORMER

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NORTH
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GRAPHIC SCALE

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51532 — Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title:
FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

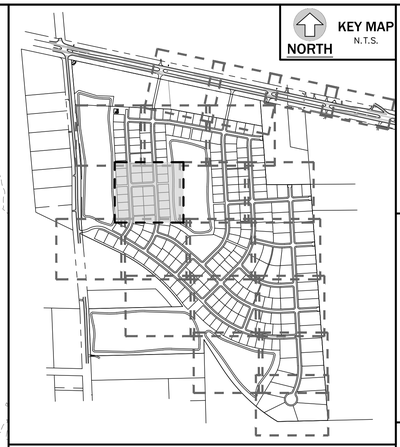
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LAYOUT AND UTILITY PLAN 3 OF 19

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Date: 10/18/23	

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KEY MAP
NORTH
N.T.S.



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NORTH
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0 15 30 60
GRAPHIC SCALE

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51532 — Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title:

FARMLANDS SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FL

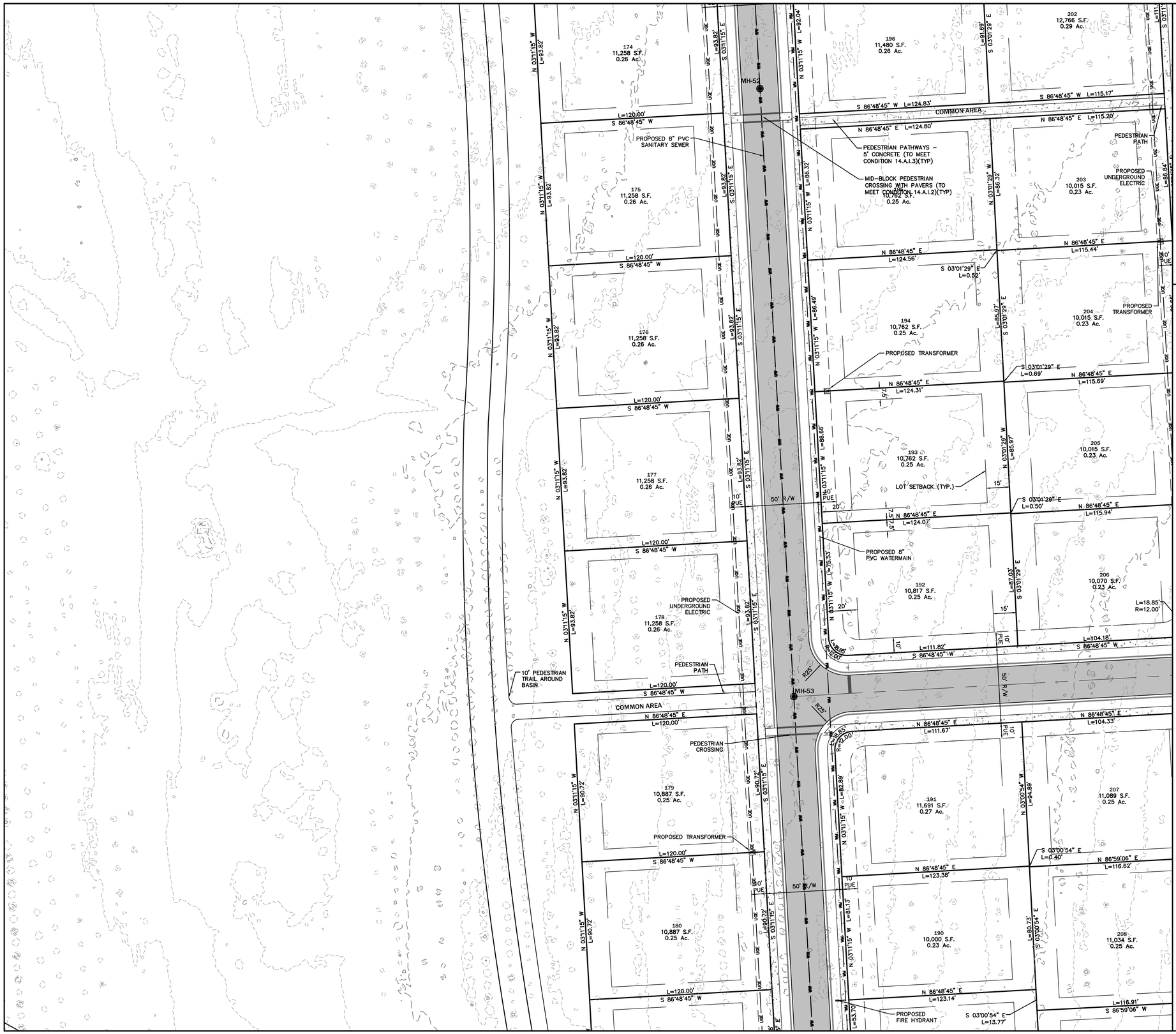
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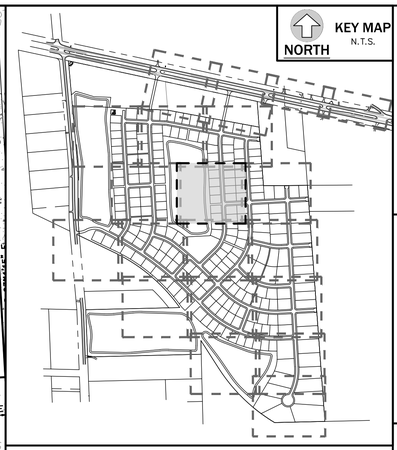
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Checked: CBS	
Date: 10/18/23	

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- 183 EXISTING CONTOUR ELEVATION
- 16.36 EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE
- PROPOSED TRANSFORMER

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LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- EXISTING CONTOUR ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE
- PROPOSED TRANSFORMER

NORTH

SCALE: 1" = 30'

0 15 30 60

GRAPHIC SCALE

No.	Date	Comment

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Project No: 2021-0176

Project phase: PRELIMINARY PLAT

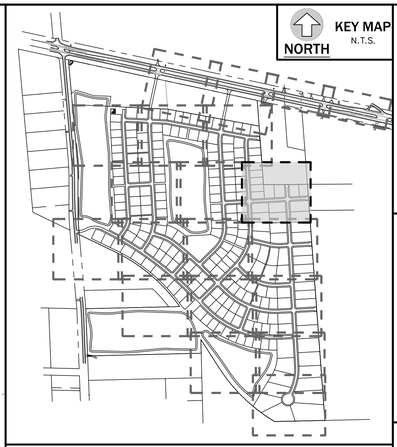
Project title: FARMLANDS SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FL

Sheet title: LAYOUT AND UTILITY PLAN 5 OF 19

Designed: CSV	Sheet No.: C225
Drawn: SLP/NJG	
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Date: 10/18/23	

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LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- 183 EXISTING CONTOUR ELEVATION
- 1o36 EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE
- PROPOSED TRANSFORMER

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NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 2021-0176

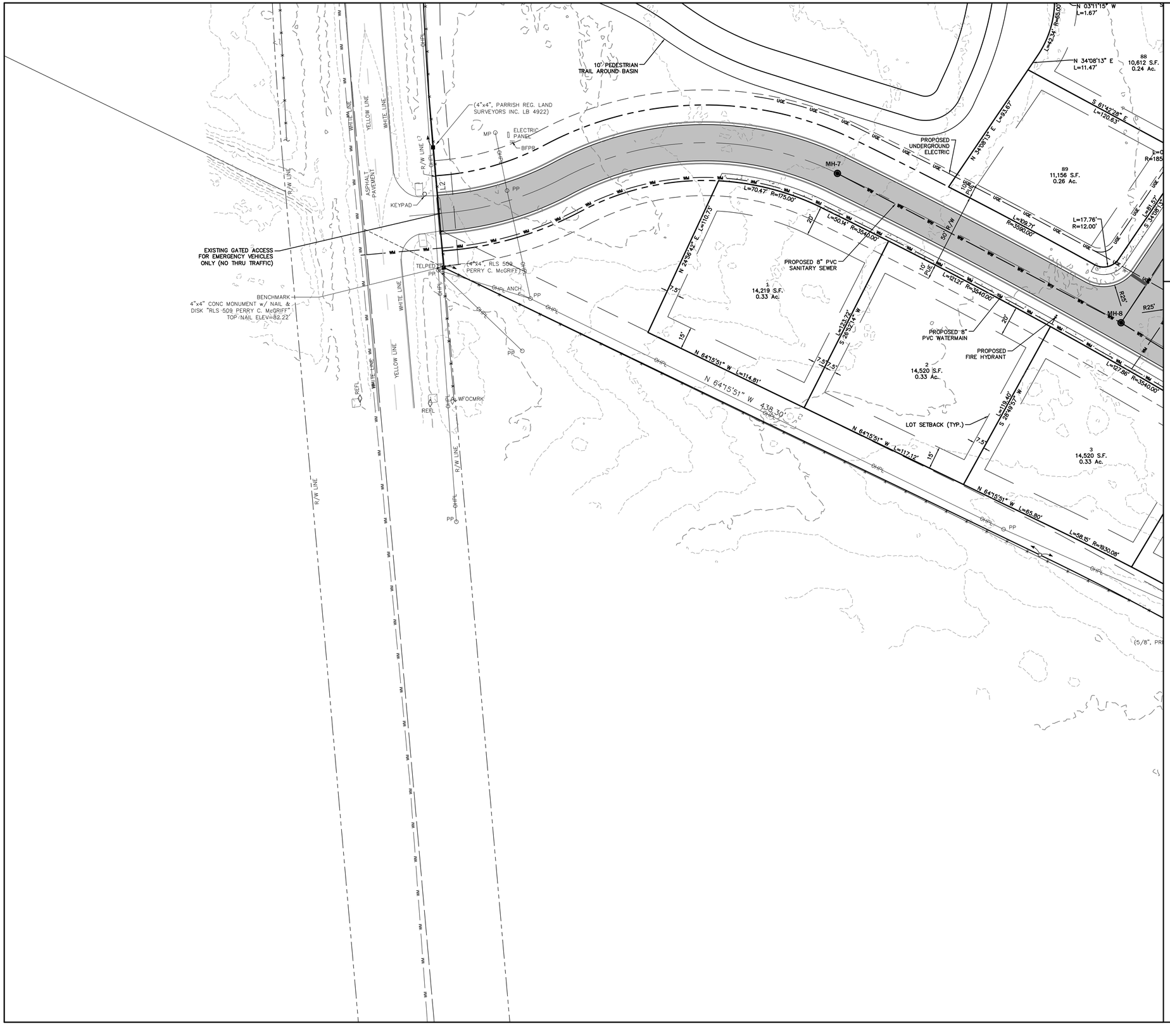
Project phase: PRELIMINARY PLAT

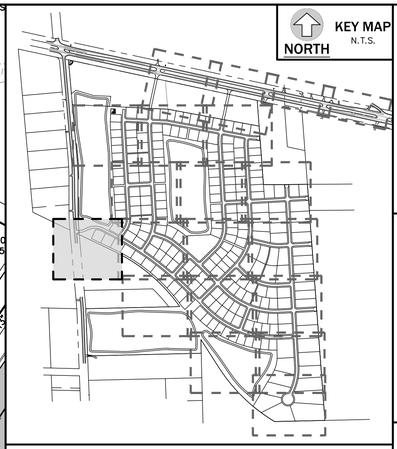
Project title: FARMLANDS SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FL

Sheet title: LAYOUT AND UTILITY PLAN 6 OF 19

Designed: CSV	Sheet No.: C230
Drawn: SLP/NJG	
Checked: CBS	
Date: 10/18/23	

\\server3\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\Preliminary Plat\L2117611.dwg, C230 - LAYOUT 6 of 19, 10/18/2023 3:46:36 PM, AutoCAD PDF (General Documentation).pc3, SLP





LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- EXISTING CONTOUR ELEVATION
- EXISTING TREE
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SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title:
FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:
LAYOUT AND UTILITY PLAN 7 OF 19

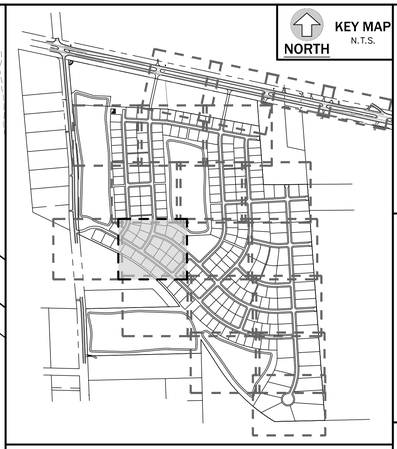
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Date: 10/18/23

Sheet No.: C235

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KEY MAP
NORTH
N.T.S.



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NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

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Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title:

FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:

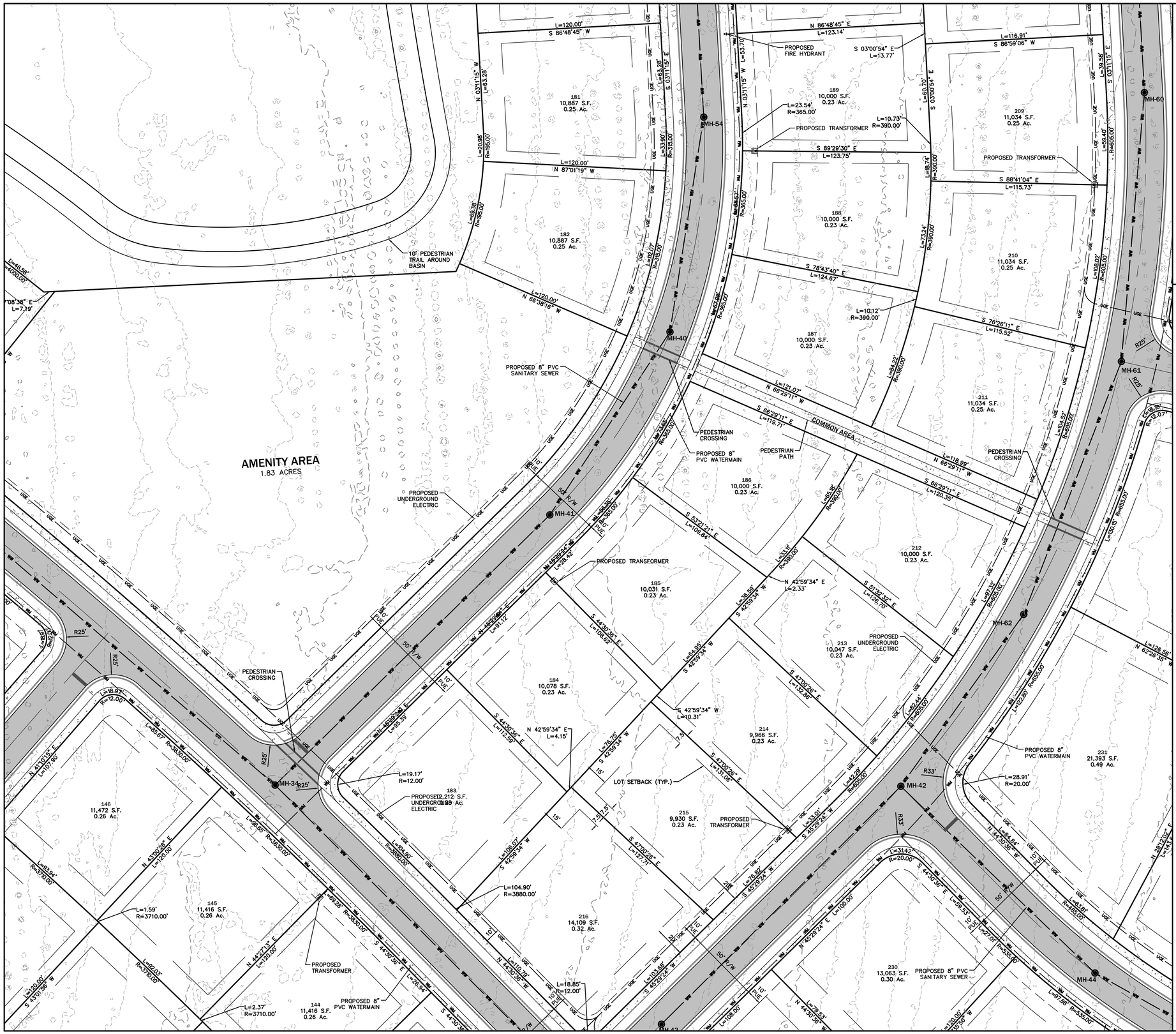
LAYOUT AND UTILITY PLAN 8 OF 19

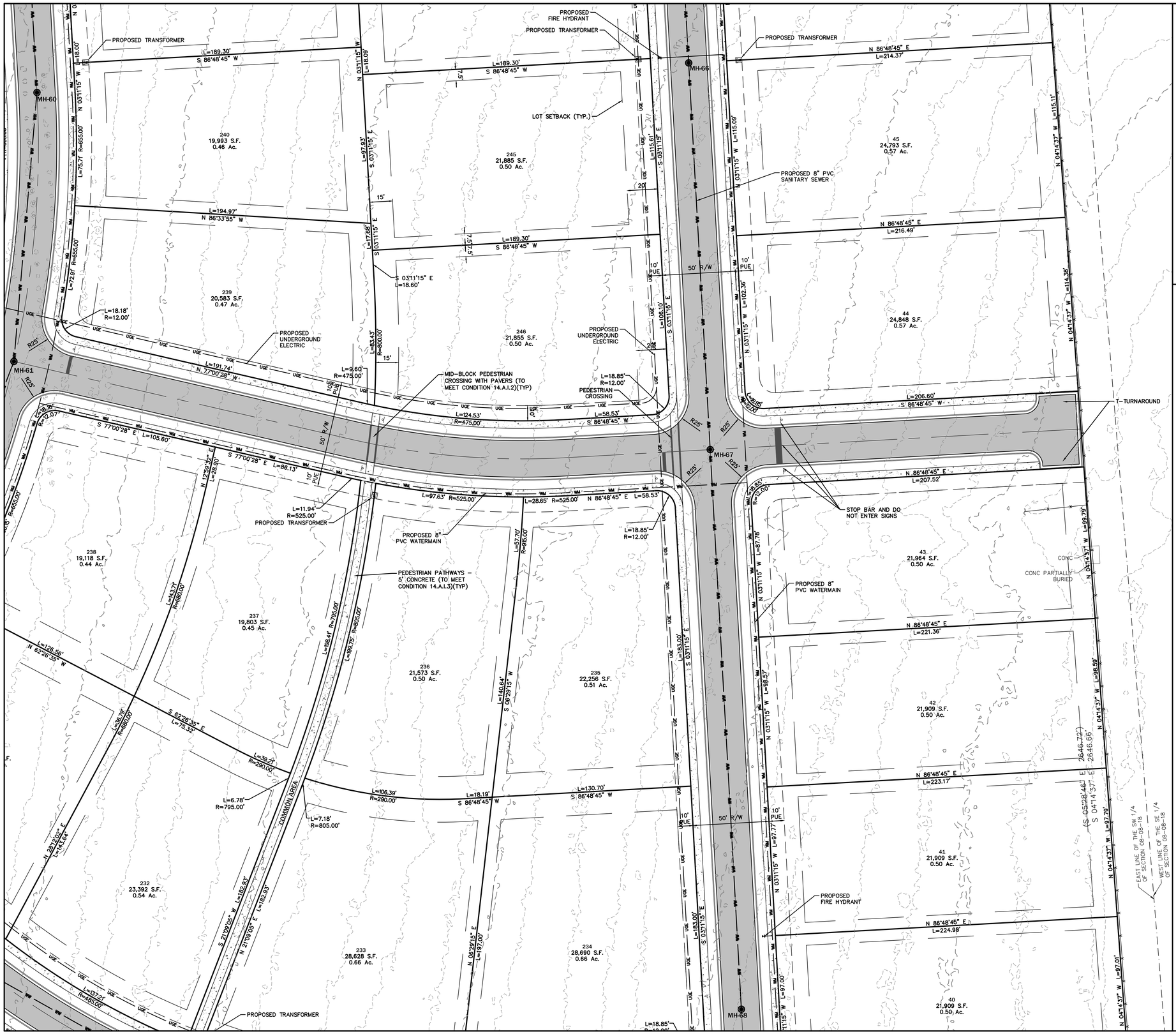
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Checked: CBS	
Date: 10/18/23	

LEGEND

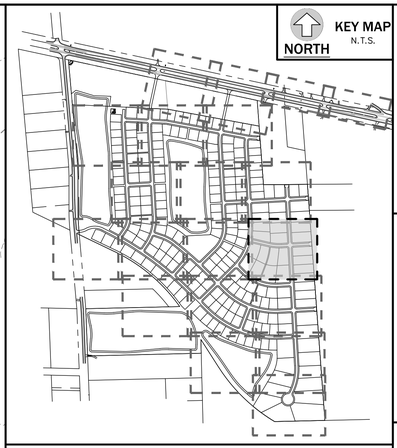
- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- EXISTING CONTOUR ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE
- PROPOSED TRANSFORMER

\\server3\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\Preliminary Plat\L2116(1).dwg, C240 - LAYOUT 8 of 19, 10/18/2023 3:46:54 PM, AutoCAD PDF (General Documentation).pc3, SLP


AMENITY AREA
1.83 ACRES
MH-54
MH-60
MH-40
MH-61
MH-41
MH-62
MH-34
MH-42
MH-43
MH-44
181
10,887 S.F.
0.25 Ac.
182
10,887 S.F.
0.25 Ac.
183
10,212 S.F.
0.23 Ac.
184
10,078 S.F.
0.23 Ac.
185
10,031 S.F.
0.23 Ac.
186
10,000 S.F.
0.23 Ac.
187
10,000 S.F.
0.23 Ac.
188
10,000 S.F.
0.23 Ac.
189
10,000 S.F.
0.23 Ac.
209
11,034 S.F.
0.25 Ac.
210
11,034 S.F.
0.25 Ac.
211
11,034 S.F.
0.25 Ac.
212
10,000 S.F.
0.23 Ac.
213
10,047 S.F.
0.23 Ac.
214
9,966 S.F.
0.23 Ac.
215
9,930 S.F.
0.23 Ac.
216
14,109 S.F.
0.32 Ac.
230
13,063 S.F.
0.30 Ac.
231
21,393 S.F.
0.49 Ac.
144
11,418 S.F.
0.26 Ac.
145
11,416 S.F.
0.26 Ac.
146
11,472 S.F.
0.26 Ac.
10' PEDESTRIAN TRAIL AROUND BASIN
PROPOSED FIRE HYDRANT
PROPOSED TRANSFORMER
PROPOSED 8" PVC SANITARY SEWER
PROPOSED 8" PVC WATERMAIN
PROPOSED UNDERGROUND ELECTRIC
PEDESTRIAN CROSSING
PEDESTRIAN PATH
COMMON AREA
LOT SETBACK (TYP.)
50' R/W
10' PUE
7.5'
15'
N 86°48'45" E L=123.14'
S 03°00'54" E L=13.77'
S 89°29'30" E L=123.75'
S 88°41'04" E L=115.73'
S 78°43'40" E L=124.67'
S 76°26'11" E L=115.52'
N 66°29'11" W L=121.07'
S 66°29'11" E L=119.71'
N 66°29'11" W L=118.99'
S 66°29'11" E L=120.35'
S 53°21'21" E L=108.64'
S 44°30'36" E L=108.62'
S 47°00'26" E L=132.90'
S 47°00'26" E L=131.08'
S 47°00'26" E L=127.71'
S 45°29'24" W L=100.68'
S 45°29'24" E L=100.00'
S 44°30'36" E L=56.53'
N 44°30'36" W L=79.83'
N 44°30'36" W L=108.00'
S 42°59'34" W L=10.31'
N 42°59'34" E L=4.15'
N 42°59'34" E L=2.33'
N 45°29'24" E L=28.42'
N 45°29'24" E L=91.12'
S 45°29'24" W L=91.38'
N 87°01'19" W L=120.00'
N 86°38'16" W L=120.00'
S 86°48'45" W L=120.00'
S 86°59'06" W L=116.91'
N 03°11'15" W L=63.28'
S 03°11'15" E L=63.28'
N 03°11'15" W L=53.70'
S 03°11'15" E L=39.58'
S 03°00'54" E L=60.70'
N 03°00'54" E L=59.40'
L=23.54' R=365.00'
L=10.73' R=390.00'
L=85.74' R=390.00'
L=73.24' R=380.00'
L=10.12' R=390.00'
L=64.22' R=380.00'
L=64.95' R=365.00'
L=69.38' R=365.00'
L=33.90' R=335.00'
L=20.98' R=195.00'
L=108.02' R=605.00'
L=59.40' R=605.00'
L=64.42' R=605.00'
L=92.80' R=655.00'
L=40.15' R=655.00'
L=91.12' R=655.00'
L=64.95' R=365.00'
L=106.07' R=3880.00'
L=104.90' R=3880.00'
L=106.68' R=3880.00'
L=46.58' R=3880.00'
L=46.58' R=4000.00'
L=7.19' R=4000.00'
L=18.97' R=12.00'
L=19.17' R=12.00'
L=18.85' R=12.00'
L=28.91' R=20.00'
L=31.42' R=20.00'
L=97.88' R=535.00'
L=97.88' R=535.00'
L=126.56' R=535.00'
L=92.24' R=605.00'
L=92.24' R=605.00'
L=92.03' R=3710.00'
L=1.59' R=3710.00'
L=2.37' R=3710.00'
L=120.00' S 47°01'56" W
L=107.39' N 41°01'15" E
L=331.94' R=3710.00'
L=46.58' R=3880.00'
L=46.58' R=3880.00'
L=46.58' R=3880.00'
L=46.58' R=3880.00'
L=26.94' R=3880.00'
L=110.79' R=3880.00'
L=18.85' R=12.00'
L=97.88' R=535.00'
L=97.88' R=535.00'
L=126.56' R=535.00'
L=143.92' R=535.00'
L=64.84' R=535.00'
L=64.84' R=535.00'
L=331.94' R=535.00'
L=331.94' R=535.00'
L=331.94



KEY MAP
N.T.S.
NORTH



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NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title:
FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:
LAYOUT AND UTILITY
PLAN 10 OF 19

Designed: CSV	Sheet No.: C250
Drawn: SLP/NJG	
Checked: CBS	
Date: 10/18/23	

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- WW PROPOSED SANITARY SERVICE
- FM PROPOSED SANITARY FORCEMAIN
- UGE PROPOSED UNDERGROUND ELECTRIC
- WM PROPOSED WATER SERVICE
- 183 EXISTING CONTOUR ELEVATION
- to36 EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE
- PROPOSED TRANSFORMER

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LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- 18.3 EXISTING CONTOUR ELEVATION
- 1o.36 EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE
- PROPOSED TRANSFORMER

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NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title:
FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:
LAYOUT AND UTILITY
PLAN 11 OF 19

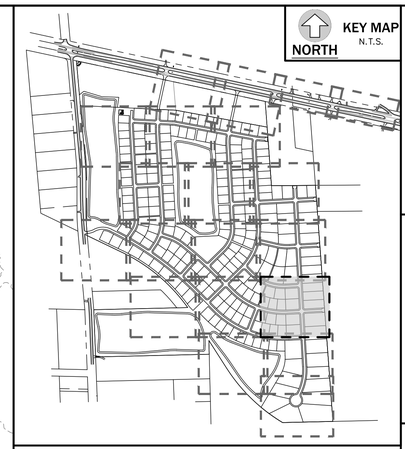
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Sheet No.: C255

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MH-20
MH-21
MH-22
MH-23
MH-24
MH-35
MH-36
MH-37
MH-43
MH-44
50' R/W
R25'
PROPOSED 8" PVC WATERMAIN
PROPOSED 8" PVC SANITARY SEWER
PROPOSED UNDERGROUND ELECTRIC
PROPOSED TRANSFORMER
PROPOSED FIRE HYDRANT
PEDESTRIAN CROSSING
PEDESTRIAN PATH
LOT SETBACK (TYP.)
COMMON AREA
10' PEDESTRIAN TRAIL AROUND BASIN
121 1,146 S.F. 0.26 Ac.
122 11,146 S.F. 0.26 Ac.
123 11,201 S.F. 0.26 Ac.
124 11,574 S.F. 0.27 Ac.
125 11,519 S.F. 0.26 Ac.
126 11,519 S.F. 0.26 Ac.
127 11,519 S.F. 0.26 Ac.
128 11,579 S.F. 0.27 Ac.
129 11,586 S.F. 0.27 Ac.
12 14,359 S.F. 0.33 Ac.
13 10,759 S.F. 0.25 Ac.
14 10,759 S.F. 0.25 Ac.
15 10,759 S.F. 0.25 Ac.
16 10,759 S.F. 0.25 Ac.
138 10,049 S.F. 0.23 Ac.
139 10,000 S.F. 0.23 Ac.
140 10,000 S.F. 0.23 Ac.
141 10,000 S.F. 0.23 Ac.
142 11,548 S.F. 0.27 Ac.
143 11,471 S.F. 0.26 Ac.
144 11,416 S.F. 0.26 Ac.
217 11,381 S.F. 0.26 Ac.
218 11,326 S.F. 0.26 Ac.
219 11,326 S.F. 0.26 Ac.
220 11,326 S.F. 0.26 Ac.
227 13,063 S.F. 0.30 Ac.
228 13,063 S.F. 0.30 Ac.
229 13,063 S.F. 0.30 Ac.
137 13,162 S.F. 0.30 Ac.
PROPOSED 8" PVC SANITARY SEWER
PROPOSED 8" PVC WATERMAIN
PROPOSED TRANSFORMER
PROPOSED UNDERGROUND ELECTRIC
PROPOSED TRANSFORMER
PROPOSED 8" PVC WATERMAIN
PROPOSED 8" PVC SANITARY SEWER
PROPOSED TRANSFORMER
PROPOSED UNDERGROUND ELECTRIC
PROPOSED 8" PVC WATERMAIN
PROPOSED 8" PVC SANITARY SEWER
PROPOSED TRANSFORMER
PROPOSED 8" PVC WATERMAIN
PROPOSED TRANSFORMER
PROPOSED FIRE HYDRANT
PROPOSED 8" PVC WATERMAIN
PEDESTRIAN CROSSING
PEDESTRIAN PATH
COMMON AREA
PROPOSED TRANSFORMER
PROPOSED 8" PVC SANITARY SEWER
PROPOSED TRANSFORMER
PROPOSED TRANSFORMER
PROPOSED TRANSFORM





LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
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- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE
- PROPOSED TRANSFORMER

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NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

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Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title: FARMLANDS SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FL

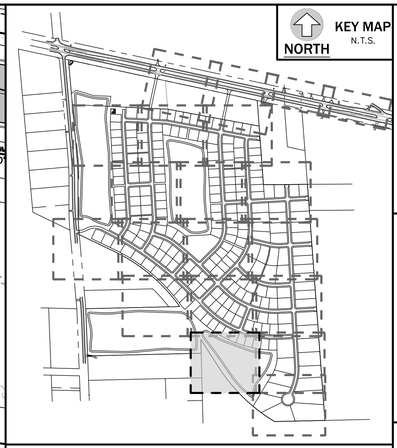
Sheet title: LAYOUT AND UTILITY PLAN 13 OF 19

Designed: CSV	Sheet No.: C265
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Checked: CBS	
Date: 10/18/23	

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KEY MAP
NORTH
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NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- 183 EXISTING CONTOUR ELEVATION
- 10.36 EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE
- PROPOSED TRANSFORMER

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

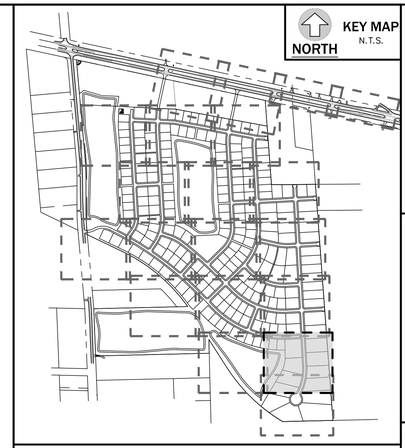
Project title:
FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:
LAYOUT AND UTILITY PLAN 14 OF 19

Designed: CSV	Sheet No.: C270
Drawn: SLP/NJG	
Checked: CBS	
Date: 10/18/23	

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LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- EXISTING CONTOUR ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE
- PROPOSED TRANSFORMER

NORTH

SCALE: 1" = 30'

0 15 30 60

GRAPHIC SCALE

No.	Date	Comment

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TEL. (352) 373-3541
www.edafl.com mail@edafl.com

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title:

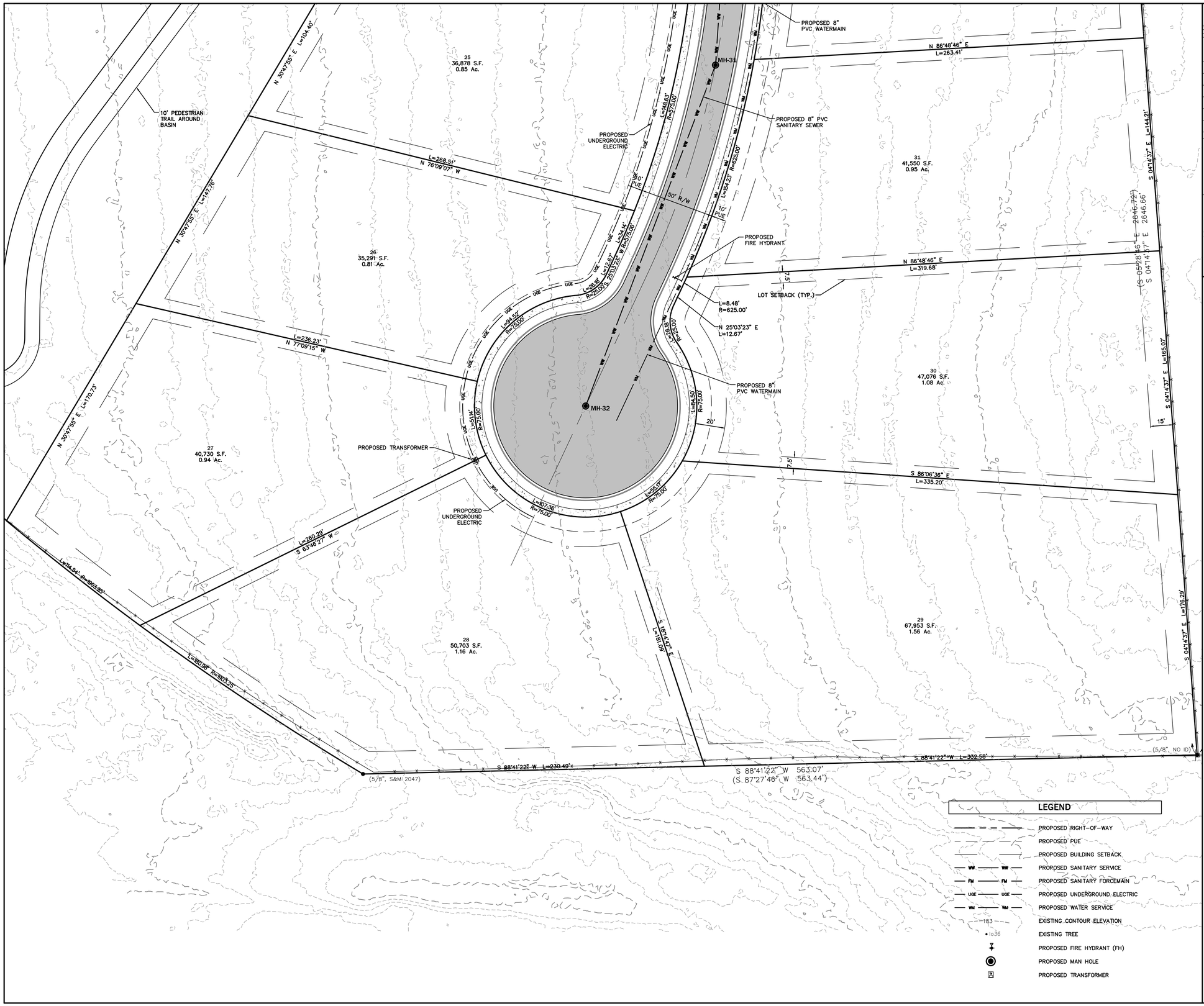
FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

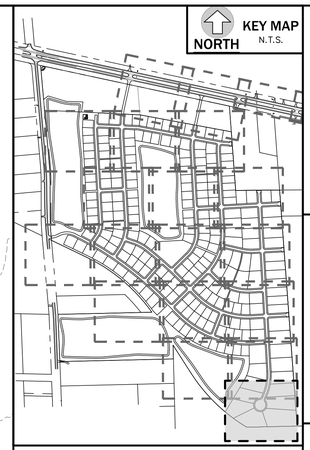
Sheet title:

LAYOUT AND UTILITY PLAN 15 OF 19

Designed: CSV	Sheet No.: C275
Drawn: SLP/NJG	
Checked: CBS	
Date: 10/18/23	

\\server2\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\Preliminary Plat\L2117761.dwg, C275 - LAYOUT 15 of 19, 10/18/2023 3:48:00 PM, AutoCAD PDF (General Documentation).pc3, SLP





LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- WW — PROPOSED SANITARY SERVICE
- FM — PROPOSED SANITARY FORCEMAIN
- UGE — PROPOSED UNDERGROUND ELECTRIC
- WM — PROPOSED WATER SERVICE
- 183 — EXISTING CONTOUR ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE
- PROPOSED TRANSFORMER

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

NORTH

SCALE: 1" = 30'

0 15 30 60

GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

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Project No: 2021-0176

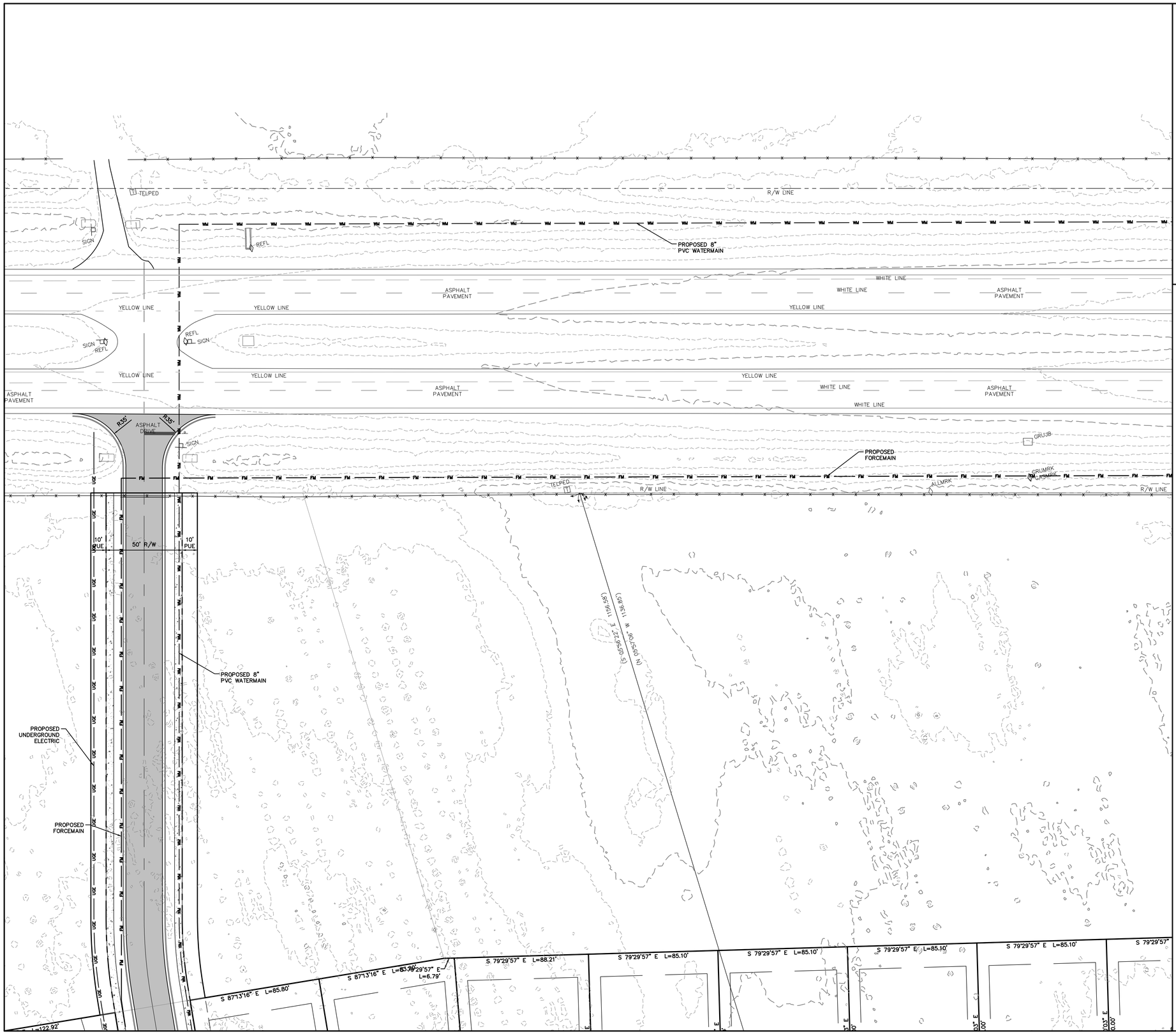
Project phase: PRELIMINARY PLAT

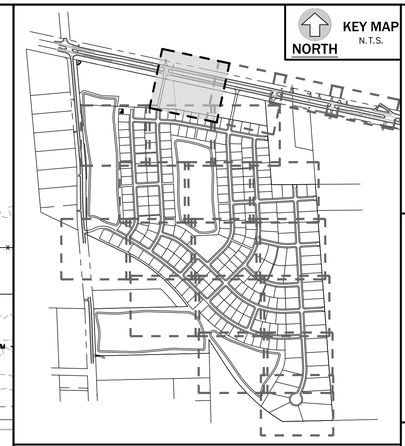
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Sheet title: LAYOUT AND UTILITY PLAN 16 OF 19

Designed: CSV	Sheet No.: C280
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KEY MAP
NORTH
N.T.S.

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GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
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NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title:
FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

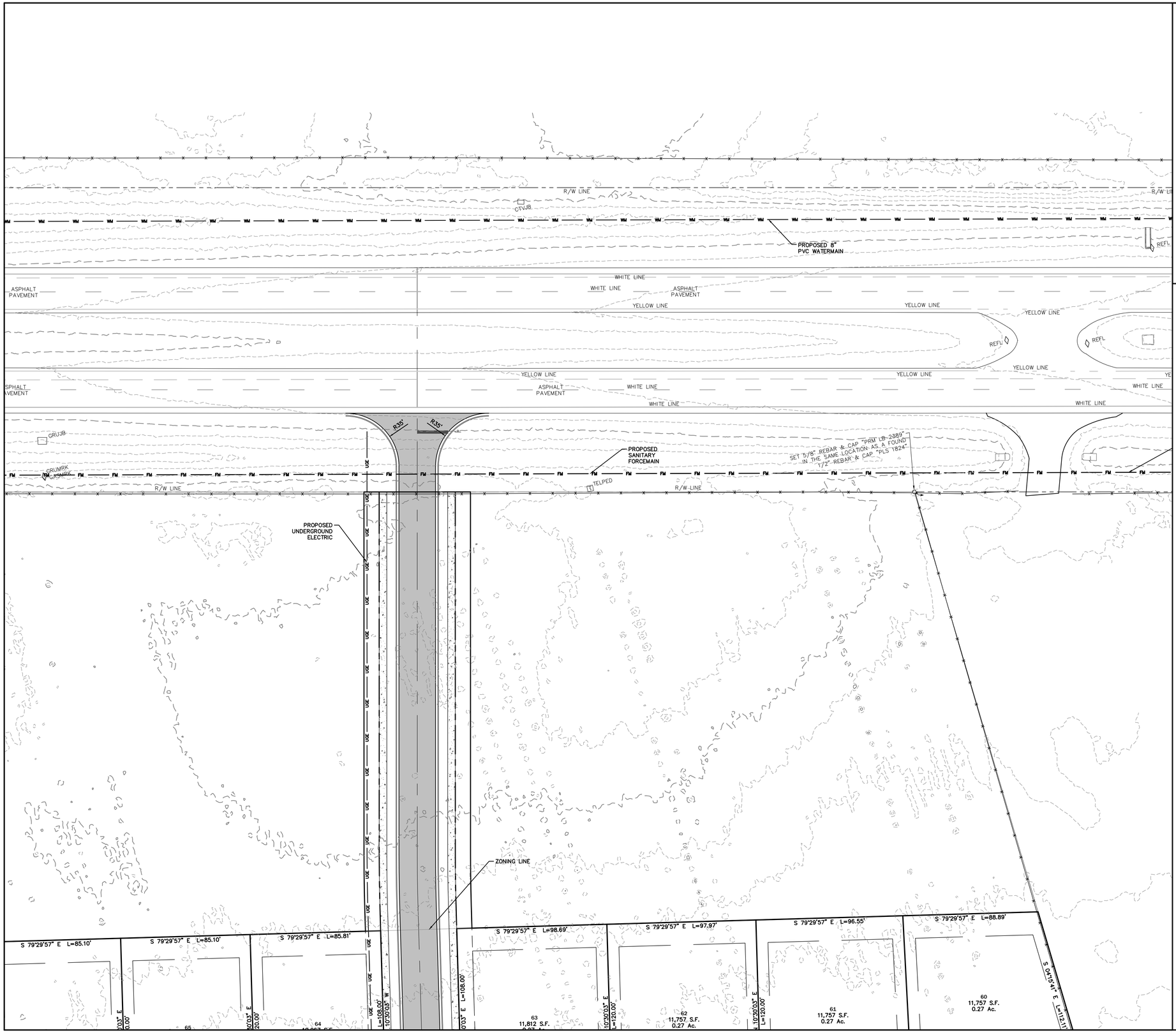
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LAYOUT AND UTILITY PLAN 17 OF 19

Designed: CSV	Sheet No.: C285
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Date: 10/18/23	

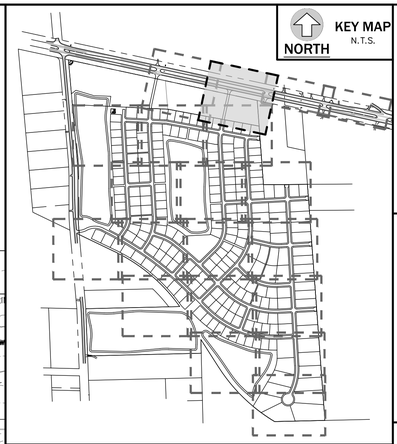
LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- 183 EXISTING CONTOUR ELEVATION
- 1036 EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE
- PROPOSED TRANSFORMER

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KEY MAP
NORTH
N.T.S.



LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- 183 EXISTING CONTOUR ELEVATION
- 10.36 EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE
- PROPOSED TRANSFORMER

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www.edafl.com mail@edafl.com

NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 2021-0176

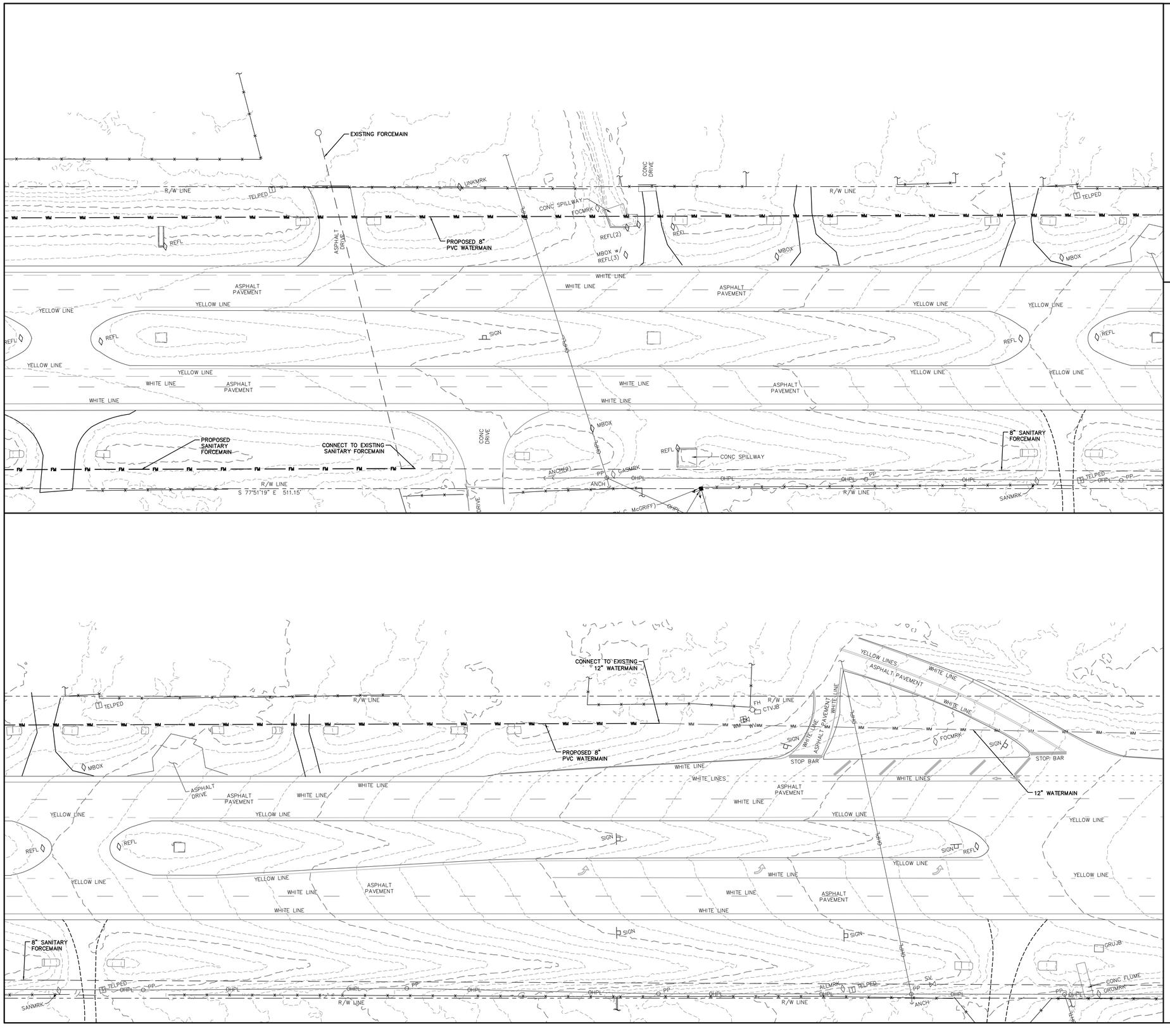
Project phase: PRELIMINARY PLAT

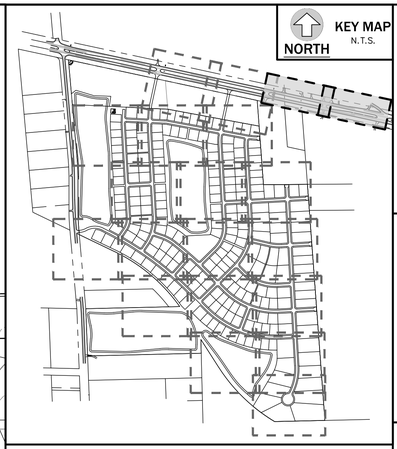
Project title:
FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:
LAYOUT AND UTILITY PLAN 18 OF 19

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LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
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- PROPOSED FIRE HYDRANT (FH)
- PROPOSED MAN HOLE
- PROPOSED TRANSFORMER

NORTH

SCALE: 1" = 30'

0 15 30 60

GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title:

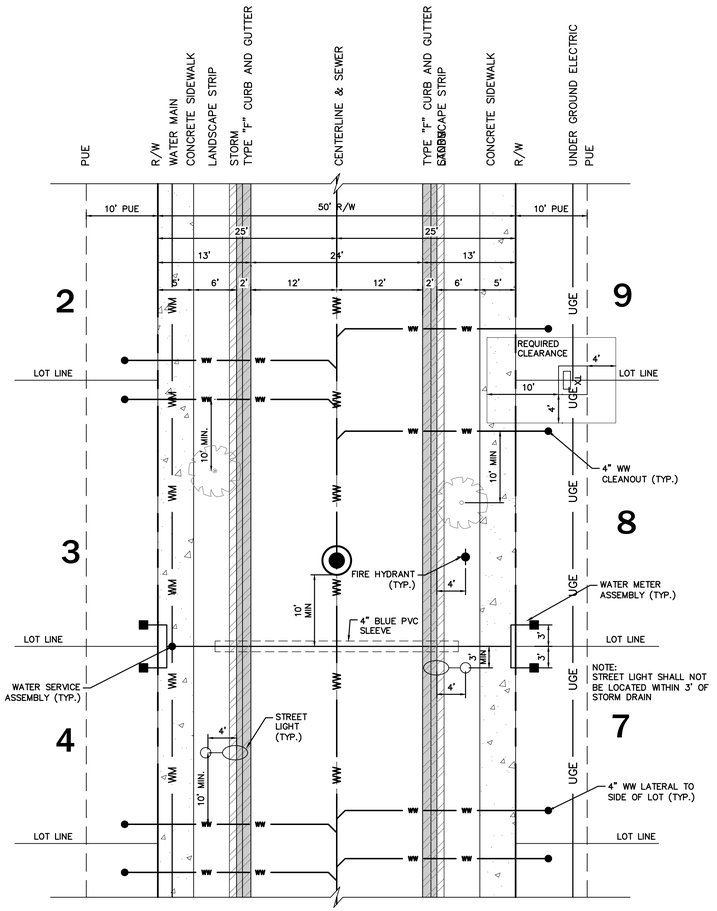
FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

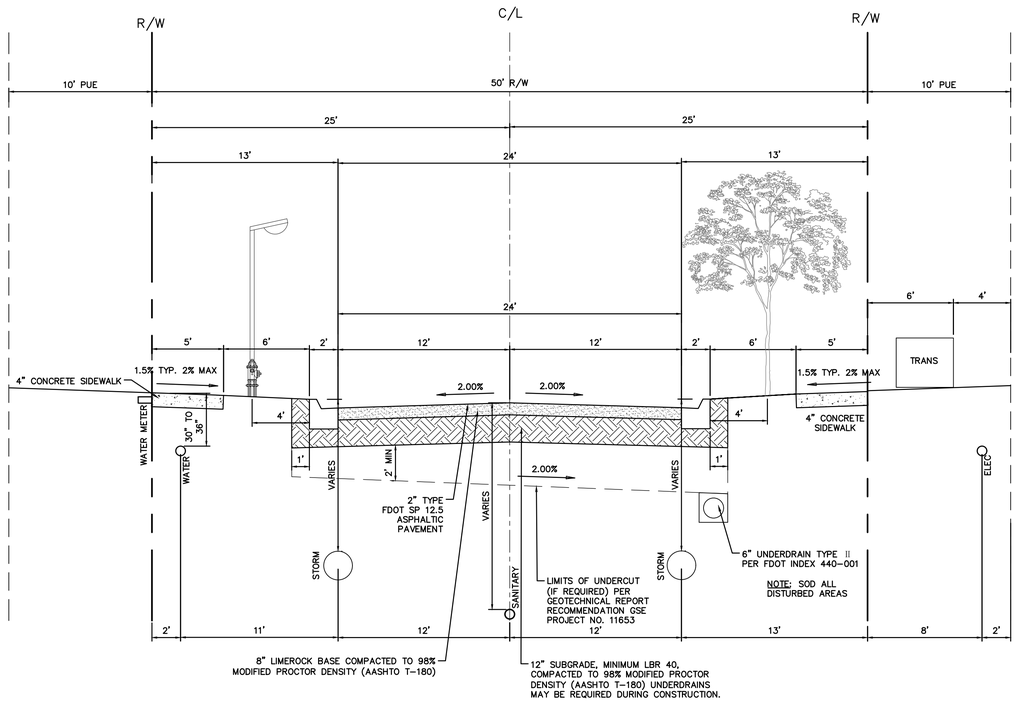
Sheet title:

LAYOUT AND UTILITY PLAN 19 OF 19

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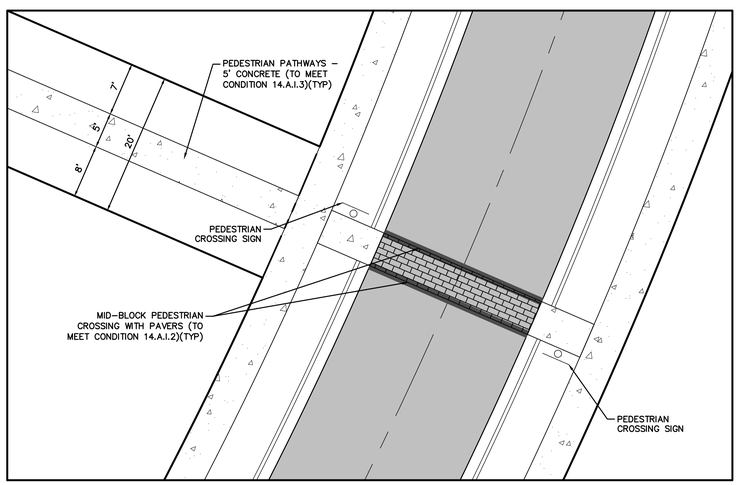




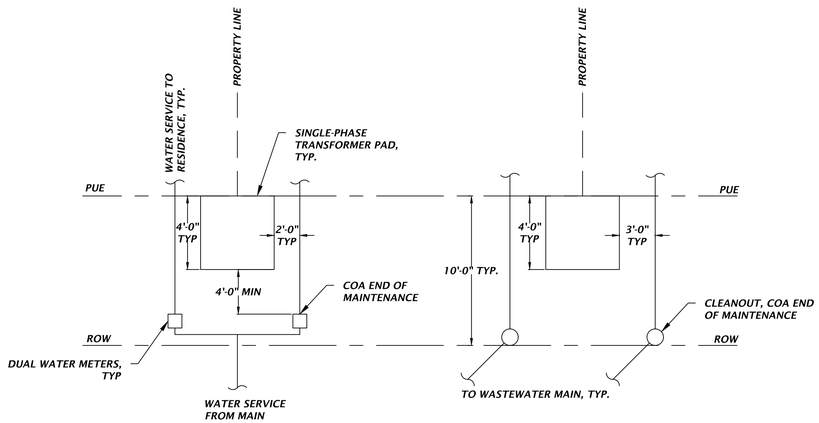
50' PUBLIC RIGHT-OF-WAY
TYPICAL CROSS SECTION
DESIGN SPEED: 20 MPH

GENERAL UTILITY NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND VERIFICATION OF EXISTING UTILITIES. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
2. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF SHALL BE FURNISHED AND INSTALLED BY THE CITY.
3. ELECTRIC SERVICE TO BE COORDINATED WITH DUKE ENERGY.
4. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING AND DRAINAGE PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
6. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
7. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.



TYPICAL MID-BLOCK CROSSING



WATER SERVICE

WASTEWATER GRAVITY LATERALS

TYPICAL ROUTING OF WATER AND GRAVITY WASTEWATER PIPING NEAR TRANSFORMERS
NTS

327

eda consultants inc.
EB 7389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

SCALES:
AS SHOWN

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 2021-0176

Project phase: PRELIMINARY PLAT

Project title:
FARMLANDS SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA,
FLORIDA

Sheet title:
GRADING AND UTILITY DETAILS

Designed: CSV
Drawn: SLP/NJG
Checked: CBS
Date: 10/18/23

Sheet No.: C300

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City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Major Subdivision – Preliminary Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Farmlands Subdivision
2. Pre-Application Conference Date: 05/18/2023
3. Neighborhood Meeting Date: 07/26/2023
4. Phase/Unit Number (if applicable): N/A (Project is one phase only)
5. Number of proposed lots/dwelling units: 246 single family lots
6. Housing Type (i.e., attached/detached units): single family detached
7. Address of Subject Property: 16600 block of US Highway 441
8. Parcel ID Number(s): 3046-3, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4, 3042-50-5, 3875-1-1, 3875-10-1, 3875-10-2
9. Existing Use of Property: tree farm/timberland
10. Future Land Use Map Designation: Low & Moderate Density Residential, Community Commercial, Commercial
11. Zoning Designation: Community Commercial, PD-R, Commercial Intensive
12. Acreage: 172.33 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Claudia Vega, P.E. Title: Director of Engineering
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Avenue, South Tower, Suite 300
   City: Gainesville State: Florida ZIP: 32601
   Telephone: 352-373-3541 FAX: N/A e-mail: cvega@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): JTFA LLC - Keith Lerner
   Mailing Address: 4881 NW 8TH AVE STE 4
   City: Gainesville State: Florida ZIP: 32605

   ** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes 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: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

D. ATTACHMENTS

1. Plans, to include the following information and be prepared in accordance with the following criteria:
   a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
   b. Graphic scale, not to exceed one (1) inch equal to 200 feet and one (1) inch equal to 50 feet for detailed plan sheets.
   c. Proposed name of subdivision.
   d. Name, address, telephone number, and email address of the property owner, agent (if applicable), and developer.
   e. Name, address, telephone number, email address, and registration numbers of surveyor of record and professional engineer of record.
   f. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   g. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties, section lines and quarter section lines. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet.
   h. Legal description of the property to be subdivided.
   i. Zoning of all adjacent property.
   j. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
   k. Preliminary layout of subdivision including, at a minimum, the location of streets, easements, lot lines with approximate dimensions, building setbacks for all lots, and land to be reserved or dedicated for public or common uses.
   l. Lot numbers. Additional phases of existing subdivisions shall continue numbering from previous phases.
   m. Proposed method of water supply, sanitary sewer disposal, and electric service.
   n. Natural features, including streams; lakes; wetlands; water courses; and required buffers from such features dimensioned on the preliminary plat; wooded areas; and land designated as a special flood hazard area on FEMA FIRM panels.
   o. Surface drainage and direction of flow and method of detention and retention.
   p. Inscription stating "NOT FOR FINAL RECORDING".

2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

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

4. Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

5. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations;
   ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and a copy of the mailing labels or list of those who received written notice; and,
   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.

6. If the development will include single family or multifamily residential uses, City of Alachua Public School Student Generation Form.

7. Legal description with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

8. Proof of ownership (i.e., copy of deed).

9. Proof of payment of taxes.

10. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

11. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

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 costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearings on the application.

All applicable 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.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Claudia Vega

Signature of Applicant

Claudia Vega, P.E., Director of Engineering

Typed or printed name *and title* of applicant

—

Signature of Co-applicant

—

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 28th day of July, 2023, by Claudia Vega who executed the same and has ____ produced _____ as identification or ☑ is personally known to me.

Ashley Scannella

Signature of Notary

Print Name: Ashley Scannella

Notary Public, State of Florida

My Commission Expires: 4/10/27

Ashley Scannella
Comm.: HH 384895
Expires: April 10, 2027
Notary Public - State of Florida

July 31, 2023

City of Alachua
Planning and Community Development Department
PO Box 9
Alachua, FL 32616

Re: Farmlands Subdivision
Preliminary Plat Submittal

The proposed project is a preliminary plat for a single-family subdivision with 246 lots. The project is located at the 16600 block of US Highway 441 on the following 11 tax parcels: 03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004 (portion of), 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002. The project site is approximately 172.33 (+/-) acres.

Included with this letter is all supporting information required for a preliminary plat application and civil plans showing the proposed facilities.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

Claudia Vega, P.E.
Director of Engineering

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16600 block of US Highway 441

Parcel ID Number(s): 3046-3, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4, 3042-50-5, 3875-1-1, 3875-10-1, 3875-10-2

Acreage: 163 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Keith Lerner Title:

Company (if applicable): JFTA LLC

Mailing Address: 4881 NW 8TH AVE STE 4

City: Gainesville State: FL ZIP: 32605

Telephone: 352-373-3000 FAX: e-mail: total_planning@hotmail.com

C. AUTHORIZED AGENT

Name: Claudia Vega Title: Director of Engineering

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: cvega@edafl.com

D. REQUESTED ACTION:

Preliminary Plat

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

Keith Lerner

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 21 day of June, 2023 by Keith Lerner, who is/are personally known to me, or who has/have produced as identification.

NOTARY SEAL

GUSTAAF LAMBERT VAES
Notary Public - State of Florida
Commission # HH 206852
My Comm. Expires Mar 8, 2026
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida



consultants inc.

Worksheet for Needed Fire Flow

Project Name: Lerner Subdivision Development
Owner/Developer: Keith Lerner
Property Address: 16650 NW US HWY 441, Alachua, FL 32615

NFPA Calculation

Fire Flow Area (SF)	=	2,200	
Occupancy Class	=	R	
Construction Type	=	III (200)	
Sprinkler System	=	No	
Required Fire Flow Per NFPA	=	1,500	gpm
Flow Duration (hours)	=	2	
Sprinkler Reduction, per 18.4.5.2.1	=	0%	
Reduction per 18.4.5.2.1		0	gpm
Needed Fire Flow	=	1,500	gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)			

REQUIRED Needed Fire Flow	**1,500**	**gpm**

720 SW 2nd Ave, South Tower - Suite 300, Gainesville, FL 32601
Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	**9/5/2023**
Project:	Lerner Subdivision Development	**Engineer:**	**NMD**
		Checked By:	**CSV**
Location:	16650 NW US Hwy. 441, Alachua, FL 32615		

Subject Building

Construction Class (p. 4): Wood Frame Construction **construction coefficient (F) (p. 2):** 1.5

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 2200 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 2,200 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **1266.412255**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 72
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 72
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Back:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 72
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 72
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.17

Left:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 89
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 89
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.17

Right:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 89
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 89
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.17

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

NFF= 1250 x 0.85 x [1 + (0.17 + 0)

NFF= 1243.125 gpm

NFF= 1250 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

LIFT STATION BASIN ANALYSIS

for

FARMLANDS SUBDIVISION



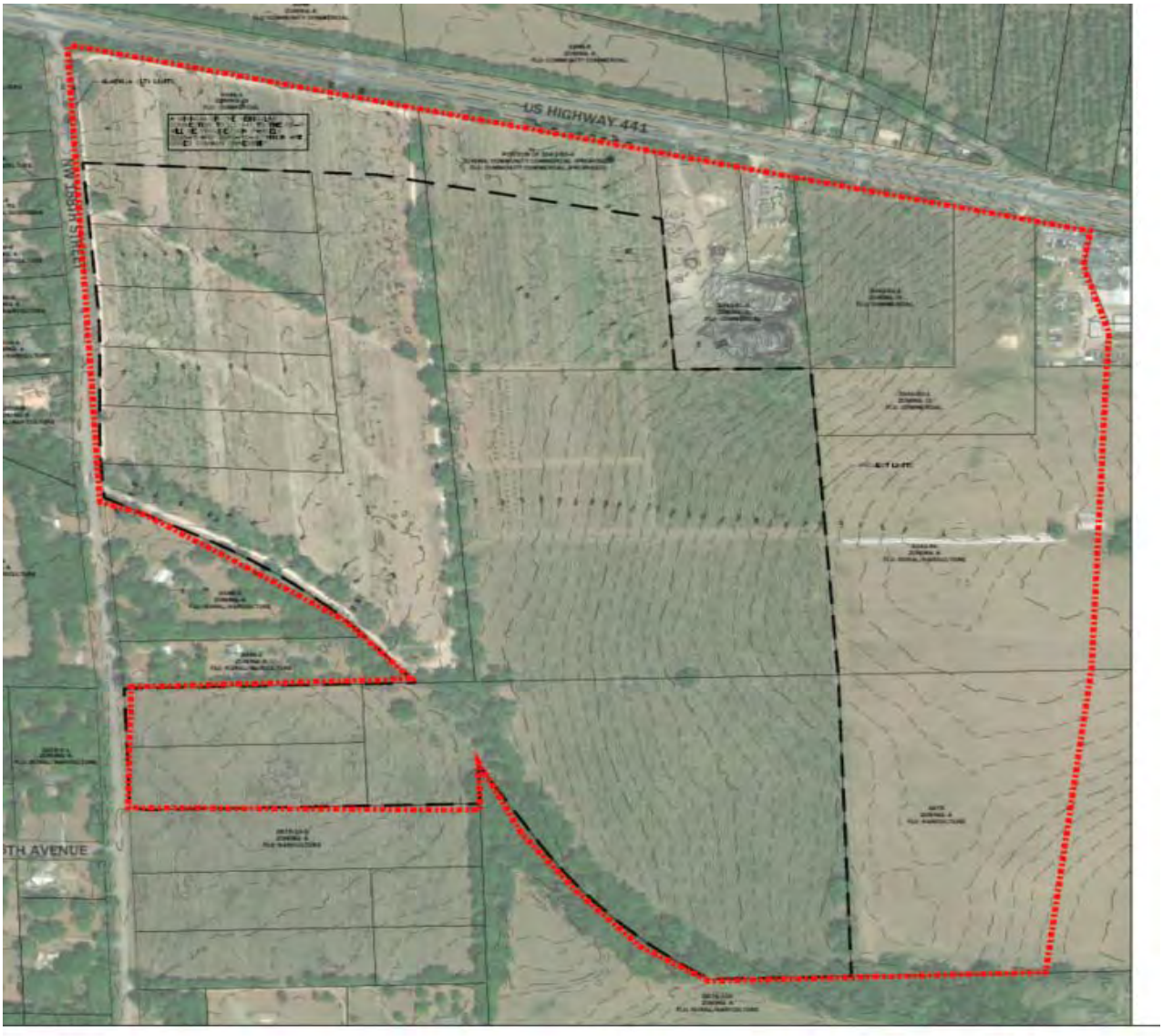
Engineer of Record:
Claudia Vega, PE
Cert. No. 51532

Submitted to:
City of Alachua

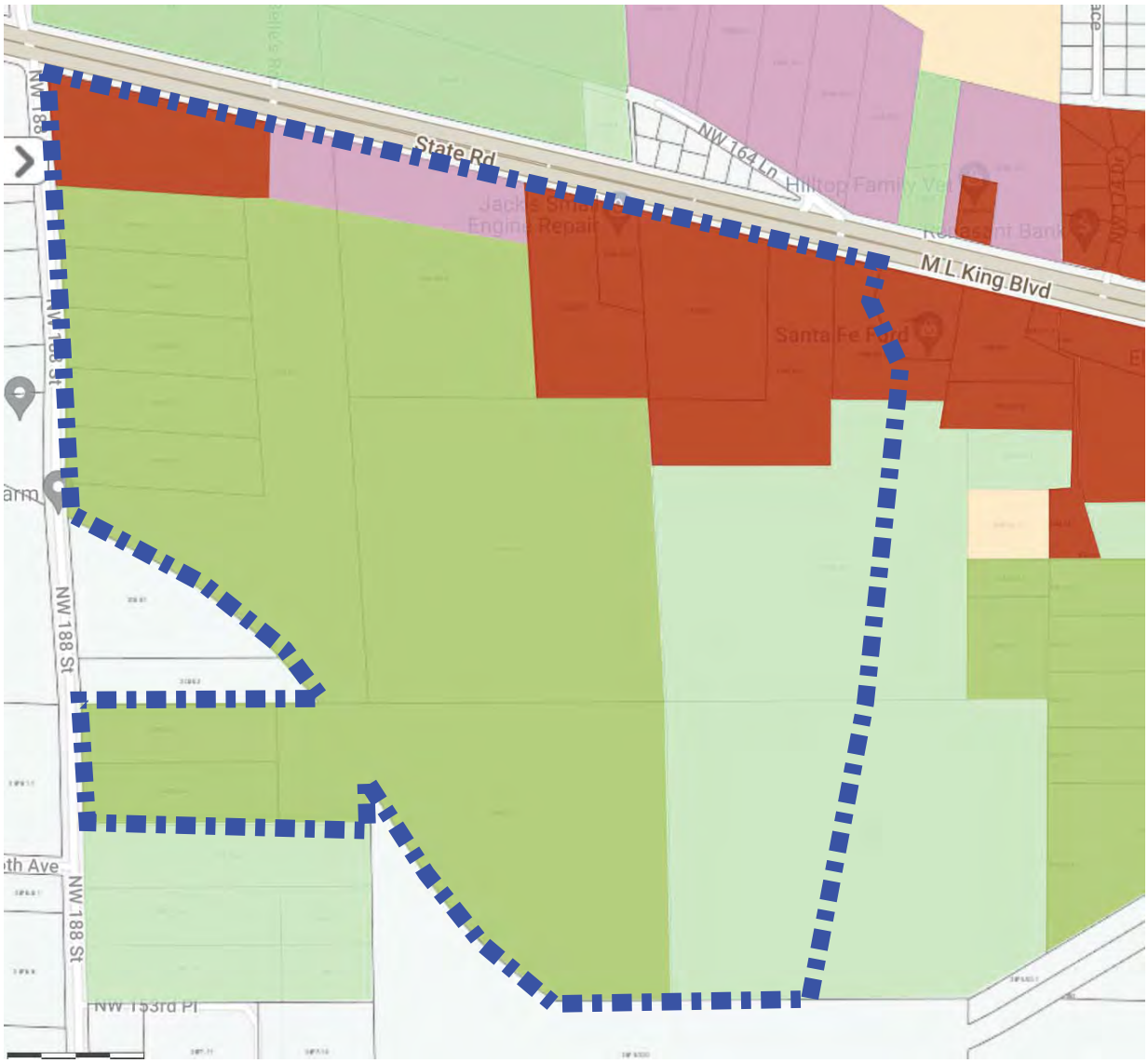
Submitted:
September 5, 2023

consultants inc.

PROPOSED BASIN AREA FOR LIFT STATION



ZONING DISTRICTS WITHIN BASIN AREA



eda - consultants, inc.

LIFT STATION BASIN ANALYSIS
FARMLANDS SUBDIVISION

I.	**DESIGN FLOW**	Units	Rate	
	Residential Farmlands Subdivision	246	275	67,650
	Commercial	30000	0.2	6,000
	Adjacent land - Agricultural (50 acres * 1.7 units/ac after rezoning)	85	300	25,500
	Total flow (gpd)			**99,150**
1	**Dry weather flow design**			
	Average flow (gpd)			99,150
	Peak factor			2.50
	Peak flow (gpd)			247,875
	Operating Period (hrs)			16
	Peak Flow (gpm)			258.20
	Number of submersible pumps			2
	Min Flow per pump (gpm)			117.00
2	**Wet weather flow design**			
	Infiltration development area (GPD/acre)			200
	Total Acres development			250.00
	Wet weather Peak flow (gpd)			50,000
	Operating Period (hrs)			24
	Wet weather Peak Flow (gpm)			34.72
3	**Total Peak flow design**			
	Dry weather flow design GPM			258.20
	Wet weather flow design GPM			34.72
	Total Peak flow design GPM			292.93
II.	**TOTAL DYNAMIC HEAD**			
1.	PUMP AND PIPE CHARACTERISTICS			
	Design Flow (gpm)			150.00
a.	Diameter of the discharge pipe (in)			6.00

Concurrency Impact Analysis
Farmlands Subdivision – Preliminary Plat

The proposed project includes a total of 246 single family detached residential units.

Stormwater:

A detailed stormwater management plan will be provided with the construction plans for this project. The proposed stormwater system shall be designed in compliance with City of Alachua and Suwannee River Water Management District requirements.

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.
Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Project Impact:

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Single-Family Detached Home	275.00	246	Per Unit	67,650

Table 3a. Potable Water Impacts - Final Development Orders

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,390,833
Farmlands Subdivision	67,650
Reserved Capacity[2]	303,751
Residual Capacity	**537,766**
Percentage of Permitted Design Capacity Utilized	**76.62%**

Sources:
1. City of Alachua Public Services Department, April 2022
2. Table 1, City of Alachua July 2023 Development Report

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Project Impact:

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Single-Family Detached Home	250.00	246	Per Unit	61,500

Table 4a. Sanitary Sewer Impacts - Final Development Orders

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	719,250
Farmlans Subdivision	61,500
Reserved Capacity[2]	286,220
Residual Capacity	**433,030**
Percentage of Permitted Design Capacity Utilized	**71.13%**

Sources:
1. City of Alachua Public Services Department, April 2022
2. Table 1, City of Alachua July 2023 Development Report

Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Project Impact:

Residential uses generate approximately 0.73 tons/capita per year. The proposed residential units will generate approximately 490 tons per year (246 DU * 2.73 persons/DU * 0.73 tons/capita/year = 490 tons per year).

As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

Table 6a. Solid Waste Impacts - Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	43,376.00	7,916.12
Reserved Capacity[2]	39,221.18	7,157.87
New River Solid Waste Facility Capacity[3]	**50 years**	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element

Formula: 10,844 persons x 0.73 tons per year

2. Table 1, City of Alachua July 2023 Development Report

3. New River Solid Waste Association, April 2022

Recreation:

Project impacts are 246 DU * 2.37 persons/DU x 5 acres/1,000 persons = 2.91 acres. As shown in the following table, there is adequate capacity available to support this development.

Table 5a. Recreational Impacts - Final Development Orders

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	54.22
Farmlands Subdivision	2.91
Reserved Capacity[3]	7.07
Available Recreation Acreage	**71.28**

1. Table 5c. Recreational Facilities
2. Bureau of Economic & Business Research, University of Florida, Estimates of Population (2022); Policy 1.2.b, Recreation Element
Formula: 10,844 persons / (5 acres / 1,000 persons)
3. Table 1, City of Alachua July 2023 Development Report

Traffic:

The proposed 246 lot subdivision will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (US Highway 441).

TABLE 1: PROJECT TRIP GENERATION

Table 1: Trip Generation									
Land Use	ITE LU Code	Variable Dwelling Units, KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	246	2,310	169	42	127	232	146	86

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips Daily	Projected Trips PM Peak
U.S. Hwy 441, Segment 5 (SR 235 to I-75)	37%	855	86
U.S. Hwy 441, Segment 6 (I-75 to CR 235A)	57%	1317	132
U.S. Hwy 441, Segment 7 (CR 235A to NW 188th St)	67%	1548	155

CR 2054, Segment 15 (SR 235 to US 441)	14%	323	32

No other road segments will be impacted more than 5% of their maximum service volume.

TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

			Comp Plan			Projected		Capacity
Segment ID:	Segment Limits:		MSV	Existing	Res'vd	Trips	Available	Used (%)
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	3,172	855	12,392	68.22%
		Peak Hour	3,510	2,145	271	86	1,008	71.28%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	6,685	1,317	3,084	92.09%
		Peak Hour	3,510	2,652	546	132	180	94.87%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	21,000	4,033	1,548	16,419	61.81%
		Peak Hour	3,870	1,995	355	155	1,365	64.72%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	4,161	460	323	10,176	32.69%
		Peak Hour	1,359	395	46	32	886	34.81%

Source: City of Alachua July 2023 Development Monitoring Report

Schools:

The preliminary plat proposes 246 single family units. Below is the associated multiplier and projected number of student stations generated by the project:

Student Generation Multipliers			
	Elementary	Middle	High
Single Family	0.12	0.06	0.09
Source: Alachua County Public Schools Five Year District Facilities Plan			

Proposed Public School Impact			
Project Name	**Elementary Student Stations**	**Middle Student Stations**	**High Student Stations**
Farmlands Subdivision Preliminary Plat (246 Units)	30	15	22
Total	**30**	**15**	**22**

Based on the proposed 30 elementary, 15 middle and 22 high school student generation as indicated above, the proposed preliminary plat will not exceed the available student stations available for the Northwest Alachua CSA, Mebane CSA and Santa Fe CSA, as demonstrated in the tables below provided by the SBAC:

Table 7c. Elementary School CSAs: Available Capacity & Level of Service

Elementary School CSA	2021-2022		3rd Year (2023-2024)		5th Year (2025-2026)		10th Year (2030-2031)	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Northwest Alachua	394	77%	366	79%	371	78%	418	75%
Southwest Alachua	758	87%	552	90%	573	90%	751	87%
Gainesville East Alachua	2,596	69%	2,452	70%	2,368	71%	2,574	69%
ELEMENTARY TOTAL	**3,748**	**76%**	**3,370**	**78%**	**3,312**	**79%**	**3,743**	**76%**

Source: 2021 Alachua County Public Schools Five Year District Facilities Plan

Table 7d. Middle School CSAs: Available Capacity & Level of Service

Middle School CSA	2021-2022		3rd Year (2023-2024)		5th Year (2025-2026)		10th Year (2030-2031)	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Bishop	382	65%	358	67%	404	63%	348	68%
Fort Clarke	-21	102%	-53	106%	-8	99%	-66	107%
Hawthorne	-34	118%	-41	122%	-27	115%	-44	124%
High Springs	80	81%	68	84%	90	79%	63	85%
Kanapaha	149	88%	111	91%	183	86%	95	93%
Lincoln	309	71%	283	74%	332	69%	273	75%
Mebane	457	43%	446	44%	468	41%	441	45%
Oakview	17	98%	108	89%	161	83%	97	90%
Westwood	383	69%	353	72%	409	67%	341	73%
MIDDLE TOTAL	**1,722**	**78%**	**1,633**	**80%**	**2,028**	**75%**	**1,549**	**81%**

Source: 2021 Alachua County Public Schools Five Year District Facilities Plan

Table 7e. High School CSAs: Available Capacity & Level of Service

High School CSA	2021-2022		3rd Year (2023-2024)		5th Year (2025-2026)		10th Year (2030-2031)	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Buchholz	-336	115%	-397	117%	-204	108%	-146	106%
Eastside	835	60%	806	61%	998	56%	1,025	53%
Gainesville	178	92%	133	94%	135	94%	178	89%
Hawthorne	236	54%	229	55%	230	55%	236	53%
Newberry	22	97%	6	99%	6	99%	22	95%
Santa Fe	220	84%	193	87%	194	86%	220	82%
HIGH TOTAL	**1,155**	**87%**	**970**	**90%**	**1,359**	**86%**	**1,535**	**82%**

Source: 2021 Alachua County Public Schools Five Year District Facilities Plan

Farmlands Subdivision
Preliminary Plat Application

Statement of Proposed Uses

The application is for a preliminary plat associated with the proposed 246 lot Farmlands Subdivision that will provide additional housing options for current and future residents of the City of Alachua.

Comprehensive Plan Consistency

The proposed preliminary plat is consistent with the applicable policies in the Comprehensive Plan, as stated below:

Future Land Use Element:

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City. The following uses are allowed in the Low Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory Dwelling Units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. *Residential Planned Developments; and,*
5. *Supporting community services such as schools, houses of worship, parks, and community centers.*

Consistency: A portion of the proposed preliminary plat is within the Low Density Residential FLU designation and will include single family detached dwelling units in the density allowed by the Comprehensive Plan policy above.

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

1. *Single family detached dwelling units;*
2. *Accessory dwelling units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. *Mobile homes only within mobile home parks;*
5. *Duplexes and quadplexes;*
6. *Townhomes;*

7. *Residential Planned Developments; and,*
8. *Supporting community services such as schools, houses of worship, parks, and community centers.*

<u>Consistency:</u> A portion of the proposed preliminary plat is within the Moderate Density Residential FLU designation and will include single family detached dwelling units in the density allowed by the Comprehensive Plan policy above.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. *Neighborhood commercial establishments;*
2. *Residential/offices and live-work units;*
3. *Business and professional offices;*
4. *Personal services;*
5. *Financial institutions;*
6. *Retail sales and services that serve the community;*
7. *Eating establishments;*
8. *Indoor recreation/entertainment;*
9. *Single-family and multi-family residential above first floor commercial uses;*
10. *Bed and breakfasts;*
11. *Supporting community services such as schools, houses of worship, parks, and community centers; and,*
12. *Traditional Neighborhood Planned Developments.*

<u>Consistency:</u> The preliminary plat area that is within the Community Commercial FLUM area is completely limited to proposed roadway / ROW access from US 441 to the proposed residential development. In addition, this proposed roadway / ROW access will provide vehicular access connections to undeveloped properties with the Community Commercial FLUM designation that are immediately adjacent. Future uses in those adjacent areas will be limited to the permitted uses stated in the policy above.

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

1. *Retail sales and services;*
2. *Personal services;*
3. *Financial institutions;*
4. *Outdoor recreation and entertainment;*
5. *Tourist-related uses;*
6. *Hotels and motels;*
7. *Commercial shopping centers;*
8. *Auto-oriented uses;*
9. *Traditional Neighborhood Planned Developments;*
10. *Employment Center Planned Developments;*
11. *Commercial recreation centers;*
12. *Office/business parks;*
13. *Limited industrial services; and,*
14. *Eating establishments.*

<u>Consistency</u>: The preliminary plat area that is within the Commercial FLUM area is completely limited to proposed roadway / ROW access from US 441 to the proposed residential development. In addition, this proposed roadway / ROW access will provide vehicular access connections to undeveloped properties with the Commercial FLUM designation that are immediately adjacent. Future uses in those adjacent areas will be limited to the permitted uses stated in the policy above.

Objective 2.1: Planned Development (PD) Standards
In an effort to reduce the impacts of urban sprawl on the community and the region, the City shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. *Residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category but shall be subject to the permitted uses as set forth in the Land Development Regulations or Ordinance adopting the PD. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.*
2. *The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.*
3. *A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.*
4. *Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, non-vehicular and vehicular modes of transportation.*
5. *Conservation of materials, financial resources and energy through efficient design of infrastructure.*

<u>Consistency</u>: The subject property in which the Farmlands Subdivision preliminary plat is proposed was previously approved by the Alachua City Commission as a Residential Planned Development (PD). The preliminary plat is the next step in the implementation of this PD and is consistent with the above policy by providing a mixture of residential lot sizes, is located in immediate proximity to properties that will provide community commercial uses, provides multiple open space areas, includes a pedestrian-friendly sidewalk and trail network and efficiently utilizes public infrastructure.

Objective 2.7: Discouragement of Urban Sprawl
The City shall discourage the proliferation of urban sprawl as set for the in Chapter 163, Florida Statutes.

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

<u>Consistency</u>: As determined in the Alachua City Commission's findings associated with approval of the 2022 Future Land Use map designations on the subject property in which the preliminary plat is located, the development of this land as a residential use will not result in the proliferation of urban sprawl.

Objective 5.1: Natural Features
The City shall coordinate land use categories 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 may be established in the City's Land Development Regulations.

<u>Consistency:</u> The proposed preliminary plat location and design are consistent with the policy above. The site design takes the existing topography into account in the design of drainage and stormwater facilities. The site does not contain soils that have been found to be unsuitable for site development. In addition, an environmental assessment has been provided that states that no flood prone areas, wetlands or significant habitat areas are located on the project site.

Objective 5.2: Availability of facilities and services
The City shall utilize a concurrency management system to ensure that the adopted levels 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 proposed Farmlands subdivision has access to all necessary public facilities at a level that meets all level of service requirements.

Policy 7.1.a: The City shall require utility easements as part of the development review process.

Consistency: All required easements are shown on the preliminary plat for the subdivision and shall be provided as a part of the final plat recording process.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category or the Agriculture land use category shall connect to the City's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category shall connect to the City's wastewater system.

Consistency: The preliminary plat proposes to connect to both potable water and sanitary sewer and is thereby consistent with this policy.

Community Facilities Element

Policy 3.1.b: The City shall require the construction of roads within new subdivisions to be arranged so that the grades of the streets conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.

Consistency: The preliminary plat is consistent with this policy as it has been designed to utilize the original topography to the greatest extent possible in order to prevent the interruption of natural drainage flows.

Objective 3.3: Stormwater Design Guidelines
The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.

Policy 3.3.a: Stormwater facility design shall incorporate the following features, where practicable:

1. *Joint use of retention and detention basins for passive recreation, habitat, and open space.*
2. *Use of vegetation and landscaping in and around retention and detention basin to enhance stormwater management objectives and improve aesthetics.*
3. *Integration of on-site retention and detention facilities with other elements of the proposed development through aesthetically sensitive design and the use of landscaping.*
4. *Maintain and enhance the existing hydrological and ecological function of stream or drainage corridors or wetlands.*
5. *Where retention and detention basins are located along arterial or collector roads, the basin design shall comply with the Gainesville Urbanized Area Metropolitan Transportation Planning Organization's Urban Design Policy Manual.*

Consistency: **The preliminary plat is consistent with this policy as it has been designed to incorporate the use of stormwater basins for open space, provide aesthetically sensitive landscaping around basin areas and maintaining hydrological functions.**

Policy 5.2.b: The City shall require demonstration from engineering design and reports that post-development recharge volumes will equal pre-development recharge volumes to the Floridian aquifer.

Consistency: **The preliminary plat and the project engineering design will be consistent with this policy by providing a design that post-development recharge volumes will equal pre-development recharge volumes to the Floridian aquifer.**

Policy 5.2.c: Applicants for new development, expansions, or redevelopment shall employ one or more of the following techniques to address potential groundwater quality and quantity impacts:

1. *Construction and maintenance of shallow, landscaped retention basins;*
2. *Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space;*
3. *Development of a stormwater pollution prevention plan;*
4. *Development of a sinkhole remediation plan; and,*
5. *Development of a groundwater monitoring plan.*

Consistency: **The preliminary plat and the project engineering design will be consistent with this policy by including shallow landscaped basins and by providing a stormwater pollution plan.**

Policy 5.2.d: Best management practices and performance standards shall be utilized to maximize open space, limit impervious surfaces, minimize the use of fertilizers on turf grass areas, promote protection of natural vegetation, promote the use of pervious parking areas, and treat stormwater to protect water quality.

Consistency: **The project design includes best management practices related to stormwater design with the purpose of protecting water quality, according to standards provided by the Suwannee River Water Management District. In addition, the stormwater design includes additional water quality treatment methods, per the requirements of Alachua County related to karst sensitive areas. Open space for the project is increased to an amount (in excess of 30%), which is more than more dense/intense projects and as such, reduces the overall impervious surfaces proposed in the project.**

Housing Element:

Objective 1.1: Provision of Safe, Affordable, Quality Housing
The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods

Consistency: **The proposed preliminary plat provides a variety of lot sizes for a range of residents of the City of Alachua, which will support this policy.**

Public School Facilities Element

Policy 1.1.d: Criteria for Evaluating Land Use Decisions: In reviewing land use decisions the School Board may address the following issues as applicable:

a. *Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;*
b. *The provision of school sites and facilities within neighborhoods;*
c. *The co-location of parks, recreation and neighborhood facilities with school sites;*
d. *The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe pedestrian access;*
e. *Traffic circulation in the vicinity of schools, including the provision of off-site signalization and crossing guards, signage, access improvements, sidewalks to serve schools and the inclusion of school bus stops and turnarounds;*
f. *Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;*
g. *Whether the proposed location is consistent with any local government's school design or planning policies.*

Consistency: A school concurrency analysis is provided as part of the preliminary plat application, which indicates that the proposal will not exceed the school capacity for the applicable SCSA.

Transportation Element

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

Consistency: The proposed Farmland Subdivision is consistent with this policy, by providing an internal sidewalk network and also provides sidewalk connections to the only areas in which this plat will abut a collector or arterial road (US 441).

To:	Adam Hall, AICP, City of Alachua and Tom Cavin, P.E., FDOT
From:	Brian Snyder, PE
Date:	September 5, 2023
RE:	Lerner 188th/441 PD Traffic Study Memo

The purpose of this Memorandum is to study the traffic impacts of the proposed Lerner 188th/441 PD site located on the southeast corner US HWY 441 and NW 188th Street and provided the recommended transportation improvements.

The proposed site access intersection of this site will be aligned with the proposed Briarwood Town Center connections on US HWY 441. These access intersections were coordinated with FDOT, the City of Alachua, and the Developer's representatives during the Briarwood Town Center zoning and land use changes and were analyzed in the Briarwood Town Center TIA. The intersection types were approved by FDOT and the City of Alachua during this process.

Site Overview

The full buildout of the site is anticipated in 2028. However, there are no current plans for the commercial component, so the study memo will consider alternative buildout conditions to ensure that the proposed access intersections operate acceptably. The project proposes the following development under the buildout condition:

- 246 DU - Single Family Detached
- 110,700 SF – Commercial

A concept for this site is provided in **Attachment A**. Since there are no current plans for the commercial component of the project, the Shopping Plaza ITE Land Use is used to derive the trip generation, as it provides a general land use that can include both retail and restaurant land uses. The phasing of the development will generally be from west to east, with the proposed west connection constructed first.

Two access points aligned with the two westmost proposed Briarwood Town Center access points along US HWY 441 are being proposed for this site. These two access points were approved by both FDOT and the City of Alachua with the Briarwood Town Center TIA dated May 5th, 2023. The two proposed access intersections are described below:

- The US HWY 441/Belle's Road intersection (Access B), located approximately 1,100 FT east of NW 188th Street. From the Briarwood Town Center TIA, this intersection will remain a full median opening until the intersection to the east is provided, at which time this intersection will be directionalized.

- A through-cut intersection located approximately 700 FT east of the US HWY 441/Belle's Road intersection (Access C). This intersection will be a two-way stop-controlled intersection until such time that signalization is warranted.

Trip Generation

The Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition was used to develop the trip generation for the site. Internal capture and pass-by reductions were applied to the trip generation in accordance with the ITE Trip Generation Manual, 11th Edition. The trip generation is provided in **Table 1**. The trip generation documentation is provided in **Attachment B**.

Table 1: Trip Generation

Land Use	ITE LU Code	Variable Dwelling Units, KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	246	2,310	169	42	127	232	146	86
Internal Capture - SFH			302	2	1	1	58	49	9
Shopping Plaza (40-150k)	821	110.700	7,474	192	119	73	575	282	293
Internal Capture - Shopping Plaza			409	2	1	1	57	9	48
Shopping Plaza with IC Applied			7,065	190	118	72	518	273	245
Pass-by Trips - Shopping Plaza			2,826	76	47	29	207	109	98
Gross Total			9,784	361	161	200	807	428	379
Total with IC Applied			9,073	357	159	198	692	370	322
Total with IC and Pass-by Applied			6,247	281	112	169	485	261	224

* The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for the AM and Daily scenarios, therefore the PM pass-by rate of 40% is used for AM and Daily.

Buildout Traffic Forecast

Turning movement counts were performed at the US HWY 441/NW 188th Street intersection on September 14, 2022. The count data from this intersection was used to derive the background volumes at the Lerner 188th/441 PD proposed access intersections. The forecasted turning movements at the proposed site access intersections are based on the forecasted volumes provided in the Briarwood Town Center TIA. The volumes were adjusted by the seasonal adjustment factor and the growth rate to derive the 2028 background volumes. The reserved trips were applied to these intersections in

accordance with the Briarwood Town Center TIA. The buildout volumes include the Lerner 188th/441 PD project trips which differ slightly from the Lerner 188th/441 PD trips forecasted in the Briarwood TIA. This is due to the internal capture impacts that were not accounted for in the Briarwood Town Center TIA.

The buildout intersection volumes derived from the Briarwood Town Center TIA are provided in **Attachment C**.

Left and Right Turn Lane Warrant and Design Lengths

The "FDOT Access Management Guidebook 2019" recommends left-turn lanes at all median openings where left turns are permitted. Therefore, a westbound left turn lane is warranted at access the US HWY 441/Belle's Road intersection. Westbound lefts will be prohibited at the proposed through-cut intersection; therefore, a left-turn lane is not warranted at that intersection.

Per "FDOT Access Management Guidebook 2019" The threshold for warranting a right-turn lane is 55 right turns per hour. Based on the turning movement volumes at buildout, the eastbound right turn volumes at both access intersections are forecasted to exceed this volume warrants so right turn lanes are warranted at both access intersections.

At the proposed Access B intersection an eastbound right-turn lane is recommended, a minimum of 460 FT in length, equal to the FDOT standard deceleration length. A westbound left-turn lane is recommended, a minimum of 560 FT in length, equal to the FDOT standard deceleration length plus the 95th percentile queue length at buildout. A single northbound lane is recommended as the intersection will be converted to directional median opening in the future, so the northbound approach will allow only a single northbound right-turn lane out of the site.

At the proposed Access C intersection, an eastbound right-turn lane is recommended, a minimum of 485 FT in length, equal to the FDOT standard deceleration length plus the 95th percentile queue length at buildout under signal control. To improve traffic operations at the proposed through-cut access, a northbound left and northbound right-turn lane are recommended, with a minimum length of 475 FT in length, to prevent spillover and blockage.

The 95th percentile queue lengths under the buildout conditions are provided in the Synchro and HCS Buildout reports provided in **Attachment D**.

Intersection Phasing Review

There are currently no development plans for the commercial component of the Lerner 188th/441 PD or the Briarwood Town Center site. Therefore, it is unlikely that both sites will reach full buildout in 2028. This section reviews the intersection operation of Lerner 188th/441 PD independently of the Briarwood Town Center in the event that connections to US HWY 441 occur with the Lerner 188th/441 PD before the connections from the Briarwood Town Center.

Based on the Lerner 188th/441 PD phasing plan, Phase 1 will be located on the west side of the property and will connect to US HWY 441 at Access B. Similar to the Briarwood Town Center, a connection to access B should be permitted by FDOT with full access until a directional median opening is warranted as per the development conditions of the Briarwood Town Center. An intersection analysis at Access B was performed independent of the Briarwood Town Center connection under the following conditions:

- Full buildout of the site with ½ of the northbound lefts occurring at the intersection
- No connection to the intersection from Briarwood Town Center
- Eastbound right-turn lane, westbound left-turn lane, and single northbound left/right lane

Under this condition the intersection operates well with no deficiencies during the AM buildout scenario. Under the PM buildout scenario, the northbound left/right movement operates with a v/c of 1.16 indicating that the volumes just exceed capacity. Because the volumes just exceed capacity and because a connection with Lerner 188th/441 PD only will be a temporary condition, no additional improvements should be required at this intersection.

As explained above, with the addition of ½ of the northbound lefts, during the PM peak, the US 441/access B intersection operates at capacity. Therefore, when the site generates ½ of the project trips a 2nd connection (access C) is needed to support the project traffic. This occurs when 100% of the residential portion of the development plus 33% of the commercial portion of the development, or 36.5 KSF is built out. Therefore, the connection at access C should be provided for this site when 36.5 KSF of commercial is developed. The calculations that support this recommendation are provided below.

- ½ of PM peak project trips with internal capture reduction: 692 trips/2 = 346 trips
- Assume 100% of residential portion is developed, equal to 174 PM peak project trips with internal capture reduction, the remaining commercial trips that cause the deficiency: 346 trips – 174 trips = 172 trips
- Ratio of remaining commercial trips causing the deficiency to total commercial PM peak trips with internal capture reduction: 172/518 = 33%
- Commercial development that generates ½ of the PM peak project trips (assumes residential is built out): 110,700 SF X 33% = 36.5 KSF

An intersection analysis at Access C was performed independent of the Briarwood Town Center connection under the following conditions:

- Left-in prohibited
- Full buildout of the site with 100% of the northbound lefts occurring at the intersection
- No connection to the intersection from Briarwood Town Center
- Stop controlled intersection, for the northbound movement
- Eastbound right-turn lane, northbound left-turn lane, and northbound right-turn lane

Under this condition the intersection operates well with no deficiencies during the AM or PM buildout scenarios.

Based on this analysis, both access intersections will operate acceptably, independent of the improvements that will be provided by Briarwood Town Center which include modifying access B to a directional access and signalization of access C. The HCS intersection analysis reports are provided in **Attachment D**.

Roadway Segment LOS Analysis

Roadway segment level of service (LOS) analysis has been prepared in accordance with the City of Alachua's concurrency requirements. The trip distribution used for the analysis is based on the transportation demand model provided in the Briarwood Town Center TIA. The net new project trips exceed 5% of the maximum service volume on the following segments and are therefore required to be evaluated:

- Segment 5 – US 441 from SR 235 to I-75
- Segment 6 – US 441 from I-75 to CR 235A
- Segment 7 – US 441 from CR 235A to NW 188th Street

Table 2 combines the existing trips, reserved trip, and project trips and compares these buildout volumes with the Maximum Service Volumes. Based on the results provided in Table 3, all road segments will operate under capacity at buildout.

All road segment LOS documentation is provided in **Attachment E**.

Table 2: Roadway Segment LOS Results						
Traffic System Category	**AADT / PM Peak**					
	Segment 5		**Segment 6**		**Segment 7**	
	US 441		**US 441**		**US 441**	
	From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street	
Maximum Service Volume[1]	39,000	3,510	39,000	3,510	43,000	3,870
Existing Traffic [1]	22,581	2,145	27,914	2,652	21,000	1,995
Reserved Trips[1]	3,172	271	6,685	546	4,033	355
Available Capacity	13,247	1,094	4,401	312	17,967	1,520
Projected Trip Generation[2]	2,311	179	3,561	276	4,185	325
Residual Capacity with Approval	**10,936**	**915**	**840**	**36**	**13,782**	**1,195**
Percent of Capacity Utilized	**71.96%**	**73.94%**	**97.85%**	**98.99%**	**67.95%**	**69.12%**

1. Source: City of Alachua July 2023 Development Monitoring Report

2. Project trip distribution percentages estimated as follows:
Segment 5: 37%
Segment 6: 57%
Segment 7: 67%

Conclusion and Recommendations

Based on this study, the following improvements are recommended at the proposed Lerner 188th/441 PD access intersections.

- An eastbound right-turn lane 460 FT in length is recommended at the proposed Access B intersection at the time the commercial portion of the project is developed adjacent to this access.
- A westbound left-turn lane 560 FT in length is recommended at the proposed Access B intersection when a connection is provided at this location.
- A connection at Access C is recommended when 36.5 KSF of the commercial development is constructed.
- An eastbound right-turn lane, 485 FT in length, is recommended at the proposed Access C intersection at the time the commercial portion of the project is developed adjacent to this access.
- A northbound left and right-turn lane, a minimum of 475 FT in length, are recommended at the proposed Access C intersection when a connection is provided at this location.

This study demonstrates that the proposed site access intersections operate acceptably at full buildout, independent of the Briarwood Town Center connections. Future improvements, such as modifying Access B to a directional access and signalization of access C, should be provided based on the development conditions of Briarwood Town Center. The study also demonstrates that the road segments within the City of Alachua will operate under capacity with the combined existing traffic, reserved trips, and project trips.

N:\2023\23-0388\Departments\04_Engineering\04_Traffic\Memo\MEMO 230904 Lerner 188-441 PD Traffic Study Memo.docx

Attachment A
Concept Plan



DEVELOPMENT DATA

1. PARCELS, ZONING AND FUTURE LAND USE:

03042-050-004	A (AGRICULTURE)	AGRICULTURE
03042-050-005	A (AGRICULTURE)	AGRICULTURE
03046-003-000	CI (COMMERCIAL, INTENSIVE	COMMERCIAL
(SPLIT ZONING)	A (AGRICULTURE)	AGRICULTURE
03046-003-001	A (AGRICULTURE)	AGRICULTURE
03046-003-002	A (AGRICULTURE)	AGRICULTURE
03046-003-003	A (AGRICULTURE)	AGRICULTURE
03046-003-004	A (AGRICULTURE)	AGRICULTURE
03046-003-005	A (AGRICULTURE)	AGRICULTURE
03075-001-000	A (AGRICULTURE)	AGRICULTURE
03875-010-001	A (AGRICULTURE)	AGRICULTURE
03875-010-002	A (AGRICULTURE)	AGRICULTURE

2. JURISDICTION: CITY OF ALACHUA, FLORIDA.
3. PROJECT AREA: APPROXIMATELY 171.82 ACRES
4. STORMWATER AREA: 36.92 ACRES (21.48% OF SITE AREA)
5. COMMERCIAL AREA: 17 ACRES
   REQUIRED PARKING: UP TO 300,000 S.F.: 1 SPACE PER 305 S.F.
   FLOOR AREA; 300,001 – 600,000 S.F.:; 1 SPACE PER 285 S.F. FLOOR AREA; OVER 600,000 S.F.: 1 SPACE PER 265 S.F. FLOOR AREA
6. RESIDENTIAL UNITS: 245 TOTAL

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

NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 21-176

Project phase: CONCEPTUAL

Project title: NW 188TH STREET/US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FLORIDA

Sheet title: CONCEPT PLAN V4.2 WITH TOPO

Designed: TAR	Sheet No.: C810
Drawn: TAR	
Checked: TAR	
Date: 07/18/22	

\\server3\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\Concepts\L21176L4.dwg, C810 - CONCEPT V4.2 (TOPO), 7/18/2022 11:43:15 AM, TAR_ DWG To PDF.pc3

Attachment B
Trip Generation

Single-Family Detached Housing
(210)

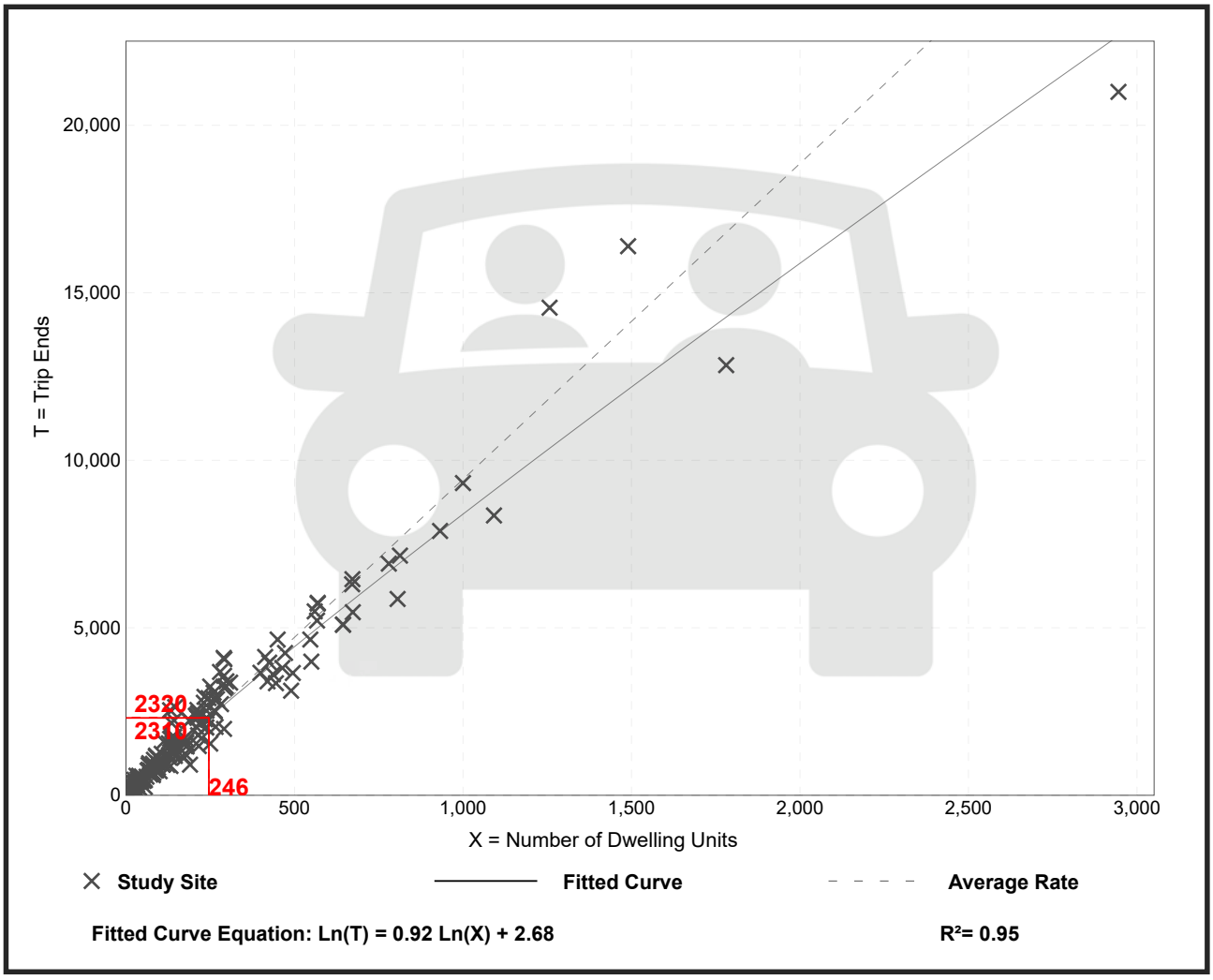
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

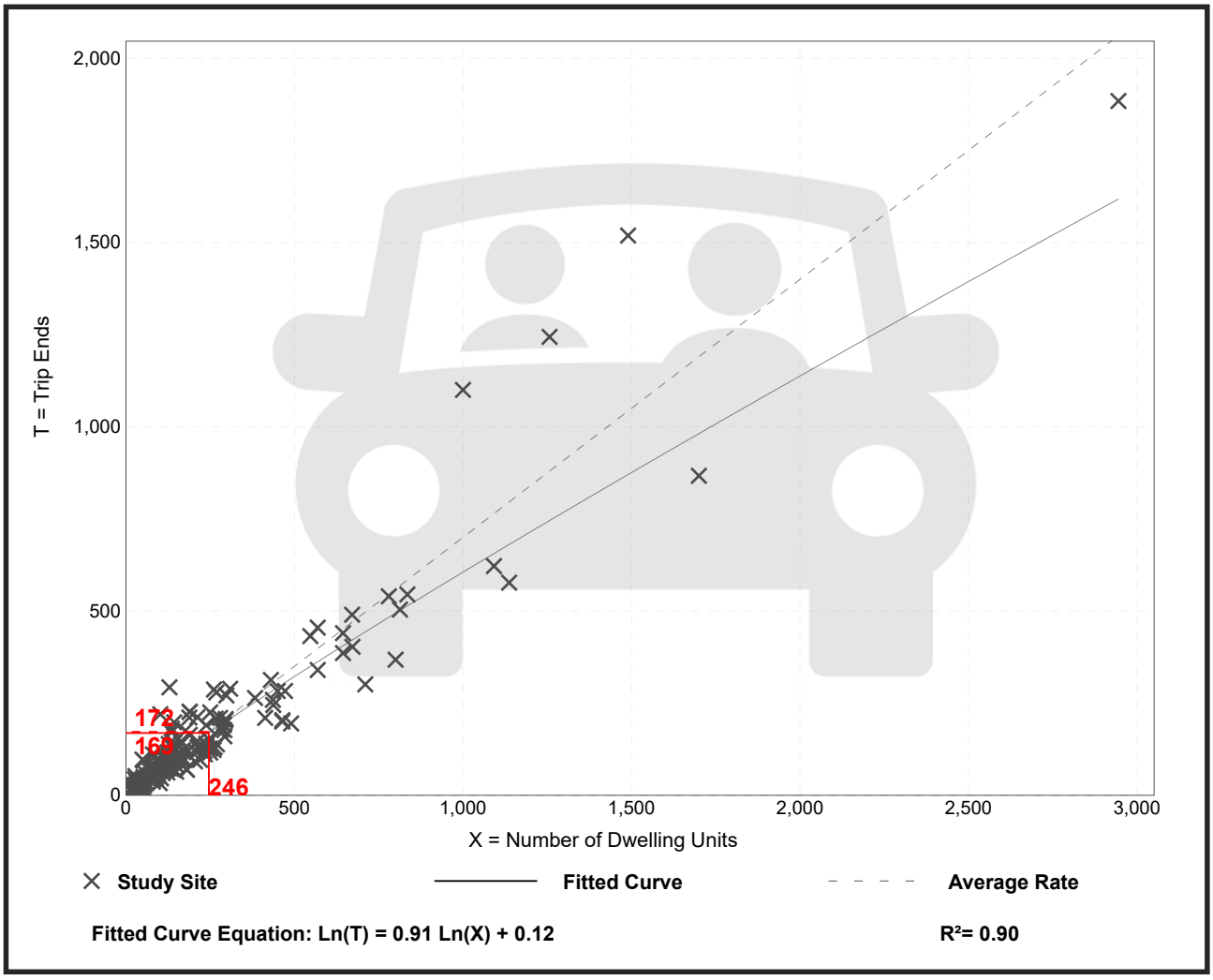
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

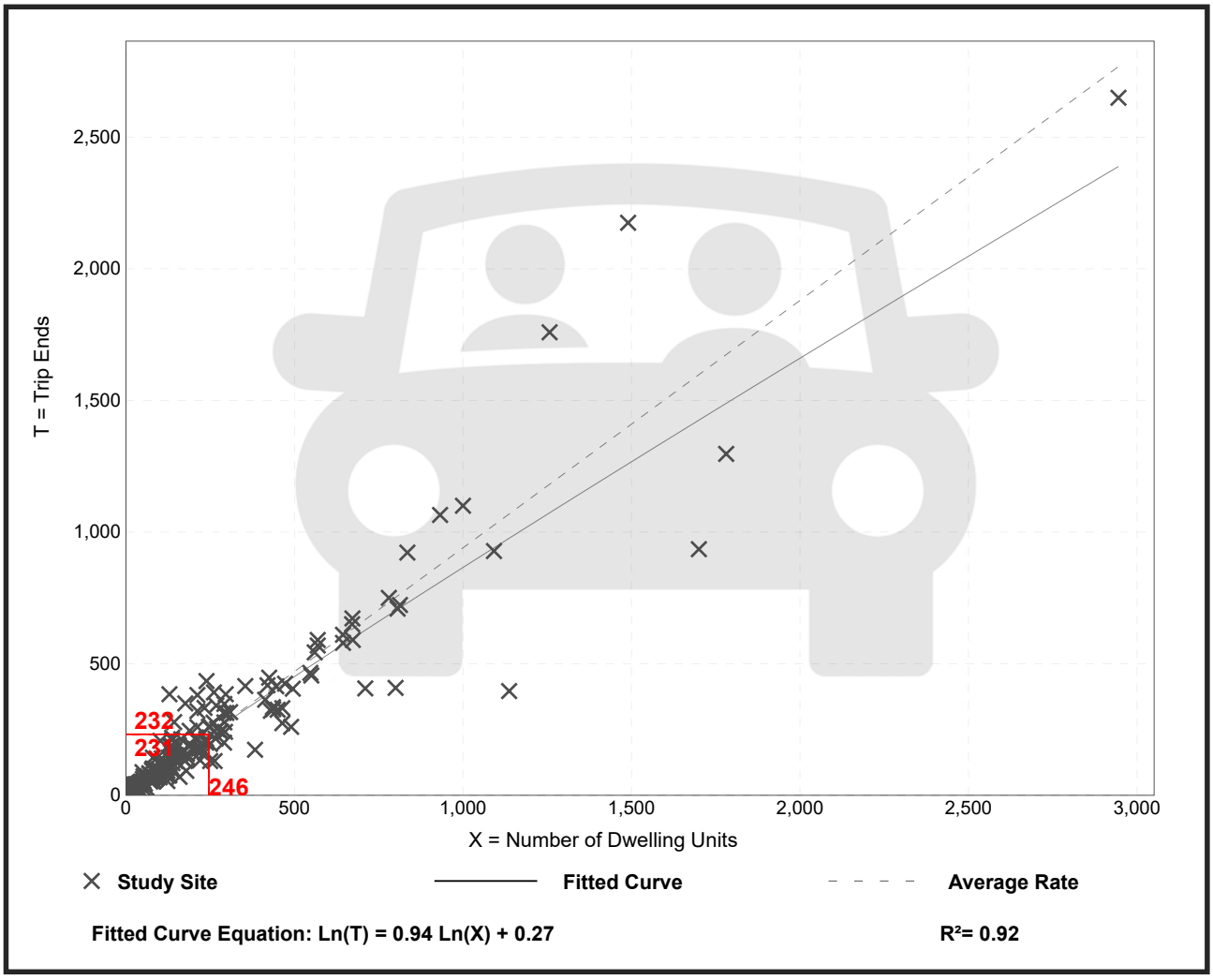
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Shopping Plaza (40-150k) - Supermarket - No
(821)

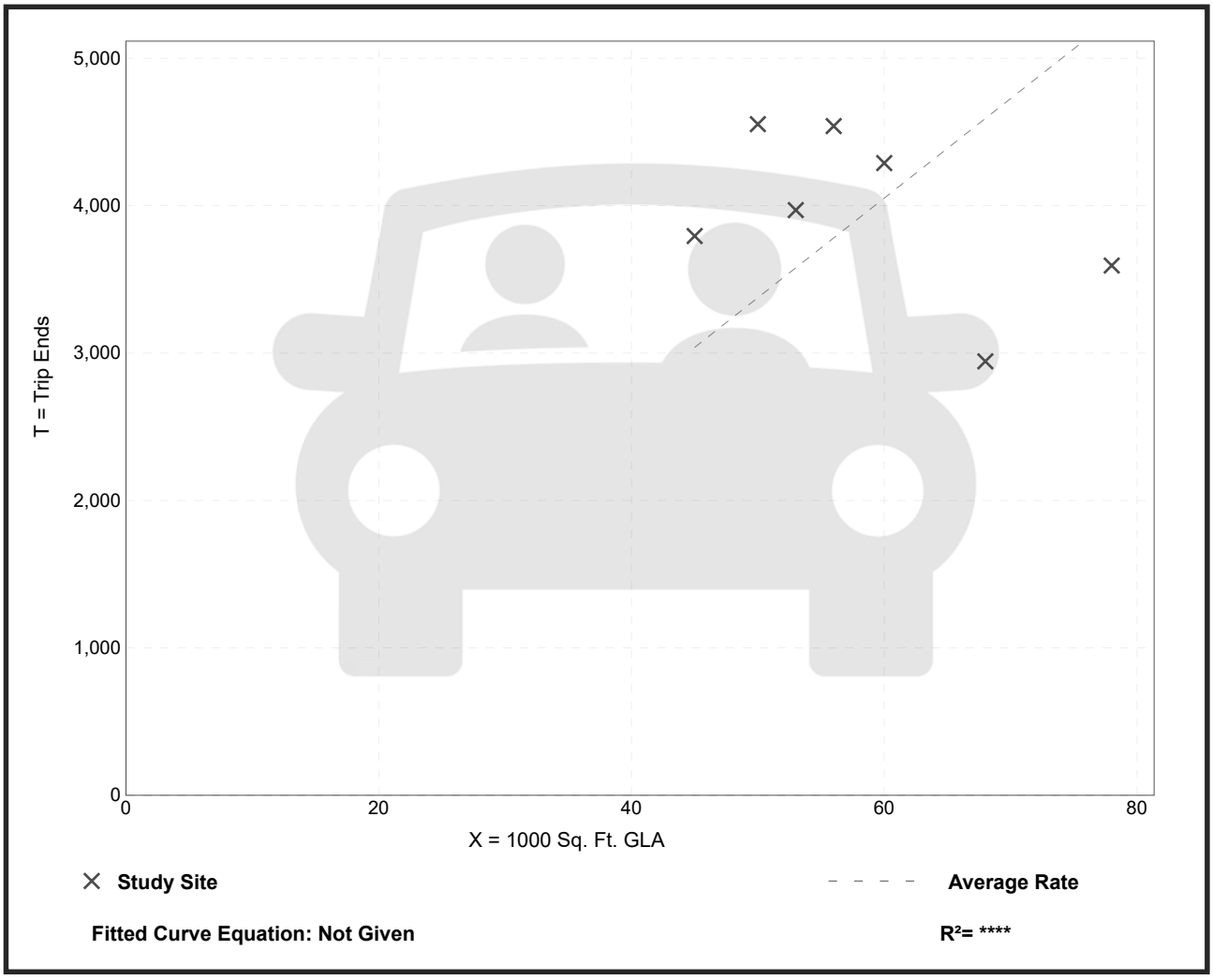
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. 1000 Sq. Ft. GLA: 59
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
67.52	43.29 - 91.06	19.25

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

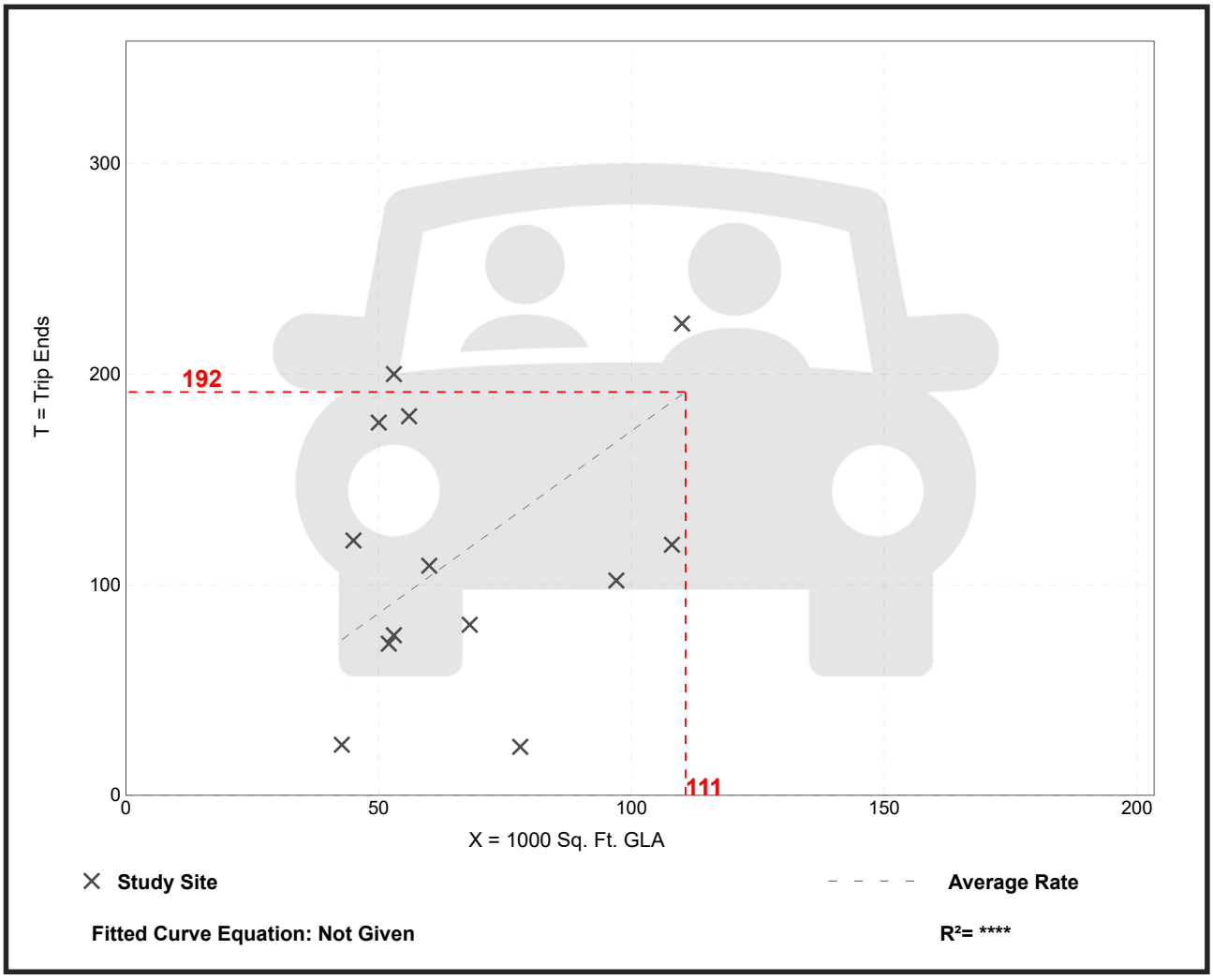
Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 13
Avg. 1000 Sq. Ft. GLA: 67
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
1.73	0.29 - 3.77	1.06

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

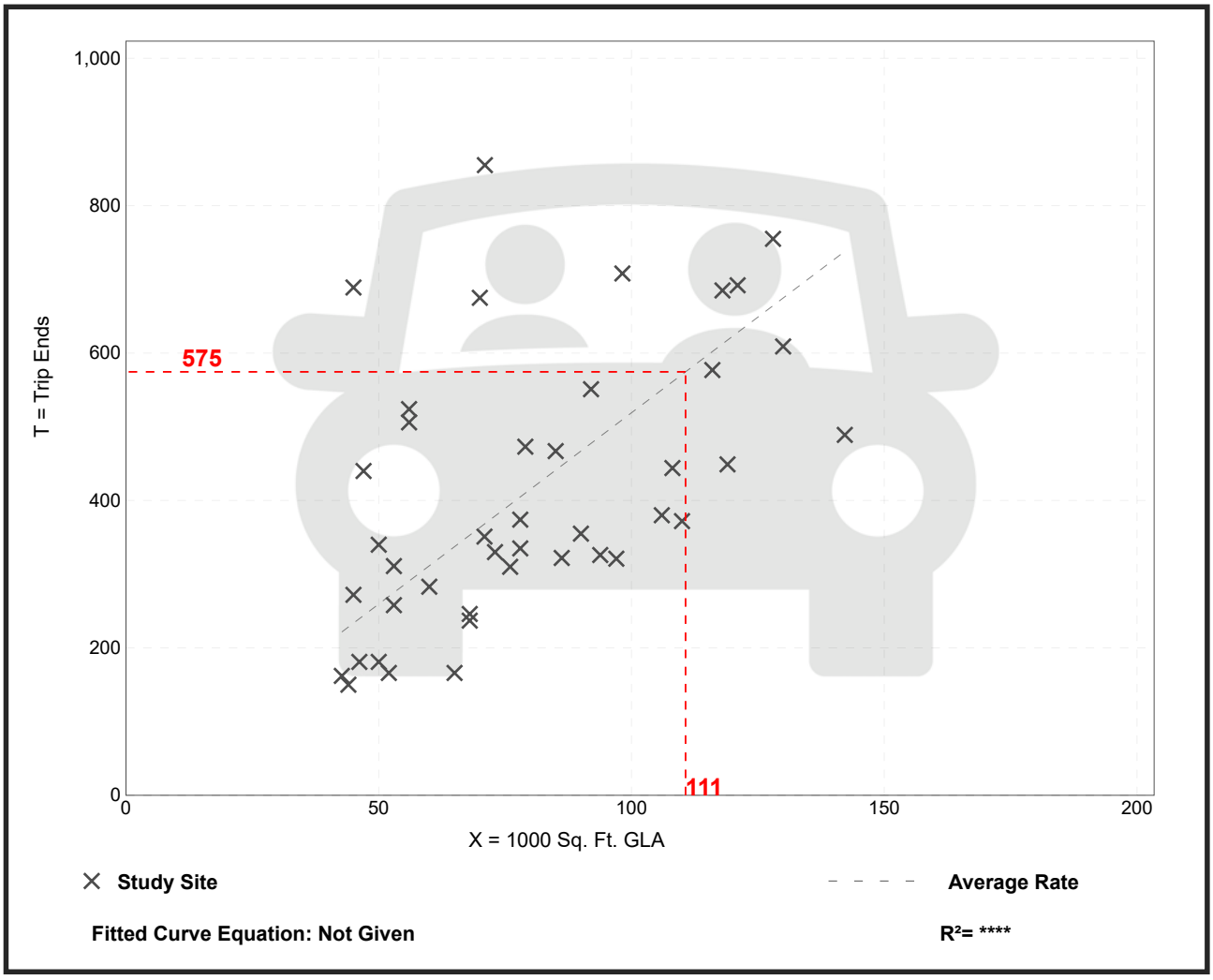
Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 42
Avg. 1000 Sq. Ft. GLA: 79
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
5.19	2.55 - 15.31	2.28

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Trip Generation									
Land Use	ITE LU Code	Variable Dwelling Units, KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	246	2,310	169	42	127	232	146	86
Internal Capture - SFH			302	2	1	1	58	49	9
Shopping Plaza (40-150k)	821	110.700	7,474	192	119	73	575	282	293
Internal Capture - Shopping Plaza			409	2	1	1	57	9	48
Shopping Plaza with IC Applied			7,065	190	118	72	518	273	245
Pass-by Trips - Shopping Plaza			2,826	76	47	29	207	109	98
Gross Total			9,784	361	161	200	807	428	379
Total with IC Applied			9,073	357	159	198	692	370	322
Total with IC and Pass-by Applied			6,247	281	112	169	485	261	224

* The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for the AM and Daily scenarios, therefore the PM pass-by rate of 40% is used for AM and Daily.

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Lerner Site	**Organization:**	CHW
Project Location:	City of Alachua, FL	**Performed By:**	Brian Snyder
Scenario Description:		**Date:**	7/26/2023
Analysis Year:	2023	**Checked By:**	
Analysis Period:	**AM Street Peak Hour**	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office						
Retail				192	119	73
Restaurant						
Cinema/Entertainment						
Residential				169	42	127
Hotel						
All Other Land Uses[2]						
				361	161	200

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail	1.17	0%	0%	1.16	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.13	0%	0%	1.09	0%	0%
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	409	186	223
Internal Capture Percentage	1%	1%	1%
External Vehicle-Trips[5]	357	159	198
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	1%	1%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	2%	1%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Lerner Site
Analysis Period:	**AM Street Peak Hour**

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.17	119	139	1.16	73	85
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.13	42	47	1.09	127	138
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	25		11	0	12	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	1	28	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		44	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	11		0	2	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	24	0	0		0
Hotel	0	6	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	1	138	139	118	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	46	47	41	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	1	84	85	72	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	137	138	126	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Lerner Site	**Organization:**	CHW
Project Location:	City of Alachua, FL	**Performed By:**	Brian Snyder
Scenario Description:		**Date:**	7/26/2023
Analysis Year:	2023	**Checked By:**	
Analysis Period:	**PM Street Peak Hour**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office						
Retail				575	282	293
Restaurant						
Cinema/Entertainment						
Residential				232	146	86
Hotel						
All Other Land Uses[2]						
				807	428	379

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail	1.21	0%	0%	1.18	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.15	0%	0%	1.21	0%	0%
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail					2000	
Restaurant						
Cinema/Entertainment						
Residential		2000				
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	57	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	11	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	959	509	450
Internal Capture Percentage	14%	13%	15%
External Vehicle-Trips[5]	692	370	322
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	3%	16%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	34%	11%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Lerner Site
Analysis Period:	**PM Street Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.21	282	341	1.18	293	346
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.15	146	168	1.21	86	104
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	7		100	14	57	17
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	4	14	22	0		3
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		27	0	0	7	0
Retail	0		0	0	77	0
Restaurant	0	171		0	27	0
Cinema/Entertainment	0	14	0		7	0
Residential	0	11	0	0		0
Hotel	0	7	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	11	330	341	273	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	57	111	168	97	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	57	289	346	245	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	11	93	104	77	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Attachment C
Buildout Traffic Forecast

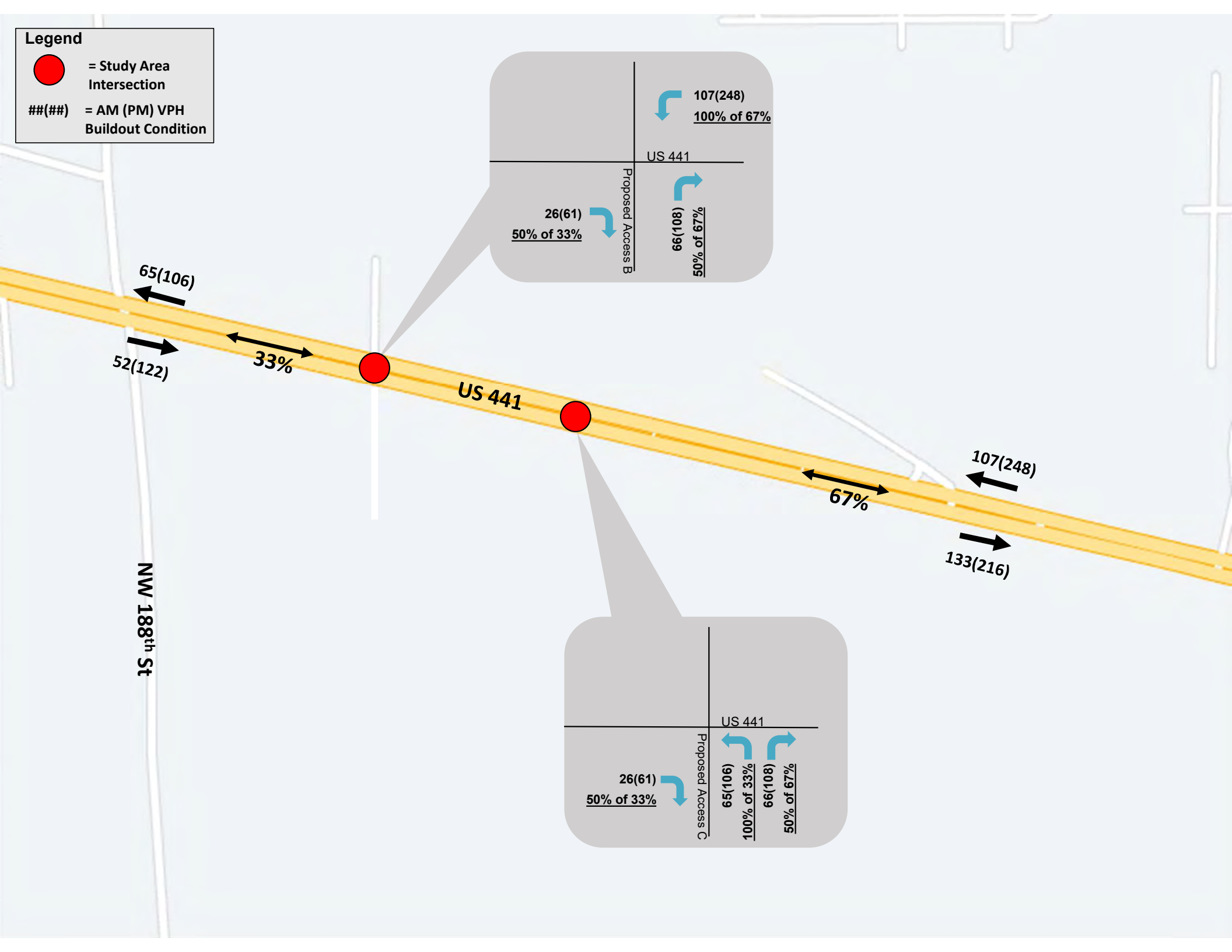
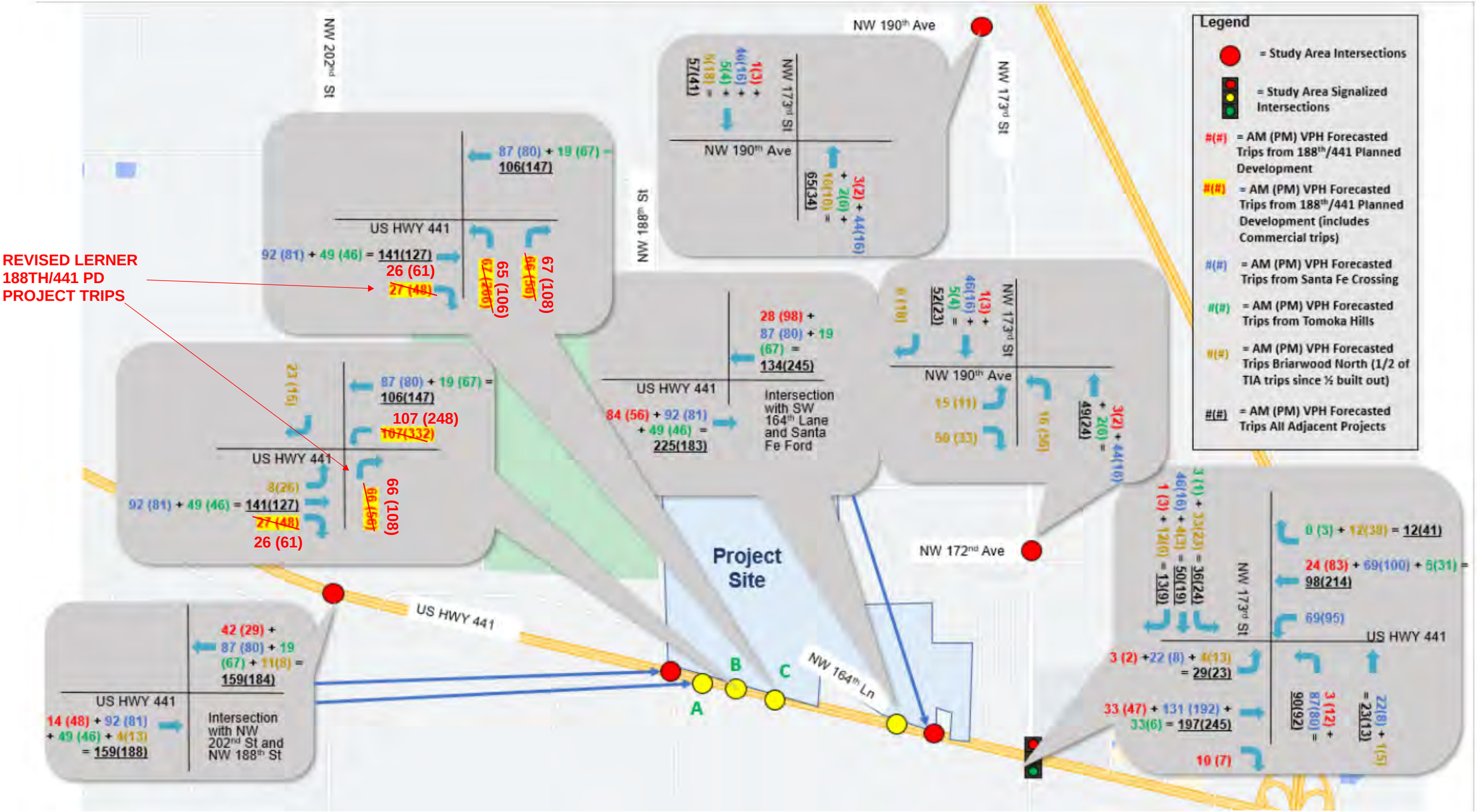

Legend
= Study Area Intersection
##(##) = AM (PM) VPH Buildout Condition
107(248)
100% of 67%
US 441
Proposed Access B
26(61)
50% of 33%
66(108)
50% of 67%
65(106)
52(122)
33%
US 441
67%
107(248)
133(216)
NW 188th St
US 441
Proposed Access C
26(61)
50% of 33%
65(106)
100% of 33%
66(108)
50% of 67%

Figure 5 | Reserved Trips



Source: Excerpt From Briarwood Town Center TIA, dated 5/5/2023

US HWY 441 at Access B

Growth Rate Data - US HWY 441 at Access B			
Peak Season Factor			1.01
Growth Rate			
Approach	**Historical Growth Rate**	**Growth Rate Used**	**2028 Growth Factor**
US 441	1.61%	1.61%	1.097

AM Peak Hour Background Traffic Volumes - US HWY 441 at Access B								
Scenario	US HWY 441			US HWY 441			Access B	US 441/NW 188th St PD
	Eastbound			Westbound			Southbound	Northbound
	Left	Thru	Right	Left	Thru	Right	Right	Right
Observed Turning Movement Counts		1358			914			
Existing (Peak Season) Turning Movements		1372			923			
Background Turning Movements		1507			1013			
~~Reserved Trips~~	~~8~~	~~141~~	~~27~~	~~107~~	~~106~~		~~23~~	~~66~~
Reserved Trips + Lerner Site Trips	8	141	26	107	106		23	66
~~Background with Reserved Trips~~	~~8~~	~~1648~~	~~27~~	~~107~~	~~1119~~	~~0~~	~~23~~	~~66~~
Background + Reserved Trips	8	1648	26	107	1119	0	23	66
~~Project Trips~~ Briarwood Trips	95	19	0	0	79	64	35	0
~~Buildout Condition~~	~~103~~	~~1667~~	~~27~~	~~107~~	~~1198~~	~~64~~	~~58~~	~~66~~
Buildout Condition	103	1667	26	107	1198	64	58	66
Peak Hour Factor (Int total = 0.92)	0.89			0.89			0.92	0.92
Truck Percentages	3%			8%			3%	3%
Pedestrian Volumes	0			0			0	0

PM Peak Hour Background Traffic Volumes - US HWY 441 at Access B								
Scenario	US HWY 441			US HWY 441			Access B	US 441/NW 188th St PD
	Eastbound			Westbound			Southbound	Northbound
	Left	Thru	Right	Left	Thru	Right	Right	Right
Observed Turning Movement Counts		963			1326			
Existing (Peak Season) Turning Movements		973			1339			
Background Turning Movements		1070			1469			
~~Reserved Trips~~	~~26~~	~~127~~	~~48~~	~~332~~	~~147~~		~~15~~	~~56~~
Reserved Trips + Lerner Site Trips	26	127	61	248	147		15	108
~~Background with Reserved Trips~~	~~26~~	~~1197~~	~~48~~	~~332~~	~~1616~~	~~0~~	~~15~~	~~56~~
Background + Reserved Trips	26	1197	61	248	1616	0	15	108
~~Project Trips~~ Briarwood Trips	214	59	0	0	70	145	68	0
~~Buildout Condition~~	~~240~~	~~1256~~	~~48~~	~~332~~	~~1686~~	~~145~~	~~83~~	~~56~~
Buildout Condition	240	1256	61	248	1686	145	83	108
Peak Hour Factor (Int total = 0.91)	0.96			0.89			0.92	0.92
Truck Percentages	9%			6%			3%	3%
Pedestrian Volumes	0			0			0	0

Source: Adjusted Buildout Tables from Appendix F - Briarwood Town Center TIA, dated 5/5/2023

US HWY 441 at Access C

Growth Rate Data - US HWY 441 at Access C			
Peak Season Factor			1.01
Growth Rate			
Approach	**Historical Growth Rate**	**Growth Rate Used**	**2028 Growth Factor**
US 441	1.61%	1.61%	1.097

AM Peak Hour Background Traffic Volumes - US HWY 441 at Access C								
Scenario	US HWY 441 Eastbound		US HWY 441 Westbound		Access C Southbound		US 441/NW 188th St PD Northbound	
	Thru	Right	Thru	Right	Left	Right	Left	Right
Observed Turning Movement Counts	1358		914					
Existing (Peak Season) Turning Movements	1372		923					
Background Turning Movements	1507		1013					
~~Reserved Trips~~	~~141~~	~~27~~	~~106~~				~~67~~	~~66~~
Reserved Trips + Lerner Site Trips	141	26	106				65	67
~~Background with Reserved Trips~~	~~1648~~	~~27~~	~~1119~~				~~67~~	~~66~~
Background + Reserved Trips	1648	26	1119				65	67
~~Project Trips~~ Briarwood Trips	19	0	153	65	212	35	0	0
~~Buildout Condition~~	~~1667~~	~~27~~	~~1272~~	~~65~~	~~212~~	~~35~~	~~67~~	~~66~~
Buildout Condition	1667	26	1272	65	212	35	65	67
Peak Hour Factor (Int total = 0.92)	0.89		0.89		0.92		0.92	
Truck Percentages[1]	3%		8%		3%		3%	
Pedestrian Volumes	0		0		0		0	

PM Peak Hour Background Traffic Volumes - US HWY 441 at Access C								
Scenario	US HWY 441 Eastbound		US HWY 441 Westbound		Access C Southbound		US 441/NW 188th St PD Northbound	
	Thru	Right	Thru	Right	Left	Right	Left	Right
Observed Turning Movement Counts	963		1326					
Existing (Peak Season) Turning Movements	973		1339					
Background Turning Movements	1070		1469					
~~Reserved Trips~~	~~127~~	~~48~~	~~147~~				~~266~~	~~56~~
Reserved Trips + Lerner Site Trips	127	61	147				106	108
~~Background with Reserved Trips~~	~~1197~~	~~48~~	~~1616~~				~~266~~	~~56~~
Background + Reserved Trips	1197	61	1616				106	108
~~Project Trips~~ Briarwood Trips	59	0	253	144	414	68	0	0
~~Buildout Condition~~	~~1256~~	~~48~~	~~1869~~	~~144~~	~~414~~	~~68~~	~~266~~	~~56~~
Buildout Condition	1256	61	1869	144	414	68	106	108
Peak Hour Factor (Int total = 0.92)	0.96		0.89		0.92		0.92	
Truck Percentages[2]	9%		6%		3%		3%	
Pedestrian Volumes	0		0		0		0	

Source: Adjusted Buildout Tables from Appendix F - Briarwood Town Center TIA, dated 5/5/2023

Attachment D
HCS and Synchro Reports

Buildout Reports

HCS Two-Way Stop-Control Report

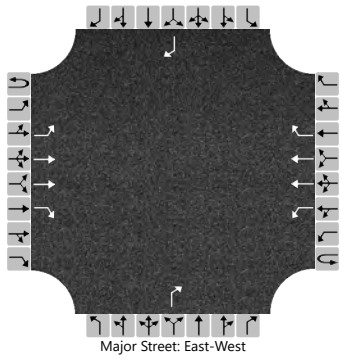
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	7/26/23
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access B
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access B
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	0	1		0	0	1
Configuration		L	T	R		L	T	R				R				R
Volume (veh/h)	0	103	1667	26	0	107	1198	64				66				58
Percent Heavy Vehicles (%)	3	3			3	3						3				3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1						6.9				6.9
Critical Headway (sec)		4.16				4.16						6.96				6.96
Base Follow-Up Headway (sec)		2.2				2.2						3.3				3.3
Follow-Up Headway (sec)		2.23				2.23						3.33				3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		112				116						72				63
Capacity, c (veh/h)		453				313						266				367
v/c Ratio		0.25				0.37						0.27				0.17
95% Queue Length, Q_{95} (veh)		1.0				1.7						1.1				0.6
Control Delay (s/veh)		15.5				23.2						23.5				16.8
Level of Service (LOS)		C				C						C				C
Approach Delay (s/veh)	0.9				1.8				23.5				16.8			
Approach LOS	A				A				C				C			

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Source: Adjusted reports from Appendix J - Briarwood Town Center TIA, dated 5/5/2023

HCS Two-Way Stop-Control Report

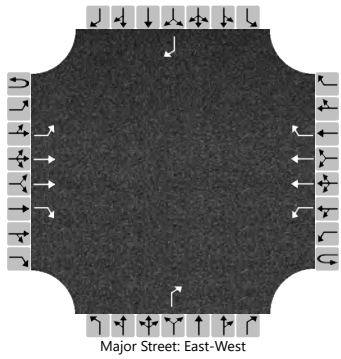
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	7/26/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access B
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access B
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	0	1		0	0	1
Configuration		L	T	R		L	T	R				R				R
Volume (veh/h)	0	240	1256	61	0	248	1686	145				108				83
Percent Heavy Vehicles (%)	3	3			3	3						3				3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1						6.9				6.9
Critical Headway (sec)		4.16				4.16						6.96				6.96
Base Follow-Up Headway (sec)		2.2				2.2						3.3				3.3
Follow-Up Headway (sec)		2.23				2.23						3.33				3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		261				270						117				90
Capacity, c (veh/h)		260				451						374				245
v/c Ratio		1.00				0.60						0.31				0.37
95% Queue Length, Q_{95} (veh)		10.0				3.8						1.3				1.6
Control Delay (s/veh)		98.9				24.1						19.0				28.0
Level of Service (LOS)		F				C						C				D
Approach Delay (s/veh)	15.2				2.9				19.0				28.0			
Approach LOS	F				A				C				D			

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Source: Adjusted reports from Appendix J - Briarwood Town Center TIA, dated 5/5/2023

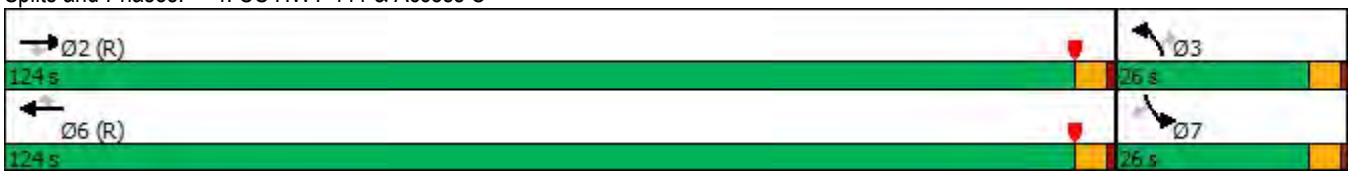
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑	↱		↑↑	↱	↰		↱	↰↰		↱
Traffic Volume (vph)	0	1667	26	0	1272	65	65	0	67	212	0	35
Future Volume (vph)	0	1667	26	0	1272	65	65	0	67	212	0	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		500	400		0	400		0
Storage Lanes	0		1	0		1	1		1	2		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850			0.850
Flt Protected							0.950			0.950		
Satd. Flow (prot)	0	3539	1583	0	3539	1583	1770	0	1583	3433	0	1583
Flt Permitted							0.950			0.950		
Satd. Flow (perm)	0	3539	1583	0	3539	1583	1770	0	1583	3433	0	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			28			71			52			38
Link Speed (mph)		65			65			25			25	
Link Distance (ft)		1901			3706			1488			1367	
Travel Time (s)		19.9			38.9			40.6			37.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	0	1812	28	0	1383	71	71	0	73	230	0	38
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1812	28	0	1383	71	71	0	73	230	0	38
Turn Type		NA	Perm		NA	Perm	Prot		Perm	Prot		Perm
Protected Phases		2			6		3			7		
Permitted Phases			2			6			3			7
Detector Phase		2	2		6	6	3		3	7		7
Switch Phase												
Minimum Initial (s)		5.0	5.0		5.0	5.0	5.0		5.0	5.0		5.0
Minimum Split (s)		22.5	22.5		22.5	22.5	9.5		9.5	9.5		9.5
Total Split (s)		124.0	124.0		124.0	124.0	26.0		26.0	26.0		26.0
Total Split (%)		82.7%	82.7%		82.7%	82.7%	17.3%		17.3%	17.3%		17.3%
Maximum Green (s)		119.5	119.5		119.5	119.5	21.5		21.5	21.5		21.5
Yellow Time (s)		3.5	3.5		3.5	3.5	3.5		3.5	3.5		3.5
All-Red Time (s)		1.0	1.0		1.0	1.0	1.0		1.0	1.0		1.0
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0
Total Lost Time (s)		4.5	4.5		4.5	4.5	4.5		4.5	4.5		4.5
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)		3.0	3.0		3.0	3.0	3.0		3.0	3.0		3.0

Source: Adjusted reports from Appendix J - Briarwood Town Center TIA, dated 5/5/2023

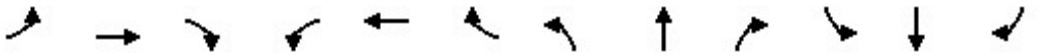
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)		3.0	3.0		3.0	3.0	3.0		3.0	3.0		3.0
Time Before Reduce (s)		0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0
Time To Reduce (s)		0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0
Recall Mode		C-Max	C-Max		C-Max	C-Max	None		None	None		None
Walk Time (s)		7.0	7.0		7.0	7.0						
Flash Dont Walk (s)		11.0	11.0		11.0	11.0						
Pedestrian Calls (#/hr)		0	0		0	0						
Act Effct Green (s)		125.7	125.7		125.7	125.7	15.3		15.3	15.3		15.3
Actuated g/C Ratio		0.84	0.84		0.84	0.84	0.10		0.10	0.10		0.10
v/c Ratio		0.61	0.02		0.47	0.05	0.39		0.35	0.66		0.19
Control Delay		5.3	0.9		1.8	0.3	68.6		27.6	73.6		19.1
Queue Delay		0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0
Total Delay		5.3	0.9		1.8	0.3	68.6		27.6	73.6		19.1
LOS		A	A		A	A	E		C	E		B
Approach Delay		5.3			1.8			47.8			65.9	
Approach LOS		A			A			D			E	
Queue Length 50th (ft)		248	0		80	0	66		19	113		0
Queue Length 95th (ft)		352	6		m85	m1	116		69	155		36
Internal Link Dist (ft)		1821			3626			1408			1287	
Turn Bay Length (ft)						500	400			400		
Base Capacity (vph)		2964	1330		2964	1337	253		271	492		259
Starvation Cap Reductn		0	0		0	0	0		0	0		0
Spillback Cap Reductn		0	0		0	0	0		0	0		0
Storage Cap Reductn		0	0		0	0	0		0	0		0
Reduced v/c Ratio		0.61	0.02		0.47	0.05	0.28		0.27	0.47		0.15

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 108 (72%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 50			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.66			
Intersection Signal Delay: 9.9		Intersection LOS: A	
Intersection Capacity Utilization 67.1%		ICU Level of Service C	
Analysis Period (min) 15			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 4: US HWY 441 & Access C



Source: Adjusted reports from Appendix J - Briarwood Town Center TIA, dated 5/5/2023



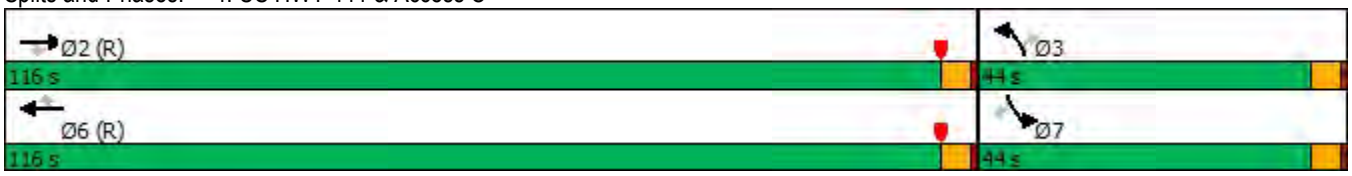
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑	↱		↑↑	↱	↰		↱	↰↰		↱
Traffic Volume (vph)	0	1256	61	0	1869	144	106	0	108	414	0	68
Future Volume (vph)	0	1256	61	0	1869	144	106	0	108	414	0	68
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		500	400		0	400		0
Storage Lanes	0		1	0		1	1		1	2		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850			0.850
Flt Protected							0.950			0.950		
Satd. Flow (prot)	0	3539	1583	0	3539	1583	1770	0	1583	3433	0	1583
Flt Permitted							0.950			0.950		
Satd. Flow (perm)	0	3539	1583	0	3539	1583	1770	0	1583	3433	0	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			66			157			80			21
Link Speed (mph)		65			65			25			25	
Link Distance (ft)		1901			3706			1488			1367	
Travel Time (s)		19.9			38.9			40.6			37.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	0	1365	66	0	2032	157	115	0	117	450	0	74
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1365	66	0	2032	157	115	0	117	450	0	74
Turn Type		NA	Perm		NA	Perm	Prot		Perm	Prot		Perm
Protected Phases		2			6		3			7		
Permitted Phases			2			6			3			7
Detector Phase		2	2		6	6	3		3	7		7
Switch Phase												
Minimum Initial (s)		5.0	5.0		5.0	5.0	5.0		5.0	5.0		5.0
Minimum Split (s)		22.5	22.5		22.5	22.5	9.5		9.5	9.5		9.5
Total Split (s)		116.0	116.0		116.0	116.0	44.0		44.0	44.0		44.0
Total Split (%)		72.5%	72.5%		72.5%	72.5%	27.5%		27.5%	27.5%		27.5%
Maximum Green (s)		111.5	111.5		111.5	111.5	39.5		39.5	39.5		39.5
Yellow Time (s)		3.5	3.5		3.5	3.5	3.5		3.5	3.5		3.5
All-Red Time (s)		1.0	1.0		1.0	1.0	1.0		1.0	1.0		1.0
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0
Total Lost Time (s)		4.5	4.5		4.5	4.5	4.5		4.5	4.5		4.5
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)		3.0	3.0		3.0	3.0	3.0		3.0	3.0		3.0

Source: Adjusted reports from Appendix J - Briarwood Town Center TIA, dated 5/5/2023

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)		3.0	3.0		3.0	3.0	3.0		3.0	3.0		3.0
Time Before Reduce (s)		0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0
Time To Reduce (s)		0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0
Recall Mode		C-Max	C-Max		C-Max	C-Max	None		None	None		None
Walk Time (s)		7.0	7.0		7.0	7.0						
Flash Dont Walk (s)		11.0	11.0		11.0	11.0						
Pedestrian Calls (#/hr)		0	0		0	0						
Act Effct Green (s)		124.7	124.7		124.7	124.7	26.3		26.3	26.3		26.3
Actuated g/C Ratio		0.78	0.78		0.78	0.78	0.16		0.16	0.16		0.16
v/c Ratio		0.49	0.05		0.74	0.12	0.40		0.36	0.80		0.27
Control Delay		7.4	1.2		3.5	0.1	62.9		23.5	75.1		42.7
Queue Delay		0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0
Total Delay		7.4	1.2		3.5	0.1	62.9		23.5	75.1		42.7
LOS		A	A		A	A	E		C	E		D
Approach Delay		7.1			3.3			43.0			70.6	
Approach LOS		A			A			D			E	
Queue Length 50th (ft)		238	0		181	1	109		34	236		49
Queue Length 95th (ft)		330	13		m162	m1	168		93	288		97
Internal Link Dist (ft)		1821			3626			1408			1287	
Turn Bay Length (ft)						500	400			400		
Base Capacity (vph)		2758	1248		2758	1268	436		451	847		406
Starvation Cap Reductn		0	0		0	0	0		0	0		0
Spillback Cap Reductn		0	0		0	0	0		0	0		0
Storage Cap Reductn		0	0		0	0	0		0	0		0
Reduced v/c Ratio		0.49	0.05		0.74	0.12	0.26		0.26	0.53		0.18

Intersection Summary			
Area Type:	Other		
Cycle Length: 160			
Actuated Cycle Length: 160			
Offset: 64 (40%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.80			
Intersection Signal Delay: 14.7		Intersection LOS: B	
Intersection Capacity Utilization 72.6%		ICU Level of Service C	
Analysis Period (min) 15			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 4: US HWY 441 & Access C



Source: Adjusted reports from Appendix J - Briarwood Town Center TIA, dated 5/5/2023

Buildout Reports Without Briarwood Connection

HCS Two-Way Stop-Control Report

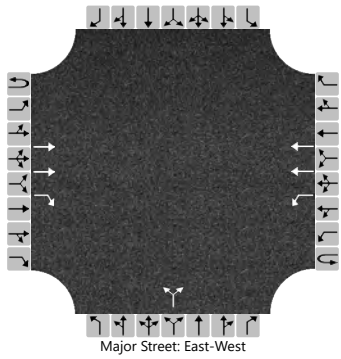
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	7/26/23
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access B
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access B
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	2	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			1667	26	0	107	1198			32		66				
Percent Heavy Vehicles (%)					3	3				9		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Left + Thru							3						

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.16				6.98		6.96				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.59		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						116					107					
Capacity, c (veh/h)						313					167					
v/c Ratio						0.37					0.64					
95% Queue Length, Q_{95} (veh)						1.7					3.6					
Control Delay (s/veh)						23.2					58.3					
Level of Service (LOS)						C					F					
Approach Delay (s/veh)						1.9				58.3						
Approach LOS						A				F						

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HCS Two-Way Stop-Control Report

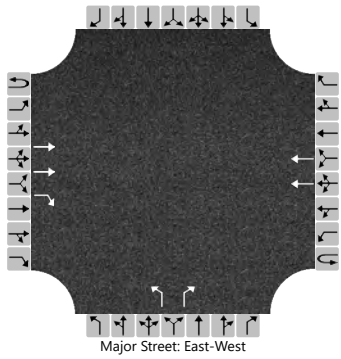
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	7/26/23
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access C
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access C
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	0		1	0	1		0	0	0
Configuration			T	R			T			L		R				
Volume (veh/h)			1667	26			1272			65		67				
Percent Heavy Vehicles (%)										3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type | Storage			Left + Thru							3						

Critical and Follow-up Headways

Base Critical Headway (sec)										7.5		6.9				
Critical Headway (sec)										6.86		6.96				
Base Follow-Up Headway (sec)										3.5		3.3				
Follow-Up Headway (sec)										3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)										71		73				
Capacity, c (veh/h)										110		277				
v/c Ratio										0.64		0.26				
95% Queue Length, Q_{95} (veh)										3.3		1.0				
Control Delay (s/veh)										83.9		22.6				
Level of Service (LOS)										F		C				
Approach Delay (s/veh)										52.8						
Approach LOS										F						

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HCS Two-Way Stop-Control Report

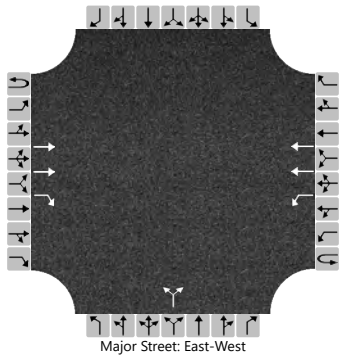
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	7/26/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access B
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access B
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	2	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			1256	61	0	248	1686			53		108				
Percent Heavy Vehicles (%)					3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Left Only							3						

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.16				6.86		6.96				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						270					175					
Capacity, c (veh/h)						451					150					
v/c Ratio						0.60					1.16					
95% Queue Length, Q_{95} (veh)						3.8					9.8					
Control Delay (s/veh)						24.1					183.8					
Level of Service (LOS)						C					F					
Approach Delay (s/veh)						3.1					183.8					
Approach LOS						A					F					

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Source: Adjusted reports from Appendix J - Briarwood Town Center TIA, dated 5/5/2023

HCS Two-Way Stop-Control Report

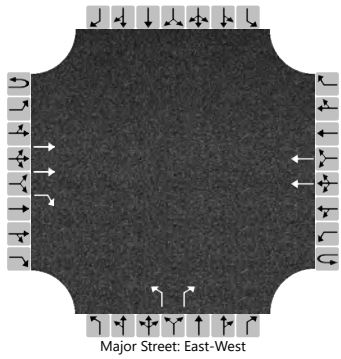
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	7/26/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access C
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access C
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	0		1	0	1		0	0	0
Configuration			T	R			T			L		R				
Volume (veh/h)			1256	61			1869			106		108				
Percent Heavy Vehicles (%)										3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type | Storage			Left + Thru							3						

Critical and Follow-up Headways

Base Critical Headway (sec)										7.5		6.9				
Critical Headway (sec)										6.86		6.96				
Base Follow-Up Headway (sec)										3.5		3.3				
Follow-Up Headway (sec)										3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)										115		117				
Capacity, c (veh/h)										176		390				
v/c Ratio										0.65		0.30				
95% Queue Length, Q_{95} (veh)										3.8		1.2				
Control Delay (s/veh)										57.4		18.2				
Level of Service (LOS)										F		C				
Approach Delay (s/veh)										37.6						
Approach LOS										E						

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Source: Adjusted reports from Appendix J - Briarwood Town Center TIA, dated 5/5/2023

Attachment E
Roadway Segment Concurrency

ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency

Legend

- CR 2054: From SR 235 to US 441
- CR 2054: From SR 235 to WCL
- CR 235: from NW 143rd Place to SCL
- CR 235A: From US 441 to CR 235
- CR 235A: From US 441 to NCL
- CR 241: from CR 235 to SCL
- I-75: From NCL to US 441
- I-75: From US 441 to SCL
- SR 235: From NW 140th Street to ECL
- SR 235: from NW 143rd Place to US 441
- SR 235: from NW SR 235 to NCL
- SR 235: from US 441 to NW 140th Street
- US 441: from CR 235A to NW 188th Street
- US 441: from CR 25A East Intersection to SR 235
- US 441: from I-75 to CR 235A
- US 441: from MPO Boundary to CR 25A
- US 441: from SR 235 To I-75

Project Site

City of Alachua

CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.

NORTH

Feet
4,500 2,250 0 4,500 9,000 13,500

Professional Consultants

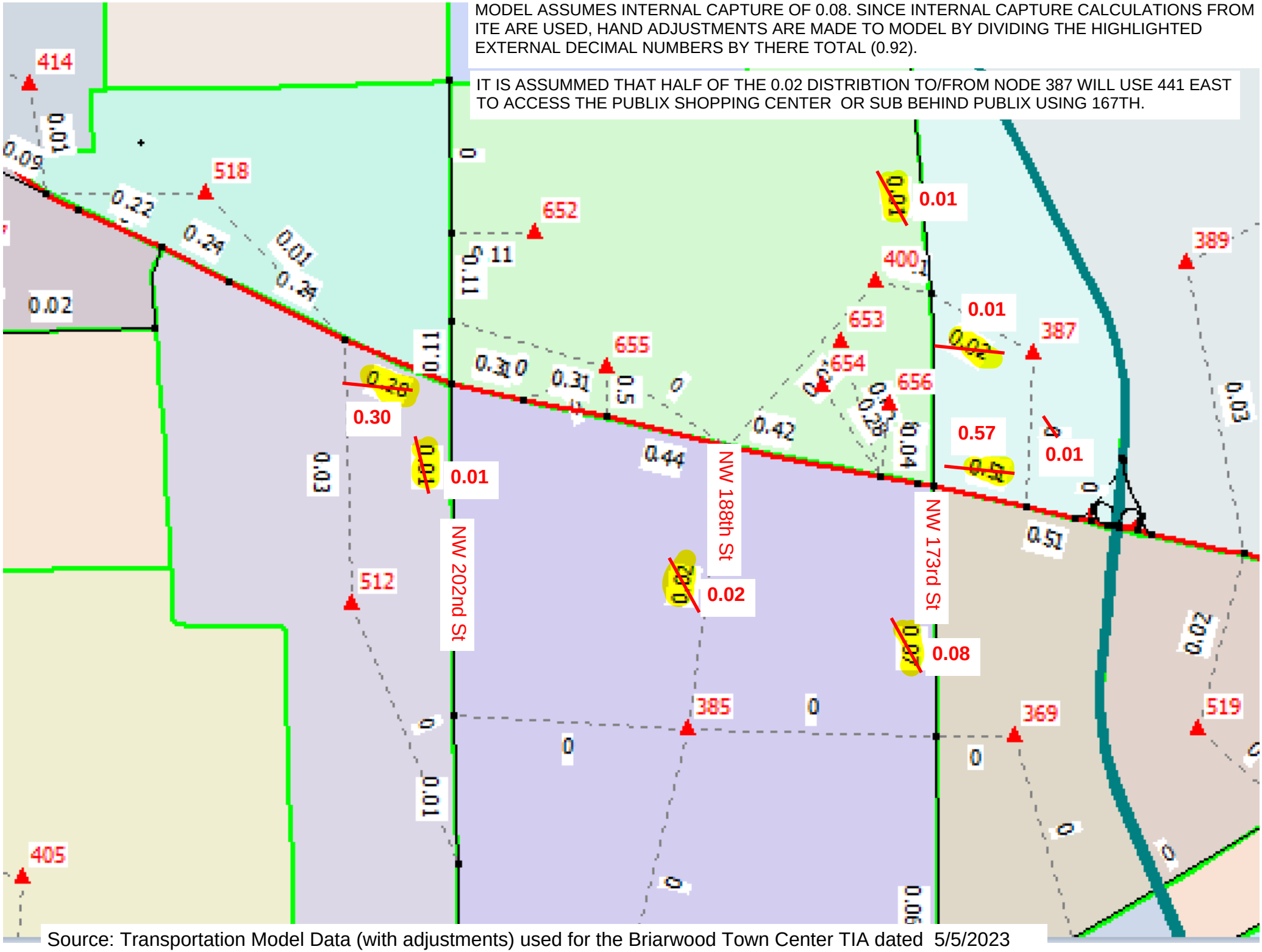
Prepared by: Employee ###
Date: 7/26/2023

Document Path: N:\2023\23-0388\Admin & Information\07_Maps\GIS\APRX\sLerner - Concurrency\Lerner - Concurrency.aprx

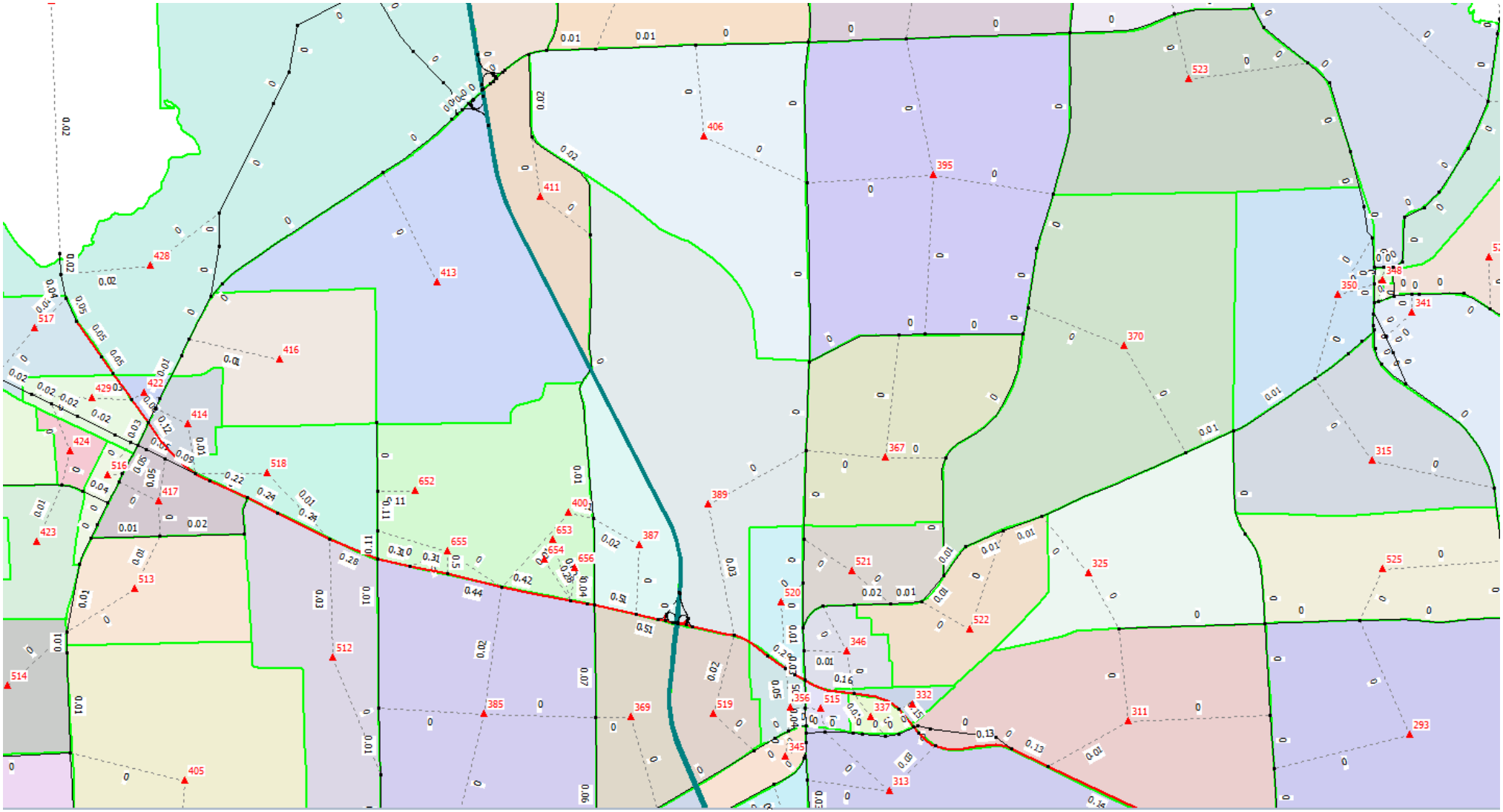
Development Impacts on Roadway Segments					
Segment	**Maximum Service Volume (MSV)** [1]	**5% of MSV**	**Percent Trip Distribution Assigned**	**Trips Generated**[2] (ADT * %Distribution)	**Impacted** (If Trips Generated > 5% of MSV)
1	91600	4580	2%	125	No
2	91600	4580	16%	1000	No
3	43000	2150	12%	750	No
4	45700	2285	14%	875	No
5	39000	1950	37%	2311	Yes
6	39000	1950	57%	3561	Yes
7	43000	2150	67%	4185	Yes
8	14400	720	5%	312	No
9	14400	720	3%	187	No
10	14400	720	2%	125	No
11	15120	756	0%	0	No
12	15120	756	0%	0	No
13	20880	1044	3%	187	No
14	15120	756	0%	0	No
15	15120	756	0%	0	No
16	15120	756	2%	125	No
17	15120	756	8%	500	No

1. Source: City of Alachua July 2023 Development Monitoring Report

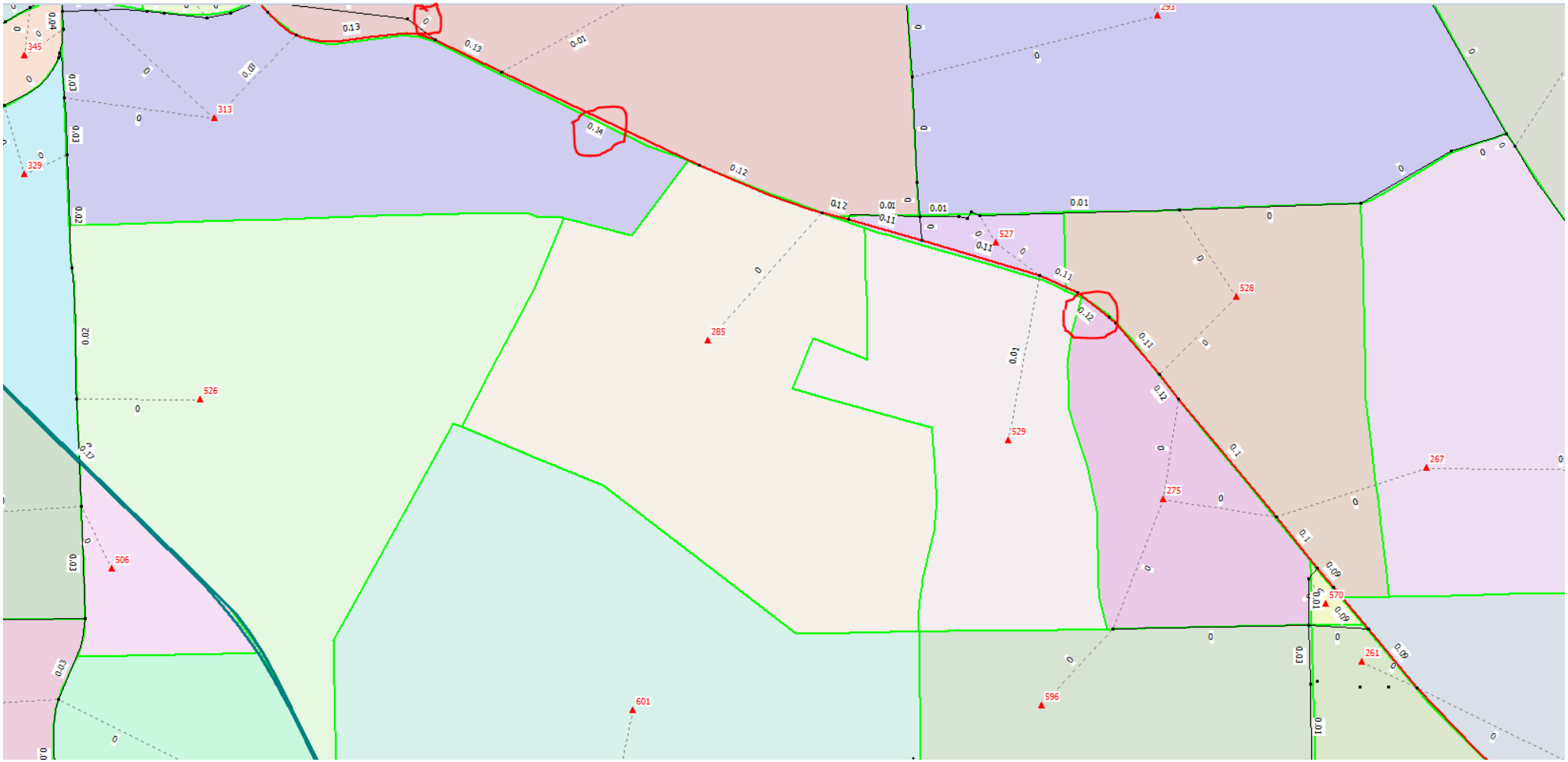
2. The net new daily trip generation is 6,247 trip per day.



Source: Transportation Model Data (with adjustments) used for the Briarwood Town Center TIA dated 5/5/2023



Source: Transportation Model Data used for the Briarwood Town Center TIA dated 5/5/2023



Source: Transportation Model Data used for the Briarwood Town Center TIA dated 5/5/2023

LERNER SUBDIVISION

NW US 441, Alachua, FL

Environmental Resource Assessment
June 2023

Alachua County Parcels Number:
03875-001-001, 03875-010-001, 03875-010-002, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, and 03042-050-005

Prepared for:
Keith Lerner

Prepared by:

VERDE
ENVIRONMENTAL

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Appendix A: Site Photographs
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Appendix C: Preliminary ECOS-IPaC Resource List

PROJECT OVERVIEW

Verde Environmental Co. (Verde) was contracted to complete an Environmental Resource Assessment on Alachua County Parcels 03875-001-001, 03875-010-001, 03875-010-002, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, and 03042-050-005 in Alachua, Florida (the Lerner Alachua Subdivision, Figure 1). The undeveloped +/-171.82-acre site is situated within a mix of agriculture, low density residential, and commercial land uses. This Environmental Resource Assessment was performed to identify any regulated natural resources located on or adjacent to the subject property. Potential regulated resources include, but are not limited to: wetlands, surface waters, flood zones, karst areas, endangered or threatened species, significant natural communities/habitats, and other regulated resources prioritized for inclusion within proposed open space or requiring specific protection standards in accordance with the City of Alachua Land Development Code, Sections 6.7 and 6.9. This assessment included a site reconnaissance field visit and a desktop review of available maps and various other datasets.

PROJECT LOCATION

The subject property is located along the southeastern corner of the intersection of NW US Hwy 441 (US 441) and NW 188th St. in northwestern Alachua County. Furthermore, the site is located approximately 1.5-miles west of the I-75 interchange with US 441 in Alachua, Florida (Figure 2). The property is primarily bound by hay fields to the east; undeveloped fields and pine plantation to the south; NW 188th Street, hardwood forest and residential land uses to the west; and US-441 along with a combination of residential, commercial, and agricultural land uses to the north.

Additionally, an abandoned rail line formerly ran along the property's southern boundary. The rail line was built in the 1880s by the Savannah, Western & Florida Railway, connecting Live Oak and Gainesville. The rail line was later part of Atlantic Coast Line and then Seaboard Cost Line, which abandoned the rail line in the 1960s/1970s. The rail materials have since been removed and minimal evidence of the old rail line remains.

METHODOLOGY

The collection of data pertinent to this report included both a desktop review of available datasets and a site reconnaissance field visit to the property. Prior to visiting the site, Verde scientists reviewed available Geographic Information Systems (GIS) datasets to evaluate the potential presence of environmental resources within and adjacent to the subject property. The information obtained during the preliminary GIS review was considered while conducting the site visit. Conversely, the information collected during the site visit was incorporated into the information provided in this report.

Review of Geographic Information Systems Data

Various GIS data and several maps were reviewed to aid in characterizing the subject property and to prepare for the field visit. These data included a U.S. Geological Survey (USGS) quadrangle (Figure 3); various aerial photographs; U.S. Department of Agriculture, Natural Resources Conservation Service soil maps; U.S. Fish and Wildlife Service, National Wetland Inventory (NWI); Alachua County LiDAR elevation models; Federal Emergency Management Agency (FEMA) flood zone maps; and a Suwannee River Water Management District (SRWMD) Florida Land Use, Cover and Forms Classification System (FLUCCS) map.

A site-specific Florida Natural Area Inventory (FNAI) Biodiversity Matrix Query was obtained for the property and adjacent areas (Appendix B). The results of the query were reviewed to evaluate the potential for listed species on and around the property, based on each species' known range, preferred habitats, and the condition of available habitat observed onsite. Additionally, a site-specific Environmental Conservation Online System – Information for Planning and Consultation (ECOS-IPaC) list was also obtained for the subject property to supplement and expand upon the results of the FNAI Biodiversity Matrix Query. Listed wildlife or plant species include those listed by the US Fish and Wildlife Service (FWS) as endangered, threatened, or under review for potential listing; and those listed by the Florida Fish and Wildlife Conservation Commission (FWC) as endangered, threatened or species of special concern.

Review of Aerial Photographs

Current (2020) true color aerial photographs were obtained from the Survey and Mapping Office of Florida Department of Transportation (FDOT), (https://www.fdot.gov/geospatial/aerialmain.shtm), to review the subject property and other parcels within its immediate vicinity (Figure 1). Additional aerial photographs dating to 1937 were also reviewed as part of this investigation to evaluate historical uses of the property and the potential presence of environmental resources. Photographs dated 2020, 2017, 2014, 2011, and 2008 are also available from FDOT. Photographs from 2004, 1999, and 1995 can be obtained from the Bureau of Survey and Mapping at the Florida Department of Environmental Protection (FDEP) as part of the Land Boundary Information System (LABINS) (http://www.labins.org). Lastly, scans of historical aerial photographs taken in 1979, 1974, 1968, 1961, 1955, 1949, and 1937 are maintained by the Map and Imagery Library at the University of Florida (http://www.ufdc.ufl.edu/aerials).

Field Assessment

Verde completed an ecological reconnaissance of the subject property on May 31st and June 1st, 2023. Our scientists conducted a thorough survey of the subject property by traversing the property's perimeter and walking meandering belt transects through the interior of the site. One hundred percent of the property was visually inspected during this site visit. Existing conditions both on-site and extending to 200 ft off-site (when possible) were identified and described. Onsite vegetative communities were evaluated using the Florida Land Use, Cover, and Forms Classification System (FLUCCS, FDOT 1999) and the Florida Natural Areas Inventory (FNAI) natural communities guide. Observations of wildlife, including any rare or listed species and their potential habitats, were recorded. Our scientists also noted any additional natural resources or pertinent characteristics identified during the site visit. The weather on both days was mostly sunny with high temperatures in the mid to upper 80s with light, variable winds. Photographs taken during the site reconnaissance visit are enclosed in Appendix A.

PHYSICAL SETTING

Site History

As part of this assessment, Verde reviewed historical aerial photographs to evaluate past uses of the subject property and adjacent parcels. These photographs can also be viewed by visiting the Map and Imagery Library at the University of Florida, LABINS, and the Survey and Mapping Office of FDOT as described above.

The site has been cleared and managed as hay field or similar agricultural use(s) since at least 1937, which is the year of the earliest available aerial photograph. The surrounding landscape was also primarily managed for agricultural uses since at least that time. Although a few tracts to the south of the subject property appeared to consist of natural vegetation in the 1937 photographs, those too were gradually converted to agriculture, and by 1968 almost no natural vegetative communities remained within the surrounding landscape. Photographs from the 1970s begin to show a few small clusters of low-density residential lots farther to the southwest of the subject property. Nearby development then gradually increased to its current extent; however, agricultural land uses still dominate the local landscape. Lastly, photographs from 1974 and 1979 appear to show the removal of the old rail line mentioned above.

More recently, the northwest corner of the subject property appears to have been planted in pine in the early 1990s, while the remainder of the property continued to be managed as hay field. The planted pine was harvested after 2008, and the majority of the existing tree nursery was established before 2011. The existing pine plantation within the southern portions of the property was planted between 2014 and 2017.

Soils

The site is mostly made up of well-drained sandy soil types (Figure 4). In total, seven well-drained NRCS soil units were mapped onsite: Kendrick Sand (2-5% slopes), Kendrick Sand (5-8% slopes), Arredondo Fine Sand (0-5% slopes), Arredondo Fine Sand (5-8% slopes), Fort Meade Fine Sand (0-5% slopes), Norfolk Loamy Fine Sand (2-5% slopes), and Gainesville Sand (5-8% slopes). These soils were described in the Alachua County Soil Survey as being nearly level to sloping well-drained soil types, typical of rolling uplands. The soils were further characterized as having relatively sandy textures and water tables more than 72 inches below the soil surface. The Soil Survey also stated that dominant native vegetation historically observed on these soils would have included oaks (live, laurel, and water), pines (slash, loblolly, and longleaf), hickory, sweetgum, dogwood, holly, magnolia, and several varieties of grasses and sedges. Lastly, siliceous limestone boulders and sinks were noted as occasionally being found in some locations within these soil series (Alachua County Soil Survey, USDA, 1990).

The only other NRCS mapping unit located onsite is Millhopper Sand (0-5% slopes). This moderately well-drained soil was mapped along the western project boundary. It correlates with some of the lowest elevations onsite. This soil was described in the Soil Survey as being nearly level to gently sloping upland soil. Although the water table within this soil was typically found more than 72 inches below the soil surface, it could often rise to within 40 to 60 inches of the soil surface for 1-4 months of most years. The surface layers of the Millhopper Sand mapping unit were characterized as sand, while the soil's substratum had a sandy loam to sandy clay loam texture beginning at depths of approximately 50 inches below the surface. Natural vegetation of the Millhopper Sand was noted to include live oak, laurel oak, post oak, water oaks, sweet gum, cherry laurel, hickory, slash pine, longleaf pine, and various shrubs and grasses (Alachua County Soil Survey, USDA, 1990).

Landscape and Hydrology

The topography of the site can be described as gently rolling hills. The site's elevation ranges from approximately 74 to 138 feet NAVD-88 (Figure 5). The lowest elevations are found along the western boundary, and the highest elevations are found along the eastern boundary. Available elevation data does not indicate the presence of excessively steep slopes or gullies (Figures 3 and 5).

There are no sources of water flowing onto the subject property from adjacent land uses. The subject property is located outside the 500-year floodplain as identified by FEMA, and no Special Flood Hazard Areas have been mapped within or adjacent to the subject property (Figure 6). Although the property is lower in elevation than some of the other surrounding parcels to the east (Figure 5), the deep, well drained, sandy soils generally prevent stormwater flowing onto the property either as overland sheet flow or shallow lateral subsurface flow through the soil. As a result, onsite hydrologic conditions are driven primarily by direct rainfall, which quickly infiltrates into the soil (although supplement irrigation is provided to the nursery trees). The potentiometric surface of the Upper Floridan Aquifer is mapped as being between 35 to 40 feet NAVD-88 below the soil surface.

Other Conservation, Recreation, or Ecologically Significant Lands

There are no recreation, conservation, or preservation lands located on or adjacent to the subject property. The nearest conservation area, the Santa Fe Springs Conservation Area is located roughly 1,300 feet to the northwest (Figure 7). No other significant ecosystems, conservation or recreation lands are mapped within two miles of the subject property.

A review of parcel ownership data indicated that Alachua County owns approximately 57-acres along the southern project boundary. The county owned property includes part of the old rail line, and it appears to have been used in some way during the removal of the rail line. It is unclear what this property is currently used for, but it has been used for agriculture (hay field) in the recent past, and the property is not identified as public recreation land.

Land Use and Natural Communities

Verde scientists reviewed the SRWMD 2017 FLUCCS map and then adjusted the map when appropriate based on the conditions observed in the field during the May and June 2023 site reconnaissance field visits. Three land uses were observed and mapped on the subject property (Figure 8).

The site consists mostly of Tree Nursery (FLUCCS 2410) and Coniferous Plantation (FLUCCS 4410) communities. These land uses are intensely managed for tree and pine straw production, respectively. As a result, the structure and species composition of the habitats has been significantly altered. Lastly, there is a small strip of Upland Hardwood Forest (FLUCCS 4200) running along the southern project boundary. Although the forest included a scattering of large trees and is less managed than the remainder of the property, the species composition and structure of the Upland Hardwood Forest has been altered by edge effects and adjacent land uses past and present.

In addition to the three land uses found onsite, five other distinct land uses are found in close proximity (within 200 feet) to the subject property (see Table 1). Each land use/cover, and equivalent natural community are described below.

Table 1: Land use/cover and natural communities on and adjacent (within 200 ft.) of the site.

FLUCCS	Landuse Description	FNAI Natural Community Equivalent	Location	Onsite Acres
1110	Low Density, Fixed Single Family	Upland Hardwood Forest / Dry Prairie	Offsite - SW	--
1130	Low Density, Mixed Units	Upland Hardwood Forest / Dry Prairie	Offsite - W	--
1900	Open Land (Urban)	Dry Prairie	Offsite - NE	--
2153	Hay Fields	Dry Prairie	Offsite - E and SE	--
2410	Tree Nurseries	Dry Prairie	North and Norhwest	95.78
4200	Upland Hardwod Forests	Upland Hardwood Forest	South Boundary	6.97
4410	Coniferous Plantation	Mesic Flatwoods	South and Southeast	69.07
8140	Roads and Highways	*Not Applicable*	Offsite - N	--

Low Density, Fixed Single-Family Units (FLUCCS 1110) – Offsite

This land use is located offsite along the northern and southern portions of the western property boundary where a couple of rural, single-family homes are situated. This land use can be subdivided into two different land-cover subsets based on the predominant vegetative form; grass surface (lawn) or upland hardwood forests. The dominant vegetation within the grass surface areas was similar to that described for the onsite Tree Nursery community described below but with an increased dominance of turf grasses. Dominant vegetation within the forested areas of the Low Density, Fixed Single Family land use was similar to that of the Upland Hardwood Forest community described below but with a more open understory stratum. This land use does not provide significant habitat for local wildlife as a result of vegetative structure, species diversity and human interactions.

Low Density, Mixed Units (FLUCCS 1130) – Offsite

This land use is located offsite along the central portion of the western boundary where a couple of rural, single-family homes are situated. The land use differs from the Fixed Single Family described above in the type of residential building used; However, the landcover, equivalent habitat, and dominant vegetation is the same for both types of Low-Density residential land uses.

Open Land (Urban) (FLUCCS 1900) – Offsite

This land use is found offsite to the northeast along US 441. It appears that the area was recently used to stockpile equipment, soil, fill, rock or other base material between 2015 and 2018. The property has been left undisturbed since at least 2020 and the area is now dominated by an herbaceous community that is very similar to the groundcover vegetation found in the Tree Nurseries land use described below. This land use does not provide significant habitat for local wildlife as a result of past land use.

Hay Fields (FLUCCS 2153) – Offsite

This land use is located offsite along the eastern boundary. It is characterized as being low in species and structural diversity. It was actively managed as pastureland for generations. Consequently, this land use does not provide significant habitat for local wildlife.

Tree Nursery (FLUCCS 2410) – +/-95.78 Acres Onsite

This land use occurs throughout much of the site. Small trees (1 to 4-inch dbh) are planted in rows spaced approximately 12-16 feet apart, and the trees are planted 8-9 feet apart along the row. The crown of each tree is periodically trimmed to maintain a manicured shape. Additionally, the area along each row is kept in an unvegetated state to eliminate competition with the planted trees, and

the space between the rows is routinely mowed to maintain an herbaceous groundcover and prevent the establishment of recruiting woody vegetation. As a result, the nursery is characterized as having a relatively open canopy (10-40% closure) of saplings or small trees, an open understory, and alternating strips of dense groundcover and bare soil. Lastly, a small portion of the nursery is used to grow containerized trees over weed-block fabric.

The nursery plantings included southern magnolia (*Magnolia grandiflora*), live oak (*Quercus virginiana*), red maple (*Acer rubrum*), and slash pine (*Pinus elliottii*). bald cypress (*Taxodium distichum*), red oak (*Quercus falcata*), holly (*Ilex* sp.), winged elm (*Ulmus alata*), crape myrtle (*Lagerstroemia indica*), and river birch (*Betula nigra*). Several large naturally growing live oak and laurel oak (*Quercus laurifolia*) trees were included within the Tree Nursery land use. These trees were primarily located along maintenance roads, and the understory and groundcover vegetation under the oaks is managed as part of the nursery operation. The dense cover between the rows is dominated by bahia grass (*Paspalum notatum*), cutleaf primrose (*Oenothera laciniata*), early white fleabane (*Erigeron vernus*), annual phlox (*Phlox drummondii*), three-flower tick trefoil (*Grona triflora*), tropical Mexican clover (*Richardia brasiliensis*), rust weed (*Polypremum procumbens*), Carolina desert chicory (*Pyrrhopappus carolinianus*), flat sedge (*Cyperus* sp.), black medic (*Medicago lupulina*), frog fruit (*Phyla nodiflora*), pepper weed (*Lepidium* sp.), rag weed (*Ambrosia artemisiifolia*), beggarticks (*Bidens alba*), chocolate weed (*Melochia corchorifolia*), clasping Heliotrope (*Heliotropium amplexicaule*), smut grass (*Sporobolus indicus*), common woodsorrel (*Oxalis corniculata*), heartwing dock (*Rumex hastatulus*), common sow thistle (*Sonchus oleraceus*), lamb's quarter (*Chenopodium album*), Mexican tea (*Dysphania ambrosioides*), crab grass (*Digitaria* sp.), spiny amaranth (*Amaranthus spinosus*), white clover (*Trifolium repens*), Cuban jute (*Sida rhombifolia*), wild lettuce (*Lactuca canadensis*), sand bur (*Cenchrus* sp.), goldenrod (*Solidago* sp.), cudweed (*Gamochaeta* sp.), marsh parsley (*Cyclospermum leptophyllum*), bristle grass (*Setaria* sp.), sweet broom (*Scoparia dulcis*), small-leaf spiderwort (*Tradescantia fluminensis*), and cockroach berry (*Solanum capsicoides*). Prior to conversion to Tree Nursery, this area was historically managed as hay field since at least 1937. While this community could provide suitable grazing habitat for large herbivores, it otherwise provides poor wildlife habitat as a result of limited vegetative cover and structure, and past and current land management practices.

Upland Hardwood Forests (FLUCCS 4200) – +/-6.97 Acres Onsite

This community is found in a thin strip running along southwest property boundary along a portion of the old rail line. On average, this habitat was roughly 200 feet wide and straddled the property boundary with about half being located onsite and the other half offsite. The Upland Hardwood Forest habitat consisted of a moderately closed canopy (65-80% closure) of large trees approximately 8-24 inches in diameter, although some large live oaks had diameters greater than 40 inches. Dominant canopy trees included live oak, laurel oak, black cherry (*Prunus serotina*), pignut hickory (*Carya glabra*), sugarberry (*Celtis laevigata*), and Carolina laurel cherry (*Prunus caroliniana*). The open to moderately dense understory stratum (10-40% cover) was dominated by tree saplings, cabbage palm (*Sabal palmetto*), American beautyberry (*Callicarpa americana*), and Hercules club (*Zanthoxylum clava-herculis*). The spotty groundcover stratum also ranged from absent to sparse (<5-20 % closer) and was dominated by bahia grass, beggarticks, and pokeweed (*Phytolacca americana*). The understory and groundcover strata were often covered by a dense blanket of vines including Virginia creeper (*Parthenocissus quinquefolia*), green brier (*Smilax* sp.), muscadine (*Vitis rotundifolia*), and kudzu (*Pueraria montana*). This land use does not provide significant habitat for local wildlife due to the habitat fragmentation, edge effect, and prevalence of invasive species.

Coniferous Plantation (FLUCCS 4410) – +/-69.07 Acres Onsite

This land use occurs primarily in the southern half of the site. The pine plantation is currently being used for pine straw production. The small slash pine trees (3 to 6-inch dbh) have not been thinned and they form a mostly closed canopy (75-85% closure). The groundcover stratum was sparsely vegetated due to shading and routine herbicide application. Other species within the planted pine included beggarticks, pokeweed (*Phytolacca americana*), lamb's quarter, fireweed (*Erechtites hieraciifolius*), cudweed, small-leaf spiderwort, pepper weed, common sow thistle, and Virginia creeper. Prior to conversion to Coniferous Plantation, this area was historically managed as hay field since at least 1937. This land use does not provide significant wildlife habitat due to current/past management, the closed canopy of small trees and the relative absence of suitable understory and groundcover vegetation.

Roads and Highways (FLUCCS 8140) – Offsite

This land use includes US 441 along the northern property boundary.

Wildlife Utilization

Verde scientists observed (directly or indirect evidence of) white tailed deer (*Odocoileus virginianus*), black racer (*Coluber constrictor*), turkey (*Meleagris gallopavo*), eastern gray squirrel (*Sciurus carolinensis*), nine-banded armadillo (*Dasypus novemcinctus*), and red fox (*Vulpes vulpes*) during site visits to the property. Provided the property's location and condition of onsite habitats, there is potential for raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), and various other woodpeckers, songbirds, small mammals, reptiles, and amphibians to also utilize the site.

POTENTIAL REGULATED RESOURCES

Geologic Features

No notable depressions, sink holes, chimneys, limestone outcrops/boulders, or steep slopes were observed onsite. While available topographic data does show a couple small concentric contours in the northeast portion of the property, these areas were little more than low spots within the property's rolling topography, and the vegetation within these areas did not differ from the adjacent community.

Based on available data and maps published by Alachua County, the Floridan aquifer is unconfined at this location. Thus in accordance with the Alachua County Unified Land Development Code, the property is located within the high-vulnerability zone and high aquifer recharge areas. However, no site-specific soil boring information was obtained for this effort.

Historical and Paleontological Resources

Data from the Florida Department of State, Florida Master Site File were used to determine the presence of any previously recorded historical or archeological resources within, or adjacent to, the subject property. Review of the Master Site File identified no historic structures on the subject property. The Atlantic Coast Line rail line (abandoned by Seaboard Coast Line) was identified in the State Historic Preservation Office GIS dataset of resource groups; however, it was noted as being ineligible for listing in the National Registry of Historic Places due to a lack of sufficient historic significance, architectural distinction and feature integrity. The database noted that the materials have been removed but the full extent of the resource had not yet been evaluated. Verde scientists

did not encounter any structures or other evidence or potential historical or paleontological resources while onsite. Additionally, no materials were found along the former rail line alignment and the area was indistinguishable from the remainder of the property. However, no archeological investigations were performed in conjunction with this effort.

Wetlands and Surface Waters

No wetlands, natural ponds, lakes, streams, or springs were found on the subject property. In addition, no onsite or adjacent wetland communities were identified by the NWI or the SRWMD FLUCCS datasets, and no hydric soils are mapped onsite (Figure 6).

Surface Water or Wetland Buffers

As stated above, no wetlands or surface waters were encountered onsite.

Significant Plant and Wildlife Habitat

The existing conditions observed both on and adjacent to the subject property do not represent significant habitats. The species composition and community structure of habitat observed in the field is typical for tree nurseries, pine plantation, and hardwood forest communities surrounded by rural residential development, agriculture, light industry and other transportation/utility land uses. In general, species and structural diversity is low as a result of past/present management, and numerous non-native plant species were observed throughout the Tree Nursery land use. Although the hardwood forests found along the property's southern boundary is more natural in origin, the habitat is very narrow and the vegetative community has developed moderately dense understory and vine coverage as a result of forest edge effect. Overall, the onsite habitats provide minimal value to local wildlife compared to fully functional, natural communities such as unfragmented hardwood forest, fire-maintained pine flatwoods, or relatively open sandhill community, which would have historically existed in the area.

Listed Plant Species and Their Habitats

No listed plant species or their preferred habitats were observed on site. The site-specific FNAI Biodiversity Matrix Query identified nine State-listed plant species as potentially occurring in the area. These include the incised groove-bur (*Agrimonia incisa*), Flyr's brickell-bush (*Brickellia cordifolia*), many-flowered grass-pink (*Calopogon multiflorus*), Godfrey's swamp privet (*Forestiera godfreyi*), pond spice (*Litsea aestivalis*), Florida spiny-pod (*Matelea floridana*), Florida mountain-mint (*Pycnanthemum floridanum*), Florida willow (*Salix floridana*), and silver buckthorn (*Sideroxylon alachuense*), all of which are listed as either Endangered or Threatened in the State of Florida. Species are returned as "potentially occurring" if the queried area is located within the known range of the species but no individuals have been documented on the property or within the local landscape. Although the site is located within the accepted range of these nine listed plant species, it is unlikely that they would be found onsite due to a lack of suitable habitat and current and past land management practices. The habitat requirements of these species are discussed in more detail below.

Incised Groove-Bur (Threatened: State)

This species is primarily observed in fire-maintained pine-oak forests. Periodic fires within these habitats would maintain a moderately open canopy with small forest openings dominated by a dense groundcover stratum of forbs and grasses. The incised groove bur can also be found within forest openings that can develop because of natural canopy tree mortality or windfall, but only if a suitable seedbank exists (i.e. as long as the seed bank includes forb and graminoid species, rather than

consisting primarily of tree and vine species). It is unlikely that incised groove-bur would be found onsite due to a lack of the species' preferred habitat and the species' likely absence from the existing seed bank (the property has been actively managed for agricultural land uses since at least 1937).

Flyr's Brickell-bush (Endangered: State)

The Flyr's brickell-bush is a perennial herb that prefers fire maintained, upland pine-oak woods or ravine slopes. The biggest threats to this species are clear cutting and conversion of mixed upland forest to pine plantation. The subject property doesn't provide suitable habitat for this species due to past land management practices.

Many-Flowered Grass-Pink (Threatened: State)

The site does not provide suitable habitat for the many-flowered grass-pink. This species is most often found within flatwoods habitats (both mesic and wet flatwoods) in association with longleaf pine (*Pinus palustris*), saw palmetto (*Serenoa repens*), three-awn-grass (*Aristida* sp.), and various other forb and graminoid species. No such habitats exist on the property, and the canopy of the onsite pine plantation is too dense to mimic a flatwoods community. It is unlikely that the many-flowered grass-pink would be found onsite due to current and past land management practices.

Godfrey's Swamp Privet (Endangered: State)

Godfrey's swamp privet is found within upland hardwood forests with limestone at or near the surface. Clear cutting and displacement by invasive shrub species are the main threats to this species. No exposed limestone was found onsite and much of the narrow hardwood forest community was blanketed by a dense cove of vines. Consequently, this species would not likely utilize the habitats found onsite.

Pondspice (Endangered: State)

Pondspice is a shrub or small tree that prefers wet, acidic, peaty or sandy soils along the edges of baygalls, flatwoods ponds, depression marshes, pitcher plant glades, cypress domes, or similar habitats. The species responds with coppice sprouting following fire and may form thickets around the edges of ponds or similarly deep parts of wetlands. Common threats include alterations to local hydrology and lack of periodic fires. Appropriate soils and habitat types were not encountered in the field and it is unlikely that pond spice would be found onsite.

Florida Spiny-Pod (Endangered: State)

This species can be found within a variety of habitats ranging from mesic hammocks to dry hardwood or mixed hardwood-conifer forests, often in association with recently formed canopy openings. The Florida spiny-pod would not likely be found within either of the heavily managed land uses. Additionally, this species would not likely be found in the strips of hardwood forest found on the property. The onsite forested habitats generally lacked canopy openings, and it is unlikely that sufficient gaps would form due to the dense understory of vines and saplings. Furthermore, it is unlikely that the Florida spiney pod would be present in the existing seed bank as a result of past management of the subject property and surrounding landscape as improved pasture or hay field since at least 1937. Thus, it is unlikely that the Florida spiny-pod would be found onsite.

Florida Mountain-Mint (Threatened: State)

The Florida mountain-mint is primarily found in wet flatwoods, openings in wetland forests, or along the edges of swamps. The species is also occasionally association within floodplains or stream banks, where openings in the canopy support a dense groundcover stratum. These habitats were not found onsite, and it is unlikely that the Florida mountain mint would be found on the subject property.

Florida Willow (Endangered: State)

It is unlikely that the Florida willow would be found onsite. The Florida willow is typically found along spring-fed rivers and streams, bottomland forests, swamps and wet hammocks with relatively consistent hydroperiods. These habitats are not found on the subject property.

Silver Buckthorn (Endangered: State)

The site does not provide suitable habitat for the silver buckthorn. This species is found within calcareous upland forests, most often around limestone sinks or shell middens. No sinkholes, limestone outcrops, or shell middens were found onsite. Additionally, most of the property has been cleared and actively managed for agricultural purposes since prior to 1937, likely further excluding the species from the local seed bank.

Monzenti's spleenwort, ruffled spleenwort, and Curtiss' spleenwort (not listed)

The FNAI Biodiversity Matrix Query also identified three additional rare spleenwort species as potentially occurring in the area. These species included Monzenti's spleenwort (*Asplenium heteroresiliens*), ruffled spleenwort (*Asplenium plenum*), and Curtiss' spleenwort (*Asplenium x curtissii*). It is unlikely that these three species would be found onsite. Like many other spleenworts, these three species are epipetric and are found on exposed limestone or calcareous soils typically found in close association with mesic hammocks. That community and soil type were not found on the subject parcel. It is unlikely that the Monzenti's spleenwort, ruffled spleenwort, or Curtiss' spleenwort would be found on the subject property.

Listed Wildlife Species and Their Habitats

No listed animal species were observed during this effort. The FNAI Biodiversity Matrix Query returned one listed species, the eastern indigo snake (*Drymarchon couperi*), as likely occurring within the area (i.e. the snake has been documented near, but not within the 1-square-mile matrix unit containing the subject property. The matrix query also identified the Florida sandhill crane (*Antigone canadensis pratensis*), Florida burrowing owl (*Athene cunicularia floridana*), gopher tortoise (*Gopherus polyphemus*), and short-tailed snake (*Lampropeltis extenuata*) as species that could potentially be found in the area. In addition to these four listed species, the ECOS-IPaC list obtained for the subject property returned the Eastern black rail (*Laterallus jamaicensis* ssp. *jamaicensis*), whooping crane (*Grus americana*), Suwannee alligator snapping turtle (*Macrochelys suwanniensis*), oval pigtoe (*Pleurobema pyriforme*), Suwannee moccasinshell (*Medionidus walkeri*), monarch butterfly (*Danaus plexippus*), and the squirrel chimney cave shrimp (*Palaemonetes cummingi*) as other listed species potentially occurring in the area.

These species returned by the FNAI Biodiversity Matrix Query and the ECOS-IPaC list would not likely utilize the property to any significant extent due to current property management and/or general lack of suitable habitat. The habitat requirements of each species, and their potential to be found onsite, is discussed in more detail below.

Eastern Indigo Snake (Threatened: Federal and State)

There is little potential for indigo snakes to occupy this site due to the lack of suitable habitat on the property. The species commonly feeds in wetlands during summer months, while also requiring burrows within sandy, upland habitats for overwintering. Indigo snakes are most often observed as commensal species with gopher tortoises, utilizing tortoise burrows during winter months. The lack of suitable foraging habitat and the general absence of tortoise burrows on the property decreases the likelihood of indigo snakes utilizing the property. However, due to the size of the upland habitats onsite and the presence of a small number of tortoise burrows (descried below), the owner/developer should review and follow the "Standard Protection Measures for Eastern Indigo Snake" published by USFWS (March 2021).

Florida Sandhill Crane (Threatened: State)

No cranes were observed onsite during the site visit. Florida sandhill cranes are frequently observed within wet prairies, freshwater marshes and pasturelands, often foraging within the transitional zones between the deeper marshes and adjacent prairies and pastures. The well drained soils found throughout the subject property preclude it's use as foraging habitat for the Florida sandhill crane.

Florida Burrowing Owl (Threatened: State)

No burrowing owls were observed during the site visit. The species prefers high, well drained, sparsely vegetated sandy habitat such as those found in dry prairie and sandhill habitats. However, burrowing owls are also often found in ruderal habitats (e.g. airports, vacant fields, road rights-of-way, and open fence lines) provided the area has a sparsely vegetated canopy or the canopy is entirely absent. Although the species may utilize human dominated habitats, such sites bring additional threats to burrowing owl survival. Predation by non-native predators (e.g. cats, dogs, and rats), as well as artificially large populations of urbanized racoons, is considered to represent a high degree of threat to eggs, young, and owls. Additionally, cattle grazing or frequent vehicle use can potentially collapse burrows. Therefore, while the open canopy portions of the property could potential be used by burrowing owls, the species is not likely present and the potential for future inhabitation of the subject property is low.

Gopher Tortoise (Threatened: State)

A total of six (6) gopher tortoise burrows were observed and recorded in the field (Figure 9). Three of the burrows were potentially occupied (active), while the other three were abandoned and partially collapsed. Even though the species was found onsite, the land uses found onsite provide poor tortoise habitat as a result of past/current land management and existing community structure. Gopher tortoises prefer dry, well drained, sandy habitats characterized by a densely vegetated groundcover stratum and sparse canopy and understory strata.

While all six burrows were observed within or along the edges of the Coniferous Plantation land use, the area provides relatively poor foraging habitat due to a general lack of established groundcover vegetation. The closed canopy of the densely planted pine trees inhibits the growth of herbaceous groundcover species, and those plants that do geminate are routinely removed or sprayed with herbicide to facilitate the collection of lean pine straw. The tortoises found within this habitat may have colonized the property shortly after the pine trees were planted. At that time, a dense groundcover stratum was still likely present, before the trees developed a closed canopy and shaded out the lower vegetation. Future colonization or increases in tortoise population size is unlikely as long as the area continues to be managed for pine straw production. On the other hand, while

portions of the Tree Nursery are characterized as having both well drained soils and patches of dense groundcover vegetation, the intense management of the nursery, frequent vehicle use, and routine vegetation control likely restricts tortoises from utilizing this area as burrowing or grazing habitat. Lastly, the onsite Upland Hardwood Forest community does not provide suitable tortoise habitat due to the forest's dense canopy and understory strata.

Regardless, the presence of gopher tortoise burrows onsite will necessitate compliance with the September 2012 Gopher Tortoise Management Plan (as updated) and the most recent Gopher Tortoise Permitting Guidelines (April 2008 – revised 2023) published by the FWC. Although the current operation is exempt from tortoise permitting requirements as bona fide agricultural, other land uses would not be exempt. The tortoise guidelines require that all potentially occupied (active and inactive) burrows must be avoided by a minimum 25-foot setback during earthwork and construction. A permit must be obtained from FWC to capture and relocate any tortoise found in potentially occupied burrows that cannot be avoided. Since only 6 burrows were found onsite, a future development project would qualify for a "10 or fewer burrow permit". This type of permit does allow for onsite relocation of tortoises to an undisturbed portion of the property; however, offsite relocation to an approved recipient site may be preferred given the low quality of onsite habitats.

Also, please note that the results of a full gopher tortoise survey are only valid for a period of 90 days. If earthwork does not commence within 90 days, then the full gopher tortoise study may need to be redone.

Short-Tailed Snake (Threatened: State)

The short-tailed snake prefers dry sandhill, xeric hammock, sand pine scrub or other similar sandy habitats with a relatively open or absent canopy. This type of habitat is not found on the subject property; therefore, it is unlikely that short-tailed snakes would be found onsite.

Eastern Black Rail (Threatened: Federal)

The subject property does not contain habitat that would support the eastern black rail. The species is found within herbaceous wetland communities such as salt marsh, wet prairie, basin marsh, and riparian marsh along river and lake edges.

Whooping crane (Endangered: Federal)

A very small population (approximately 72, April 2023) of whooping cranes winters in Florida. They forage and shelter in a variety of wetland habitats. No wetlands were found onsite; therefore, whooping cranes would not be found onsite.

Suwannee Alligator Snapping Turtle (Proposed Threatened: Federal)

The subject property does not contain any habitat that would support alligator snapping turtles. The species is found within relatively deep waters (large rivers, major tributaries, bayous, canals, swamps, lakes, ponds, and oxbows). No such wetlands or surface waters were found onsite. Thus, this species would not be found within the site.

Oval Pigtoe (Endangered: Federal)

This is a rare species of mussel found within rivers and creeks. No such wetlands or surface waters are located onsite. Therefore, this species would not be found within the subject property.

Suwannee Moccasinshell (Threatened: Federal)

This is another rare species of mussel found within rivers and creeks. Again, no such wetlands or surface waters are located onsite. Therefore, this species would not be found within the subject property.

Monarch Butterfly (Candidate for Listing: Federal)

The habitats on the subject property do not provide significant habitat for the monarch butterfly. While adult butterflies feed on nectar from a variety of flowers, monarch caterpillars feed exclusively on milkweed (*Asclepias* spp.). No milkweed plants were observed onsite, and when compared to adjacent wildflower management areas along the US 441 and NW 188th St. rights-of-way, the property generally lacks significant numbers of other flowering plants as a result of current land use and management.

Squirrel Chimney Cave Shrimp (Candidate for Listing: Federal)

This species is only known to inhabit the Squirrel Chimney sinkhole, and is the only cave shrimp in Florida. It was most recently seen in 1973 despite recent surveys, and is now feared extinct. Additionally, no sinkholes or caves were found on or near the subject property. Thus, it is highly unlikely that this species would be found onsite.

Eagles

No bald eagles or potential eagle nests were observed on or adjacent to the subject property. Prior to the site visit, Verde scientists reviewed the Florida Fish and Wildlife Conservation Commission's (FWC) eagle nest database and the Audubon EagleWatch nest location dataset to identify any known eagle nests within the area. The database review identified the closest record of a bald eagle (*Haliaeetus leucocephalus*) nest occurrence to be located more than 6 miles to the southeast of the property.

CONCLUSION AND CONSIDERATIONS

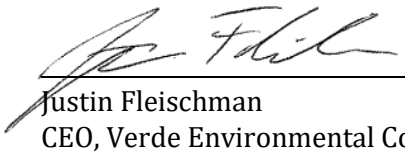
The subject property does not include any wetlands, surface waters, flood zones, significant plant or wildlife habitat, or significant geologic features that could require special protection. None of the property is mapped as a special flood hazard zone; no wetlands, surface waters, or water conveyance features were found onsite; and the well-drained soils found throughout the property generally preclude the production of runoff or sheet-flow during most rainfall events. The land use and natural communities found onsite are of generally poor quality and do not provide exceptional habitat for local wildlife, nor do they provide preferred habitat for rare or listed flora or fauna. However, our scientists did locate 6 tortoise burrows within the Coniferous Plantation land use. Additionally, the Floridan aquifer typically unconfined throughout the western portion of Alachua County and thus the property is considered to be located within a high aquifer recharge area. Both of these items will require consideration during potential development of the site. In summary:

- The site is considered to be located within a high natural groundwater recharge area. As such, development may be required to comply with specific stormwater management system design and treatment considerations.
- Although the current bona fide agricultural operation is exempt from existing gopher tortoise permitting requirements, future development for residential or commercial uses will need to comply with the most recent gopher tortoise guidelines, and tortoises within burrows that

cannot be avoided by 25 feet will need to be captured and relocaed. Although, it could be possible to relocate the tortoises to planned open space within a hypothetical development, offsite relocation to an approved recipient site may be preferred in consideration of the generally poor quality of onsite habitats. Also, please note that the results of a full gopher tortoise survey are only valid for a period of 90 days. If earthwork does not commence within 90 days, then the full gopher tortoise study may need to be redone.

SIGNATURES AND QUALIFICATIONS

I, Justin Fleischman, declare that, to the best of my professional knowledge and belief, I am qualified to complete this Natural Resource Assessment. I coordinated and supervised the data collection and database review necessary to complete this assessment. I believe all the information provided above to be true as of the date of the site reconnaissance visits and the date of this report.



June 30, 2023

Justin Fleischman — Date

CEO, Verde Environmental Co.

Principal Environmental Scientist

Mr. Justin Fleischman, CEO of Verde Environmental Co., has over 15 years of professional experience managing and reviewing environmental projects. He specializes in environmental permitting, wetland assessment and mitigation, listed species surveys, habitat restoration, ecohydrology, and environmental monitoring. Mr Fleischman holds an M.S. in Ecological Engineering/Systems Ecology from the University of Florida and a B.S. in Ecosystem Restoration and Management from the University of Wisconsin – Stevens Point.

Additional Personnel

Mr. Scott Blanford, COO of Verde Environmental Co. assisted and was under the responsible charge of Mr. Justin Fleischman for this Natural Resource Assessment. Mr. Blanford conducted supplemental data review and mapping of historical aerial imagery under the supervision of Mr. Fleischman in accordance with practice standards. Mr. Blanford holds a B.S. in Natural Resource Management from the University of Florida, and over 15 years of experience in the environmental consulting industry.

LITERATURE REVIEWED

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FIGURES

Lerner Subdivision

Environmental Resource Assessment

June 2023

Alachua County Parcels Number:

03875-001-001, 03875-010-001, 03875-010-002, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046- 003-004, 03046-003-005, 03042-050-004, and 03042-050-005



FIGURE 1:
PROJECT BOUNDARY
AND ALACHUA CO. PARCELS
LERNER ALACHUA SUBDIVISION
16650 NW US HWY 441
ALACHUA, FLORIDA 32615
2020 TRUE COLOR AERIAL

0 300 600 FT

1:7200

N

LEGEND

PROJECT BOUNDARY

ALACHUA COUNTY PARCELS NO.:

03042-050-004	03046-003-004
03042-050-005	03046-003-005
03046-003-000	03875-001-001
03046-003-001	03875-010-001
03046-003-002	03875-010-002
03046-003-003	

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

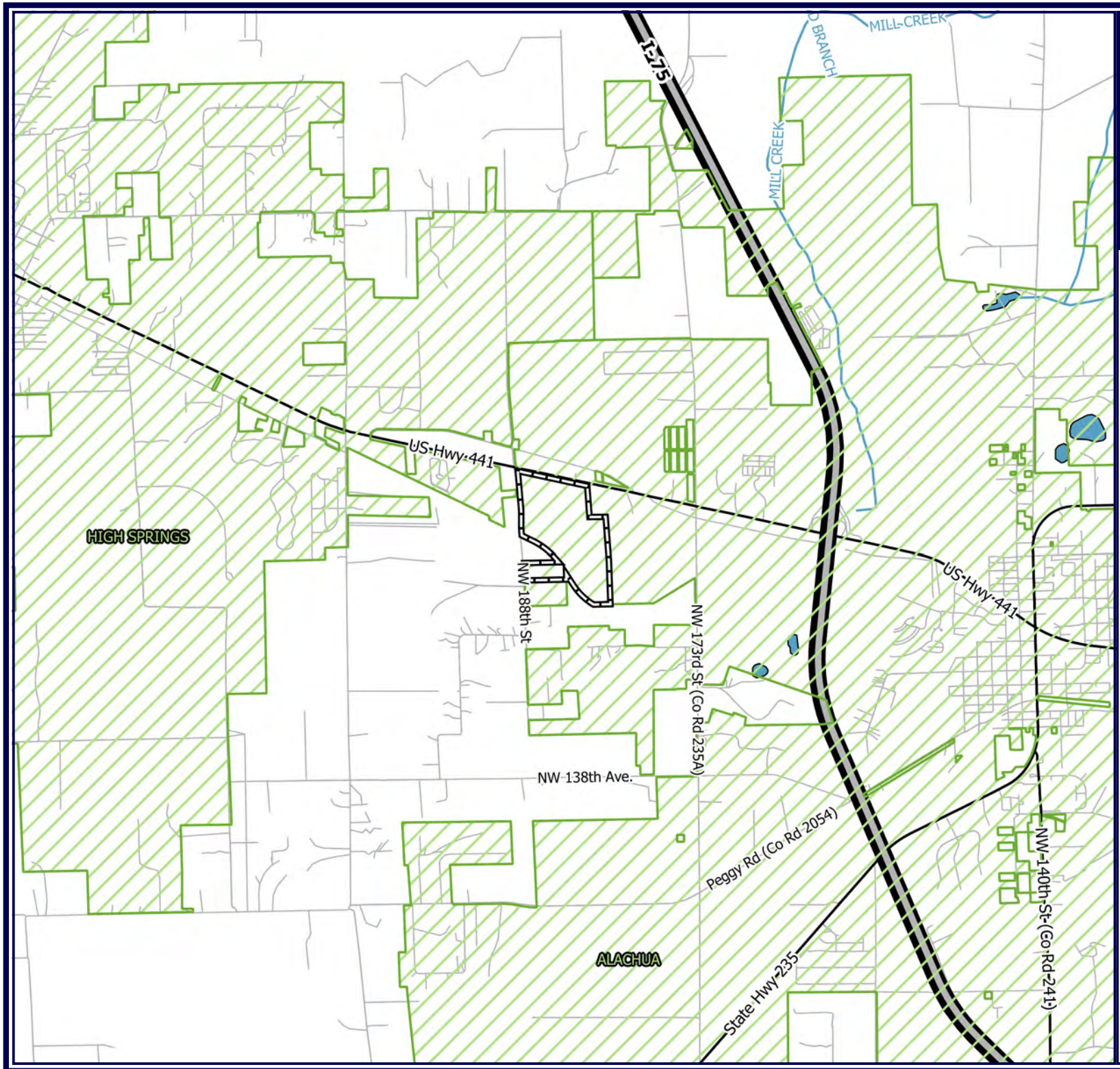


FIGURE 2:
PROJECT LOCATION
LERNER ALACHUA SUBDIVISION
16650 NW US HWY 441
ALACHUA, FLORIDA 32615

0 2000 4000 FT

1:48000

N

LEGEND

- PROJECT BOUNDARY
- CITY LIMITS
- INTERSTATES
- HIGHWAYS
- STREETS
- STREAMS (NHD)
- WATER BODIES (NHD)

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
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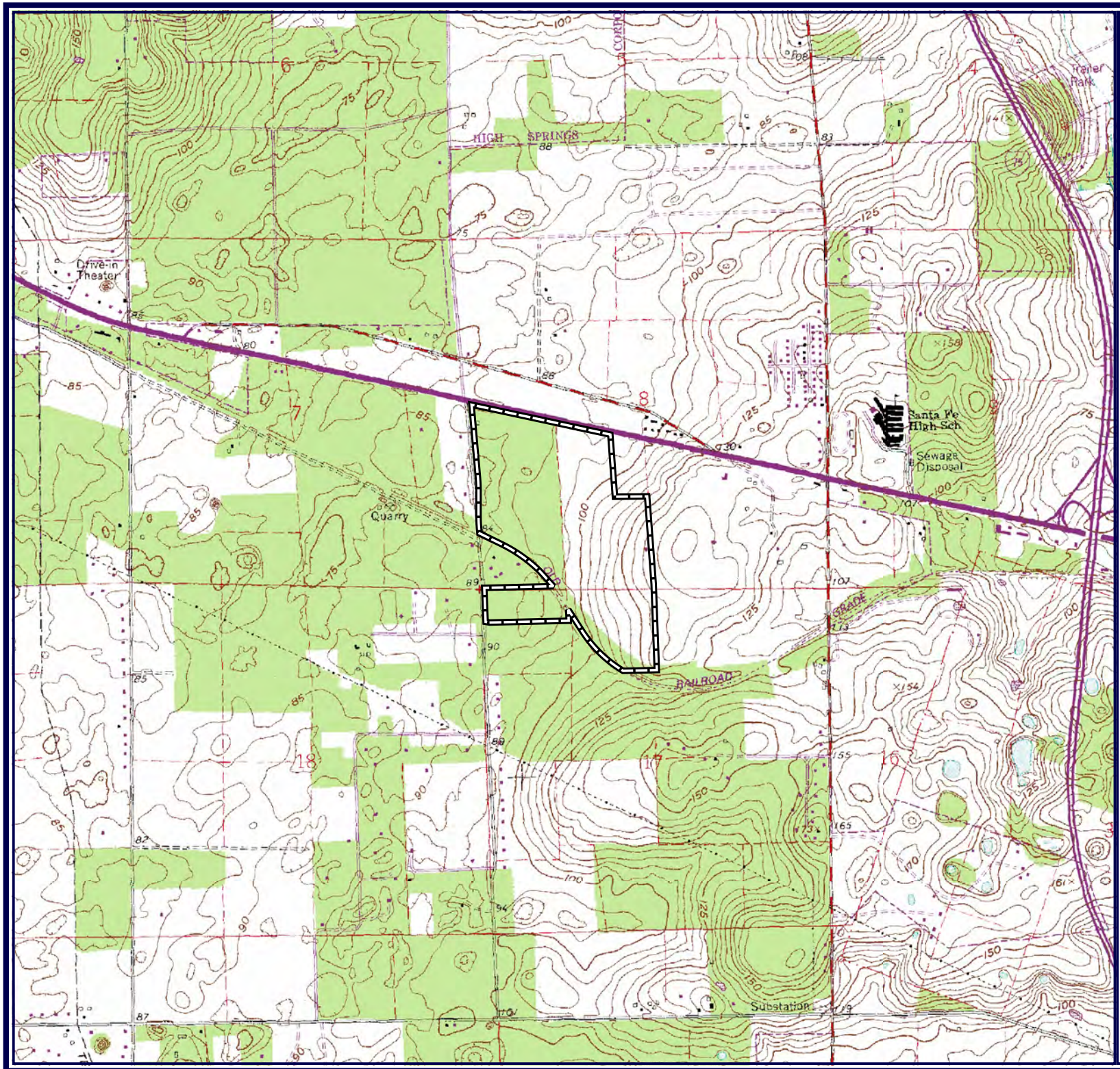


FIGURE 3:
USGS 24K TOPOQUAD
LERNER ALACHUA SUBDIVISION
16650 NW US HWY 441
ALACHUA, FLORIDA 32615

0 1000 2000 FT

1:24000

N

LEGEND

PROJECT BOUNDARY

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
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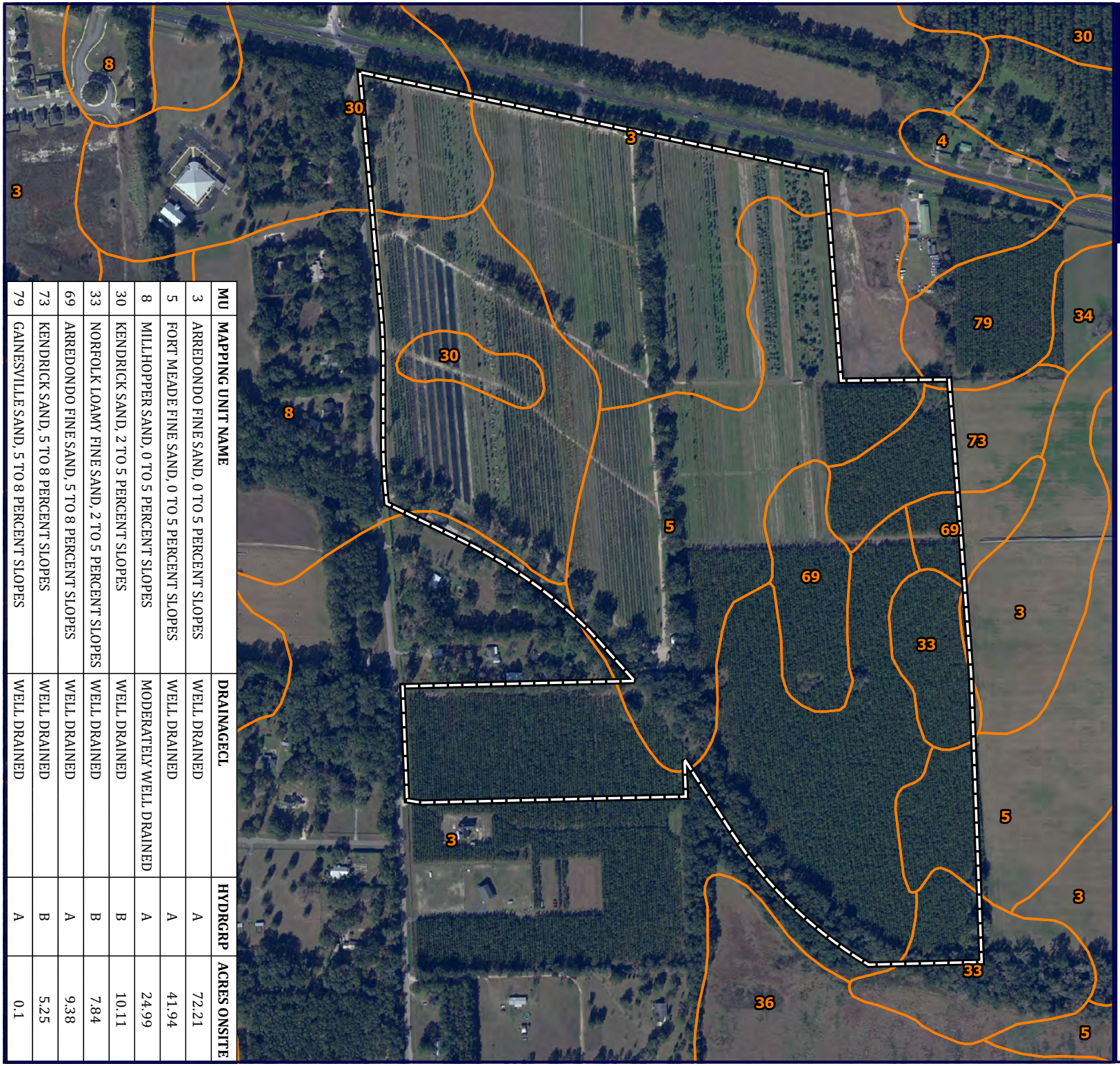


FIGURE 4:
NRCS SOILS
LERNER ALACHUA SUBDIVISION
16650 NW US HWY 441
ALACHUA, FLORIDA 32615
2020 TRUE COLOR AERIAL

0 300 600 FT

1:7200

N

LEGEND

PROJECT BOUNDARY

SOIL MAPPING UNITS (MU) (NRCS, OCT. 2021)

MU	MAPPING UNIT NAME	DRAINAGECL	HYDRGRP	ACRES ONSITE
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	WELL DRAINED	A	72.21
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	WELL DRAINED	A	41.94
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	MODERATELY WELL DRAINED	A	24.99
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	WELL DRAINED	B	10.11
33	NORFOLK LOAMY FINE SAND, 2 TO 5 PERCENT SLOPES	WELL DRAINED	B	7.84
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	WELL DRAINED	A	9.38
73	KENDRICK SAND, 5 TO 8 PERCENT SLOPES	WELL DRAINED	B	5.25
79	GAINESVILLE SAND, 5 TO 8 PERCENT SLOPES	WELL DRAINED	A	0.1

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

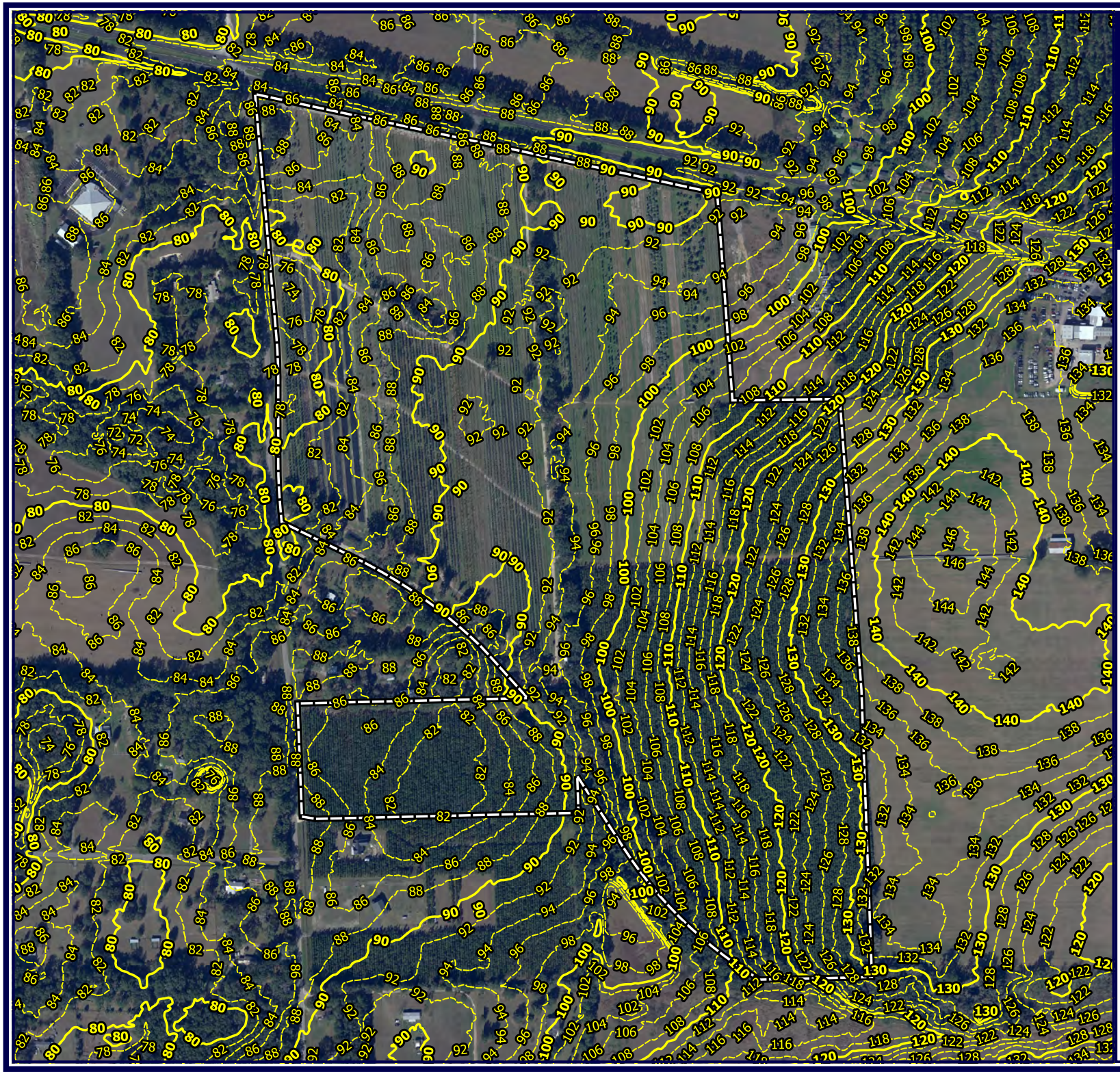


FIGURE 5:
TOPOGRAPHY (LIDAR)
LERNER ALACHUA SUBDIVISION
16650 NW US HWY 441
ALACHUA, FLORIDA 32615
2020 TRUE COLOR AERIAL

0 300 600 FT

1:7200

N

LEGEND

PROJECT BOUNDARY

ELEVATION (FT-NAVD88)
ALACHUA CO. LiDAR 2001

INDEX CONTOUR (10-FT)

MINOR CONTOUR (2-FT)

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.

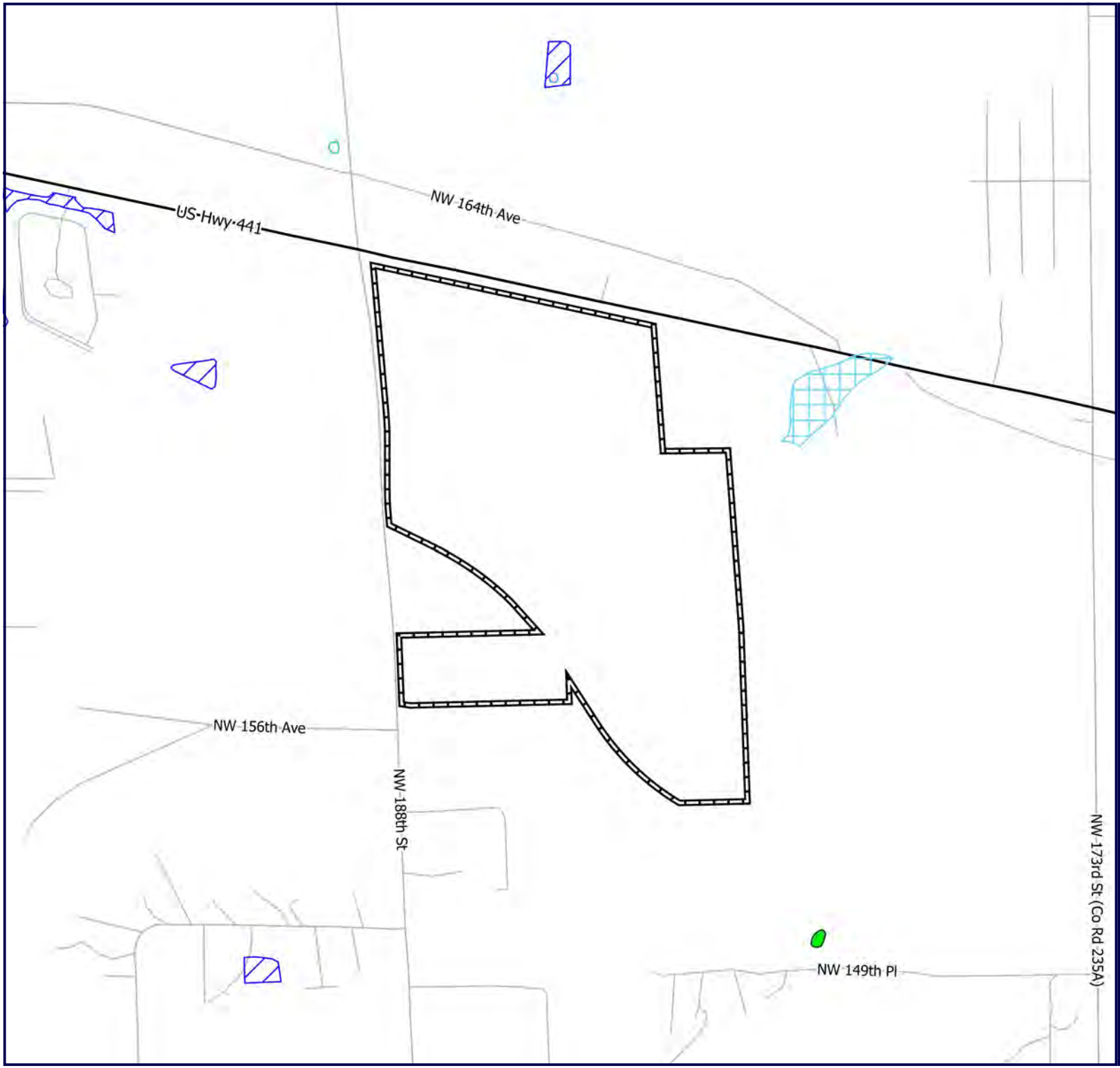


FIGURE 6:
MAPPED HYDROLOGIC RESOURCES (FLOOD ZONES, WETLANDS, WATER, AND HYDRIC SOILS)
LERNER ALACHUA SUBDIVISION
16650 NW US HWY 441
ALACHUA, FLORIDA 32615

0 500 1000 FT

1:12000

N

LEGEND

- PROJECT BOUNDARY
- HIGHWAYS
- STREETS
- HYDRIC SOILS AND WATER (NRCS, OCT. 2021)
- WETLANDS AND SURFACE WATERS (SRWMD, FLUCCS 2017)
- NATIONAL WETLAND INVENTORY WETLANDS (FWS, MAR. 2022)

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

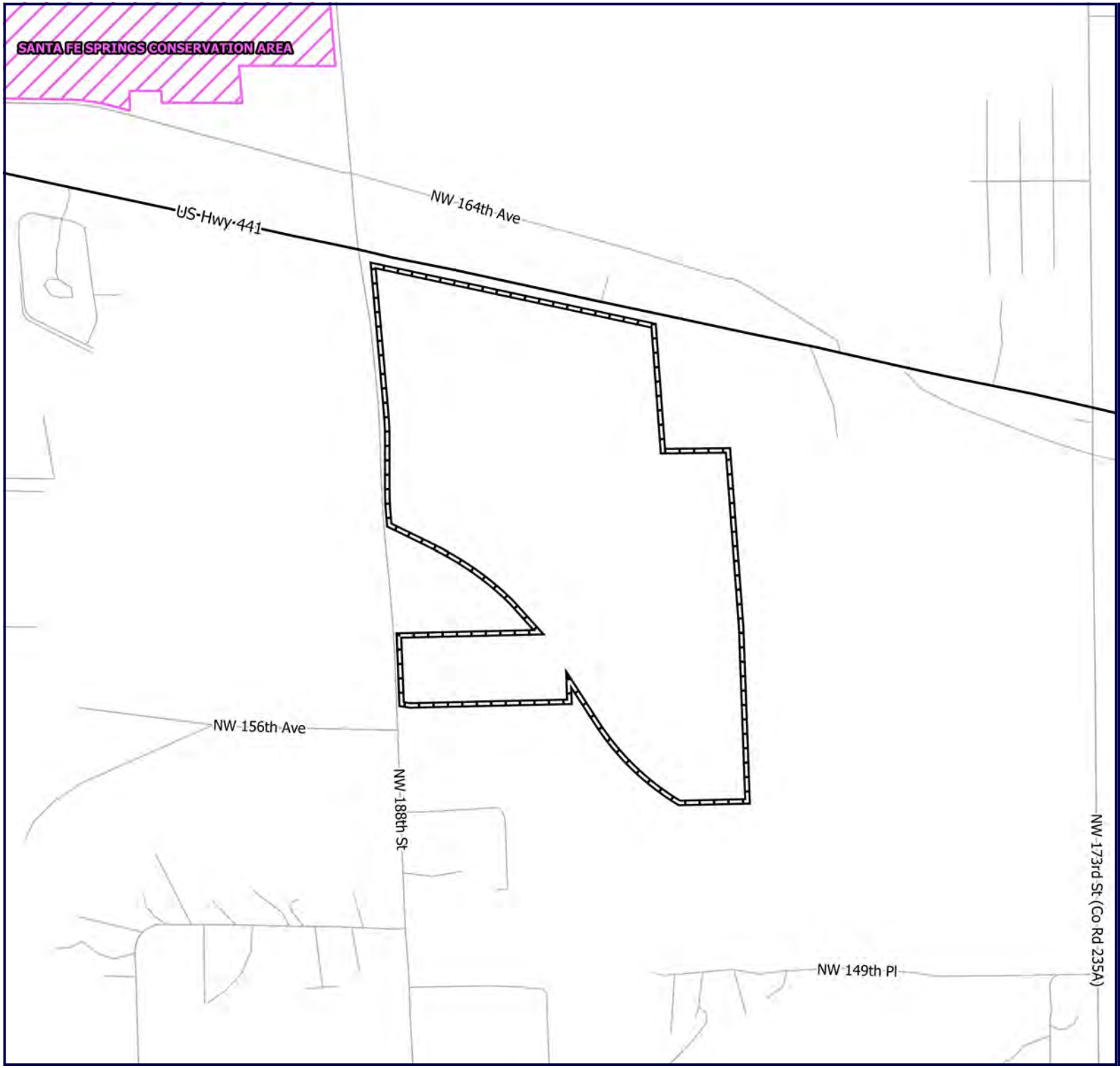


FIGURE 7:
STRATEGIC ECOSYSTEMS, CONSERVATION, OR OTHER RECREAION AREAS
LERNER ALACHUA SUBDIVISION
16650 NW US HWY 441
ALACHUA, FLORIDA 32615

0 500 1000 FT

1:12000

N

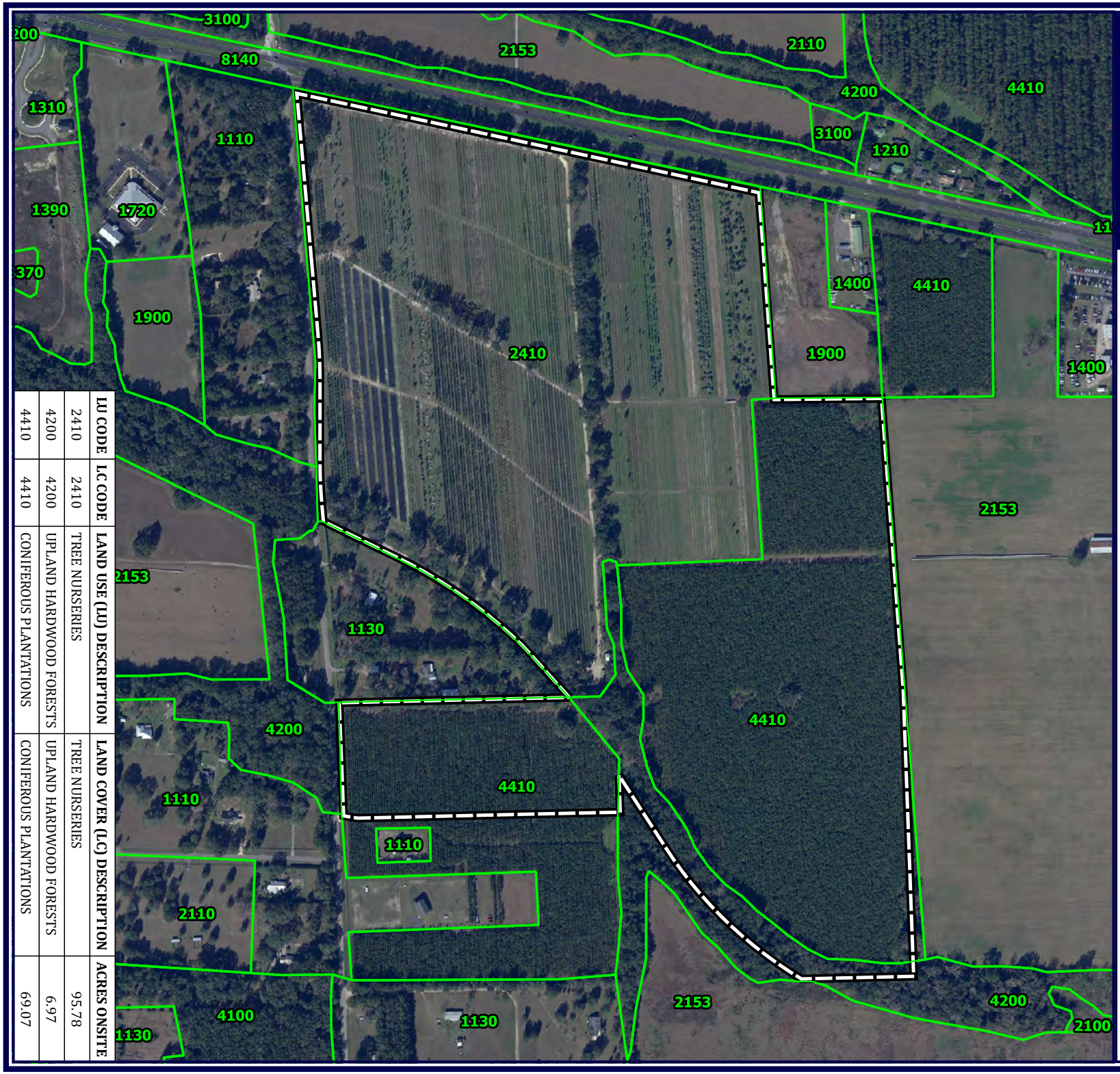
LEGEND

- PROJECT BOUNDARY
- HIGHWAYS
- STREETS
- MANAGED AREA (INCL: FED/STATE/COUNTY PARKS/FORESTS/WMA AND WMD LANDS (FNAI 2017))

NO STRATEGIC ECOSYSTEMS (AS MAPPED IN THE KBN ECOLOGICAL INVENTORY) OR OTHER PUBLIC PARKS AND RECREATION AREAS ARE LOCATED WITIHIN 2.0 MILES OF THE SUBJECT ROPERTY.

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.



LU CODE	LC CODE	LAND USE (LU) DESCRIPTION	LAND COVER (LC) DESCRIPTION	ACRES ONSITE
2410	2410	TREE NURSERIES	TREE NURSERIES	95.78
4200	4200	UPLAND HARDWOOD FORESTS	UPLAND HARDWOOD FORESTS	6.97
4410	4410	CONIFEROUS PLANTATIONS	CONIFEROUS PLANTATIONS	69.07

FIGURE 8:
LAND USE AND LAND COVER (FLUCCCS, FDOT 1999)
LERNER ALACHUA SUBDIVISION
16650 NW US HWY 441
ALACHUA, FLORIDA 32615
2020 TRUE COLOR AERIAL

0 300 600 FT

1:7200

N

LEGEND

PROJECT BOUNDARY

LAND USE CODE (SRWMD, 2017)*

*ONSITE AND ADJACENT LAND USE AND LAND COVER UPDATED BY VERDE ACORDING TO CONDITIONS OBSERVED ONSITE IN MAY 2023.

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.



FIGURE 9:
ENVIRONMENTAL RESOURCES
LERNER ALACHUA SUBDIVISION
16650 NW US HWY 441
ALACHUA, FLORIDA 32615
2020 TRUE COLOR AERIAL

0 300 600 FT

1:7200

N

LEGEND

PROJECT BOUNDARY

IRRIGATION WELLS AND/OR PUMPS

GOPHER TORTOISE BURROWS (MAY 2023)

ABANDONED BURROWS

POTENTIALLY OCCUPIED (ACTIVE) BURROWS

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

APPENDIX A

SITE PHOTOGRAPHS

Lerner Subdivision

Environmental Resource Assessment

June 2023

Alachua County Parcels Number:

03875-001-001, 03875-010-001, 03875-010-002, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046- 003-004, 03046-003-005, 03042-050-004, and 03042-050-005



Photograph 1: Tree Nurseries (FLUCCS 2410) example of rows of medium size trees, typical.



Photograph 2: Tree Nurseries (FLUCCS 2410) example of rows of larger size trees, typical.



Photograph 3: Tree Nurseries (FLUCCS 2410) example of row of removed trees, typical.



Photograph 4: Tree Nurseries (FLUCCS 2410) example of row of containerized trees, typical.



Photograph 5: Main entrance road south of tree nursery. Showing large oaks and open understory north of road (right).



Photograph 6: Interior maintenance road through the tree nursery.



Photograph 7: Irrigation pump station in the northwest corner of the tree nursery, typical.



Photograph 8: Upland Hardwood Forest (FLUCCS 4200) example of a moderately dense understory, typical.



Photograph 9: Upland Hardwood Forest (FLUCCS 4200) example of an open understory dominated by dense vine cover, typical.



Photograph 10: Coniferous Plantation (FLUCCS 4410) with patches/clumps of beggarticks, typical.



Photograph 11: Coniferous Plantation (FLUCCS 4410) with open/absent understory and groundcover strata, typical.

APPENDIX B

FNAI BIODIVERSITY MATRIX QUERY RESULTS

Lerner Subdivision

Environmental Resource Assessment

June 2023

Alachua County Parcels Number:

03875-001-001, 03875-010-001, 03875-010-002, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046- 003-004, 03046-003-005, 03042-050-004, and 03042-050-005

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 5/30/2023

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 24077



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 24077

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24077

25 **Potential** Elements for Matrix Unit 24077

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing

Agrimonia incisa incised groove-bur	G3	S2	N	T
Antigone canadensis pratensis Florida Sandhill Crane	G5T2	S2	N	ST
Asplenium x curtissii Curtiss' spleenwort	GNA	S1	N	N
Asplenium x heteroresiliens Morzenti's spleenwort	G2	S1	N	N
Asplenium x plenum ruffled spleenwort	G1Q	S1	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Brickellia cordifolia Flyr's brickell-bush	G3	S2	N	E
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Forestiera godfreyi Godfrey's swampprivet	G2	S2	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Hydroptila wakulla Wakulla Springs Vari-colored Microcaddisfly	G2	S2	N	N
Lampropeltis extenuata Short-tailed Snake	G3	S3	N	ST
Lithobates capito Gopher Frog	G2G3	S3	N	N
Litsea aestivalis pondspice	G3?	S2	N	E
Matelea floridana Florida spiny-pod	G2	S2	N	E
Melanoplus querneus Larger Sandhill Grasshopper	G2G3	S2S3	N	N
Myotis austroriparius Southeastern Myotis	G4	S3	N	N
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N
Peucaea aestivalis Bachman's Sparrow	G3	S3	N	N
Podomys floridanus Florida Mouse	G3	S3	N	N
Pycnanthemum floridanum Florida mountain-mint	G3	S3	N	T
Salix floridana Florida willow	G2G3	S2S3	N	E
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N
Sideroxylon alachuense silver buckthorn	G1	S1	N	E
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

APPENDIX C

PRELIMINARY ECOS-IPaC RESOURCE LIST

Lerner Subdivision

Environmental Resource Assessment

June 2023

Alachua County Parcels Number:

03875-001-001, 03875-010-001, 03875-010-002, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046- 003-004, 03046-003-005, 03042-050-004, and 03042-050-005

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Alachua County, Florida



Local office

Florida Ecological Services Field Office

(772) 562-3909
(772) 562-4288
fw4flesregs@fws.gov

1339 20th Street
Vero Beach, FL 32960-3559

https://www.fws.gov/office/florida-ecological-services

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

NOT FOR CONSULTATION

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened
Whooping Crane *Grus americana* No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/758	EXPN

Reptiles

NAME	STATUS
Eastern Indigo Snake *Drymarchon couperi* Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646	Threatened
Suwannee Alligator Snapping Turtle *Macrochelys suwanniensis* No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10891	Proposed Threatened

Clams

NAME	STATUS
Oval Pigtoe *Pleurobema pyriforme* Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/4132	Endangered

NOT FOR CONSULTATION

Suwannee Moccasinshell Medionidus walkeri — Threatened

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/533

Insects

NAME	STATUS

Monarch Butterfly Danaus plexippus — Candidate

Wherever found

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/9743

Crustaceans

NAME	STATUS

Squirrel Chimney Cave Shrimp Palaemonetes cummingi — Threatened

Wherever found

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/1551

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

NOT FOR CONSULTATION

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

Additional information can be found using the following links:

- Eagle Managment https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

There are bald and/or golden eagles in your project area.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list,click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

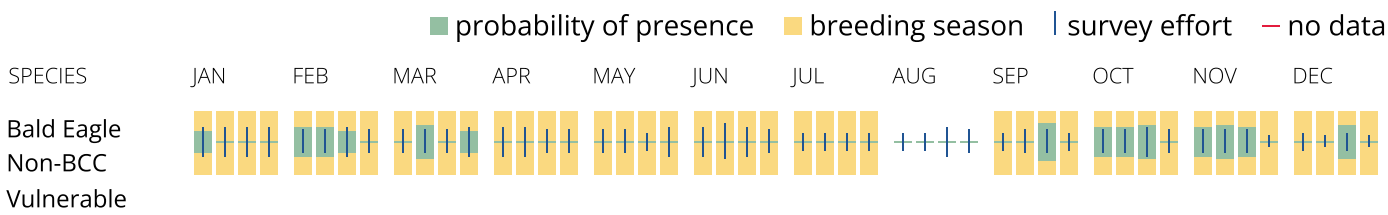
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

NOT FOR CONSULTATION

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-

migratory-birds

- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel Falco sparverius paulus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Black Skimmer Rynchops niger This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Chimney Swift Chaetura pelagica This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25

NOT FOR CONSULTATION

Great Blue Heron Ardea herodias occidentalis This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Henslow's Sparrow Ammodramus henslowii This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds elsewhere
Lesser Yellowlegs Tringa flavipes This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird Fregata magnificens This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Painted Bunting Passerina ciris This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 15
Prairie Warbler Dendroica discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Swallow-tailed Kite Elanoides forficatus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30

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Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (▪)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

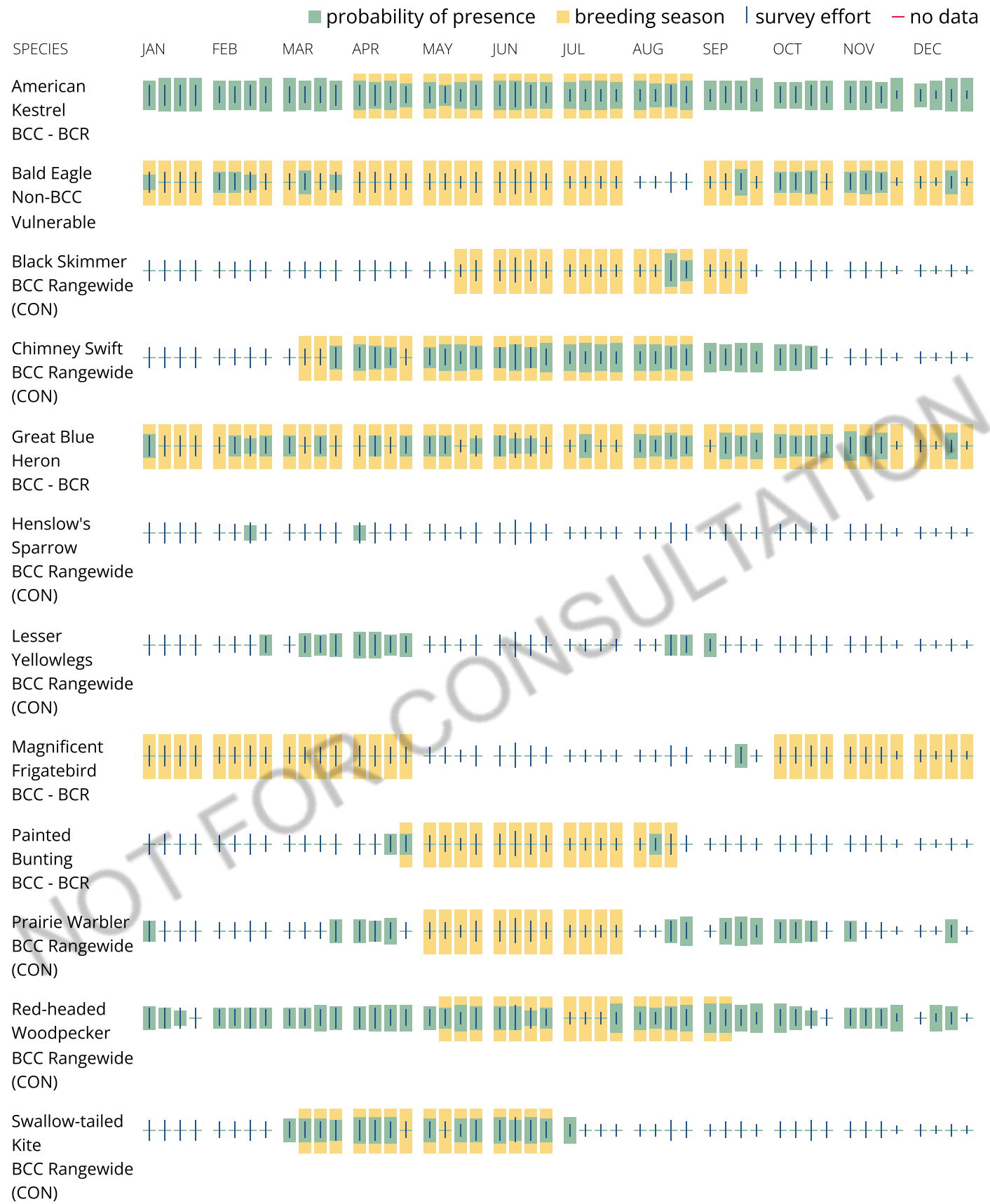
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);

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2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

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This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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TEEN:
Continued from page A1

Theft of $2.56 lands 18-year-old in jail

responded to a report of an armed robbery at the Circle K at 16700 N.W. U.S. Highway 441 in Alachua. A store employee told him that Steinkoetter had taken two fountain drinks with a value of $2.56 from the store.

The employee said Steinkoetter acted like he was paying for the drinks at the self-checkout register, then left and got into a red Dodge Charger. A store clerk reportedly followed him into the parking lot and asked him to come inside and pay for the drinks. Steinkoetter allegedly reached under the seat of the car, produced a revolver and pointed it at the clerk, saying, "I'm not worried about it – are you?"

Steinkoetter then reportedly drove away and picked up a friend at a nearby motel. APD officers saw the car traveling southbound on U.S. Highway 441 and activated their lights and sirens, but Steinkoetter allegedly failed to stop.

During the short pursuit, Steinkoetter was reportedly seen throwing several items out of the car, including a scale, a firearm and an unknown amount of drugs that were believed to be "molly."

Formal charges were filed in the case on June 22. Judge William Davis set bail at $165,000 when he ordered that Steinkoetter be prosecuted as an adult. Judge Thomas Jaworski set bail at the same amount on June 28. Arraignment in that case is scheduled for July 10.

Steinkoetter was previously moved to the adult jail after allegedly threatening an inmate in the juvenile detention facility with an improvised stabbing weapon on June 8, his 18th birthday. Judge Susan Miller-Jones set bail at $100,000 in that case.

# # #

Email cwalker@alachuatoday.com

ALACHUA COUNTY TODAY

WHAT HAPPENS WHEN YOU DON'T ADVERTISE?

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WALMART:
Continued from page A1

Pair stole $1,400 in merchandise while on the job for retailer

23rd Street. While assembling online orders from the shelves of the store in preparation for delivery to Walmart customers, they allegedly took items out to a vehicle for their own use.

They were reportedly caught on video at least 22 times while taking items out of the store from May 7 – June 23. In most cases, Shaffner actually pushed the cart out of the store, but both women allegedly placed the items in the cart. They reportedly stole about $1,400 in merchandise.

Post Miranda, both women reportedly admitted to the scheme and the thefts and implicated each other.

Shaffer was arrested in Alachua County in 2015 on a fugitive warrant from Tennessee for kidnapping and theft, and she also has a criminal record in Arizona. She has no local criminal history, and Judge Thomas Jaworski released her on her own recognizance.

Shaffner has no criminal history. Judge Jaworski also released her on her own recognizance.

# # #

Email cwalker@alachuatoday.com

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed Preliminary Plat for a residential subdivision including approximately 245 lots with associated infrastructure located at the 16600 block of US Highway 441 (south side) on 11 tax parcels (03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004 (portion of), 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002).

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held at 5:00 pm on Wednesday, July 26, 2023, in the Alachua Branch Library Meeting Room, located at 14913 NW 140th St, Alachua, FL 32615.

eda

Ph: 352-373-3541

Contact: Clay Sweger, AICP, of eda consultants, inc
E-mail: csweger@edafl.com

(Published: Alachua County Today - July 6, 2023)

NOTICE OF ELECTION AND QUALIFYING PERIOD CITY OF HIGH SPRINGS

NOTICE IS HEREBY GIVEN THAT THE CITY ELECTION FOR THE CITY OF HIGH SPRINGS, ALACHUA COUNTY, FLORIDA WILL BE HELD ON TUESDAY, NOVEMBER 7, 2023. THE PURPOSE OF THE ELECTION WILL BE TO FILL CITY COMMISSION SEATS #1 AND #2 (CURRENTLY HELD BY COMMISSIONER ROSS AMBROSE AND COMMISSIONER GLORIA JAMES) FOR THREE (3) YEAR TERMS.

CANDIDATES MAY QUALIFY TO RUN FOR ELECTION TO THE SAID CITY COMMISSION SEATS BY FILING WITH THE CITY CLERK OF THE CITY OF HIGH SPRINGS DURING REGULAR HOURS, FROM 7:30 A.M., MONDAY, JULY 17, 2023, THROUGH 6:00 P.M., THURSDAY, JULY 20, 2023.

FOR FURTHER INFORMATION ON THE ELECTION CALL THE CITY CLERK'S OFFICE AT 386-454-1416 X 6.

(Published: Alachua County Today - July 6, 2023 and July 13, 2023)

Alachua County Today
is your best source for local news - 386.462.3355

Florida Department of Transportation HYBRID PUBLIC MEETING

SR 24 (Waldo Road) Resurfacing/Lane Repurposing Project from west of NE 141st Drive to US 301
Financial Management Number: 447964-1
Alachua County, Florida

The Florida Department of Transportation (FDOT) District Two invites you to the Hybrid Public Meeting for the SR 24 (Waldo Road) Resurfacing/Lane Repurposing Project (Financial Management No. 447964-1) to discuss the proposed improvements for SR 24 (Waldo Road) from west of NE 141st Drive to US 301, in Alachua County, Florida. This meeting serves to inform the public of the proposed alternative and serves as an official forum providing an opportunity for the public to express their opinions and concerns regarding the project.

The project proposes to repurpose SR 24 to serve all users: people who walk, bicycle or drive. The existing two travel lanes along SR 24 (Waldo Road) will be redesigned to safely accommodate motorists, bicyclists and pedestrians.

For your convenience, there are several options to participate in the public meeting including an in-person option, a virtual/online option, and a "Listen Only" option. All participants, regardless of the platform they choose, will receive the same information on the proposed project and all comments received in-person, virtually or electronically, will be given equal weight.

For more information regarding the project please visit the project website at

Public Meeting Date	Virtual Tuesday, July 18, 2023	In-Person Thursday, July 20, 2023
Time:	Open House: 5:30 pm - 6:00 pm Presentation & Public Comment Period: 6:00 pm	Open House: 4:30 pm - 6:00 pm Presentation & Public Comment
Location:	Virtually via phone, computer, or tablet at www.nflroads.com/Waldo or www.nflroads.com/vph "Listen Only" via phone: 1 (562) 247-8422 Audio Access Code: 322-823-320	Waldo City Square 14450 NE 148th Avenue Waldo, Florida 32694

Persons wishing to submit written comments may do so at the public meeting or mail/email them to the address provided no later than **July 31, 2023**, to be included as part of the Public Meeting record.

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. Persons who require special accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact David Tyler, Project Manager, at the number or email provided below at least seven (7) days before the meeting.

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated May 26, 2022, and executed by Federal Highway Administration and FDOT.

For Additional Information Contact:
David Tyler, PE, AICP, Project Manager
Florida Department of Transportation
1109 S. Marion Avenue, MS 2007
Lake City, Florida 32025-5874
(386) 961-7842
David.Tyler@dot.state.fl.us
Project Website: www.nflroads.com/Waldo

NOTICE OF PUBLIC HEARINGS CONCERNING PETITIONS FOR SITE AND DEVELOPMENT PLAN

THE PLANNING AND ZONING BOARD OF THE CITY OF NEWBERRY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF NEWBERRY, FLORIDA, HEREBY GIVES NOTICE that, pursuant to Sections 163.3161 through 163.3215, Florida Statutes, comments, objections and recommendations regarding petition for an application for site and development plan approval, will be heard by the Planning and Zoning Board at public hearings on **Monday, July 17, 2023** at 6:00 p.m., or as soon thereafter as the matters can be heard, in the City Commission Meeting Room, City Hall, located at 25440 West Newberry Road, Newberry, Florida.

ITEM 1: Resolution 2023-40/SDP 23-01, an application by S&T holdings, Owner, JBPro Agent for a site and development plan for 4,500 square foot warehouse and outdoor storage for Shore Builders, generally located east of US41/SR45 and north of Northwest 9th Place and identified as a portion of Alachua County parcel control number 01897-001-010.

RESOLUTION 2023-40
SDP 23-01

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF NEWBERRY, FLORIDA, APPROVING AN APPLICATION FOR SITE AND DEVELOPMENT PLAN FOR WAREHOUSE AND OPEN STORAGE BY SHORE BUILDERS AT AVALON WOODS IN A MIXED USE (MU) ZONING DISTRICT, PURSUANT TO SECTION 14.12 OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, LOCATED GENERALLY AT EAST OF US41/SR45 AND NORTH OF NORTHWEST 9TH PLACE, IDENTIFIED AS A PORTION OF PARCEL NUMBER 01897-001-010, CONSISTING OF APPROXIMATELY 1 ACRE WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

ITEM 2: Resolution 2023-41/SDP 23-04, an application by S&T Newberry Holding, Owner, JBPro Agent for a site and development plan for 49,500 square feet of self-storage facility, Town Center Storage at Avalon Woods, generally located east of US41/SR45 and north of Northwest 9th Place and identified as a portion of Alachua County parcel control number 01897-001-010.

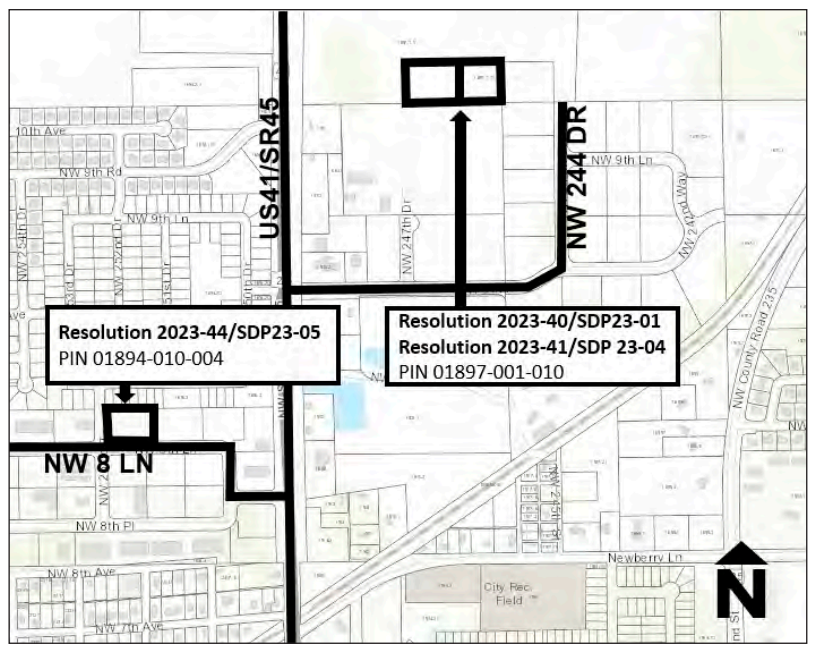
RESOLUTION 2023-41
SDP 23-04

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF NEWBERRY, FLORIDA, APPROVING AN APPLICATION FOR SITE AND DEVELOPMENT PLAN FOR 49,500 SQUARE FEET SELF STORAGE FCAILITY "TOWN CENTER STORAGE AT AVALON WOODS" IN A MIXED USE (MU) ZONING DISTRICT, PURSUANT TO SECTION 14.12 OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, LOCATED GENERALLY AT EAST OF US41/SR45 AND NORTH OF NORTHWEST 9TH PLACE, CONSISTING OF APPROXIMATELY 1.12 ACRES WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

ITEM 3: Resolution 2023-44/SDP 23-05, an application by eda consultants, inc., agent, on behalf of Jorge Villalobos and Susana Ulloa, owners, for a site and development plan of a 5,000-square-foot industrial building and related site improvements generally located at the northeast corner of Northwest 8 Lane and Northwest 235 Terrace in the Newberry Commercial Park and identified as a portion of Alachua County parcel control number 01894-010-004.

RESOLUTION 2023-44
SDP 23-05

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF NEWBERRY, FLORIDA, APPROVING AN APPLICATION FOR SITE AND DEVELOPMENT PLAN FOR A 5,000-SQUARE-FOOT INDUSTRIAL BUILDING WITHIN A COMMERCIAL, INTENSIVE (CI) ZONING DISTRICT, PURSUANT TO SECTION 14.12 OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, GENERALLY LOCATED AT THE NORTHEAST CORNER OF NORTHWEST 8 LANE AND NORTHWEST 235 TERRACE, PARCEL NUMBER 01894-010-004, CONSISTING OF APPROXIMATELY 1.28 ACRES, LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.



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

At the aforementioned public hearings, all interested parties may appear to be heard with respect to the petitions. Please call 352-472-5440, or email EconomicDevelopment@NewberryFL.gov to request a copy of the application(s) including the legal description be sent to you, to submit comments prior to the public hearings, or to inquire about attending the meeting. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. at (352) 375-2784, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.

(Published: Alachua County Today - July 6, 2023)

NOTICE OF NEIGHBORHOOD WORKSHOP

Date: Wednesday, July 26, 2023

Time: 5:00 p.m.

Place: Alachua Branch Library
14913 NW 140th St, Alachua, Fl 32615

A neighborhood workshop will be held to discuss a proposed Preliminary Plat for a residential subdivision including approximately 245 lots with associated infrastructure located at the 16600 block of US Highway 441 (south side) on 11 tax parcels (03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004 (portion of), 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments.



Contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

03042-050-004
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03038-005-000
DORNBLASER & DORNBLASER TRUST
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03875-010-003
JOHNS JONATHAN MARK & CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03046-004-000
MALLARD CONSTRUCTION & ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

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

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03875-001-000
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

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

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

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

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

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

Dena Courtney
P.O. Box 1215
High Springs, FL 32655

George & Joan Walker
12910 NW 151 Rd
Alachua, FL 32615

Neighborhood Meeting Minutes

Project:	Farmlands (188th/441) Subdivision
Meeting Date & Time:	July 26, 2023 at 5:00 p.m.
Location:	Alachua Branch Library
Community Participants:	2 participants in total Nancy Stephens Gary Pappas
Project Representatives:	Sergio Reyes, eda Clay Sweger, eda

Meeting Minutes:

The minutes below include discussions at this meeting and a courtesy virtual meeting offered the day before.

Clay Sweger gave a brief presentation of the project, including the proposed layout, connection to 188th Street and the stage of review (Preliminary Plat) that is currently proposed. There was some discussion about the proposed lot sizes, overall layout and particular interest in the buffer and access along 188th Street as the community participants live in that immediate vicinity. The agent indicated that the plan is to utilize the existing driveway entrance along 188th Street for the required emergency access point. Also, the agent indicated that they plan to keep as many of the existing canopy trees along 188th Street as possible, and plan to keep the existing farm fence.

The community participants indicated their appreciation for this information and did not have any objections. They did ask for the applicant to consider minimizing light spillage along the 188th Street side of the project and considering using dark sky standards. The agent indicated that at construction plan stage, they would try to shift proposed street lights as far east as possible in emergency access area along 188th Street.

LERNER PROPERTIES
eda PROJECT No. 2021-0176.S00
MAY 10, 2023

LEGAL DESCRIPTION

PARCEL 1

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29''E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. NW 188TH STREET (100 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE N.06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N.01°16'48"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.35 FEET; THENCE DEPARTING SAID LINES, S.88°30'11"E., A DISTANCE OF 825.99 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.27 FEET; THENCE N.88°30'32"W., A DISTANCE OF 826.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE

CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31‘29”E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. NW 188TH STREET (100 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE “PARENT PARCEL”; THENCE N.06°16’31“W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID “PARENT PARCEL”, A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59’50”, AND A CHORD BEARING AND DISTANCE OF N.03°48’08”W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF “PARENT PARCEL”, AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N.01°16’48”W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE N.01°16’48”W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00’03”, AND A CHORD BEARING AND DISTANCE OF N.03°47’48”W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17’29”W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF “PARENT PARCEL”, A DISTANCE OF 71.32 FEET TO THE POINT OF BEGINNING; THENCE N.06°17’29”W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 266.16 FEET; THENCE DEPARTING SAID LINES, S.88°30’32”E., A DISTANCE OF 826.00 FEET; THENCE S.06°17’42”E., A DISTANCE OF 266.29 FEET; THENCE N.88°30’01“W., A DISTANCE OF 826.03 FEET TO THE POINT OF BEGINNING.

PARCEL 3

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15’45”W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31’29”E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. NW 188TH STREET (100 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE “PARENT PARCEL”; THENCE N.06°16’31”W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID “PARENT PARCEL”, A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59’50”, AND A CHORD BEARING AND DISTANCE OF N.03°48’08”W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF “PARENT PARCEL”, AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N.01°16’48”W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE N.01°16’48”W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15’57”, AND A CHORD BEARING AND DISTANCE OF N.01°25’45”W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY

LINE, AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF BEGINNING; ·THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 04°44’06” AND A CHORD BEARING AND DISTANCE OF N.03°55’46”W., 193.47 FEET (RESPECTIVELY), AN ARC DISTANCE OF 193.52 FEET TO THE END OF SAID CURVE; THENCE N.06°17’29”W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF “PARENT PARCEL”, A DISTANCE OF 71.32 FEET; THENCE DEPARTING SAID LINES, S.88°30’01”E., A DISTANCE OF 826.03 FEET; THENCE S.06°17’42”E., A DISTANCE OF 265.66 FEET; THENCE N.88°30’13”W., A DISTANCE OF 834.09 FEET TO THE POINT OF BEGINNING.

PARCEL 4

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15’45”W. ALONG THE WEST LINE OF SAID SECTION 8 A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31’29”E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. NW 188TH STREET (100 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE “PARENT PARCEL”; THENCE N.06°16’31”W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID “PARENT PARCEL”, A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59’50”, AND A CHORD BEARING AND DISTANCE OF N.03°48’08”W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE, AND SAID WESTERLY LINE OF “PARENT PARCEL”, AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N.01°16’48”W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE N.01°16’48”W.; A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15’57”, AND A CHORD BEARING AND DISTANCE OF N.01°25’45”W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET; THENCE DEPARTING SAID LINES, S.88°30’13’’E., A DISTANCE OF 834.09 FEET; THENCE S.06°17’42”E., A DISTANCE OF 260.17 FEET; THENCE N.88°30’32”W., A DISTANCE OF 856.83 FEET TO THE POINT OF BEGINNING.

PARCEL 5

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15’45”W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31’29”E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. NW 188TH STREET (100 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHWEST CORNER OF LANDS AS

DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE N.06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT-OF-WAY LINE, AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 03°12'02" AND A CHORD BEARING AND DISTANCE OF N.02°54'14"W., 125.20 FEET (RESPECTIVELY), AN ARC DISTANCE OF 125.22 FEET TO THE END OF SAID CURVE; THENCE N.01°16'48"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 856.83 FEET; THENCE S.06°17'42"E., A DISTANCE OF 253.58 FEET; THENCE N.88°30'21"W., A DISTANCE OF 875.47 FEET TO THE POINT OF BEGINNING.

PARCEL 6

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. NW 188TH STREET (100 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL", SAID POINT BEING THE POINT OF BEGINNING; THENCE N.06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48'', AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT-OF-WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET; THENCE DEPARTING SAID LINES, S.88°30'21"E., A DISTANCE OF 875.47 FEET; THENCE N.06°17'42"W., A DISTANCE OF 1311.97 FEET; THENCE N.88°30'11"W., A DISTANCE OF 825.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID "PARENT PARCEL"; THENCE N.06°17'29"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, A DISTANCE OF 501.65 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441) AND NORTHWEST CORNER OF SAID "PARENT PARCEL"; THENCE S.79°09'10"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1282.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE NORTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S.05°56'22"E., ALONG SAID EAST LINE AND EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 1156.58 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE S.05°50'37"E., ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE 1335.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-

QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID “PARENT PARCEL”; THENCE S.87°33’58”W., ALONG THE SOUTH LINE OF SAID SECTION 8 AND THE SOUTH LINE OF SAID “PARENT PARCEL”, A DISTANCE OF 211.70 FEET TO THE AFOREMENTIONED CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND THE SOUTHWESTERLY LINES OF SAID “PARENT PARCEL” THE FOLLOWING FOUR COURSES; N.43°14’19”W., A DISTANCE OF 399.74 FEET; THENCE N.52°05’20”W., A DISTANCE OF 291.19 FEET; THENCE N.60°00’00”W., A DISTANCE OF 150.38 FEET; THENCE N.65°13’37”W., A DISTANCE OF 556.94 FEET TO THE POINT OF BEGINNING.

PARCEL 7

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

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8 AND THENCE RUN NORTH 87°26’55” EAST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 50.03’ TO THE EAST RIGHT-OF-WAY LINE (R/W) OF NW 188TH STREET; THENCE CONTINUE NORTH 87°26’55” EAST ALONG SAID LINE, A DISTANCE OF 1265.99’ TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 5°57’06” WEST ALONG SAID WEST LINE A DISTANCE OF 2491.84’ TO THE SOUTH R/W LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING; THENCE SOUTH 79°04’33” EAST ALONG SAID R/W LINE, A DISTANCE OF 875.32’; THENCE SOUTH 5°28’46” EAST, A DISTANCE OF 944.66’; THENCE SOUTH 88°18’49” WEST, A DISTANCE OF 832.15’ TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST 1/4; THENCE NORTH 5°57’06” WEST ALONG SAID WEST LINE, A DISTANCE OF 1136.85’ TO THE SOUTH R/W LINE OF US 441 AND POINT OF BEGINNING.

PARCEL 8

A TRACT OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8 AND THENCE RUN N 87°26’55” E ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 50.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET AND THE POINT OF BEGINNING; THENCE CONTINUING N 87°26’55” E ALONG SAID SOUTH LINE, A DISTANCE OF 1265.99 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE RUN N 05°57’06” W, ALONG SAID WEST LINE, A DISTANCE OF 1355.00 FEET; THENCE RUN N 88°18’49” E, A DISTANCE OF 1323.39 FEET; THENCE RUN S 05°28’46” E, A DISTANCE OF 2646.72 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN S 87°27’46” W, ALONG SAID SOUTH LINE, A DISTANCE OF 563.44 FEET TO THE CENTERLINE OF OLD RAILROAD 200 FOOT RIGHT-OF-WAY, BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1903.25 FEET, A CENTRAL ANGLE OF 26°22’58”, AND A CHORD DISTANCE OF 868.66 FEET AND BEARING OF N 47°05’05” W; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 876.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N 33°53’26” W, ALONG SAID CENTERLINE, A DISTANCE OF 387.32 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN S 03°10’53” E, ALONG SAID EAST LINE, A DISTANCE OF 167.35 FEET; THENCE RUN S 87°25’30” W, A DISTANCE OF 1199.80 FEET; THENCE RUN N 82°03’26” W, A DISTANCE OF 64.91 FEET TO THE AFORESAID EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE RUN N 03°27’31” W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 516.55 FEET TO THE POINT OF BEGINNING.

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Claudia Vega, P.E. Title: Director of Engineering

   Company (if applicable): eda consultants, inc.

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

   City: Gainesville State: FL ZIP: 32601

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

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): JTFA LLC - Keith Lerner

   Mailing Address: 4881 NW 8TH AVE STE 4

   City: Gainesville State: Flordia ZIP: 32605

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

B. PROJECT

1. Project Name: Farmlands Subdivision
2. Address of Subject Property: 16600 block of US Highway 441
3. Parcel ID Number(s): 3046-3, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4, 3042-50-5, 3875-1-1, 3875-10-1, 3875-10-2
4. Section 08 & 17 Township 08 Range 18 Grant N/A Acreage: 172.33 +/-
5. Existing Use of Property: tree farm / timberland
6. Future Land Use Map Designation: Low & Moderate Density Residential, Community Commercial, Commercial
7. Zoning Designation: Community Commercial, PD-R, Commercial Intensive
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 246

   □ Multi-Family Residential Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
□ Comprehensive Plan Amendment	■ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
□ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

    Elementary: Northwest Alachua CSA

    Middle: Melbane CSA

    High: Santa Fe CSA

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	246	units	x	0.12	Elementary School Multiplier*	30	Student Stations**
Middle School	246	units	x	0.06	Middle School Multiplier*	15	Student Stations**
High School	246	units	x	0.09	High School Multiplier*	22	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x	0.06	Elementary School Multiplier*		Student Stations**
Middle School		units	x	0.03	Middle School Multiplier*		Student Stations**
High School		units	x	0.03	High School Multiplier*		Student Stations**

* ***Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
** ***Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Signature of Applicant

Signature of Co-applicant

Claudia Vega, P.E., Director of Engineering
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 28th day of July, 2023, by Claudia Vega, who is/are personally known to me, or who has/have produced _____ as identification.

Ashley Scannella
Comm.: HH 384895
Expires: April 10, 2027
Notary Public - State of Florida

Signature of Notary Public, State of Florida

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

_____

_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date:_____

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3426343 7 PG(S)
June 14, 2022 04:05:57 PM
Book 5013 Page 2362
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $4,620.00



This instrument prepared by Raymond M. Ivey, Esquire, SCRUGGS, CARMICHAEL & WERSHOW, P. A., 2234 NW 40th Terrace, Suite B, Gainesville, FL 32606. Title to the lands described herein has not been examined and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof or the existence of liens, unpaid taxes or encumbrances.

4625
6.1

THIS QUIT-CLAIM DEED,
executed this 8th day of June 2022, by

KEVIN L. CARTER and SHIMA CARTER, husband and wife,

whose address is 7853 Gunn Highway, Tampa, FL 33626
Grantor, to

JTFA, LLC, a Florida limited liability company,

whose address is 4881 NW 8th Avenue, Suite 4, Gainesville, FL 32605
Grantee:

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Alachua, State of Florida, to wit:

See Exhibit A attached hereto.

SUBJECT TO easements and restrictions of record, if any;
SUBJECT TO Taxes for 2022 and all subsequent years;
Tax Parcel #s: 03042-050-004, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004 & 03046-003-005

Note to Auditor: Documentary stamp tax paid on 40% of the value of the properties as Grantors own a 60% interest in Grantee.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

_____(Seal)
Witness **Kevin L. Carter**
Printed Name: Griselda Gutierrez

_____(Seal)
Witness **Shima Carter**
Printed Name: SHEKHAR VARANASI

ACKNOWLEDGMENT

STATE OF ~~FLORIDA~~ RB California
COUNTY OF ~~HILLSBOROUGH~~ RB Santa Clara

The foregoing instrument was acknowledged before me by (X) physical presence or ( ) online this 8 day of June 2022, by **KEVIN L. CARTER and SHIMA CARTER**, who are ( ) personally known to me or (X) who produced a Driver License as identification.

SEE ATTACHED NOTARIAL CERTIFICATE RB 06/08/2022
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On 06/08/2022 before me, Ritu Bhagra, Notary Public
(insert name and title of the officer)

personally appeared Kevin L Carter and Shima Carter-,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RITU BHAGRA
COMM. #2294068
Notary Public - California
Santa Clara County
My Comm. Expires June 20, 2023

Signature Ritu (Seal)

Exhibit A

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

Commencing at the Southwest corner of Section 8 and thence run North 87°26'55" East along the South line of said Section, a distance of 50.03' to the East right-of-way line (R/W) of NW 188th Street; thence continue North 87° 26'55" East along said line, a distance of 1265.99' to the West line of the East half of the Southwest quarter of Section 8; thence North 5° 57'06" West along said West line a distance of 2491.84' to the South R/W line of US Highway No. 441 and the Point of Beginning; thence South 79° 04'33" East along said R/W line, a distance of 875.32'; thence South 5°28'46" East, a distance of 944.66'; thence South 88° 18'49" West, a distance of 832.15' to the West line of the East half of said Southwest 1/4; thence North 5° 57'06" West along said West line, a distance of 1136.85' to the South R/W line of US 441 and Point of Beginning.

Parcel Identification Number: 03042-050-004

Portion of Tax parcel No. 03046-003-000

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL", SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET; THENCE DEPARTING SAID LINES, S.88°30'21"E., A DISTANCE OF 875.47 FEET; THENCE N.06°17'42"W., A DISTANCE OF 1311.97 FEET; THENCE N.88°30'11"W., A DISTANCE OF 825.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID "PARENT PARCEL"; THENCE N.06°17'29"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, A DISTANCE OF 501.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441) AND NORTHWEST CORNER OF SAID "PARENT PARCEL"; THENCE S.79°09'10"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1282.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE NORTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.05°56'22"E., ALONG SAID EAST LINE AND EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 1156.58 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE S.05°50'37"E., ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE 1335.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE S.87°33'58"W., ALONG THE SOUTH LINE OF SAID SECTION 8 AND THE SOUTH LINE OF SAID "PARENT PARCEL", A DISTANCE OF 211.70 FEET TO THE AFOREMENTIONED CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND THE SOUTHWESTERLY LINES OF SAID "PARENT PARCEL" THE FOLLOWING FOUR COURSES; N.43°14'19"W., A DISTANCE OF 399.74 FEET; THENCE N.52°05'20"W., A DISTANCE OF 291.19 FEET; THENCE N.60°00'00"W., A DISTANCE OF 150.38 FEET; THENCE N.65°13'37"W., A DISTANCE OF 556.94 FEET TO THE POINT OF BEGINNING, CONTAINING 38.431 ACRES MORE OR LESS.

Tax parcel No. 03046-003-001

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.35 FEET; THENCE DEPARTING SAID LINES, S.88°30'11"E., A DISTANCE OF 825.99 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.27 FEET; THENCE N.88°30'32"W., A DISTANCE OF 826.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.003 ACRES MORE OR LESS.

Tax parcel No. 03046-003-002

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET TO THE POINT OF BEGINNING; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 266.16 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 826.00 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.29 FEET; THENCE N.88°30'01"W., A DISTANCE OF 826.03 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

Tax parcel No. 03046-003-003

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 04°44'06" AND A CHORD BEARING AND DISTANCE OF N.03°55'46"W., 193.47 FEET (RESPECTIVELY), AN ARC DISTANCE OF 193.52 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE DEPARTING SAID LINES, S.88°30'01"E., A DISTANCE OF 826.03 FEET; THENCE S.06°17'42"E., A DISTANCE OF 265.66 FEET; THENCE N.88°30'13"W., A DISTANCE OF 834.09 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

Tax parcel No. 03046-003-004

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET; THENCE DEPARTING SAID LINES, S.88°30'13"E., A DISTANCE OF 834.09 FEET; THENCE S.06°17'42"E., A DISTANCE OF 260.17 FEET; THENCE N.88°30'32"W., A DISTANCE OF 856.83 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

Tax parcel No. 03046-003-005

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 03°12'02" AND A CHORD BEARING AND DISTANCE OF N.02°54'14"W., 125.20 FEET (RESPECTIVELY), AN ARC DISTANCE OF 125.22 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 856.83 FEET; THENCE S.06°17'42"E., A DISTANCE OF 253.58 FEET; THENCE N.88°30'21"W., A DISTANCE OF 875.47 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

18.50
7474.60

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3209790 2 PG(S)
August 19, 2019 01:47:59 PM
Book 4710 Page 1727
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $7,474.60

$1,067,760.

Prepared by and return to:
Carl L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606
352-377-7444
File Number: **19-104**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **14th** day of **August, 2019** between **GOLDEN POND FARMS, INC., a Florida corporation** whose post office address is **P.O. Box 357133, Gainesville, FL 32635**, grantor, and **JTFA LLC, a Florida limited liability company** whose post office address is **4881 N.W. 8th Ave., Ste. 4 , Gainesville, FL 32605**, 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:

A tract of land lying in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and thence run N 87°26'55" E along the South line of said Section 8, a distance of 50.03 feet to the East right-of-way line of NW 188th Street and the POINT OF BEGINNING; thence continuing N 87°26'55" E along said South line, a distance of 1265.99 feet to the West line of the East Half of the Southwest 1/4 of said Section 8; thence run N 05°57'06" W, along said West line, a distance of 1355.00 feet; thence run N 88°18'49" E, a distance of 1323.39 feet; thence run S 05°28'46" E, a distance of 2646.72 feet to the South line of the North Quarter of Section 17, Township 8 South, Range 18 East; thence run S 87°27'46" W, along said South line, a distance of 563.44 feet to the centerline of Old Railroad 200 foot right-of-way, being the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 1903.25 feet, a central angle of 26°22'58", and a chord distance of 868.66 feet and bearing of N 47°05'05" W; thence run Northwesterly along said curve, an arc distance of 876.38 feet to the Point of Tangency of said curve; thence run N 33°53'26" W, along said centerline, a distance of 387.32 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence run S 03°10'53" E, along said East line, a distance of 167.35 feet; thence run S 87°25'30" W, a distance of 1199.80 feet; thence run N 82°03'26" W, a distance of 64.91 feet to the aforesaid East right-of-way line of NW 188th Street; thence run N 03°27'31" W, along said right-of-way line, a distance of 516.55 feet to the Point of Beginning.

Containing 88.98 acres, more or less.

Parcel Identification Number: 03875-001-000, 010-001, 010-002;03042-050-005

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, 2018**.

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:

GOLDEN POND FARMS, INC., a Florida corporation

Witness Name: CARL L JOHNSON

By: _____
ERIC J. PARKER, President

Witness Name: Sharon M-Cre

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 14th day of August, 2019 by ERIC J. PARKER, President of GOLDEN POND FARMS, INC., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

Printed Name: _____

My Commission Expires: _____

DoubleTime®

Real Estate Account #03042 050 004

Owner: JTFA LLC

Situs: UNASSIGNED LOCATION RE

Parcel details

Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/28/2022** for **$534.79**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $534.79	11/28/2022	**Receipt** #22-0036737	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $548.15	11/30/2021	**Receipt** #21-0062229	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $551.90	11/30/2020	**Receipt** #20-0055868	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $574.66	12/30/2019	**Receipt** #19-0073772	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $560.98	11/20/2018	**Receipt** #18-0026954	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $575.55	11/30/2017	**Receipt** #17-0048930	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $613.55	11/30/2016	**Receipt** #16-0044609	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $625.33	11/25/2015	**Receipt** #15-0032045	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $712.78	11/19/2014	**Receipt** #14-0021878	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $712.56	11/25/2013	**Receipt** #13-0027840	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $711.47	11/13/2012	**Receipt** #12-0020871	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $727.10	11/21/2011	**Receipt** #2011-3010224	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $721.81	11/15/2010	**Receipt** #2010-3005546	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $67.27	11/18/2009	**Receipt** #2009-1006662	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $60.91	11/24/2008	**Receipt** #2008-8010193	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $61.11	11/19/2007	**Receipt** #2007-7002702	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $67.91	11/27/2006	**Receipt** #2006-6003681	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $70.03	11/30/2005	**Receipt** #2005-5006206	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $70.73	11/29/2004	**Receipt** #2004-4009082	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $56.87	11/24/2003	**Receipt** #2003-3017886	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $57.68	11/25/2002	**Receipt** #2002-0214624	Print (PDF)
Total Amount Due	**$0.00**				

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.

Real Estate Account #03042 050 005

Owner: JTFA LLC

Situs: UNASSIGNED LOCATION RE

Parcel details

Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/28/2022** for **$301.46**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $301.46	11/28/2022	**Receipt** #22-0036735	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $309.00	11/23/2021	**Receipt** #21-0037319	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $311.12	11/23/2020	**Receipt** #20-0032682	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $342.56	11/29/2019	**Receipt** #19-0046210	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $337.88	11/26/2018	**Receipt** #18-0028326	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $199.99	11/29/2017	**Receipt** #17-0038456	Print (PDF)
2016					
2016 Annual Bill	$0.00	**Paid** $238.07	11/18/2016	**Receipt** #16-0022930	Print (PDF)
Refund		**Processed** $24.87	12/05/2016	**To** GOLDEN POND FARMS INC	
		Paid $238.07			
2015 Annual Bill	$0.00	**Paid** $217.31	11/09/2015	**Receipt** #15-0007190	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $209.78	11/17/2014	**Receipt** #14-0018297	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $142.98	11/27/2013	**Receipt** #13-0032798	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $142.77	11/29/2012	**Receipt** #12-0039365	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $145.90	11/29/2011	**Receipt** #2011-1012533	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $144.84	11/29/2010	**Receipt** #2010-1012158	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $134.52	11/18/2009	**Receipt** #2009-9006810	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $121.79	11/24/2008	**Receipt** #2008-8010193	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $122.22	11/19/2007	**Receipt** #2007-7002702	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $135.82	11/27/2006	**Receipt** #2006-6003681	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $140.08	11/30/2005	**Receipt** #2005-5006206	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $141.45	11/29/2004	**Receipt** #2004-4009082	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $113.73	11/24/2003	**Receipt** #2003-3017886	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $115.34	11/25/2002	**Receipt** #2002-0214624	Print (PDF)
Total Amount Due	**$0.00**				

Real Estate Account #03046 003 000

Owner:
JTFA LLC

Situs:
16650 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/28/2022** for **$1,092.72**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $1,092.72	11/28/2022	**Receipt** #22-0036730	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $1,123.70	11/30/2021	**Receipt** #21-0062241	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $1,135.08	11/30/2020	**Receipt** #20-0055865	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $1,185.78	12/30/2019	**Receipt** #19-0073821	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $1,152.28	11/20/2018	**Receipt** #18-0026946	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $1,191.09	11/30/2017	**Receipt** #17-0048945	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $1,272.12	11/30/2016	**Receipt** #16-0044605	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $1,296.58	11/25/2015	**Receipt** #15-0032040	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $1,463.70	11/19/2014	**Receipt** #14-0021888	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $1,377.44	11/25/2013	**Receipt** #13-0027822	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $1,372.94	11/13/2012	**Receipt** #12-0020875	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $1,403.15	11/21/2011	**Receipt** #2011-3010225	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $1,392.94	11/15/2010	**Receipt** #2010-3005549	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $1,386.16	11/18/2009	**Receipt** #2009-1006663	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $284.94	11/18/2008	**Receipt** #2008-9007228	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $200.80	11/19/2007	**Receipt** #2007-7002702	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $223.12	11/27/2006	**Receipt** #2006-6003681	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $230.14	11/30/2005	**Receipt** #2005-5006255	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $232.37	11/29/2004	**Receipt** #2004-4009119	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $224.89	11/24/2003	**Receipt** #2003-3017954	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $228.09	11/25/2002	**Receipt** #2002-0214650	Print (PDF)
Total Amount Due	**$0.00**				

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.

Real Estate Account #03046 003 001

Owner: JTFA LLC

Situs: UNASSIGNED LOCATION RE

Parcel details

Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/28/2022** for **$134.23**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $134.23	11/28/2022	**Receipt** #22-0036727	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $137.58	11/30/2021	**Receipt** #21-0062241	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $138.52	11/30/2020	**Receipt** #20-0055848	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $144.22	12/30/2019	**Receipt** #19-0073814	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $140.79	11/28/2018	**Receipt** #18-0034989	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $144.45	11/30/2017	**Receipt** #17-0048942	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $153.98	11/30/2016	**Receipt** #16-0044591	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $156.95	11/25/2015	**Receipt** #15-0032043	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $178.80	11/19/2014	**Receipt** #14-0021604	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $178.74	11/25/2013	**Receipt** #13-0027844	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $178.47	11/13/2012	**Receipt** #12-0021589	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $182.40	11/21/2011	**Receipt** #2011-3010221	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $181.07	11/15/2010	**Receipt** #2010-3005553	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $180.20	11/18/2009	**Receipt** #2009-1006664	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $36.99	11/18/2008	**Receipt** #2008-9007233	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $26.20	11/19/2007	**Receipt** #2007-7002702	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $29.11	11/27/2006	**Receipt** #2006-6003681	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $30.02	11/30/2005	**Receipt** #2005-5006255	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $30.32	11/29/2004	**Receipt** #2004-4009119	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017954	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214650	Print (PDF)
Total Amount Due	**$0.00**				

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.

Real Estate Account #03046 003 002

Owner: JTFA LLC

Situs: UNASSIGNED LOCATION RE

Parcel details

Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/28/2022** for **$134.23**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $134.23	11/28/2022	**Receipt** #22-0036724	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $137.58	11/30/2021	**Receipt** #21-0062241	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $138.52	11/30/2020	**Receipt** #20-0055861	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $144.22	12/30/2019	**Receipt** #19-0073817	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $140.79	11/20/2018	**Receipt** #18-0026938	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $144.45	11/30/2017	**Receipt** #17-0048934	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $153.98	11/30/2016	**Receipt** #16-0044617	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $156.95	11/25/2015	**Receipt** #15-0032038	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $178.80	11/19/2014	**Receipt** #14-0021895	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $178.74	11/25/2013	**Receipt** #13-0027836	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $178.47	11/13/2012	**Receipt** #12-0020882	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $182.40	11/21/2011	**Receipt** #2011-3010222	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $181.07	11/15/2010	**Receipt** #2010-3005548	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $180.20	11/18/2009	**Receipt** #2009-1006665	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $36.99	11/18/2008	**Receipt** #2008-9007233	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $26.20	11/19/2007	**Receipt** #2007-7002702	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $29.11	11/27/2006	**Receipt** #2006-6003681	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $30.02	11/30/2005	**Receipt** #2005-5006255	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $30.32	11/29/2004	**Receipt** #2004-4009119	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017954	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214650	Print (PDF)
Total Amount Due	**$0.00**				

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.

Real Estate Account #03046 003 003

Owner: JTFA LLC

Situs: UNASSIGNED LOCATION RE

Parcel details

Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/28/2022** for **$134.23**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $134.23	11/28/2022	**Receipt** #22-0036721	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $137.58	11/30/2021	**Receipt** #21-0062241	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $138.52	11/30/2020	**Receipt** #20-0055858	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $144.22	12/30/2019	**Receipt** #19-0073777	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $140.79	11/28/2018	**Receipt** #18-0034986	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $144.45	11/30/2017	**Receipt** #17-0048922	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $153.98	11/30/2016	**Receipt** #16-0044602	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $156.95	11/25/2015	**Receipt** #15-0032049	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $178.80	11/19/2014	**Receipt** #14-0021904	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $178.74	11/25/2013	**Receipt** #13-0027832	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $178.47	11/13/2012	**Receipt** #12-0020863	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $182.40	11/21/2011	**Receipt** #2011-3010223	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $181.07	11/15/2010	**Receipt** #2010-3005551	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $180.20	11/18/2009	**Receipt** #2009-1006666	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $36.99	11/18/2008	**Receipt** #2008-9007233	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $26.20	11/19/2007	**Receipt** #2007-7002702	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $29.11	11/27/2006	**Receipt** #2006-6003681	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $30.02	11/30/2005	**Receipt** #2005-5006255	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $30.32	11/29/2004	**Receipt** #2004-4009119	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017954	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214650	Print (PDF)
Total Amount Due	**$0.00**				

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.

Real Estate Account #03046 003 004

Owner: JTFA LLC

Situs: UNASSIGNED LOCATION RE

Parcel details

Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/28/2022** for **$134.23**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $134.23	11/28/2022	**Receipt** #22-0036718	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $137.58	11/30/2021	**Receipt** #21-0062241	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $138.52	11/30/2020	**Receipt** #20-0055852	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $144.22	12/30/2019	**Receipt** #19-0073789	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $140.79	11/28/2018	**Receipt** #18-0034983	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $144.45	11/30/2017	**Receipt** #17-0048925	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $153.98	11/30/2016	**Receipt** #16-0044595	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $156.95	11/25/2015	**Receipt** #15-0032046	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $178.80	11/19/2014	**Receipt** #14-0021898	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $178.74	11/25/2013	**Receipt** #13-0027828	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $178.47	11/13/2012	**Receipt** #12-0020867	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $182.40	11/21/2011	**Receipt** #2011-3010220	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $181.07	11/15/2010	**Receipt** #2010-3005550	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $180.20	11/18/2009	**Receipt** #2009-1006667	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $36.99	11/18/2008	**Receipt** #2008-9007233	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $26.20	11/19/2007	**Receipt** #2007-7002702	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $29.11	11/27/2006	**Receipt** #2006-6003681	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $30.02	11/30/2005	**Receipt** #2005-5006255	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $30.32	11/29/2004	**Receipt** #2004-4009119	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017954	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214650	Print (PDF)
Total Amount Due	**$0.00**				

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.

Real Estate Account #03046 003 005

Owner: JTFA LLC

Situs: UNASSIGNED LOCATION RE

Parcel details

Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/28/2022** for **$231.05**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $231.05	11/28/2022	**Receipt** #22-0036717	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $236.84	11/30/2021	**Receipt** #21-0062241	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $238.45	11/30/2020	**Receipt** #20-0055873	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $248.28	12/31/2019	**Receipt** #19-0080808	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $244.75	11/20/2018	**Receipt** #18-0026957	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $263.90	03/27/2018	**Receipt** #17-0139543	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $272.43	11/30/2016	**Receipt** #16-0044598	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $282.49	11/25/2015	**Receipt** #15-0032036	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $305.14	11/19/2014	**Receipt** #14-0021901	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $307.43	11/25/2013	**Receipt** #13-0027818	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $309.32	11/13/2012	**Receipt** #12-0020859	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $318.58	11/21/2011	**Receipt** #2011-3010226	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $321.08	11/15/2010	**Receipt** #2010-3005547	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $319.52	11/18/2009	**Receipt** #2009-1006668	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $36.99	11/18/2008	**Receipt** #2008-9007233	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $26.20	11/19/2007	**Receipt** #2007-7002702	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $29.11	11/27/2006	**Receipt** #2006-6003681	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $30.02	11/30/2005	**Receipt** #2005-5006255	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $30.32	11/29/2004	**Receipt** #2004-4009119	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017954	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214650	Print (PDF)
Total Amount Due	**$0.00**				

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.

Real Estate Account #03875 001 001

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/28/2022** for **$280.44**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $280.44	11/28/2022	**Receipt** #22-0036714	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $287.45	11/23/2021	**Receipt** #21-0037322	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $289.42	11/23/2020	**Receipt** #20-0032684	Print (PDF)
Total Amount Due	**$0.00**				

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

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Real Estate Account #03875 010 001

Owner: JTFA LLC

Situs: UNASSIGNED LOCATION RE

Parcel details

Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/28/2022** for **$37.69**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $37.69	11/28/2022	**Receipt** #22-0036710	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $38.64	11/23/2021	**Receipt** #21-0037314	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $38.90	11/23/2020	**Receipt** #20-0032686	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $43.93	11/29/2019	**Receipt** #19-0046206	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $43.32	11/26/2018	**Receipt** #18-0028326	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $24.43	11/29/2017	**Receipt** #17-0038456	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $26.05	11/18/2016	**Receipt** #16-0022930	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $26.55	11/09/2015	**Receipt** #15-0007190	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $26.23	11/17/2014	**Receipt** #14-0018297	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $19.07	11/27/2013	**Receipt** #13-0032798	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $19.04	11/29/2012	**Receipt** #12-0039365	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $19.45	11/29/2011	**Receipt** #2011-1012533	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $19.32	11/29/2010	**Receipt** #2010-1012158	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $16.82	11/18/2009	**Receipt** #2009-9006810	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $15.24	11/24/2008	**Receipt** #2008-8010193	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $15.27	11/19/2007	**Receipt** #2007-7002702	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $16.96	11/27/2006	**Receipt** #2006-6003681	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $17.51	11/30/2005	**Receipt** #2005-5006206	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $17.68	11/29/2004	**Receipt** #2004-4009082	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $15.50	11/24/2003	**Receipt** #2003-3017886	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $15.73	11/25/2002	**Receipt** #2002-0214624	Print (PDF)
Total Amount Due	**$0.00**				

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.

Real Estate Account #03875 010 002

Owner: JTFA LLC

Situs: UNASSIGNED LOCATION RE

Parcel details

Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/28/2022** for **$79.54**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $79.54	11/28/2022	**Receipt** #22-0036707	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $81.50	11/23/2021	**Receipt** #21-0037317	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $82.07	11/23/2020	**Receipt** #20-0032688	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $87.48	11/29/2019	**Receipt** #19-0046201	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $86.63	11/26/2018	**Receipt** #18-0028326	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $68.89	11/29/2017	**Receipt** #17-0038456	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $78.18	11/18/2016	**Receipt** #16-0022930	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $82.10	11/09/2015	**Receipt** #15-0007190	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $85.81	11/17/2014	**Receipt** #14-0018297	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $81.02	11/27/2013	**Receipt** #13-0032798	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $83.28	11/29/2012	**Receipt** #12-0039365	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $89.98	11/29/2011	**Receipt** #2011-1012533	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $94.17	11/29/2010	**Receipt** #2010-1012158	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $96.10	11/18/2009	**Receipt** #2009-9006810	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $91.36	11/24/2008	**Receipt** #2008-8010193	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $96.04	11/19/2007	**Receipt** #2007-7002702	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $109.13	11/27/2006	**Receipt** #2006-6003681	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $117.57	11/30/2005	**Receipt** #2005-5006206	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $73.26	11/29/2004	**Receipt** #2004-4009082	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $72.38	11/24/2003	**Receipt** #2003-3017886	Print (PDF)
2002					
2002 Annual Bill	$0.00	**Paid** $104.58	11/24/2003	**Receipt** #2003-3017886	Print (PDF)
Certificate #1095		**Redeemed**	11/24/2003	**Face** $90.21, **Rate** 18%	
		Paid $104.58			
Total Amount Due	**$0.00**				

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3445620 25 PG(S)
9/15/2022 4:13 PM
BOOK 5038 PAGE 177
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1106506
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $0.00
Intang. Tax: $0.00

PLANNED DEVELOPMENT AGREEMENT
FOR NW 188TH STREET/US 441 PLANNED DEVELOPMENT (PD-R) PROJECT

THIS PLANNED DEVELOPMENT AGREEMENT ("PD Agreement") is made as of August 8, 2022, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **JTFA, LLC., a Florida corporation,** their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **NW 188th Street/ US 441 ("PD-R" or "Project")**, which is proposed to consist of ±155.5 acres;

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD-R, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property");

WHEREAS, as part of the approval process for the PD-R, an application to rezone the Property from Agricultural ("A")(Alachua County) and Agricultural ("A") to Planned Development – Residential ("PD-R") has been filed with the City;

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Agricultural ("A")(Alachua County) and Agricultural ("A") to Planned Development – Residential ("PD-R") at a quasi-judicial public hearing held on March 8, 2022;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on April 25, 2022, to consider the proposed rezoning of the Property pursuant to Ordinance Number 22-07;

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 22-07;

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved;

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated into this PD Agreement by reference.

2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 22-07, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **Final PD Plan** for the Project (known as a **Preliminary Plat** for single-family detached residential development) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 22-07, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD-R zone district classification of the Project. If the PD-R zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the zoning districts of Agricultural ("A").

4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.

5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf,

from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors 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, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer ,or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting 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 the 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 Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, 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 PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

8. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 22-07.

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD 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; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, 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: Department of Planning & Community Development
P.O. Box 9
Alachua, Florida 32616

Owners/Developers:

JTFA, LLC
4881 NW 8th Avenue
Ste 4
Gainesville, FL 32605

11. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

12. If any section, sentence, clause, phrase, or provision of this PD Agreement 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 PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon

which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 22-07 do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies and thereafter shall be limited only to action for declaratory judgment. In no event shall Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

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

Witnesses:

OWNER/DEVELOPER:
JTFA, LLC.

By: _____

Gonzalo Barquez
(NAME)

Keith Lerner Mgr
(NAME) (TITLE)
of JTFA, LLC.

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 1st day of August 2022 by Keith Lerner, who is personally known to me or ~~who has produced~~ _____ as identification, and who took an oath.

(SEAL)

GUSTAAF LAMBERT VAES
Notary Public - State of Florida
Commission # HH 206852
My Comm. Expires Mar 8, 2026
Bonded through National Notary Assn.

_____
Notary Public, ~~State of~~ Florida at large
Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

Attest:

CITY OF ALACHUA

Mike DaRoza
City Manager

By: _____
Gib Coerper, Mayor

Approved as to Form:

Marian B. Rush, City Attorney

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 8 day of August 2022 by Gib Coerper, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
Commission No.:
Commission Expiration:

(SEAL)

DIANE L. AMENDOLA
Commission # HH 196584
Expires March 8, 2026
Bonded Thru Budget Notary Services

EXHIBIT "A"

LEGAL DESCRIPTION:

LEGAL DESCRIPTION

Planned Development – Residential (PD-R)

A portion of Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 50.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 399.88 feet; 2) North 32°00'43" West, 291.19 feet; 3) North 59°59'23" West, 150.38 feet; 4) North 65°09'00" West, 556.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.79 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°25'34" East, 1067.92 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'46" East, 657.00 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 563.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°22'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°05'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'53" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.33 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 516.54 feet to the Point of beginning.

Containing 155.50 Acres (6,773,365 Square Feet), more or less.

EXHIBIT "B"

[EXECUTED/SIGNED ORDINANCE 22-07]

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRILCULUTRAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC")(±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; 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 by JTFA, LLC , a Florida corporation, and Kevin and Shima Carter, ("Owners"); and

WHEREAS, the Owners desire to obtain approval for a Planned Development ("PD") in the City known as NW 188th Stree/US 441 Planned Development ("PD-R" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 275 residential units on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on February 24, 2022; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on March 8, 2022 , and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on April 14, 2022, and on July 14, 2022 and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on April 25, 2022 , and August 8, 2022, and provided for and received public participation at both public hearings; and

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural ("A")(Alachua County) and Agricultural ("A") to Planned Development–Residential ("PD-R") and Community Commercial ("CC") for Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Development Parameters

The development within the Area zoned PD-R shall consist of single-family residential development, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

1. The development shall consist of single-family detached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Lot Development Area 3.16 du/acre	Single Family Detached Residential on Platted Lots, Community Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	275 dwelling units	±87.00	*Minimum Lot Area* • 10,000 square feet • 14,520 square feet where noted on PD Master Plan • 21,780 square feet where noted on PD Master Plan *Minimum Lot Width* 50 feet	±56.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Setbacks Front (Primary) = 20' Side = 7.5' Rear=15' *Maximum Building Height* 65 feet *Maximum Lot Coverage* 40% *Minimum Parking Spaces* Residential: 2 per unit for dwelling units *Minimum Separation* Amenity Center and all associated structures or outdoor activities shall not be located within 250' of the NW 188th Street property boundary	
Common Area/ Stormwater/ Open Space o du/acre	Common Area, Utilities, Pedestrian Pathways, Community Amenity Center, Signage, Stormwater Drainage Areas	Amenity Center: 4,000 square feet of floor area	±48.8	*Setbacks* Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Minimum Parking Spaces* Amenity Center: 1 space per 500 square feet of floor area and 1 space per 1,500 square feet of outdoor activity area	±31.00%
Right-of-Way o du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±15.9	**Streets** Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet	13.00%

2. The Project shall be developed in up to five phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission. A connection to US 441 shall be made with first phase.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) or Site Plan (single family detached on unplatted lands) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs.

b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

f. No construction vehicles shall access the subject property from NW 188th Street during development of the property.

g. Amenity Center and any associated parking or outdoor component such as a playground or pool shall be setback a minimum of 250' from the NW 188th Street right-of-way boundary line.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement permitting pedestrian access through blocks longer than 600 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 900 feet.

ii. Pavement widths may not be less than 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

b. An easement shall be provided granting access for the subject property to US Highway 441. This easement shall be approved and recorded prior to approval of any final/second reading for this rezoning.

c. Access point to NW 188th Street shall be designated as emergency access only, but shall be paced and designed to have a minimum paved width of 20'. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire, or similar materials. A gated or ungated pedestrian access may be provided granted it is designed not to be accessible by vehicular traffic.

d. A traffic impact analysis shall be provided at time of any Final PD plan submitted for the development.

15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

19. The Final PD Plan shall be a Preliminary Plat for single-family detached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

20. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

22. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

23. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

25. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

Section 4. 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 5. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 6. Providing for Severability

It is the declared intent of the Alachua City Commission 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 a 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 this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 7. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the 25th day of April, 2022.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 8th day of August, 2022.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza , City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION (PD-R):

LEGAL DESCRIPTION

Planned Development – Residential [PD-R]

A portion of Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 50.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 100' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 359.88 feet; 2) North 32°00'43" West, 291.19 feet; 3) North 59°53'23" West, 150.38 feet; 4) North 65°09'00" West, 556.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.79 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.79 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°23'34" East, 1067.81 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'45" East, 657.00 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 563.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°12'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°03'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'33" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.35 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W. 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 556.54 feet to the Point of beginning.

Containing 155.30 Acres (6,773,365 Square Feet), more or less.

EXHIBIT "A"

LEGAL DESCRIPTION (CC):

LEGAL DESCRIPTION

Community Commercial (CC)

A portion of Section 8, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 06°12'57" West, along the West line of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, a distance of 856.89 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence South 65°27'27" East, along said centerline, 58.16 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 1105.48 feet to a point on the South Right-of-Way line of State Road No. 25 (U.S. Highway No. 441); thence South 79°04'33" East, along said South Right-of-Way line, 1108.86 feet to the Point of Beginning; thence continue South 79°04'33" East, along said South Right-of-Way line, 1049.44 feet; thence South 05°28'46" East, 287.66 feet; thence North 80°43'36" West, 1038.41 feet; thence North 05°56'09" West, 319.61 feet to the Point of Beginning.

Containing 7.00 Acres (304,927 Square Feet), more or less.

EXHIBIT "B"

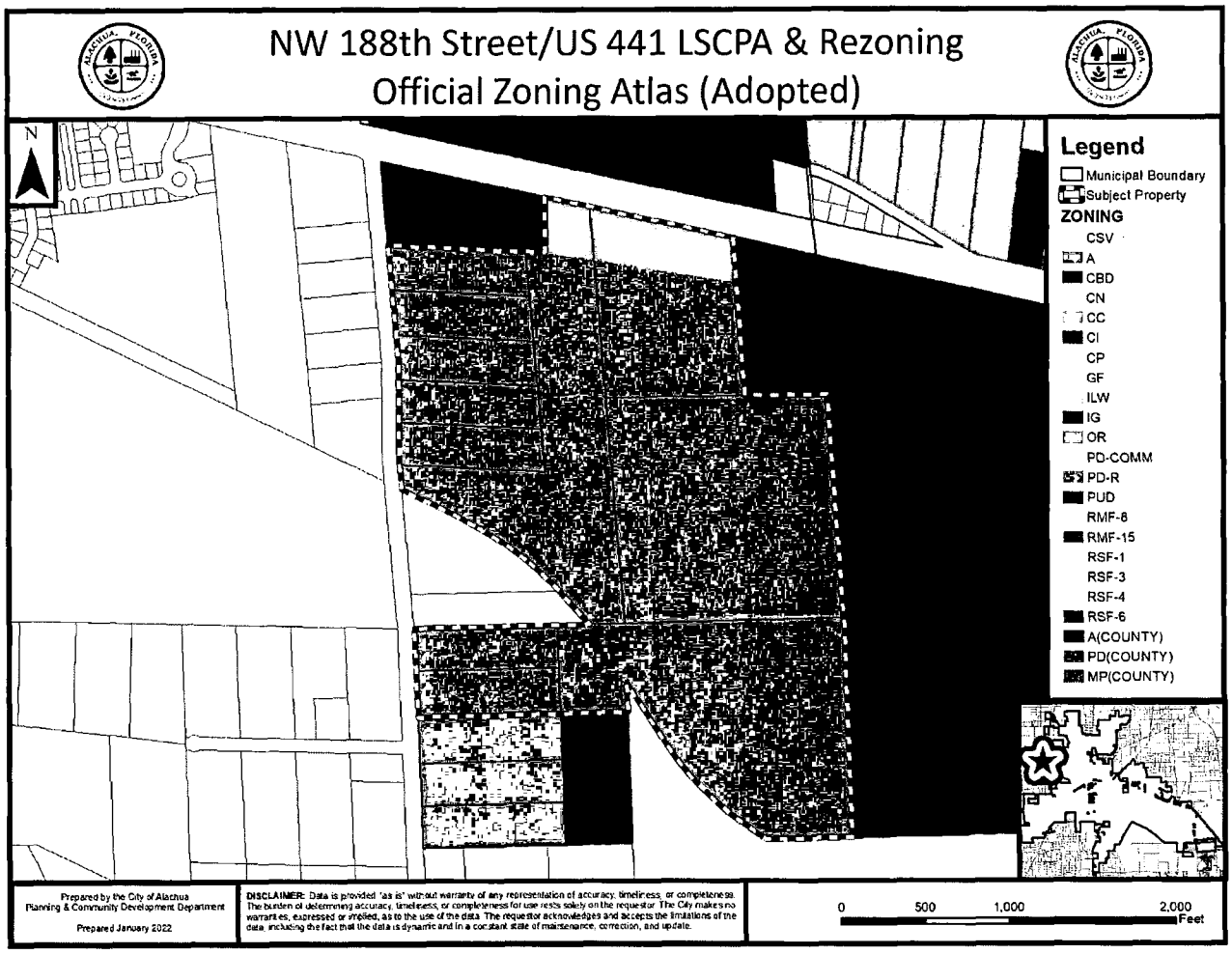
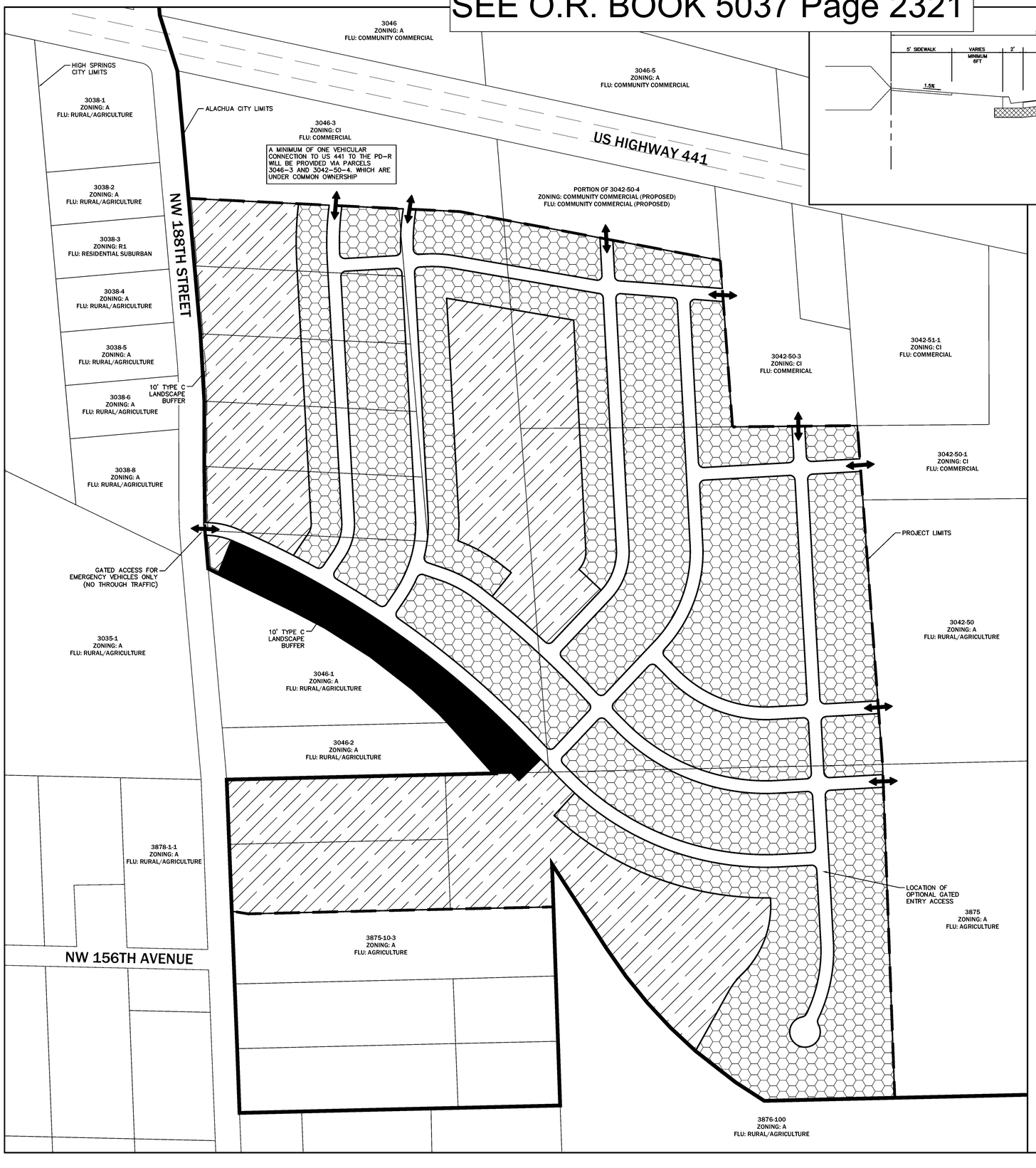
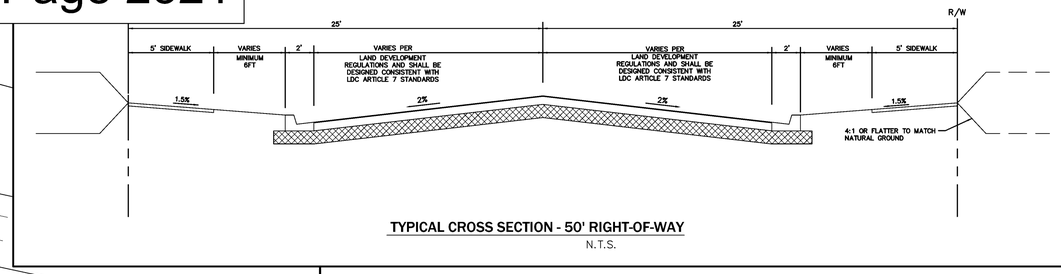

NW 188th Street/US 441 LSCPA & Rezoning
Official Zoning Atlas (Adopted)
N
Legend
Municipal Boundary
Subject Property
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared January 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.
0 500 1,000 2,000
Feet

EXHIBIT "C"

[PD MASTER PLAN]

SEE O.R. BOOK 5037 Page 2321





TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

N.T.S.

GENERAL NOTES

1. SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, CLUBHOUSE & POOL, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "LOT DEVELOPMENT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT ALONG THE PROJECT PERIMETER ABUTTING (PARCEL NUMBERS 3042-50, 3875, 3876-100) LAND WITH AGRICULTURE OR RESIDENTIAL ZONING WILL BE ½ ACRE. ALSO, A 10-FOOT WIDE (MINIMUM) "TYPE C" LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH PARCELS 3046-1 AND 3046-2 AND MINIMUM LOT SIZE FOR LOTS ABUTTING THESE PARCELS WILL BE ⅓ ACRE.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF UP TO 5 PHASES OVER A MAXIMUM OF 10 YEARS, WITH THE FIRST PHASE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE LOCATION OF EACH PHASE SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN. SPECIFICALLY, PHASING SHALL GENERALLY OCCUR FROM NORTH TO SOUTH WITH BOUNDARIES FOR EACH PHASE DETERMINED BY ACCESS AND UTILITY INFRASTRUCTURE
3. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
4. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS, PICNIC AREAS, PAVILIONS & GAZEBOS ARE ONLY PERMITTED IN OPEN SPACE AREAS THAT IS LOCATED IN THE CENTER/INTERIOR OF THE PROJECT. AMENITY CENTER AND ANY ASSOCIATED PARKING OR OUTDOOR COMPONENT SHALL BE SETBACK FROM NW 188TH STREET RIGHT-OF-WAY A MINIMUM OF 250'.
5. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE AND MAY BE SLIGHTLY ADJUSTED.
8. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATLEY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. STORMWATER: THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS.
10. USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST STANDARDS. AND CITY OF ALACHUA REGULATIONS.
12. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13. ALTERNATE SIGNAGE PLAN: UNIQUE CONDITIONS EXIST REGARDING FRONTAGE OF THE PD-R LIMITS IN RELATION TO US 441 FRONTAGE. THE ENTRANCE POINT FOR THE PD-R IS THROUGH COMMERCIAL ZONED PROPERTY FROM US 441 TO THE PD-R ZONING BOUNDARY. AS SUCH, TO ALLOW FOR THE INTENT OF NEIGHBORHOOD IDENTIFICATION SIGNAGE TO BE PROVIDED WITH VISIBILITY TO THE PUBLIC, STANDARD PERMANENT SIGNAGE FOR RESIDENTIAL NEIGHBORHOODS ALLOWED PER LDC SEC. 6.5.4(A) MAY BE PLACED WITHIN THE FUTURE RIGHT OF WAY FROM US 441 TO THE PD-R BOUNDARY (TO BE CONSTRUCTED TO SERVE THE PD-R PROJECT) IN ORDER TO ALLOW FOR THE SIGNAGE TO BE VISIBLE ALONG THE US HIGHWAY 441 ROAD FRONTAGE. LAND FOR THE PLACEMENT OF SIGNAGE ALONG US 441 IS UNDER COMMON OWNERSHIP AND IF SOLD IN THE FUTURE, AN EASEMENT FOR SIGNAGE LOCATION SHALL BE PROVIDED.
14. NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM NW 188TH STREET DURING DEVELOPMENT OF PROPERTY.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	10,000 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	7.5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	65 FT.
LOT COVERAGE, MAX. (% OF LOT)	40%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
10,000 S.F. (MIN) LOT AREA	175-240
¾ Ac. (MIN) LOT AREA	10-15
½ Ac. (MIN) LOT AREA	15-20
TOTAL	200-275

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT LIMITS	155.5	100%
	LOT DEVELOPMENT AREA	87.0	56%
	COMMON AREA/ STORMWATER/ OPEN SPACE	48.8	31%
	RIGHT-OF-WAY	19.7	13%

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

MINIMUM LOT SIZE 1/2 ACRE

MINIMUM LOT SIZE 1/3 ACRE

ALACHUA CITY LIMITS

HIGH SPRINGS CITY LIMITS

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP

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NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176

Project phase: ZONING

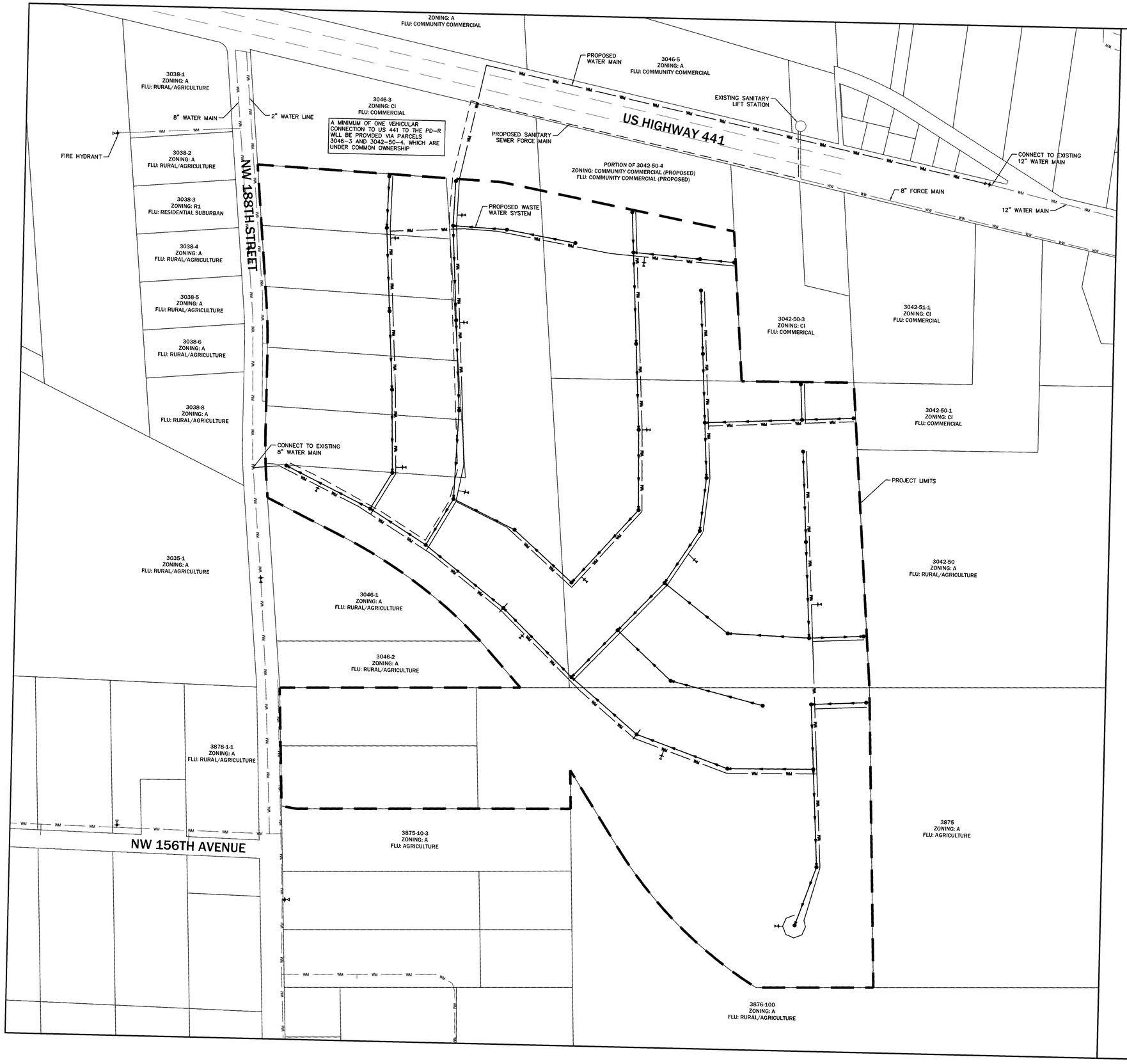
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL

Sheet title: PD MASTER PLAN

Designed: CBS
Drawn: LBO
Checked: TAR
Date: 04/07/22

Sheet No.: P100

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UTILITY PLAN GENERAL NOTES

1. POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG THE NORTH SIDE OF US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
4. PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
5. SEE SHEET P210 FOR ROADWAYS AND & TRANSPORTATION NOTES AND TABLES.
6. LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.

LEGEND

- PROPOSED WASTE WATER LINE
- PROPOSED WATER MAIN LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MAN HOLE

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NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: UTILITY PLAN

Designed: CBS	Sheet No.: P200
Drawn: LBO	
Checked: TAR	
Date: 04/07/22	

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ROADWAYS & TRANSPORTATION

The affected roadways are Segments 7 and 6, which are the segments with a projected impact over 5% of the total Maximum Service Volume (MSV). The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – AM & PM PEAK

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	275	Single Family	9.44 / Unit	2,596
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFF
210	275	Single Family	1.0 / Unit	275

Affected Roadway Segments (Above 5% MSV)
- US 441 Segment 7 (From 235A to NW 188th Street)
- US 441 Segment 6 (From I-75 to CR 235A)

Trip Distribution on Affected Roadway Segments
- 100% Distribution on US 441 Segment 7 (2,596 ADT, 275 PM Peak)
  - 70% East (1,817 ADT, 193 PM PEAK) / 30% West (779 ADT, 82 PM PEAK)
- 55% Distribution (of 1,817 ADT) on US 441 Segment 6 (1,000 ADT, 106 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	43,000
Existing Traffic and Reserved Trips	23,815
Project Trips (ADT)	2,596
Available Capacity	16,589

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	3,870
Existing Traffic and Reserved Trips	2,243
Project Trips (PM Peak)	275
Available Capacity	1,352

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	32,038
Project Trips (ADT)	1,000
Available Capacity	5,962

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	3,015
Project Trips (PM Peak)	106
Available Capacity	389

Sanitary Sewer:

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations using a maximum development scenario, an increase of 68,750 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	677,000
Reserved Capacity	180,101
Parcel Demand for Site	68,750
Residual Capacity	574,149

1. *Source: City of Alachua Public Services Department, January 2022*

Potable Water:

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 75,625 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,300,250
Reserved Capacity[2]	200,907
Parcel Demand for Site	75,625
Residual Capacity	723,218

1. *Source: City of Alachua Public Services Department, January 2022*

Solid Waste:

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (275 units x 2.3 residents per unit x 0.73 tons/year per capita = 461 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	461 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)*

PUBLIC SCHOOLS

Impacts from the proposed PD-R zoning area on public school facilities adopted Level of Service are summarized below:

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**

Approval of the application will result in a projected school enrollment impact of 39 elementary, 17 middle and 22 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.35
Reserved Capacity	2.20
Project Demand (PD-R Zoning Area)	3.8
Available Recreation Acreage	77.13

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Calculations for Proposed Project: 275 Units x 2.76 persons/household x 5 acres / 1,000 persons = 3.8 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

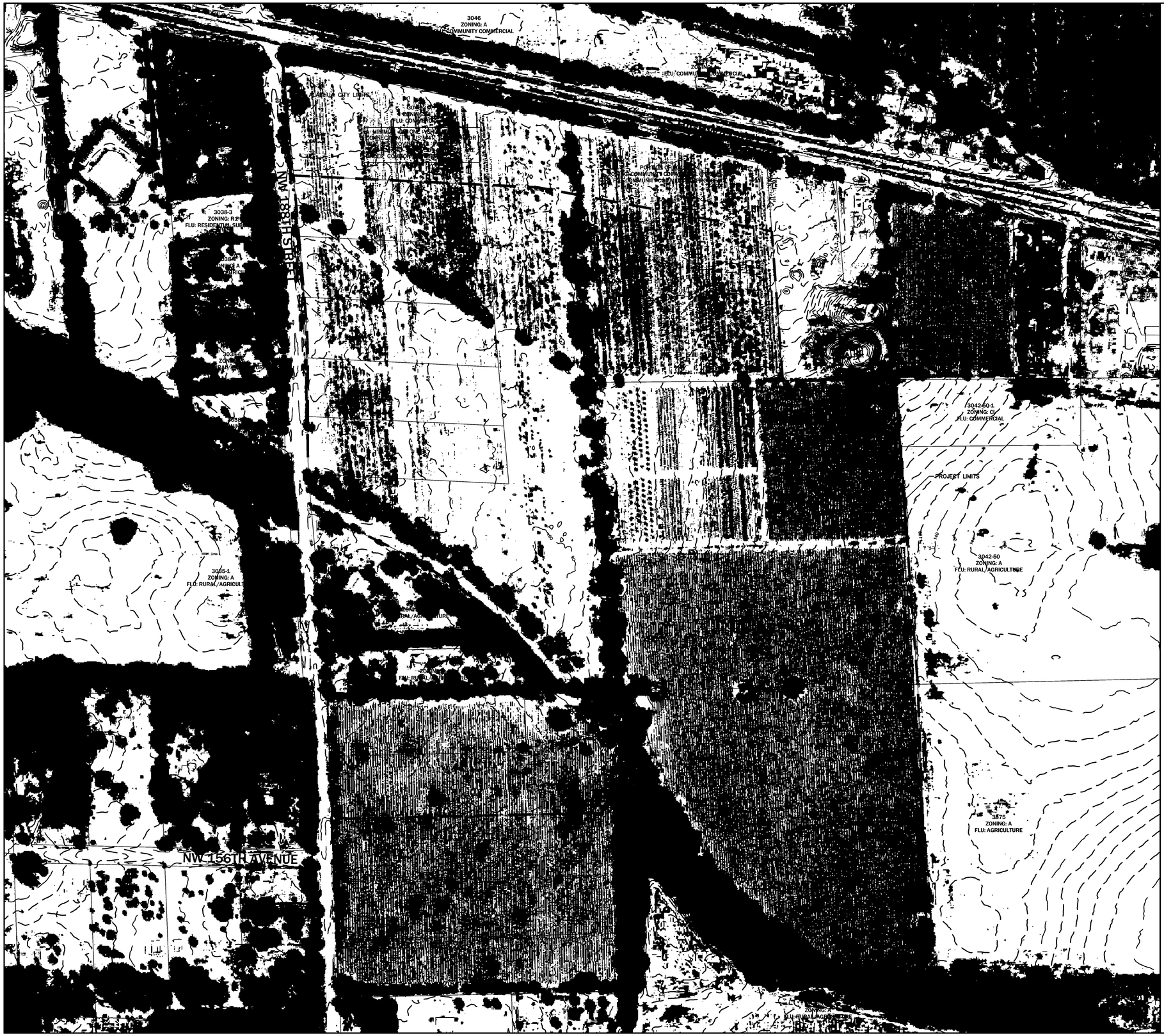
The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

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No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: NOTES AND TABLES
Designed: CBS
Drawn: LBO
Checked: TAR
Date: 02/16/22
Sheet No.: P210

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EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A PORTION OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES).

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NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: EXISTING CONDITIONS MAP

Designed: CBS	Sheet No.: P300
Drawn: LBO	
Checked: TAR	
Date: 02/16/22	

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October 4, 2023

City of Alachua
Planning & Community Development
Adam Hall, AICP, Principal Planner
PO Box 9, Alachua, FL 32616

Re: Planning Assistance Team (PAT) Summary: Farmlands (NW 188th St/US 441 PD) Preliminary Plat Application

Dear Mr. Hall:

The applicant's responses to the Planning Assistance Team (PAT) comments issued on 09/26/2023 are below:

2. NW 188th Street/US 441 PD Ordinance

a) Condition 14.a.i.2 of approved PD Ordinance (Ordinance 22·07) requires midblock crossing meeting certain design requirements. Provide detail indicating provision of these design requirements. Midblock crossing shown on Sheet C245 does not show required street crossing.

Response 9/6/23: The preliminary plat has been modified to provide the midblock crossings across the street.

NEW COMMENT: Detail of midblock crossings not identified. Provide detail or indicate where located in plans.

Response 10/3/23: Details, notes and labels have been added to the plans to identify the midblock crossings.

b) Condition 14.a.i.3 requires pedestrian pathways through blocks to meet certain design requirements. Provide typical detail for pedestrian path and crosswalks showing proposed material. A crosswalk will be required at intersection near MH-37 shown on Sheet C260.

Response 9/6/23: The preliminary plat has been modified to provide the required crosswalks.

NEW COMMENT: Detail of pedestrian pathways not identified. Provide detail or indicate where located in plans.

Response 10/3/23: Details notes and labels have been added to the plans to identify the midblock crossings.

3. Article 7, Subdivision Standards

a) Section 7.2.5 (D)(l)(a) requires temporary "stub streets which are 250 feet or less [to] have a temporary T· or L-shaped turnabout". All stub streets shown on the preliminary plat are under 250 feet in length. Provide the temporary turnabouts.

Response 9/6/23: The plans have been revised to address this comment in two ways; 1) by adding 'do not enter' signage; or 2) by adding 'local traffic only' signs and identifying driveways on individual platted lots at the end of the streets for temporary turn-around points for vehicular traffic.

NEW COMMENT: The signed street turnaround scheme is not sufficient to meet code requirements. Provide required turnarounds. All stub streets require temporary turnabouts. Private driveways may not fulfill this requirement.

Response 10/3/23: **The preliminary plat has been revised to provide turnarounds at the end of the streets. An exhibit is included with this submittal with the autoturn modeling the truck turnarounds.**

f) Section 7.3.3 (B) requires the type and location of street name signs to be submitted with the preliminary plat. Show all locations and details.

Response 9/6/23: Signs have been added to the plans.

NEW COMMENT: Street jog at lot 146, shown on sheet C245, may require an additional street sign.

Response 10/3/23: **The additional sign has been added to the signage plan**.

NEW COMMENT: Ingress/egress intersections on US-441 will require street signs and stop signs. Show on signage plan and sheets C285 and C290.

Response 10/3/23: **Street signs and stop signs have been added to the plans.**

NEW COMMENT: The following sheets contain intersections that do not display signage or displays signage inconsistent with the signage plan. Ensure all intersections and pedestrian crossings have correct signage that is consistent with the provided signage plan.

- ***C205***
- ***C210***
- ***C215***
- ***C220***
- ***C235***
- ***C240***
- ***C245***

- ***C250***
- ***C260***

Response 10/3/23: **Street signs and stop signs have been added to the plans.**

4. Concurrency Impact Analysis

a) Revise analysis using July 2023 Development Monitoring Report.

Response 9/6/23: The Concurrency Impact Analysis has been updated. Also, the July 2023 Development Monitoring Report was used for the Concurrency Impact Analysis, however an outdated monitoring report was provided in Attachment E. Please see the revised TIA with the July 2023 Development Monitoring Report provided in Attachment E.

NEW COMMENT: Recreation acreage table reflects current available acreage, not residual acreage. Update to display residual acreage.
FYI: Road segment 6 {US-441 between 235A to 1-75) is approaching its maximum level of service capacity. May require consistent updates to the concurrency analysis.

Response 10/3/23: **A revised Concurrency Impact Analysis document is included in this resubmittal to address the comment above regarding recreation acreage.**

5. Public Services/Engineering Review Comments

a) The applicant must acknowledge receipt of comments provided by the Public Services Department in a memorandum signed September 26, 2023 (attached).

Response 10/3/23: See responses below.

Public Services Utilities Review Comments Memorandum dated 9/27/2023

5.Construction Plan Design Issues
The following are construction plan design issues & arc thus rated For Your Information.

- *To account for receiving WW flows from other sources within the basin service area, COA will recommend changing a portion of WW sewer pipe from 8-inch to 12-inch.*
  Response 10/3/23: **We will analyze the flows to determine which lines are required to be 12".**

- *Lift Station Sizing: Although COA may not completely agree with how EDA sized the lift station pumps, COA takes no exception to it. However, COA takes exception to the fact that total peak flow is calculated as 292 gpm, yet the pump design flow is only 150 gpm.*
  Response 10/3/23: **We will update the lift station calculation at the time of construction plans submittal.**

- *Sheet C240 (typ): Within the subdivision, several WW segments arc called out as 12-inch. COA takes no exception to this, but EDA may want to re-evaluate this size.*
  Response 10/3/23: **The WW line has been revised to read 8".**

  Sheet C300: Should General Note 3 be "Duke Electric" rather than "Clay Electric"?
  Response 10/3/23: **Sheet C300 has been revised.**

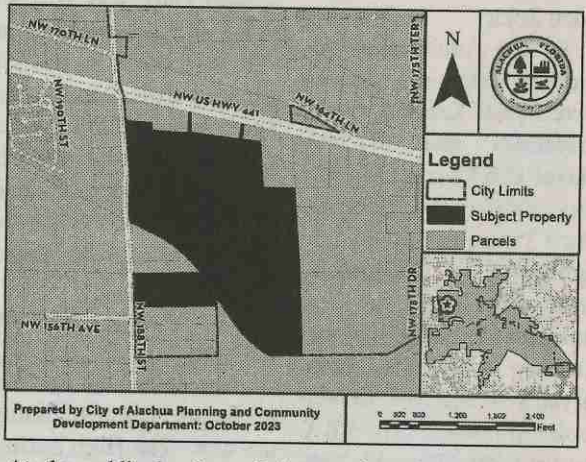
  Sheet C300: The detail on left shows the cleanout at the edge of the R/W & PUE . Please change cleanout location so that the cleanout is in the middle of the PUE.
  Response 10/3/23: **Sheet C300 has been revised.**

- *For the Construction Plans to be rated either Approved or conditionally Approved, the Lift Station electrical plan must be submitted and achieve a status of at least Approved as Noted.*
  Response 10/3/23: **Noted.**

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 November 14, 2023, 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 Claudia Vega, P.E., of eda consultants, inc., applicant and agent for JTFA, LLC, property owner, for consideration of the Preliminary Plat and Final PD Plan for the Farmlands subdivision, which proposes the subdivision of a ±172.33 acre property into a total of 246 single family lots, with associated common areas and right-of-way. The subject property is located south of US 441 and east of NW 188th Street; Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000; Future Land Use Map (FLUM) Designations: Commercial, Community Commercial, Moderate Density Residential, and Low Density Residential; Zoning: Commercial Intensive (CI), PD-R (Planned Development- Residential), and Community Commercial (CC).

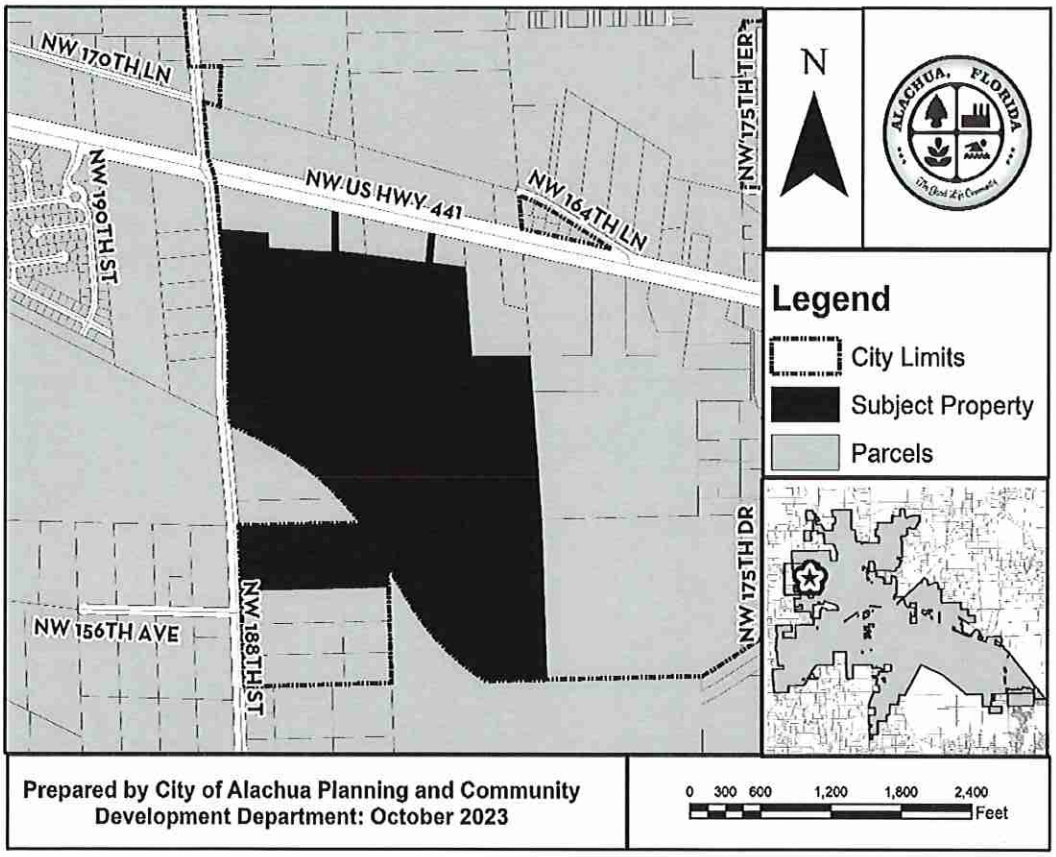


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 - November 2, 2023)

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

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RECEIVED OCT 23 2023

mailed 10-24

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03042-050-004
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03038-005-000
DORNBLASER & DORNBLASER TRUST
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03875-010-003
JOHNS JONATHAN MARK & CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03046-004-000
MALLARD CONSTRUCTION & ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

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

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03875-001-000
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

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

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

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

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

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

Dena Courtney
P.O. Box 1215
High Springs, FL 32655

George & Joan Walker
12910 NW 151 Rd
Alachua, FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 10/30/23 FOR THE Farmlands S/D Preliminary Plat
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

Six (6) ✓
(Number of signs)

City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board
Minutes
November 14, 2023

Chair Sandy Burgess
Vice-Chair Joe Hancock
Member Virginia Johns
Member William "Bill" Menadier
Member Keith Vermillion
School Board Member Tina Certain

City Manager Mike DaRoza

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

Meeting Date: November 14, 2023

Meeting Location: James A. Lewis Commission Chambers

DRAFT

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

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Joe Hancock, Vice Chair 6:00 p.m.
Sandy Burgess, Chair – Absent
Tina Certain, School Board Member - Absent

INVOCATION

Led by Virginia Johns, Member

PLEDGE TO THE FLAG

Led by Johns, Member

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of PZB Meeting Minutes- October 10,2023

Member Bill Menadier moved to approve the minutes from the October 10, 2023 meeting; seconded by Member Johns.

Motion passed by 4-0 vote.

B. Preliminary Plat – Farmlands: A request by Claudia Vega, P.E., of eda, inc., applicant and agent for JTFA, LLC, property owner, for consideration of the Preliminary Plat/ Final PD Plan of the Farmlands Subdivision, which proposes the subdivision of a ±172.33 acre subject property into a total of 246 single family lots, with associated common areas and right-of-way, generally located south of US 441, east of NW 188th Street, and west of Santa Fe Ford dealership; Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 (Quasi-Judicial Hearing).

Adam Hall, Principal Planner – presentation provided.

Clay Sweger, EDA Consultants – presentation provided.

Member Menadier moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat/ Final PD Plan of the Farmlands Subdivision to the City Commission, with a recommendation to approve, subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the Staff Report; seconded by Member Johns.

Motion passed 4-0 by a roll call vote.

C. Site Plan – Tomoka Hills Fire Station: A request by Randy Olney, P.E., of CHW, Inc., applicant and agent for Alachua County, property owner, for consideration of a Site Plan to construct a ±11,500 square foot fire station with associated site improvements on a ±2.00 acre subject property; Tax Parcel Number 03055-001-000 (Quasi-Judicial Hearing).

Carson Crockett, Planner – presentation provided.

Randy Olney, CHW – presentation provided.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Alachua County, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the November 14, 2023 Staff Report to the Planning & Zoning

DRAFT

Board; seconded by Member Keith Vermillion.

Motion passed 4-0 by a roll call vote.

D. Site Plan – 441 Road Rangers: A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for First Coast Road Rangers, LLC, property owner, for consideration of a Site Plan to construct a ±3,500 square foot building with associated site improvements on a ±0.97 acre portion of a ±8.00 acre subject property; Tax Parcel Number 03042-050-003 (Quasi-Judicial Hearing).

Justin Tabor, Principal Planner – presentation provided.

Chris Gmeur, Gmeur Engineering – presentation provided.

Member Menadier moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for First Coast Road Rangers, LLC, subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the November 14, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion passed 4-0 by a roll call vote.

E. LDR Text Amendment: A request by Clay Sweger, of eda, inc., to amend the following sections of the City of Alachua Land Development Regulations: Section 2.4.9 (E) regarding infrastructure plan standards; Section 2.4.10 regarding subdivision standards; Section 3.4.2 regarding specific purposes of residential districts; Section 4.3.1 (A) regarding use-specific standards for residential uses; Section 5.1.2, amending Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts; Section 6.2.1 (D) regarding tree planting, relocation, replacement, credit, and banking standards; Section 6.5.4 (A) regarding permanent signage within residential and agricultural districts; Section 6.5.4 (D) regarding general standards for permanents freestanding signs in residential, agricultural and business districts; Section 6.5.4 (F) regarding signs in the public right-of-way; Section 6.5.7 regarding prohibited signs; Section 7.4.1 regarding posting of surety devices for public improvements; and, Section 7.8.1 regarding subdivider responsibility for maintenance of improvements. (Legislative).

Member Johns moved that this Board finds that the proposed text amendments to the Land Development Regulations are consistent with the City of Alachua Comprehensive Plan and transmits the proposed text amendments to the Land Development Regulations to the City Commission with a recommendation to approve; Seconded by Member Menadier.

Citizens comments: Tamra Robbins
Busy Shires
Rudy Rothseiden
Sayed Mouhktara

Member Johns amended her motion to include the recommendation for the Commission to consider the recommendations of the City Attorney; seconded by Member Vermillion.

DRAFT

Motion passed 3-1 by a roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Vice Chair Hancock adjourned the meeting. 8:29 p.m.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

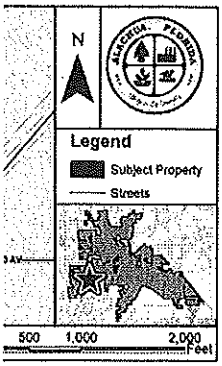
_____
Staff Liaison

DRAFT

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CITY OF
ORIDA

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d site improvements on
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rial; Zoning: Industrial



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42nd Terrace, Alachua,
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Alachua, Planning and
, Alachua, FL 32616.
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testimony and evidence
In accordance with the
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36) 418-6100 x 1501 at

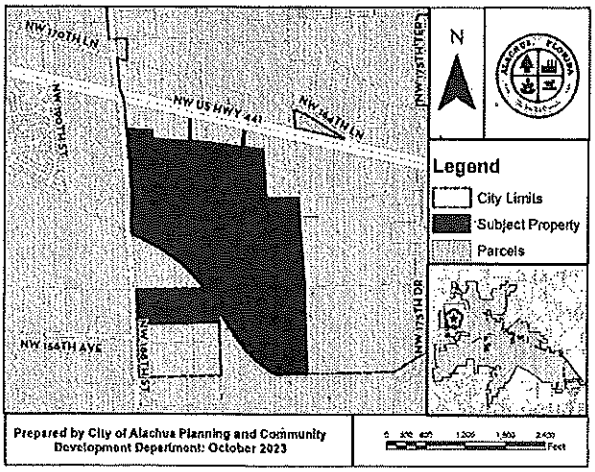
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City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on December 11, 2023, 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 Claudia Vega, P.E., of eda consultants, inc., applicant and agent for JTFA, LLC, property owner, for consideration of the Preliminary Plat and Final PD Plan for the Farmlands subdivision, which proposes the subdivision of a ±172.33 acre property into a total of 246 single family lots, with associated common areas and right-of-way. The subject property is located south of US 441 and east of NW 188th Street; Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000; Future Land Use Map (FLUM) Designations: Commercial, Community Commercial, Moderate Density Residential, and Low Density Residential; Zoning: Commercial Intensive (CI), PD-R (Planned Development- Residential), and Community Commercial (CC).



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(Published: Alachua County Today - November 30, 2023)

City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on December 11, 2023 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 24-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVEVELOPMENT REGULATIONS; ARTICLE 2, SECTIONS 2.4.9(E) AND SECTION 2.4.10 (G), REGARDING INFRASTRUCTURE PLAN AND SUBDIVISION STANDARDS; ARTICLE 3, SECTION 3.4.2, REGARDING SPECIFIC PURPOSES OF RESIDENTIAL DISTRICTS; ARTICLE 4, SECTION 4.3.1 (A), REGARDING USE-SPECIFIC STANDARDS FOR RESIDENTIAL USES; ARTICLE 5, SECTION 5.1, AMENDING TABLE 5.1-2, TABLE OF DIMENSIONAL STANDARDS IN THE RESIDENTIAL ZONING DISTRICTS; ARTICLE 6, SECTION 6.2.1 (A), REGARDING PURPOSE OF TREE MITIGATION STANDARDS, SECTION 6.2.1 (D) REGARDING TREE PLANTING, RELOCATION, REPLACEMENT, CREDIT, AND BANKING STANDARDS, SECTION 6.5.4 (A) REGARDING PERMANENT SIGNAGE WITHIN RESIDENTIAL AND AGRICULTURAL DISTRICTS; AND ARTICLE 7, SECTION 7.4 REGARDING POSTING OF SURETY DEVICES FOR PUBLIC IMPROVEMENTS, AND 7.8 REGARDING SUBDIVIDER RESPONSIBILITY FOR MAINTENANCE OF IMPROVEMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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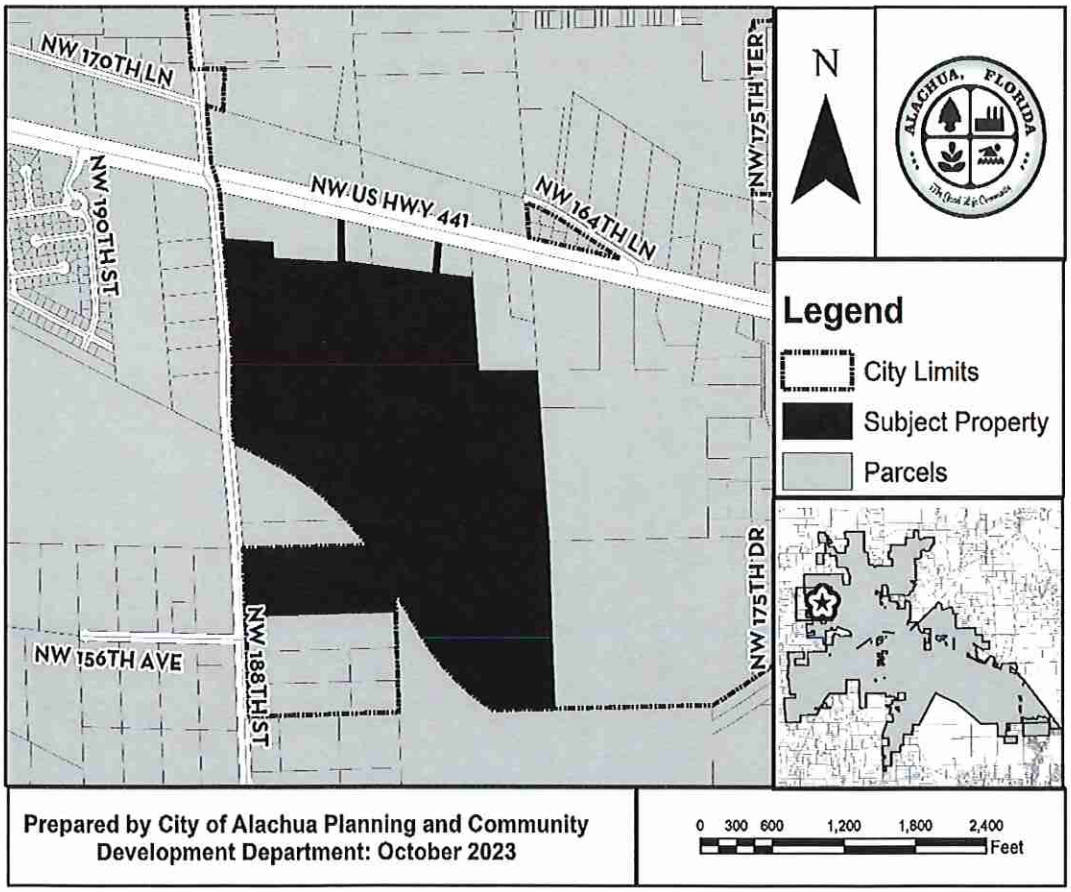
mailed out 11-22-23

City of ALACHUA
the good life community

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City of
ALACHUA
the good life community

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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Go to avery.com/templates
Use Avery Template 5160

03042-050-004
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

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GAINESVILLE, FL 32606

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

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

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03875-001-000
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

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

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

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AFFIDAVIT FOR POSTED LAND USE SIGN

I, Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 10/30/23 FOR THE Farmlands S/D Preliminary Plat
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

Six (6) ✓
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 12/11/2023
SUBJECT: Ordinance 24-01, Second Reading: Land Development Regulations (LDRs) Text Amendment: A request by Clay Sweger, of eda, inc., to amend the following sections of the City of Alachua Land Development Regulations: Section 2.4.9 (E) regarding infrastructure plan standards; Section 2.4.10 regarding subdivision standards; Section 3.4.2 regarding specific purposes of residential districts; Section 4.3.1 (A) regarding use-specific standards for residential uses; Section 5.1.2, amending Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts; Section 6.2.1 (A), regarding purpose of tree mitigation standards; Section 6.2.1 (D) regarding tree planting, relocation, replacement, credit, and banking standards; Section 6.5.4 (A) regarding permanent signage within residential and agricultural districts; ; Section 7.4.1 regarding posting of surety devices for public improvements; and, Section 7.8.1 regarding subdivider responsibility for maintenance of improvements. (Legislative).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Approve Ordinance 24-01, on second and final reading, upon making the following motion.

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a text amendment to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 24-01 on second and final reading

Summary

This application is a request submitted by Clay Sweger, AICP, LEED AP of eda consultants, Inc., to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would make changes to the City's LDRs, revising the following sections:

- Article 2, Sections 2.4.9(E)
- Article 2, Section 2.4.10 (G)
- Article 3, Section 3.4.2
- Article 4, Section 4.3.1 (A)
- Article 5, Section 5.1

- ~~Article 5, Section 5.1~~
- Article 6, Section 6.2.1 (A)
- Article 6, Section 6.2.1 (D)
- Article 6, Section 6.5.4 (A)
- Article 7, Section 7.4
- Article 7, Section 7.8

The applicant contends that the proposed amendment will enable the City to foster continued quality urban development by providing additional flexibility for developers and property owners.

At the November 14, 2023 Planning and Zoning Board hearing the Board voted 3-1 in favor of forwarding the amendments to the City Commission with a recommendation to approve and to consider the recommendations of the City Attorney.

After publication of the agenda for the November 14, 2023 Planning and Zoning Board meeting, changes were made to Section 6.2.1 (A) and Section 6.2.1 (D). These changes were presented at the Planning and Zoning Board and made available to the public through a separate print out. These changes have been incorporated into the text of the Ordinance. The handout has also been included as a separate attachment to the agenda item as well. Draft minutes of the November 14, 2023 Planning & Zoning Board hearing have been provided as an attachment.

At the November 27, 2023 City Commission hearing, the Commission voted 4-1 to pass Ordinance 24-01 with Section 6.2.1 (D) to be further clarified by Staff regarding off-site tree mitigation. Staff has revised this section. No other changes have been made to the text of the Ordinance. A comparative document has been included with this agenda item showing the changes from first reading to second reading.

ATTACHMENTS:

Description

- Ordinance 24-01
- Staff Report and Staff Supporting Materials
- Application and Supporting Materials
- Public Notice Materials for 11/14/23 PZB Hearing
- Handout of Additional Changes Presented at PZB Hearing
- Draft November 14, 2023 PZB Hearing Minutes
- Public Notice Materials for the 11/27/23 City Commission Hearing
- Business Impact Estimate
- Public Notice Materials for the 12/11/23 City Commission Hearing
- Section 6.2.1 (D)(7) Comparative

ORDINANCE 24-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVEVELOPMENT REGULATIONS; ARTICLE 2, SECTIONS 2.4.9(E) AND SECTION 2.4.10 (G), REGARDING INFRASTRUCTURE PLAN AND SUBDIVISION STANDARDS; ARTICLE 3, SECTION 3.4.2, REGARDING SPECIFIC PURPOSES OF RESIDENTIAL DISTRICTS; ARTICLE 4, SECTION 4.3.1 (A), REGARDING USE-SPECIFIC STANDARDS FOR RESIDENTIAL USES; ARTICLE 5, SECTION 5.1, AMENDING TABLE 5.1-2, TABLE OF DIMENSIONAL STANDARDS IN THE RESIDENTIAL ZONING DISTRICTS; ARTICLE 6, SECTION 6.2.1 (A), REGARDING PURPOSE OF TREE MITIGATION STANDARDS, SECTION 6.2.1 (D) REGARDING TREE PLANTING, RELOCATION, REPLACEMENT, CREDIT, AND BANKING STANDARDS, SECTION 6.5.4 (A) REGARDING PERMANENT SIGNAGE WITHIN RESIDENTIAL AND AGRICULTURAL DISTRICTS; AND ARTICLE 7, SECTION 7.4 REGARDING POSTING OF SURETY DEVICES FOR PUBLIC IMPROVEMENTS, AND 7.8 REGARDING SUBDIVIDER RESPONSIBILITY FOR MAINTENANCE OF IMPROVEMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on November 14, 2023; and

WHEREAS, the LPA conducted a public hearing on the proposed Amendment on November 14, 2023, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on November 16, 2023 and on November 30, 2023; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on November 27, 2023 and December 11, 2023 and provided for public participation at both public hearings; and

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

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

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

Section 1. Interpretation of Recitals

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

Section 2. Findings of Fact and Conclusions of Law

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

Section 3. Amendment to the Land Development Regulations

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

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

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

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Severability

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

Section 9. Effective Date

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

Passed on First Reading the 27th day of November 2023.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 11th day of December, 2023.

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"

Section 2.4.9 (E) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.9 (E) remains in full force and effect:

Sec. 2.4. Specific Requirements for applications for development permits.

2.4.9 *Minor site plans, site plans, and infrastructure plans.*

(E) *Minor site plan, site plan, and infrastructure plan standards.* Minor site plans, site plans, and infrastructure plans shall comply with the standards below.

(1) *Minor site plan and site plan standards.* A minor site plan or site plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(a) *Consistency with Comprehensive Plan.* The development and uses proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.

(b) *Use allowed in zone district.* The use is allowed in the zone district in accordance with Article 4, Use Regulations.

(c) *Zone district use specific standards.* The development and uses proposed by the minor site plan or site plan comply with Section 4.3, Use specific standards.

(d) *Development and design standards.* The development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.

(e) *Subdivision standards.* In cases where a subdivision has been approved or is pending, the development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 7, Subdivision Standards.

(f) *Complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations.* The proposed development and use complies with all other relevant City laws, ordinances, regulations, requirements, and with all State and Federal laws and regulations.

(2) *Infrastructure plan standards.* An infrastructure plan shall be approved only upon a finding the applicant demonstrates the standards set forth in Sections 2.4.9(E)(2)(a)–(e) are met:

(a) *Consistency with Comprehensive Plan.* The infrastructure plan complies with all applicable goals, objectives and policies of the Comprehensive Plan.

(b) *Development and design standards.* The infrastructure plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.

(c) *Subdivision standards.* The infrastructure plan complies with all applicable layout and design and standards in Article 7, Subdivision Standards, including but not limited to block layout, street arrangement and design, and utility improvements.

(d) *Complies with all other relevant laws, ordinances, regulations and local requirements.* The proposed infrastructure plan complies with all other relevant City laws, ordinances, regulations, and requirements, and with all State and Federal laws and regulations.

~~(e) *Improvement guarantee.* Prior to the review and action by the City Commission on an application for an infrastructure plan, the developer shall post a surety instrument in a form as set forth in Section 6.10, Improvement guarantees for private improvements, and Section 7.4, Improvement guarantees for public improvements to cover the estimated cost of all public and private infrastructure improvements, including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems. The estimated cost for the installation of all public and private infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation.~~

~~(f)~~(e) *Dedication of public right-of-way.* Public right-of-way shall be conveyed to the City by deed. The conveyance of public right-of-way shall be approved by the City Commission upon a finding that:

(i) All public and private infrastructure improvements have been completed in accordance with the approved infrastructure plan, all City laws, ordinances, and design standards, and are functional; and

~~(ii) A surety instrument for the warranty period has been provided to the City as set forth in Section 2.4.9(D)(2)(g), Warranty period following completion of infrastructure. The surety instrument shall be in a form as set forth in Section 6.10.2, Form of performance guarantees.~~

~~(g) *Warranty period following completion of infrastructure.* Following completion of all required improvements and concurrently with the approval by the City Commission of the conveyance of public right-of-way as set forth in Section 2.4.9(D)(2)(f), Dedication of public right-of-way, a one-year warranty period shall commence. During the warranty period, the developer shall be responsible for all improvements for a period of one year from the approval of the infrastructure plan, other than routine maintenance. Following the warranty period, the developer shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection, the Public Services Director shall provide the developer with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined that no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the developer shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the infrastructure plan and no further repairs are needed to the improvements, as-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.~~

~~(h) *Acceptance of public infrastructure improvements.* Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public improvements. Following the acceptance of public infrastructure, the City shall return to the developer the balance of the surety instrument provided for the warranty period. Nothing in these LDRs shall be construed as meaning that the City Commission~~

~~shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.~~

Section 2.4.10(G) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.10 (G) remains in full force and effect:

(G) *Major subdivision.*

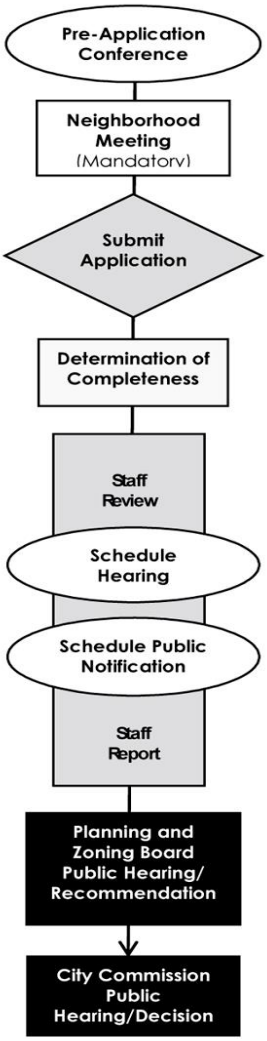
(1) *Applicability.* The standards and procedures of this subsection shall apply to all subdivision of land not exempted in accordance with Section 2.4.10(B)(3), Exemptions, or considered a minor subdivision in accordance with Section 2.4.10(F), Minor subdivision. It requires approval of a preliminary plat, construction plan and final plat.

(2) *Process.* A major subdivision shall be reviewed in three consecutive steps. The first step is review and approval of the preliminary plat (Section 2.4.10 (G)(2)). The second step is review and approval of the Construction Plans (Section 2.4.10(G)(4)). The third step is preparation of the subdivider's agreement and review and approval of the final plat (Sections 2.4.10(G)(4) and (5)). A final plat may be submitted and reviewed concurrently with the submittal and review of construction plans, but shall not be considered by the City Commission before the approval of construction plans.

(3) *Preliminary plat.*

(a) *Generally.* A preliminary plat establishes the general layout and design for the subdivision. Upon the approval of a preliminary plat, detailed plans for street construction, utility line installations, and similar approvals shall be prepared and approved for construction plans. Building permits may not be issued before approval of a final plat.

(b) *Preapplication conference, application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.



Major Subdivision Preliminary Plat

(c) *Review and recommendation by PZB.* After preparation of a staff report, public notification, and the scheduling of the public hearing, the application shall be referred to the PZB by the LDR Administrator. The PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, the testimony given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Section 2.4.10(G)(3)(e), Preliminary plat standards. The PZB shall then forward the report to City Commission.

(d) *Review and action by City Commission.* After receipt of the report from the PZB, public notification, and the scheduling of the public hearing, the City Commission shall consider the application during a public hearing conducted in accordance with Section 2.3.1, Quasi-judicial public hearings. At the hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either

approve the application for a preliminary plat, modify or approve the application with conditions, or deny the application, based on the standards of Section 2.4.10(G)(3)(e), Preliminary plat standards.

(e) *Preliminary plat standards.* A preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

(f) *Conditions.* In approving a preliminary plat, the City Commission may impose appropriate conditions on the permit approval in accordance with Section 2.2.14, Conditions of approval.

(g) *Effect of approval.* Approval of a preliminary plat shall constitute approval of the development with the general lot shapes and alignments of streets identified on the preliminary plat. Approval of a preliminary plat allows the subdivider to submit construction plans for review (Section 2.4.10(G)(4)). Approval of a preliminary plat does not constitute approval of a final plat. The preliminary plat shall run with the land.

(h) *Expiration.*

(i) For subdivisions that are being developed in a single phase, ~~T~~the approval of a preliminary plat shall be valid until the latter of:

~~(a)~~ a. Thirty-six months following original approval of the preliminary plat by the City Commission; or,

~~(b)~~ b.~~Six~~ Twelve months following the approval of construction plans for all or a portion of the preliminary plat.~~; or,~~

~~(c) Twelve months following approval of a final plat that includes at least 20 percent of the number of lots approved by the preliminary plat.~~

(ii) For subdivisions that are being developed in more than one phase, the approval of a preliminary plat shall be valid until the latter of:

a. Thirty-six months following original approval of the preliminary plat by the City Commission;

b. Twelve months following the approval of construction plans for all or a portion of the preliminary plat; or,

c. Twenty-four months following approval of a final plat that includes at least 20 percent of the number of lots approved by the preliminary plat.

~~(ii)~~(iii) Notwithstanding the provisions of Section 2.4.10(G)(2)(i), a preliminary plat for a subdivision being developed in a single phase shall in no case be valid for a period of more than ~~six~~ five years from the original date of approval by the City Commission and a preliminary plat for a subdivisions being developed in more than one phase shall in no case be valid for a period of more than eight years from the original date of approval by the City Commission.

(i) *Extension.* Upon written application submitted at least 30 days prior to the expiration of the permit period by the applicant and upon a showing of good cause, the City Commission may grant ~~one~~ up to two extensions not to exceed 12 months each. The approval shall be deemed extended until the City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the preliminary plat void.

(j) *Amendment.* A preliminary plat may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval other than those minor amendments listed below, which may be approved by the Land Development Regulations Administrator. Such amendments must meet all other requirements of the City's Land Development Regulations and Comprehensive Plan. Minor amendments to the preliminary plat include:

(i) Reduction or increase of total number of lots by not more than ~~three~~ five percent of original approved amount;

~~(ii) Increase in total number of lots by not more than two five percent of the original approved amount;~~

(ii)~~(iii)~~Modification to lot dimensions and sizes for no more than ~~ten~~ fifteen percent of the total number of approved lots; and

(iii)~~(iv)~~Shifts of right-of-way, streets, stormwater basins or other infrastructure not more than ~~25~~ 40 feet from original approved locations.

(4) *Construction plans.*

(a) *Generally.* Construction plans shall be submitted in accordance with this section. Construction plans are engineered drawings depicting the precise design, location, and profile of all public facilities proposed for development of the subdivision, including, but not limited to, streets, street markings, street signs, sidewalks, public pedestrian pathways or trails, potable water lines, sanitary sewer lines, public utility meter locations, storm drains, fire suppression systems, and locations of conduit crossings for private utilities. Construction plans shall be submitted 60 days prior to expiration of the preliminary plat.

(b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for construction plans are established in Section 2.2, Common development review procedures.

(c) *Review and action by LDR Administrator.* The LDR Administrator shall review and take action on the construction plans in accordance with Section 2.2.13, Review by LDR Administrator.

(d) *Construction plan standards.* Construction plans shall be in substantial conformance with the approved valid preliminary plat (Section 2.4.10(G)(3)), the standards in Article 7, Subdivision Standards, and City construction standards.

(e) *Effect of approval.* Approval of construction plans allows a subdivider to proceed with submittal of the final plat. If a final plat has been submitted and reviewed concurrently with the construction plans as provided for in Section 2.4.10(G)(2), Process, approval of the construction plans allows the final plat to proceed to consideration by the City Commission.

(f) *Amendment.* Construction plans may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.

(g) *Appeal to Board of Adjustment.* A decision on construction plans may be appealed to the Board of Adjustment in accordance with the procedures of Section 2.4.20, Appeal of interpretation or decision by LDR Administrator.

(5) *Subdivider's agreement.*

(a) Concurrent with the approval of a final plat, the City shall enter into an agreement with the subdivider. This subdivider agreement shall include, but not be limited to, provisions for installing the required construction and public and private infrastructure improvements to completion; the developing of the subdivision in phases, if applicable; and proportionate share costs of potable water facilities, wastewater facilities, transportation facilities, and stormwater management facilities which may be required to be installed at a larger size or capacity to serve the subdivision as well as a larger geographic area or population.

(b) The subdivider agreement shall include, but is not limited to, the following:

(i) The public and private infrastructure improvements to be done and the time specified for the installation of public and private infrastructure improvements, by the subdivider.

(ii) The variances, if any, approved by the City Commission to the subdivision regulations contained in Article 7.

(iii) The participation in the installation of infrastructure beyond the capacities needed by the subdivision, if any, by the City Commission and the time for completion of such work.

(iv) The agreement of the subdivider to post a surety device in accordance with Section 7.4, Improvement guarantees for public improvements~~:~~, if improvements are proposed to be completed after final plat recordation.

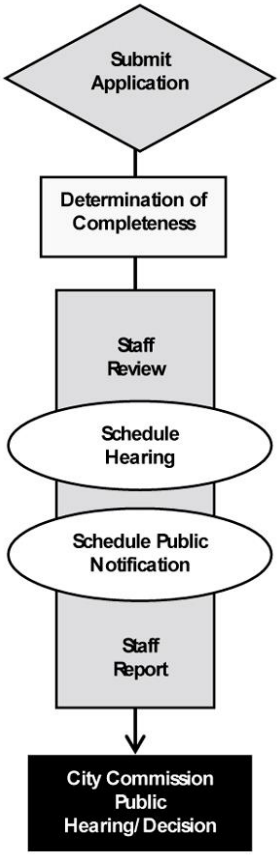
(v) The agreement of the subdivider to post a surety device in accordance with Section 6.10, Improvement guarantees for private improvements~~:~~, if improvements are proposed to be completed after final plat recordation.

(vi) The agreement of the subdivider to maintain and repair all improvements which these LDRs require the subdivider to install in the subdivision for a period of one year after the completion of the same, in accordance with Section 6.10.4, Maintenance guarantees, and Section 7.8, Maintenance.

(vii) Anything else the City deems necessary to ensure compliance with the Comprehensive Plan, LDRs and other applicable rules and regulations.

(6) *Final plat.*

(a) *Generally.* Concurrent with the preparation of a subdivider agreement and the posting of a surety device for the private improvements in accordance with Section 6.10, Improvement guarantees for private improvements if improvements are proposed to be completed after final plat recordation and the posting of a surety device for the public improvements in accordance with Section 7.4, Improvement guarantees for public improvements, if improvements are proposed to be completed after final plat recordation, the subdivider shall submit a final plat for review in accordance with this section.



Major Subdivision Final Plat

(b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for final plat for subdivision are established in Sections 2.2, Common development review procedures.

(c) *Action by City Commission.* After public notification and the scheduling of the public hearing, the City Commission shall consider the application and approve or disapprove the application based on the standards of Section 2.4.10(G)(6)(d), Final plat standards.

(d) *Final plat standards.* The final plat for subdivision shall:

(i) Comply with the standards contained in Article 7, Subdivision Standards;

(ii) Be in substantial conformance with the valid preliminary plat, and the construction plans;

(iii) Be consistent with all other relevant provisions of these LDRs;

(iv) Be consistent with all other relevant City ordinances, regulations, and requirements;

(v) Address the provision of required public and private improvements in the following ways:

a. Preparation of a subdivider agreement in accordance with Section 2.4.10(G)(5), Subdivider agreement;

b. Provided to the City a surety device in accordance with Section 6.10, Improvement guarantees for private improvements, if improvements are proposed to be completed after final plat recordation, and provided to the City a surety device in accordance with Section 7.4, Improvement guarantees for public improvements~~;~~, if improvements are proposed to be completed after final plat recordation.

(vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:

a. Certificate of subdivider's surveyor;

b. Certificate of City's review surveyor;

c. Certificate of approval by County Health Department, if applicable;

d. Certificate of approval by the Attorney for the City;

e. Certificate of approval by the City Commission; and

f. Certificate of filing with the Alachua County Clerk of Court.

(e) *Recordation.* The subdivider shall file the approved final plat for subdivision with the Alachua County Clerk of Courts ~~for recording within 180 days after the date of approval of the final plat or the final plat shall be null and void.~~ in accordance with the following requirements:

(i) If the subdivider proposes to complete the improvements after final plat recordation, the subdivider shall file within five days of approval of the final plat or the final plat shall be null and void;

(ii) If the subdivider proposes to complete the improvements prior to final plat recordation, the subdivider shall file within 545 days after the date of approval of the final plat or the final plat shall be null and void. Upon showing of good cause by the subdivider, the City Commission may provide extensions. In no cases shall the extensions total more than 365 days.

(iii) No transfer of title or sale of any lots for the land subject to the subdivision shall occur until the final plat has been filed.

(f) *Completion of required public and private improvements prior to issuance of certificate of occupancy.* Public and private improvements shall be completed in accordance with the terms and conditions of the subdivider agreement, inspected, and approved in accordance with Section 2.4.10(G)(7), Inspection of public and private improvements, prior to the issuance of the first certificate of occupancy for development within the subdivision.

(g) *Effect of final plat.* The approval of a final plat shall not be deemed to constitute or affect the acceptance by the City of the dedication of any street, public utility line, or other public facility within or serving the subdivision. Upon satisfactory completion of the one-year warranty period (Section 2.4.10(G)(8)), streets, utility lines, and other public improvements shall be accepted by the City. However, the City may by resolution accept any dedication of lands or facilities for streets, parks, or public utility lines. The City has no obligation to improve any street even after acceptance of dedication.

(7) *Inspection of public and private improvements.*

(a) Following the execution of a subdivider agreement (Section 2.4.10(G)(5)), the subdivider may construct and install all required public and private improvements in accordance with the construction plans and the terms and conditions of the subdivider agreement. Following construction, the subdivider shall submit a request for inspection of public and private improvements to the Public Services Director.

(b) The Public Services Director shall have 60 days after the request for inspection to cause the inspections to be performed and receive certification that the public and private improvements are constructed in accordance with the requirements of these LDRs or to provide the subdivider with a list specifying all defects, deficiencies, and required repairs.

(c) The subdivision's engineer of record shall submit a certified cost of construction for public and private improvements subject to inspection. This certified cost of construction shall be the basis for the amount of the surety device for the warranty period.

(8) *Warranty period following passing inspection.*

(a) Following approval of required public and private improvements in accordance with this section, a one-year warranty period begins. The subdivider shall be responsible for making all repairs so long as notice is sent or delivered to the subdivider within the one year warranty period. Following the warranty period, the subdivider shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection. The Public Services Director shall provide the subdivider with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the subdivider shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the construction plans and no further repairs are needed to the improvements, as-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.

(b) Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public infrastructure. Following the acceptance of the public infrastructure, the City shall return any the balance of the surety instrument provided for the warranty period.

(c) Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.

Section 3.4.2 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 3.4.2 remains in full force and effect:

Sec. 3.4. Residential districts.

3.4.2 *List of residential districts and specific purposes.*

(A) *RSF-1, Residential Single-Family-1.* The RSF-1 district is established as a district in which the principal use of land is single-family residential development at a moderate density. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds are also allowed. The minimum lot area is 40,000 square feet and the maximum density allowed is one dwelling unit an acre.

(B) *RSF-3, Residential Single-Family-3.* The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The ~~minimum lot area is 10,000 square feet and the~~ maximum density allowed is three dwelling units an acre.

(C) *RSF-4, Residential Single-Family-4.* The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The ~~minimum lot area for single-family detached is 7,500 square feet and the~~ maximum density allowed is four dwelling units an acre.

(D) *RSF-6, Residential Single-Family-6.* The RSF-6 district is established as a district in which the principal use of land is single-family residential development at a medium density in areas served by water and sewer systems. The district also allows single-family attached and two- to four-family dwellings as permitted uses. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The ~~minimum lot area is 6,000 square feet and the~~ maximum residential density allowed is six dwelling units an acre.

(E) *RMH-5, Residential Mobile Home-5.* The RMH-5 district is established and intended to allow mobile homes and group living. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum residential density allowed is five units an acre with public utilities, and two units an acre without public utilities.

(F) *RMH-P, Residential Mobile Home Park.* The RMH-P district is established and intended to provide for mobile homes in a mobile home park setting designed to create an environment of residential character. The minimum size for a mobile home park development in the RMH-P district is ten acres. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum residential density allowed is eight dwelling units an acre with public utilities, and two units an acre without public utilities.

(G) *RMF-8, Residential Multiple Family District-8.* The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.

(H) *RMF-15, Residential Multiple Family District-15.* The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.

Section 4.3.1 (A) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 4.3.1 (A) remains in full force and effect:

Sec. 4.3. Use specific standards.

4.3.1 *Residential uses.*

(A) *Household living.*

(1) *Mobile home park.* A mobile home park located in the RMH-P district shall comply with the following standards:

(a) *Site area.* Be a minimum of ten acres in area.

(b) *Minimum park width.* Be a minimum width of 400 feet.

(c) *Minimum park area.* Include a minimum of 5,000 square feet for each mobile home unit.

(d) *Setback from perimeter of park.* Set back all development a minimum of 35 feet from the perimeter of the park.

(e) *Streets and driveways.* Construct all streets and driveways using generally accepted engineering practices to allow proper drainage of the entire park, and safe and adequate access to each mobile home site.

(i) *Pavement width.* All streets shall have a minimum pavement width of 20 feet.

(ii) *Right-of-way width.* In cases where streets in a mobile home park are public, they shall be built to the standards for residential streets. (See Section 7.3.1, Streets.)

(f) *Setback from streets.* Set back all homes a minimum of 20 feet from all streets or access points, as measured from the right-of-way edge.

(g) *Streetlighting.* Light all streets or driveways at night with electric lights providing a minimum illumination of 0.2 footcandles.

(h) *Parking.* Not allow parking on any mobile home park access or circulation drive.

(i) *Active recreation area.* Provide a minimum of 15 percent of the gross land area for active recreation uses, which will be credited against the open space set-aside standards of Section 6.7, Open space standards.

(j) *Mobile home stands.* Locate each mobile home within the park on a stand that is:

(i) A minimum of 3,500 square feet in area.

(ii) A minimum of 40 feet in width, on average.

(iii) Clearly defined by permanent markers that physically delineate its location within the park.

(iv) Designed so each mobile home will be adequately supported and anchored so as to comply with the State requirements for the anchoring of mobile homes.

(k) *Spacing between mobile home stands.* Space each mobile home stand a minimum of 20 feet apart.

(l) *Mobile home skirt.* Surround each mobile home with a skirt or apron that is placed between the bottom of the unit and the ground. (The skirt or apron shall be adequately maintained by the owner of the mobile home.)

(m) *State regulations.* Meet all applicable State laws and regulations.

(n) *Public water and wastewater.* Mobile home parks with densities over two dwellings per acre are required to be served by public water and wastewater systems.

(2) *Manufactured home dwelling.* A manufactured home dwelling shall comply with the following standards:

(a) *Permanent foundation and anchoring.* Be placed on a permanent foundation and anchoring, consistent with the requirement of State law and the F.A.C., as amended.

(b) *Permanently enclose underfloor.* Permanently enclose the underfloor area.

(c) *Remove transportation equipment.* Remove all transportation-related equipment.

(d) *Minimum width of unit.* Not be less than 20 feet in width.

(e) *Minimum roof pitch; minimum distance, eaves to ridge.* Design the pitch of the main roof to be not less than one foot of rise for each four feet of horizontal run and the minimum distance from eave to ridge to be one-half of the minimum horizontal dimension.

(f) *Roof materials.* Be constructed with roof material that is similar in texture, color and appearance to that of single-family detached dwellings in the surrounding area.

(g) *Roof overhang.* Have a roof overhang on all sides of at least six inches.

(h) *Exterior finish; light reflection.* Use materials for the exterior finish that is similar in texture, color and materials to detached single-family dwellings in the surrounding area in which it is located, and are applied in such a manner as to make the dwelling similar in appearance with surrounding single-family detached dwellings. (Reflection shall not be greater than from siding coated with clear, white, gloss exterior enamel.)

(i) *Single-family detached dwellings.* Shall comply with the orientation, building massing, building materials and architectural variability standards as per Subsection 4.3.1(A)(4) of this section.

(3) *Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings.* Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings shall comply with the following standards:

(a) *Permitted in the CI district as affordable housing.* Single-family attached, townhouse, two- to four-family, or multiple-family dwelling units may be permitted within the CI zone district provided that 50 percent or more of the dwelling units are deed-restricted affordable housing for low-income residents.

(b) *Orientation of buildings to street and open space.* To the maximum extent practicable, be oriented to the street or frame open space.

(c) *Building adjacent to single-family detached development.*

(i) Not allow the height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) exceed two stories.

(ii) Not allow the height of buildings located within 100 feet of an existing single-family attached development to exceed two stories.

(d) *Design features on side facades adjacent to single-family districts or single-family detached development.* When located adjacent to single-family detached development or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), incorporate a minimum of two design features (e.g., bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent side facades.

(e) *Off-street parking for multifamily uses, including townhouses.*

(i) Provide a minimum of 50 percent of off-street surface parking on the side of the building, ~~or~~ rear of the building~~.~~ or enclosed individual garage units that are integrated into individual residential units.

(ii) Where off-street surface parking ~~areas~~ lots are located adjacent to a public right-of-way, screen them with a completely opaque vegetative screen, fence or wall, a minimum of three feet in height.

(f) *Garages with multifamily buildings.* Design garages with multifamily development~~, including townhouses,~~ as side or rear entry, located on the side or rear of the building, except no side entry garage door shall face an adjacent single-family detached development, or vacant land in a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6).

(g) *Garages with single-family attached, and two- to four-family dwellings.* In single-family attached, townhouses and two- to four-family development:

(i) Limit individual garage doors facing a street to no more than ten feet in width per door, with a maximum of two doors facing the street per dwelling, with a minimum separation of two feet between the doors~~.~~; or limit individual garage doors facing a street to no more than eighteen feet in width per door, with a maximum of one door facing the street per dwelling.

(ii) Design detached garages so as to be located at least four feet behind the front facade of the principal structure. (For the purposes of measurement, the front facade will be the front facade plane that is furthest from the front lot line.)

(iii) Design attached garages to not extend beyond the front façade line of any living area~~.~~ or covered porch. The roof over the living area or covered porch shall

extend to be equidistant to or project beyond the roofline of the garage. For purposes of this section, the front façade line of any living area means the closest façade located between the front property line and air conditioned space intended for non-automotive uses.

(h) *Landscaped buffer adjacent to single-family detached development.* Provide a landscaped buffer adjacent to existing single-family detached development a minimum of 15 feet in width along the yard which the single-family detached development abuts.

(4) *Single-family detached dwellings.* Single-family detached dwellings shall comply with the following standards:

(a) *Orientation.* Be oriented so the primary entrances face the street.

(b) *Building massing.* If 30 feet or more in width, incorporate wall off-sets, or articulations, with a minimum depth of two feet, so no single wall expanse exceeds 25 feet in length.

(c) *Building materials.* Not use metal siding and exposed smooth-finished concrete block for any building elevations.

(d) *Architectural variability in developments with eight or more units.* If part of a subdivision built after February 27, 2006, includes a minimum of four distinctly different house designs within any one phase and not develop the same house design more than once every four building lots on the same side of the street. For the purposes of this section, the term "distinctly different" means a home's elevation must differ in other ~~homes elevations~~ exterior design features and components in at least ~~four~~ five of the following ~~seven~~ twelve ways: at least a two-foot horizontal and/or vertical variation of the placement and/or size of all windows and doors on the front facade; the use of bay or box windows; the use of shutters or awnings; the use of balconies, verandas, or railings; the use of different styles of porch entryway pillars, posts, or columns; the use of different surface materials; substantial variation in the location, ~~and/or~~ proportion~~, and/or design~~ of garages and garage doors (which may include variations in paneling, molding, glazing and trim); variation in the width of the front facade by two feet or more; the location, ~~and~~ proportion, and articulation of front porches; substantial variations in rooflines, pitches, and/or the angle of roof runs; ~~or~~ the use of roof dormers~~.~~; or functional visible chimneys. Mirror images of the same configuration do not meet the definition of distinctly different.

Section 5.1.2 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 5.1.2 remains in full force and effect:

Sec. 5.1. Dimensional standards tables.

5.1.2 *Dimensional standards in Residential Districts.* All primary and accessory structures in the residential zoning districts are subject to the dimensional standards set forth in Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-2. Table of Dimensional Standards in the Residential Zoning Districts									
District and Use	Lots		Minimum Yards and Setbacks				Max. Height (ft.)	Max. Lot Cover (including accessory structures)	Max. Gross Density (DU/acre) [3]
	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [4]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)			
RSF-1									
Dwelling, single-family, detached	40,000	100	30	15 for each	15	Sec. 5.2.2(B)	65	40%	1
All other uses	None	None	35	25 for each	35			35%	N/A
RSF-3 (District permitted only in areas with community water and sewer systems)									
Dwelling, single-family detached	10,000	50/75[1]	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	3
All other uses	None	None	35	25 for existing; 30 for new	35			50%	
RSF-4 (District permitted only in areas with community water and sewer systems) [5]									
Dwelling, single-family, detached	~~7,500~~ 6,000	50	20	~~7.5~~ 5 for each	15	Sec. 5.2.2(B)	65	~~45%~~ 65%	4
Dwelling, single-family attached	2,000	20	20	5 for each building side	15			75%	4
Dwelling townhouse, and two- to four-family	~~7,500~~ 4,000 per unit for the first 2 units; 2,000 per unit for each additional	~~50~~ 40 per unit for the first 2 units; 20 per unit for each additional	15	5 for each building side	10			~~60%~~ 75%	4
All other uses	None	None	35	25 for existing; 30 for new	35			60%	
RSF-6 (District permitted only in areas with community water and sewer systems) [5]									
Dwelling, single-family detached	~~6,000~~ 5,000	50	20	~~7.5~~ 5 for each	15	Sec. 5.2.2(B)	65	~~50%~~ 65%	6
Dwelling, single-family attached	2,000	20	20	5 for each building side	15			75%	6
Dwelling, ~~single-family attached,~~ townhouse, and two- to four-family	~~6,000~~ 2,500 per unit for first 2 units; 2,000 per unit for each additional	~~40~~ 25 per unit for the first 2 units; 20 per unit for each additional	15	5 for each building side	10			~~60%~~ 75%	6
All other uses	None	None	35	25 for existing;	35			60%	

				30 for new					
RMH-5									
Dwelling, mobile home	7,500 with public utilities; 20,000 without public utilities	50 with public utilities; 100 without public utilities	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	5 with public utilities; 2 without public utilities
All other uses	None	None	35	25 for each	35			35%; 40% for manufactured homes	
RMH-P									
Mobile home park[1], dwelling, mobile home	10 acres for park site; 5,445 per DU; 3,500 per park stand	400 for site; 40 average for park stand	35 at site perim.; 20 between homes and from access drives	25 at site perim.; 20 between homes and from access drives	15	Sec. 5.2.2(B)	65	30%	8
All other uses	None	None	35	25 for each	35			35%	N/A
RMF-8 [5]									
Dwelling, single-family detached	~~6,000~~ 5,000	50	20	~~7.5~~ 5 for each	15	Sec. 5.2.2(B)	65	~~40%~~ 65%	8
Dwelling, single-family attached	2,000	20	20	5 for each building side	15			75%	8
Dwelling, ~~single-family attached,~~ townhouse, and two- to four-family	~~10,000~~ 2,500 per unit for first 2 units; 2,000 per unit for each additional	~~40~~ 25 per unit for the first 2 units; 20 per unit for each additional	15	5 for each building side	10			75%	8
Dwelling, multiple-family, group living	16,335 for site	80	30 at site perim.	15 at site perim.; 20 between build-ings	20 at site perim.			75%	
All other uses	None	None	35	25 for each	35			35%	
RMF-15 [5]									
Dwelling, single-family detached	5,000	50	20	~~7.5~~ 5 for each	15	Sec. 5.2.2(B)	65	~~40%~~ 65%	15
Dwelling, single-family attached	2,000	20	20	5 for each building side	15			75%	15
Dwelling, single-family attached, townhouse, and	~~5,000~~ 2,500 per unit for	~~40~~ 25 per unit for the first 2 units; 20	15	5 for each building side	10			75%	15

two- to four-family	**first 2 units; 2,000 per unit for each additional**	**per unit for each additional**							
Dwelling, multiple-family, group living	16,335 for site	80	30 at site perim.	15 between building and lot line; 20 between build-ings	20 at site perim.			**75%**	
All other uses	None	None	35	25 for each	35			35%	
PD-R									
See Section 3.6.3(A)									
[1] Minimum lot area and width standards may be reduced to the minimum extent necessary in the RSF-4, RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted affordable housing units.									
[2] Minimum yards and setbacks may be reduced to the minimum extent necessary in the RSF-4, RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted affordable housing units.									
[3] Maximum gross residential density may be increased by up to 20 percent in the RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted housing units designated as affordable for low income residents.									
[4] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).									
[5] Proposed platted lots within 100 feet of an existing residential platted subdivision in the Agriculture & RSF-1 zoning districts are limited to the 'Dwelling, single-family detached' unit type and shall have a minimum lot size of 10,000 square feet, minimum width of 100 feet, and a 10-foot wide Type D landscape buffer along the project perimeter. Proposed platted lots within 100 feet of an existing residential platted subdivision in the RSF-3 zoning district are limited to the 'Dwelling, single-family detached' unit type and shall have a minimum lot size of 7,500 square feet and a minimum width of 75 feet.									

[1] Note. Where the use of transitional swales is proposed for subdivisions with lots between 10,000 square feet and 20,000 square feet the minimum lot width shall be 75 feet.

[2] Note. There are also use-specific regulations for such parks found in Article 4.

Section 6.2.1 (D) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 6.2.1 (D) remains in full force and effect:

Sec. 6.2. Tree protection and landscaping standards.

6.2.1 *Tree protection standards.*

(A) Purpose. The purpose of these tree protection standards is to limit the destruction of and ensure the survival , including maintenance, of as many trees and accessory plants as possible, and to allow the removal and replacement of unhealthy trees, plants, and landscaping throughout ~~in~~ the City. The maintenance of existing trees and replanting of new trees in necessary to promote the value of property and the quality of life of its citizens; to ensure the stabilization of soil by prevention of erosion; to reduce stormwater runoff and the costs associated with it; to replenish groundwater supply; to cleanse the air of harmful pollutants; and to provide greenbelts and buffers to screen against noise pollution, artificial light, and glare. It is the intent of this section to prohibit the unnecessary clearing of land so as to achieve no net loss of trees and to preserve, as much as possible, the existing tree canopy.

(D) *Tree planting, relocation, replacement, credit, banking.*

(1) *New trees.* New trees shall be installed to replace healthy regulated trees removed pursuant to this section. Regulated trees shall be replaced on a one-for-one basis. Healthy heritage and champion trees removed as provided herein shall be replaced on an inch-for-inch basis. Replacement trees shall be graded Florida No. 1 or better, as outlined in the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Grades and Standards for Nursery Plants, Part II, Palms and Trees. The term "healthy," as stated herein, means "good" or better per the standard definition from the International Society of Arboriculture (ISA) stating the tree has no major structural problems, no significant damage due to disease or pests, no significant mechanical damage, a full balance crown, and normal twig condition and vigor for its species. Palm trees may be utilized as replacement trees but at an increased ratio of 3:1 replacement and shall be a minimum of eight feet tall at the time of planting.

(2) *During development.* During development or site alteration activities, the following standards shall be met:

(a) Protective barricades shall be placed to define a protective area around existing trees to remain. Barriers shall be placed around all regulated trees at a minimum of two-thirds of the area of the dripline of the tree or stand of trees or at six feet from the trunk of the tree, whichever is greater. Protective barricades shall be placed at the dripline of all heritage trees, champion trees, and regulated palm trees. Protective barricades shall be placed around all trees to be retained on the site and shall remain in place until site clearing and construction activities are complete, except where land alteration and construction activities are approved within the protected area. If land alteration and construction activities are approved within the protected area, then the protective barricades shall only be removed when activities are occurring. Protective barricades shall be replaced upon completion of the activities within the protected area. Protective barricades shall be at least four feet high and constructed of either wooden corner posts at least four inches in width by four inches in depth by four feet in height buried one foot deep with at least two courses of wooden side slats at least two inches in width by four feet with colored flagging or colored mesh construction fencing attached or constructed of one inch angle iron corner posts with brightly colored mesh construction fencing attached.

(b) A minimum distance of ten feet shall be maintained from all retained regulated, heritage, and champion trees when installing underground utilities. If this results in unreasonable hardship, a soil auger shall be used to tunnel under the root systems.

(c) No attachments shall be secured to trees designated to remain on site.

(d) A three-inch layer of mulch shall be applied over the surface of any exposed roots of retained regulated, heritage, and champion trees and kept wet during the site clearing and construction phases.

(e) Raising or lowering of grade within the dripline of existing trees to remain shall not be permitted unless otherwise approved by the Land Development Regulations Administrator or appointee.

(f) During the site clearing or construction phases, the following activities shall be prohibited within the protective area unless approved with the appropriate protective strategies by the City during site plan or construction plan approval:

(1) The clearing of vegetation except by hand;

(2) The compaction, filling, or removal of soil deposits;

(3) The placement of debris;

(4) The placement or dumping of solvents or other chemicals;

(5) The placement or storage of construction materials, machinery or other equipment of any kind; and

(6) The use of concrete, asphalt, or other paving materials.

(g) Any retained or relocated tree shall be replaced in accordance with the requirements of Subsection 6.2.1 (D) (1), if the tree dies within one year after site clearing and construction.

(h) Any root pruning and/or pruning of retained regulated, heritage, and champion trees during the site clearing or construction phases shall be done in accordance with arboricultural standards and directly overseen by an ISA-certified Arborist.

(3) *Incentives for preservation.* The City may approve a transfer of development rights on lands preserved for tree preservation beyond the requirements in this section during the site plan or preliminary plat process.

(a) Developers preserving portions of tree protection areas within a development site will be authorized during the site plan or subdivision plat process for an on-site transfer of development rights at a density or intensity bonus rate of 3:1. For example, if a developer retains a contiguous five acre tract of quality tree protection area within their development site, and that property has a zoning density of three units per acre, then the developer would be authorized to transfer 45 dwelling units to the developable portion of their site. (Five acres times three dwelling units per acre times three equals 45 dwelling units.)

(b) Any acreage used to calculate a credit for preservation shall be recorded as a permanent preservation area on the subdivision plat and in any covenants and deed restrictions and shall not be eligible for any future development rights.

(4) *Tree replacement.*

(a) When the applicant is required to replace a regulated or heritage, tree as a condition of approval for a tree removal, site plan or subdivision plat, the applicant shall select site appropriate trees. ~~i~~If it is feasible, the regulated, heritage, or champion tree may be relocated ~~related~~ on the same parcel of land. When selecting replacement trees from the recommended tree list, the applicant shall choose from a similar species or category as the tree that is being removed. For example, a canopy tree should be replaced with a tree from the canopy or large tree list. Trees proposed to be planted as replacement trees may be installed within the proposed development area, provided, however, there must be prior approval of the City before any trees may be placed within the proposed right-of-way areas within the development or existing right-of-way adjacent to the development consistent with Subsection 6.2.1(D)(4)(h) and Subsection 6.2.1(D)(4)(i). When trees are to be installed in the proposed right-of-way areas, the developer and successor homeowners' association shall be responsible for maintenance of the trees.

(b) If the applicant is required to replace a regulated or heritage tree as a condition of approval for a tree removal, site plan or subdivision plat, up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of Subsection 6.2.1(D)(1).

(c) At least 50 percent of the total required replacement trees shall be shade trees and at least 75 percent of the total required trees shall be site-specific trees appropriate for the site.

(d) Trees must meet the minimum requirements found in Subsection 6.2.2(D)(9)(b)(ii).

(e) Trees from the recommended tree list used to meet the requirements of this section shall be graded Florida No. 1 or better, as outlined by the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Florida Grades and Standards for Nursery Plants.

(f) Trees shall be planted in accordance with xeriscaping principles and accepted arboricultural standards and practices.

(g) The pervious area or tree lawn provided around trees shall be sufficient to permit root growth and provide for longevity of the tree species planted. The height of the tree at maturity and root size shall be considered in the selection of the trees.

(h) Trees shall be planted in accordance with the City of Alachua Department of Public Services Requirements for Design and Construction, as amended.

(i) No tree shall be planted within ten feet of a fire hydrant or utility pole, within 15 feet of a driveway apron, within 20 feet of a traffic sign, or within 25 feet of an intersection in order to ensure adequate visibility.

(j) The owner of the parcel (or if plantings are installed in the right-of-way or city property, the developer who installed the plantings and successor homeowners' association) shall be responsible for the maintenance of all preserved, relocated, or replacement trees. All trees will be inspected by an arborist, forester, or registered landscape architect, hired by the owner, within six months after planting to ensure the trees are surviving in a healthy condition. A certified report shall be provided to the land development regulations administrator describing the condition of trees. Trees found to be in declining condition shall be replaced by the owner of the parcel within 30 days of submittal of the report. If replacement is necessary, there shall be a reinspection report submitted within six months after the replacement replanting.

(k) Champion trees may not be removed except by resolution of the City Commission finding that the following conditions have been met:

(i) A report from a certified arborist documenting that:

a. The tree is dead; or

b. The tree is seriously diseased and treatment is not practical; or

c. The tree is significantly damaged and remedial pruning would not be effective in rehabilitating the tree.

(5) *Tree removal.*

(a) When protected trees are allowed to be removed during land alteration/site clearing, the trees shall be identified by red flagging.

(b) The rights-of-way of proposed roads, the corners of proposed buildings, the location of proposed drainage basins, manmade lakes, areas that require fill and other improvements shall be rough staked and protective barricades shall be installed around trees designated for protection prior to on-site inspection. If, on inspection, these areas have not been identified, a re-inspection will not be done until violations have been corrected.

(c) A copy of the tree removal permit shall be posted on the site during these activities.

(6) *Tree credits.*

(a) Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of "good" or better existing native trees, as defined in Subsection 6.2.2(D)(4). No credit will be given for the preservation of trees on the nuisance tree list. A table displaying a list of all trees claimed for credits under this subsection shall be included in the landscape plan; this table shall include common name, botanical name, caliper at DBH, health, number of tree credits being used, and reference number to location on tree survey provided as a part of the landscape plan.

(b) In addition to the tree credit in Subsection 6.2.1(D)6(a) of this section, a double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development (i.e., areas designated for off-street parking and loading, landscaping, building area, or stormwater management). Applicants requesting this tree credit shall demonstrate through the proposed site plan and application that special consideration in site design was utilized to preserve the healthy heritage tree. Should the preserved heritage tree die within the one year maintenance period, the tree will be mitigated in adherence with the requirements for healthy heritage tree replacement in this section.

(c) When trees are removed with an approved tree removal permit for the construction of new residential dwellings or a substantially remodeled residential dwellings qualifying as housing sold to low- and moderate-income families, such trees will be replaced at a rate of 50 percent (one-half tree per tree removed). Projects certifying that 50 percent or more of the residential dwelling units qualify as housing sold to low- and moderate-income families will receive a tree credit for replacement of removed regulated trees at a replacement rate of 25 percent (one-quarter tree per tree removed). For the purposes of this subsection, the term "housing sold to low- and moderate-income families" means families earning less than 80 percent of the Alachua County median income.

(7) *Tree banking.*

(a) The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation, by one or more of the following:~~.~~

(i) The developer may pay the City a fee in lieu of installation calculated in accordance with Section 6.2.1 (D)(7)(c), which shall be paid at the time of the approval of the site plan or final plat for the project. The approved construction plans shall depict the location of all trees proposed to be removed.

(ii) The developer may install trees off-site within adjacent residential developments under common control at the time of construction, provided, however, prior to the approval of the final plat for the project, the developer shall enter into a right of entry agreement, in a form acceptable to the City, to allow the City access to the property where the replacement trees will be located for inspection in accordance with Section 6.2.1(D)(4)(j). The right of entry agreement shall be recorded in the Public Records of Alachua County at the expense of the developer at time of the approval of the final plat.

(iii) The developer may, with prior City approval, install trees in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City.

Where (ii) or (iii) above for off-site mitigation are utilized, the developer shall provide a surety device in a form acceptable to the City, in the amount of the mitigation payment calculated in accordance with Section 6.2.1 (D)(7) (c). Such surety device shall be used by the City as a tree mitigation payment if the developer fails to perform the required off-site tree mitigation planting(s), as required in this section and any agreement entered into between the City and the Developer.

~~Trees authorized for off-site mitigation shall be planted in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of state and county roads where an interlocal agreement authorizes such plantings.~~

(b) The City ~~will establish~~shall maintain a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be ~~spent solely for the planting and maintenance of new trees~~ in accordance with ~~this section.~~the purposes set forth in Section 6.2.1(A).

(c) The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of replacement trees required to fulfill mitigation requirements. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.

(d) Fees for off-site mitigation shall be determined and approved in accordance with the above Subsection (7)(c) by the City prior to any public hearing related to the proposed site plan or plat. Fees for off-site mitigation shall be paid to the City prior to: the approval of a final plat, the issuance of any tree removal permit or building permit. Receipts for payment will be specifically marked for the off-site mitigation account.

(e) The City may plant trees within the medians and rights-of-way of state and county roads where an interlocal agreement authorizes such plantings.

Section 6.5.4 (A) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 6.5.4 (A) remains in full force and effect:

Sec. 6.5. Signage.

6.5.4 *Permanent signs allowed.* The following permanent signs are allowed:

(A) *In residential and agricultural districts*.

(1) For a residential use, not more than two freestanding permanent signs per lot, each of which shall be limited in size of no more than two square feet each and a height of no more than four feet. Messages, other than commercial messages, including but not limited to names of occupants, address, and expressions of opinions shall be allowed on such signs.

(2) *Residential neighborhood identification signs.* Residential neighborhood identification signs shall be permitted, subject to the following standards and conditions:

(a) Each neighborhood shall be allowed up to two signs, to be located within 200 feet of the primary entrance to such neighborhood from a collector or arterial street;

(b) Each such sign must identify a distinct subarea of the City and be located at the entrance to such neighborhood from a collector or arterial street;

(c) Each such sign must be located on private property in a common area of the neighborhood, controlled by the owner or manager of the area, where applicable, or by a property owners' association representing property owners within the neighborhood;

(d) Such sign may be located on a wall or other entrance feature or may be freestanding. If freestanding, such sign shall not exceed six feet in height and shall have continuous foundation or other support under it in the style of what is commonly called a monument sign;

(e) No such sign shall exceed 100 square feet in area;

(f) Lighting for such sign shall be limited to external, direct white light; indirect and internal lighting and changeable copy are expressly prohibited;

(g) The sign must bear no commercial message;

(h) Where the application for the sign relates to a neighborhood that has not been built, the approximate location and type of sign shall be shown on the preliminary plat for the neighborhood. Where the application for the sign relates to an existing neighborhood, the applicant shall submit an application for a sign permit. Said sign permit application will include information to demonstrate compliance with this section;

(i) The applicant for the sign must own or have the authority to represent the owners of at least 50 percent of the land area to be identified.

(j) *Timing.* The sign may be constructed at the entrance along public right-of-way that serves the residential development at the initiation of construction activity, provided that the phase connecting to an external road where the sign is to be located has received Final Plat approval, in order to allow for project visibility, provided that all applicable standards for location and size are met.

(3) *Institutional uses permitted in residential districts.* The following signs shall be allowed for an institutional use, such as a school or religious institution, lawfully located in a residential district:

(a) One freestanding sign, provided that such sign and its structure shall not exceed 50 square feet.

(b) One wall sign located on the front elevation of the building, provided that no such sign shall exceed 16 square feet.

(c) A changeable copy sign may occupy up to 25 square feet of the allowed freestanding sign.

Section 7.4.1 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 7.4.1 remains in full force and effect:

Sec. 7.4. Improvement guarantees for public improvements.

7.4.1 *Posting of surety device for public improvements.*

(A) ~~An infrastructure plan or a~~A final plat, if improvements are proposed to be proposed to be completed after final plat recordation, shall not be approved by the City Commission until a surety device in accordance with the forms as provided in in Section 6.10.2, Form of performance guarantees, has been posted.

(B) The surety device for public infrastructure improvements shall cover at least 120 percent of the estimated cost of all required improvements including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, stormwater management facilities, potable and reclaimed water facilities, wastewater facilities, electric facilities, natural gas lines, recreation, and other public improvements. The estimated cost for the installation of all public infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation, plus a minimum contingency of ten percent.

(C) The surety device shall be conditioned upon the faithful performance by the subdivider of all work required to complete all improvements and installations for the subdivision or phases thereof, in compliance with these LDRs, and the approved ~~infrastructure plan,~~ preliminary plat, construction plans, and final plat, as applicable. For subdivisions, all improvements shall be completed within a specified time as provided in the subdivider's agreement.

(D) The surety device shall be payable to, and for the indemnification of, the City Commission.

Section 7.8.1 (A) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 7.8.1 (A) remains in full force and effect:

Sec. 7.8. Maintenance.

7.8.1 *Subdivider responsible for maintenance.*

(A) *Generally.* The subdivider shall maintain and repair all improvements which this article and these LDRs require the subdivider to construct in the subdivision for a period of one year after the completion and issuance by the City of a Certification of Completion of the improvements, in accordance with the provisions of Section 2.4.10(G)(7), Inspection of public improvements, and Section 2.4.10(G)(8), Warranty period following passing inspection. Prior to the initiation of the warranty period, the subdivider shall posts a maintenance bond to cover at least ten percent of the estimated costs of all required improvements for a period of one year. All defects which occur within one year after completion and ~~acceptance~~ issuance by the City of a Certification of Completion of all required improvements shall be remedied and corrected at the subdivider's expense.

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: November 14 ,2023
Legislative Hearing

SUBJECT:	A request to amend the City of Alachua Land Development Regulations by amending Article 2, Sections 2.4.9(E) and Section 2.4.10 (G); Article 3, Section 3.4.2; Article 4, Section 4.3.1 (A); Article 5, Section 5.1; Article 6, Section 6.2.1 (D), Section 6.5.4 (A); and Article 7, Section 7.4, and 7.8
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP eda consultants, inc.
PROJECT PLANNERS:	Kathy Winburn, Planning and Community Development Director Justin Tabor, AICP, Principal Planner Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request submitted by Clay Sweger, AICP, LEED AP of eda consutlants, inc., to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would make numerous amendments to the City's LDRs, revising the following sections:

- Article 2, Sections 2.4.9(E)
- Article 2, Section 2.4.10 (G)
- Article 3, Section 3.4.2
- Article 4, Section 4.3.1 (A)
- Article 5, Section 5.1
- Article 6, Section 6.2.1 (D)
- Article 6, Section 6.5.4 (A)
- Article 7, Section 7.4
- Article 7, Section 7.8

The applicant contends that the proposed amendment will enable the City to foster continued quality urban development by providing additional flexibility for developers and property owners.

PROPOSED LDR TEXT AMENDMENTS

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

Sec. 2.4. Specific requirements for applications for development permits.

2.4.9 Minor site plans, site plans, and infrastructure plans

(E) *Minor site plan, site plan, and infrastructure plan standards.* Minor site plans, site plans, and infrastructure plans shall comply with the standards below.

(1) *Minor site plan and site plan standards.* A minor site plan or site plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(a) *Consistency with Comprehensive Plan.* The development and uses proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.

(b) *Use allowed in zone district.* The use is allowed in the zone district in accordance with Article 4, Use Regulations.

(c) *Zone district use specific standards.* The development and uses proposed by the minor site plan or site plan comply with Section 4.3, Use specific standards.

(d) *Development and design standards.* The development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.

(e) *Subdivision standards.* In cases where a subdivision has been approved or is pending, the development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 7, Subdivision Standards.

(f) *Complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations.* The proposed development and use complies with all other relevant City laws, ordinances, regulations, requirements, and with all State and Federal laws and regulations.

(2) *Infrastructure plan standards.* An infrastructure plan shall be approved only upon a finding the applicant demonstrates the standards set forth in Sections 2.4.9(E)(2)(a)–(e) are met:

(a) *Consistency with Comprehensive Plan.* The infrastructure plan complies with all applicable goals, objectives and policies of the Comprehensive Plan.

(b) *Development and design standards.* The infrastructure plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.

(c) *Subdivision standards.* The infrastructure plan complies with all applicable layout and design and standards in Article 7, Subdivision Standards, including but not limited to block layout, street arrangement and design, and utility improvements.

(d) *Complies with all other relevant laws, ordinances, regulations and local requirements.* The proposed infrastructure plan complies with all other relevant City laws, ordinances, regulations, and requirements, and with all State and Federal laws and regulations.

~~(e) *Improvement guarantee.* Prior to the review and action by the City Commission on an application for an infrastructure plan, the developer shall post a surety instrument in a form as set forth in Section 6.10, Improvement guarantees for private improvements, and Section 7.4, Improvement guarantees for public improvements to cover the estimated cost of all public and private infrastructure improvements, including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems. The estimated cost for the installation of all public and private infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation.~~

~~(f)~~(e) *Dedication of public right-of-way.* Public right-of-way shall be conveyed to the City by deed. The conveyance of public right-of-way shall be approved by the City Commission upon a finding that:

(i) All public and private infrastructure improvements have been completed in accordance with the approved infrastructure plan, all City laws, ordinances, and design standards, and are functional; and

~~(ii) A surety instrument for the warranty period has been provided to the City as set forth in Section 2.4.9(D)(2)(g), Warranty period following completion of infrastructure. The surety instrument shall be in a form as set forth in Section 6.10.2, Form of performance guarantees.~~

~~(g) *Warranty period following completion of infrastructure.* Following completion of all required improvements and concurrently with the approval by the City Commission of the conveyance of public right-of-way as set forth in Section 2.4.9(D)(2)(f), Dedication of public right-of-way, a one-year warranty period shall commence. During the warranty period, the developer shall be responsible for all improvements for a period of one year from the approval of the infrastructure plan, other than routine maintenance. Following the warranty period, the developer shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection, the Public Services Director shall provide the developer with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined that no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the developer shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the infrastructure plan and no further repairs are needed to the improvements, as built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.~~

~~(h) *Acceptance of public infrastructure improvements.* Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public improvements. Following the acceptance of public infrastructure, the City shall return to the developer the balance of the surety instrument provided for the warranty period. Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.~~

Staff Commentary: The proposed amendment would remove the surety requirements for improvements completed as part of the infrastructure plan review process.

2.4.10 ***Subdivision.***

(G) ***Major subdivision.***

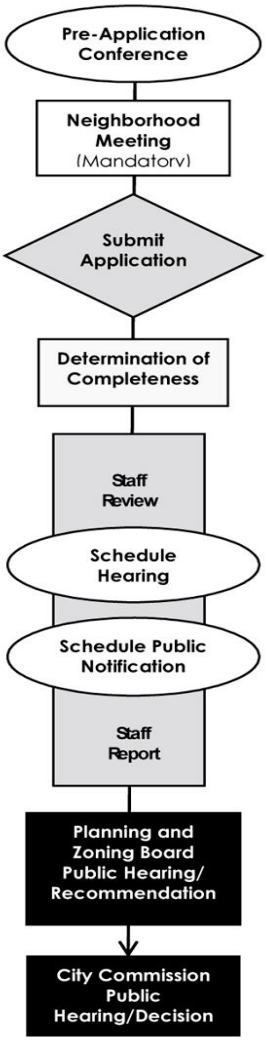
(1) *Applicability.* The standards and procedures of this subsection shall apply to all subdivision of land not exempted in accordance with Section 2.4.10(B)(3), Exemptions, or considered a minor subdivision in accordance with Section 2.4.10(F), Minor subdivision. It requires approval of a preliminary plat, construction plan and final plat.

(2) *Process.* A major subdivision shall be reviewed in three consecutive steps. The first step is review and approval of the preliminary plat (Section 2.4.10 (G)(2)). The second step is review and approval of the Construction Plans (Section 2.4.10(G)(4)). The third step is preparation of the subdivider's agreement and review and approval of the final plat (Sections 2.4.10(G)(4) and (5)). A final plat may be submitted and reviewed concurrently with the submittal and review of construction plans, but shall not be considered by the City Commission before the approval of construction plans.

(3) *Preliminary plat.*

(a) *Generally.* A preliminary plat establishes the general layout and design for the subdivision. Upon the approval of a preliminary plat, detailed plans for street construction, utility line installations, and similar approvals shall be prepared and approved for construction plans. Building permits may not be issued before approval of a final plat.

(b) *Preapplication conference, application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.



Major Subdivision Preliminary Plat

(c) *Review and recommendation by PZB.* After preparation of a staff report, public notification, and the scheduling of the public hearing, the application shall be referred to the PZB by the LDR Administrator. The PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, the testimony given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Section 2.4.10(G)(3)(e), Preliminary plat standards. The PZB shall then forward the report to City Commission.

(d) *Review and action by City Commission.* After receipt of the report from the PZB, public notification, and the scheduling of the public hearing, the City Commission shall consider the application during a public hearing conducted in accordance with Section 2.3.1, Quasi-judicial public hearings. At the hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve the application for a preliminary plat, modify or

approve the application with conditions, or deny the application, based on the standards of Section 2.4.10(G)(3)(e), Preliminary plat standards.

(e) *Preliminary plat standards.* A preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

(f) *Conditions.* In approving a preliminary plat, the City Commission may impose appropriate conditions on the permit approval in accordance with Section 2.2.14, Conditions of approval.

(g) *Effect of approval.* Approval of a preliminary plat shall constitute approval of the development with the general lot shapes and alignments of streets identified on the preliminary plat. Approval of a preliminary plat allows the subdivider to submit construction plans for review (Section 2.4.10(G)(4)). Approval of a preliminary plat does not constitute approval of a final plat. The preliminary plat shall run with the land.

(h) *Expiration.*

(i) For subdivisions that are being developed in a single phase, ~~T~~the approval of a preliminary plat shall be valid until the latter of:

~~(a)~~ a. Thirty-six months following original approval of the preliminary plat by the City Commission; or,

~~(b)~~ b.~~Six~~ Twelve months following the approval of construction plans for all or a portion of the preliminary plat.~~; or,~~

~~(c) Twelve months following approval of a final plat that includes at least 20 percent of the number of lots approved by the preliminary plat.~~

(ii) For subdivisions that are being developed in more than one phase, the approval of a preliminary plat shall be valid until the latter of:

a. Thirty-six months following original approval of the preliminary plat by the City Commission;

b. Twelve months following the approval of construction plans for all or a portion of the preliminary plat; or,

c. Twenty-four months following approval of a final plat that includes at least 20 percent of the number of lots approved by the preliminary plat.

~~(ii)~~(iii) Notwithstanding the provisions of Section 2.4.10(G)(2)(i), a preliminary plat for a subdivision being developed in a single phase shall in no case be valid for a period of more than ~~six~~ five years from the original date of approval by the City Commission and a preliminary plat for a subdivisions being developed in more than one phase shall in no case be valid for a period of more than eight years from the original date of approval by the City Commission.

(i) *Extension.* Upon written application submitted at least 30 days prior to the expiration of the permit period by the applicant and upon a showing of good cause, the City Commission may grant ~~one~~ up to two extensions not to exceed 12 months each. The approval shall be deemed extended until the City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the preliminary plat void.

(j) *Amendment.* A preliminary plat may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval

other than those minor amendments listed below, which may be approved by the Land Development Regulations Administrator. Such amendments must meet all other requirements of the City's Land Development Regulations and Comprehensive Plan. Minor amendments to the preliminary plat include:

(i) Reduction or increase of total number of lots by not more than ~~three~~ five percent of original approved amount;

~~(ii) Increase in total number of lots by not more than two five percent of the original approved amount;~~

(ii)~~(iii)~~Modification to lot dimensions and sizes for no more than ~~ten~~ fifteen percent of the total number of approved lots; and

(iii)~~(iv)~~Shifts of right-of-way, streets, stormwater basins or other infrastructure not more than ~~25~~ 40 feet from original approved locations.

(4) *Construction plans.*

(a) *Generally.* Construction plans shall be submitted in accordance with this section. Construction plans are engineered drawings depicting the precise design, location, and profile of all public facilities proposed for development of the subdivision, including, but not limited to, streets, street markings, street signs, sidewalks, public pedestrian pathways or trails, potable water lines, sanitary sewer lines, public utility meter locations, storm drains, fire suppression systems, and locations of conduit crossings for private utilities. Construction plans shall be submitted 60 days prior to expiration of the preliminary plat.

(b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for construction plans are established in Section 2.2, Common development review procedures.

(c) *Review and action by LDR Administrator.* The LDR Administrator shall review and take action on the construction plans in accordance with Section 2.2.13, Review by LDR Administrator.

(d) *Construction plan standards.* Construction plans shall be in substantial conformance with the approved valid preliminary plat (Section 2.4.10(G)(3)), the standards in Article 7, Subdivision Standards, and City construction standards.

(e) *Effect of approval.* Approval of construction plans allows a subdivider to proceed with submittal of the final plat. If a final plat has been submitted and reviewed concurrently with the construction plans as provided for in Section 2.4.10(G)(2), Process, approval of the construction plans allows the final plat to proceed to consideration by the City Commission.

(f) *Amendment.* Construction plans may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.

(g) *Appeal to Board of Adjustment.* A decision on construction plans may be appealed to the Board of Adjustment in accordance with the procedures of Section 2.4.20, Appeal of interpretation or decision by LDR Administrator.

(5) *Subdivider's agreement.*

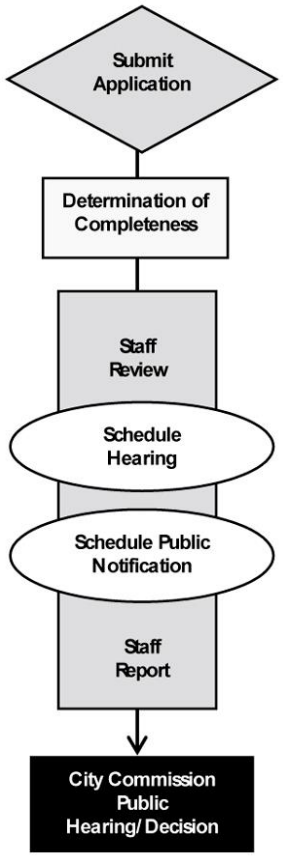
(a) Concurrent with the approval of a final plat, the City shall enter into an agreement with the subdivider. This subdivider agreement shall include, but not be limited to, provisions for installing the required construction and public and private infrastructure improvements to completion; the developing of the subdivision in phases, if applicable; and proportionate share costs of potable water facilities, wastewater facilities, transportation facilities, and stormwater management facilities which may be required to be installed at a larger size or capacity to serve the subdivision as well as a larger geographic area or population.

(b) The subdivider agreement shall include, but is not limited to, the following:

(i) The public and private infrastructure improvements to be done and the time specified for the installation of public and private infrastructure improvements, by the subdivider.
(ii) The variances, if any, approved by the City Commission to the subdivision regulations contained in Article 7.
(iii) The participation in the installation of infrastructure beyond the capacities needed by the subdivision, if any, by the City Commission and the time for completion of such work.
(iv) The agreement of the subdivider to post a surety device in accordance with Section 7.4, Improvement guarantees for public improvements~~:~~, if improvements are proposed to be completed after final plat recordation.
(v) The agreement of the subdivider to post a surety device in accordance with Section 6.10, Improvement guarantees for private improvements~~:~~, if improvements are proposed to be completed after final plat recordation.
(vi) The agreement of the subdivider to maintain and repair all improvements which these LDRs require the subdivider to install in the subdivision for a period of one year after the completion of the same, in accordance with Section 6.10.4, Maintenance guarantees, and Section 7.8, Maintenance.
(vii) Anything else the City deems necessary to ensure compliance with the Comprehensive Plan, LDRs and other applicable rules and regulations.

(6) *Final plat.*

(a) *Generally.* Concurrent with the preparation of a subdivider agreement and the posting of a surety device for the private improvements in accordance with Section 6.10, Improvement guarantees for private improvements if improvements are proposed to be completed after final plat recordation and the posting of a surety device for the public improvements in accordance with Section 7.4, Improvement guarantees for public improvements, if improvements are proposed to be completed after final plat recordation, the subdivider shall submit a final plat for review in accordance with this section.



Major Subdivision Final Plat

(b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for final plat for subdivision are established in Sections 2.2, Common development review procedures.

(c) *Action by City Commission.* After public notification and the scheduling of the public hearing, the City Commission shall consider the application and approve or disapprove the application based on the standards of Section 2.4.10(G)(6)(d), Final plat standards.

(d) *Final plat standards.* The final plat for subdivision shall:

(i) Comply with the standards contained in Article 7, Subdivision Standards;

(ii) Be in substantial conformance with the valid preliminary plat, and the construction plans;

(iii) Be consistent with all other relevant provisions of these LDRs;

(iv) Be consistent with all other relevant City ordinances, regulations, and requirements;

(v) Address the provision of required public and private improvements in the following ways:

a. Preparation of a subdivider agreement in accordance with Section 2.4.10(G)(5), Subdivider agreement;

b. Provided to the City a surety device in accordance with Section 6.10, Improvement guarantees for private improvements, <u>if improvements are proposed to be completed after final plat recordation,</u> and provided to the City a surety device in

accordance with Section 7.4, Improvement guarantees for public improvements~~;~~, if improvements are proposed to be completed after final plat recordation.

(vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:

a. Certificate of subdivider's surveyor;

b. Certificate of City's review surveyor;

c. Certificate of approval by County Health Department, if applicable;

d. Certificate of approval by the Attorney for the City;

e. Certificate of approval by the City Commission; and

f. Certificate of filing with the Alachua County Clerk of Court.

(e) *Recordation.* The subdivider shall file the approved final plat for subdivision with the Alachua County Clerk of Courts ~~for recording within 180 days after the date of approval of the final plat or the final plat shall be null and void.~~ in accordance with the following requirements:

(i) If the subdivider proposes to complete the improvements after final plat recordation, the subdivider shall file within five days of approval of the final plat or the final plat shall be null and void;

(ii) If the subdivider proposes to complete the improvements prior to final plat recordation, the subdivider shall file within 545 days after the date of approval of the final plat or the final plat shall be null and void. Upon showing of good cause by the subdivider, the City Commission may provide extensions. In no cases shall the extensions total more than 365 days.

(iii) No transfer of title or sale of any lots for the land subject to the subdivision shall occur until the final plat has been filed.

(f) *Completion of required public and private improvements prior to issuance of certificate of occupancy.* Public and private improvements shall be completed in accordance with the terms and conditions of the subdivider agreement, inspected, and approved in accordance with Section 2.4.10(G)(7), Inspection of public and private improvements, prior to the issuance of the first certificate of occupancy for development within the subdivision.

(g) *Effect of final plat.* The approval of a final plat shall not be deemed to constitute or affect the acceptance by the City of the dedication of any street, public utility line, or other public facility within or serving the subdivision. Upon satisfactory completion of the one-year warranty period (Section 2.4.10(G)(8)), streets, utility lines, and other public improvements shall be accepted by the City. However, the City may by resolution accept any dedication of lands or facilities for streets, parks, or public utility lines. The City has no obligation to improve any street even after acceptance of dedication.

(7) *Inspection of public and private improvements.*

(a) Following the execution of a subdivider agreement (Section 2.4.10(G)(5)), the subdivider may construct and install all required public and private improvements in accordance with the construction plans and the terms and conditions of the subdivider agreement. Following construction, the subdivider shall submit a request for inspection of public and private improvements to the Public Services Director.

(b) The Public Services Director shall have 60 days after the request for inspection to cause the inspections to be performed and receive certification that the public and private improvements are constructed in accordance with the requirements of these LDRs or to provide the subdivider with a list specifying all defects, deficiencies, and required repairs.

(c) The subdivision's engineer of record shall submit a certified cost of construction for public and private improvements subject to inspection. This certified cost of construction shall be the basis for the amount of the surety device for the warranty period.

(8) *Warranty period following passing inspection.*

(a) Following approval of required public and private improvements in accordance with this section, a one-year warranty period begins. The subdivider shall be responsible for making all repairs so long as notice is sent or delivered to the subdivider within the one year warranty period. Following the warranty period, the subdivider shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection. The Public Services Director shall provide the subdivider with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the subdivider shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the construction plans and no further repairs are needed to the improvements, as-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.

(b) Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public infrastructure. Following the acceptance of the public infrastructure, the City shall return any the balance of the surety instrument provided for the warranty period.

(c) Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.

Staff Commentary: The proposed amendments would provide flexibility and clarity in allowing minor modifications to approved preliminary plats. The amendment would also allow for longer validity periods for multiphase subdivisions.

This amendment would also provide for an alternative process for recording plats and posting of surety devices.

Sec. 3.4. Residential districts.

3.4.2 *List of residential districts and specific purposes.*

(A) *RSF-1, Residential Single-Family-1.* The RSF-1 district is established as a district in which the principal use of land is single-family residential development at a moderate density. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds are also allowed. The minimum lot area is 40,000 square feet and the maximum density allowed is one dwelling unit an acre.

(B) *RSF-3, Residential Single-Family-3.* The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The ~~minimum lot area is 10,000 square feet and the~~ maximum density allowed is three dwelling units an acre.

(C) *RSF-4, Residential Single-Family-4.* The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The ~~minimum lot area for single-family detached is 7,500 square feet and the~~ maximum density allowed is four dwelling units an acre.

(D) *RSF-6, Residential Single-Family-6.* The RSF-6 district is established as a district in which the principal use of land is single-family residential development at a medium density in areas served by water and sewer systems. The district also allows single-family attached and two- to four-family dwellings as permitted uses. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The ~~minimum lot area is 6,000 square feet and the~~ maximum residential density allowed is six dwelling units an acre.

(E) *RMH-5, Residential Mobile Home-5.* The RMH-5 district is established and intended to allow mobile homes and group living. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum residential density allowed is five units an acre with public utilities, and two units an acre without public utilities.

(F) *RMH-P, Residential Mobile Home Park.* The RMH-P district is established and intended to provide for mobile homes in a mobile home park setting designed to create an environment of residential character. The minimum size for a mobile home park development in the RMH-P district is ten acres. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and

playgrounds, and schools, are also allowed. The maximum residential density allowed is eight dwelling units an acre with public utilities, and two units an acre without public utilities.

(G) *RMF-8, Residential Multiple Family District-8.* The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.

(H) *RMF-15, Residential Multiple Family District-15.* The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.

Staff Commentary: The proposed change to this section is related to modifications proposed under Article 5, Section 5.1.

Sec. 4.3. Use specific standards.

4.3.1 ***Residential uses.***

(A) *Household living.*

(3) *Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings.* Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings shall comply with the following standards:

(a) *Permitted in the CI district as affordable housing.* Single-family attached, townhouse, two- to four-family, or multiple-family dwelling units may be permitted within the CI zone district provided that 50 percent or more of the dwelling units are deed-restricted affordable housing for low-income residents.

(b) *Orientation of buildings to street and open space.* To the maximum extent practicable, be oriented to the street or frame open space.

(c) *Building adjacent to single-family detached development.*

(i) Not allow the height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) exceed two stories.

(ii) Not allow the height of buildings located within 100 feet of an existing single-family attached development to exceed two stories.

(d) *Design features on side facades adjacent to single-family districts or single-family detached development.* When located adjacent to single-family detached development or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), incorporate a minimum of two design features (e.g., bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent side facades.

(e) *Off-street parking for multifamily uses, including townhouses.*

(i) Provide a minimum of 50 percent of off-street <u>surface</u> parking on the side <u>of the building,</u> ~~or~~ rear of the building.~~–~~<u>or enclosed individual garage units that are integrated into individual residential units.</u>

(ii) Where off-street surface parking ~~areas~~ lots are located adjacent to a public right-of-way, screen them with a completely opaque vegetative screen, fence or wall, a minimum of three feet in height.

(f) *Garages with multifamily buildings.* Design garages with multifamily development~~,~~ ~~including townhouses,~~ as side or rear entry, located on the side or rear of the building, except no side entry garage door shall face an adjacent single-family detached development, or vacant land in a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6).

(g) *Garages with single-family attached, and two- to four-family dwellings.* In single-family attached, townhouses and two- to four-family development:

(i) Limit individual garage doors facing a street to no more than ten feet in width per door, with a maximum of two doors facing the street per dwelling, with a minimum separation of two feet between the doors~~.~~; or limit individual garage doors facing a street to no more than eighteen feet in width per door, with a maximum of one door facing the street per dwelling.

(ii) Design detached garages so as to be located at least four feet behind the front facade of the principal structure. (For the purposes of measurement, the front facade will be the front facade plane that is furthest from the front lot line.)

(iii) Design attached garages to not extend beyond the front façade line of any living area~~.~~ or covered porch. The roof over the living area or covered porch shall extend to be equidistant to or project beyond the roofline of the garage. For purposes of this section, the front façade line of any living area means the closest façade located between the front property line and air conditioned space intended for non-automotive uses.

(h) *Landscaped buffer adjacent to single-family detached development.* Provide a landscaped buffer adjacent to existing single-family detached development a minimum of 15 feet in width along the yard which the single-family detached development abuts.

(4) *Single-family detached dwellings.* Single-family detached dwellings shall comply with the following standards:

(a) *Orientation.* Be oriented so the primary entrances face the street.

(b) *Building massing.* If 30 feet or more in width, incorporate wall off-sets, or articulations, with a minimum depth of two feet, so no single wall expanse exceeds 25 feet in length.

(c) *Building materials.* Not use metal siding and exposed smooth-finished concrete block for any building elevations.

(d) *Architectural variability in developments with eight or more units.* If part of a subdivision built after February 27, 2006, includes a minimum of four distinctly different house designs within any one phase and not develop the same house design more than once every four building lots on the same side of the street. For the purposes of this section, the term "distinctly different" means a home's elevation must differ in other ~~homes elevations~~ exterior design features and components in at least ~~four~~ five of the following ~~seven~~ twelve ways: at least a two-foot horizontal and/or vertical variation of the placement and/or size of all windows and doors on the front facade; the use of bay or box windows; the use of shutters or awnings; the use of balconies, verandas, or railings; the use of different styles of porch entryway pillars, posts, or columns; the use of different surface materials; substantial variation in the location~~, and/or~~ proportion~~, and/or design~~ of garages and garage doors (which may include variations in paneling, molding, glazing and trim); variation in the width of the front facade by two feet or more; the location~~, and~~ proportion, and articulation of front porches; substantial variations in rooflines, pitches, and/or the angle of roof runs; ~~or~~ the use of roof dormers~~.~~; or functional visible chimneys. Mirror images of the same configuration do not meet the definition of distinctly different.

Staff Commentary: The proposed amendment would provide greater flexibility for architectural designs of single family attached and detached houses. This amendment would also provide for greater flexibility in provision of off-street parking for multi-family and townhouse uses.

Sec. 5.1. Dimensional standards tables.

5.1.2 *Dimensional standards in Residential Districts.* All primary and accessory structures in the residential zoning districts are subject to the dimensional standards set forth in Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-2. Table of Dimensional Standards in the Residential Zoning Districts

District and Use	Lots		Minimum Yards and Setbacks				Max. Height (ft.)	Max. Lot Cover (including accessory structures)	Max. Gross Density (DU/acre) [3]
	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [4]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)			
RSF-1									
Dwelling, single-family, detached	40,000	100	30	15 for each	15	Sec. 5.2.2(B)	65	40%	1
All other uses	None	None	35	25 for each	35			35%	N/A
RSF-3 (District permitted only in areas with community water and sewer systems)									
Dwelling, single-family detached	10,000	50/75	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	3
All other uses	None	None	35	25 for existing; 30 for new	35			50%	
RSF-4 (District permitted only in areas with community water and sewer systems) [5]									
Dwelling, single-family, detached	~~7,500~~ 6,000	50	20	~~7.5~~ 5 for each	15	Sec. 5.2.2(B)	65	~~45%~~ 65%	4
Dwelling, single-family attached	2,000	20	20	5 for each building side	15			75%	4
Dwelling townhouse, and two- to four-family	~~7,500~~ 4,000 per unit for the first 2 units; 2,000	~~50~~ 40 per unit for the first 2 units; 20 per unit	15	5 for each building side	10			~~60%~~ 75%	4

	per unit for each additional	for each additional							
All other uses	None	None	35	25 for existing; 30 for new	35			60%	
RSF-6 (District permitted only in areas with community water and sewer systems) [5]									
Dwelling, single-family detached	~~6,000~~ 5,000	50	20	~~7.5~~ 5 for each	15	Sec. 5.2.2(B)	65	~~50%~~ 65%	6
Dwelling, single-family attached	2,000	20	20	5 for each building side	15			75%	6
Dwelling, ~~single-family attached,~~ townhouse, and two- to four-family	~~6,000~~ 2,500 per unit for first 2 units; 2,000 per unit for each additional	~~40~~ 25 per unit for the first 2 units; 20 per unit for each additional	15	5 for each building side	10			~~60%~~ 75%	6
All other uses	None	None	35	25 for existing; 30 for new	35			60%	
RMH-5									
Dwelling, mobile home	7,500 with public utilities; 20,000 without public utilities	50 with public utilities; 100 without public utilities	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	5 with public utilities; 2 without public utilities
All other uses	None	None	35	25 for each	35			35%; 40% for manufactured homes	
RMH-P									
Mobile home park, dwelling, mobile home	10 acres for park site; 5,445 per DU; 3,500 per park stand	400 for site; 40 average for park stand	35 at site perim.; 20 between homes and from access drives	25 at site perim.; 20 between homes and from access drives	15	Sec. 5.2.2(B)	65	30%	8
All other uses	None	None	35	25 for each	35			35%	N/A
RMF-8 [5]									
Dwelling, single-	~~6,000~~ 5,000	50	20	~~7.5~~ 5 for each	15		65	~~40%~~ 65%	8

family detached						Sec. 5.2.2(B)		75%	
Dwelling, single-family attached	2,000	20	20	5 for each building side	15			75%	8
Dwelling, ~~single-family attached,~~ townhouse, and two- to four- family	~~10,000~~ 2,500 per unit for first 2 units; 2,000 per unit for each additional	~~40~~ 25 per unit for the first 2 units; 20 per unit for each additional	15	5 for each building side	10			75%	8
Dwelling, multiple-family, group living	16,335 for site	80	30 at site perim.	15 at site perim.; 20 between build-ings	20 at site perim.				
All other uses	None	None	35	25 for each	35			35%	
RMF-15 [5]									
Dwelling, single-family detached	5,000	50	20	~~7.5~~ 5 for each	15	Sec. 5.2.2(B)	65	~~40%~~ 65% 75%	15
Dwelling, single-family attached	2,000	20	20	5 for each building side	15				15
Dwelling, single-family attached, townhouse, and two- to four- family	~~5,000~~ 2,500 per unit for first 2 units; 2,000 per unit for each additional	~~40~~ 25 per unit for the first 2 units; 20 per unit for each additional	15	5 for each building side	10			75% 75%	15
Dwelling, multiple-family, group living	16,335 for site	80	30 at site perim.	15 between building and lot line; 20 between build-ings	20 at site perim.				
All other uses	None	None	35	25 for each	35			35%	
PD-R									
See Section 3.6.3(A)									
[1] Minimum lot area and width standards may be reduced to the minimum extent necessary in the RSF-4, RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted affordable housing units.									
[2] Minimum yards and setbacks may be reduced to the minimum extent necessary in the RSF-4, RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted affordable housing units.									

[3] Maximum gross residential density may be increased by up to 20 percent in the RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted housing units designated as affordable for low income residents.
[4] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).
[5] Proposed platted lots within 100 feet of an existing residential platted subdivision in the Agriculture & RSF-1 zoning districts are limited to the 'Dwelling, single-family detached' unit type and shall have a minimum lot size of 10,000 square feet, minimum width of 100 feet, and a 10-foot wide Type D landscape buffer along the project perimeter. Proposed platted lots within 100 feet of an existing residential platted subdivision in the RSF-3 zoning district are limited to the 'Dwelling, single-family detached' unit type and shall have a minimum lot size of 7,500 square feet and a minimum width of 75 feet.

Note. Where the use of transitional swales is proposed for subdivisions with lots between 10,000 square feet and 20,000 square feet the minimum lot width shall be 75 feet.

Note. There are also use-specific regulations for such parks found in Article 4.

Staff Commentary: The proposed amendments would reduce minimum lot sizes within the RSF-4 and RSF-6 zone districts as well as provide for smaller setbacks. These setbacks are in line with those that are commonly approved through PD zoning ordinances. Note [5] of this table provides for a minimum lot size, lot width, and landscape buffer for proposed lots that are adjacent to existing platted subdivisions within the A and RSF-1 zone districts.

Sec. 6.2. Tree protection and landscaping standards.

6.2.1 *Tree protection standards.*

(D) *Tree planting, relocation, replacement, credit, banking.*

(1) *New trees.* New trees shall be installed to replace healthy regulated trees removed pursuant to this section. Regulated trees shall be replaced on a one-for-one basis. Healthy heritage and champion trees removed as provided herein shall be replaced on an inch-for-inch basis. Replacement trees shall be graded Florida No. 1 or better, as outlined in the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Grades and Standards for Nursery Plants, Part II, Palms and Trees. The term "healthy," as stated herein, means "good" or better per the standard definition from the International Society of Arboriculture (ISA) stating the tree has no major structural problems, no significant damage due to disease or pests, no significant mechanical damage, a full balance crown, and normal twig condition and vigor for its species. Palm trees may be utilized as replacement trees but at an increased ratio of 3:1 replacement and shall be a minimum of eight feet tall at the time of planting.

(2) *During development.* During development or site alteration activities, the following standards shall be met:

(a) Protective barricades shall be placed to define a protective area around existing trees to remain. Barriers shall be placed around all regulated trees at a minimum of two-thirds of the area of the dripline of the tree or stand of trees or at six feet from the trunk of the tree, whichever is greater. Protective barricades shall be placed at the dripline of all heritage trees, champion trees, and regulated palm trees. Protective barricades shall be placed around all trees to be retained on the site and shall remain in place until site clearing and construction activities are complete, except where land alteration and construction activities are approved within the protected area. If land alteration and construction activities are approved within the protected area, then the protective barricades shall only be removed when activities are occurring. Protective barricades shall be replaced upon completion of the activities within the protected area. Protective barricades shall be at least four feet high and constructed of either wooden corner posts at least four inches in width by four inches in depth by four feet

in height buried one foot deep with at least two courses of wooden side slats at least two inches in width by four feet with colored flagging or colored mesh construction fencing attached or constructed of one inch angle iron corner posts with brightly colored mesh construction fencing attached.

(b) A minimum distance of ten feet shall be maintained from all retained regulated, heritage, and champion trees when installing underground utilities. If this results in unreasonable hardship, a soil auger shall be used to tunnel under the root systems.

(c) No attachments shall be secured to trees designated to remain on site.

(d) A three-inch layer of mulch shall be applied over the surface of any exposed roots of retained regulated, heritage, and champion trees and kept wet during the site clearing and construction phases.

(e) Raising or lowering of grade within the dripline of existing trees to remain shall not be permitted unless otherwise approved by the Land Development Regulations Administrator or appointee.

(f) During the site clearing or construction phases, the following activities shall be prohibited within the protective area unless approved with the appropriate protective strategies by the City during site plan or construction plan approval:

(1) The clearing of vegetation except by hand;
(2) The compaction, filling, or removal of soil deposits;
(3) The placement of debris;
(4) The placement or dumping of solvents or other chemicals;
(5) The placement or storage of construction materials, machinery or other equipment of any kind; and
(6) The use of concrete, asphalt, or other paving materials.

(g) Any retained or relocated tree shall be replaced in accordance with the requirements of Subsection 6.2.1 (D) (1), if the tree dies within one year after site clearing and construction.

(h) Any root pruning and/or pruning of retained regulated, heritage, and champion trees during the site clearing or construction phases shall be done in accordance with arboricultural standards and directly overseen by an ISA-certified Arborist.

(3) *Incentives for preservation.* The City may approve a transfer of development rights on lands preserved for tree preservation beyond the requirements in this section during the site plan or preliminary plat process.

(a) Developers preserving portions of tree protection areas within a development site will be authorized during the site plan or subdivision plat process for an on-site transfer of development rights at a density or intensity bonus rate of 3:1. For example, if a developer retains a contiguous five acre tract of quality tree protection area within their development site, and that property has a zoning density of three units per acre, then the developer would be authorized to transfer 45 dwelling units to the developable portion of their site. (Five acres times three dwelling units per acre times three equals 45 dwelling units.)

(b) Any acreage used to calculate a credit for preservation shall be recorded as a permanent preservation area on the subdivision plat and in any covenants and deed restrictions and shall not be eligible for any future development rights.

(4) *Tree replacement.*

(a) When the applicant is required to replace a regulated or heritage, tree as a condition of approval for a tree removal, site plan or subdivision plat, the applicant shall select site appropriate trees. ~~i~~If it is feasible, the regulated, heritage, or champion tree may be relocated ~~related~~ on the same parcel of land. When selecting replacement trees from the recommended tree list, the applicant shall choose from a similar species or category as the tree that is being removed. For example, a canopy tree should be

replaced with a tree from the canopy or large tree list. Trees proposed to be planted as replacement trees may be installed within the proposed development area, including proposed right-of-way areas within the development or existing right-of-way adjacent to the development consistent with Subsection 6.2.1(D)(4)(h) and Subsection 6.2.1(D)(4)(i). When trees are to be installed in the proposed right-of-way areas, the developer and successor homeowners' association shall be responsible for maintenance of the trees.

(b) If the applicant is required to replace a regulated or heritage tree as a condition of approval for a tree removal, site plan or subdivision plat, up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of Subsection 6.2.1(D)(1).

(c) At least 50 percent of the total required replacement trees shall be shade trees and at least 75 percent of the total required trees shall be site-specific trees appropriate for the site.

(d) Trees must meet the minimum requirements found in Subsection 6.2.2(D)(9)(b)(ii).

(e) Trees from the recommended tree list used to meet the requirements of this section shall be graded Florida No. 1 or better, as outlined by the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Florida Grades and Standards for Nursery Plants.

(f) Trees shall be planted in accordance with xeriscaping principles and accepted arboricultural standards and practices.

(g) The pervious area or tree lawn provided around trees shall be sufficient to permit root growth and provide for longevity of the tree species planted. The height of the tree at maturity and root size shall be considered in the selection of the trees.

(h) Trees shall be planted in accordance with the City of Alachua Department of Public Services Requirements for Design and Construction, as amended.

(i) No tree shall be planted within ten feet of a fire hydrant or utility pole, within 15 feet of a driveway apron, within 20 feet of a traffic sign, or within 25 feet of an intersection in order to ensure adequate visibility.

(j) The owner of the parcel (or if plantings are installed in the right-of-way or city property, the developer who installed the plantings and successor homeowners' association) shall be responsible for the maintenance of all preserved, relocated, or replacement trees. All trees will be inspected by an arborist, forester, or registered landscape architect, hired by the owner, within six months after planting to ensure the trees are surviving in a healthy condition. A certified report shall be provided to the land development regulations administrator describing the condition of trees. Trees found to be in declining condition shall be replaced by the owner of the parcel within 30 days of submittal of the report. If replacement is necessary, there shall be a reinspection report submitted within six months after the replacement replanting.

(k) Champion trees may not be removed except by resolution of the City Commission finding that the following conditions have been met:

(i) A report from a certified arborist documenting that:

a. The tree is dead; or

b. The tree is seriously diseased and treatment is not practical; or

c. The tree is significantly damaged and remedial pruning would not be effective in rehabilitating the tree.

(5) *Tree removal.*

(a) When protected trees are allowed to be removed during land alteration/site clearing, the trees shall be identified by red flagging.

(b) The rights-of-way of proposed roads, the corners of proposed buildings, the location of proposed drainage basins, manmade lakes, areas that require fill and other improvements shall be rough staked and protective barricades shall be installed around trees designated for protection prior to on-site inspection. If, on inspection, these areas have not been identified, a re-inspection will not be done until violations have been corrected.

(c) A copy of the tree removal permit shall be posted on the site during these activities.

(6) *Tree credits.*

(a) Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of "good" or better existing native trees, as defined in Subsection 6.2.2(D)(4). No credit will be given for the preservation of trees on the nuisance tree list. A table displaying a list of all trees claimed for credits under this subsection shall be included in the landscape plan; this table shall include common name, botanical name, caliper at DBH, health, number of tree credits being used, and reference number to location on tree survey provided as a part of the landscape plan.

(b) In addition to the tree credit in Subsection 6.2.1(D)6(a) of this section, a double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development (i.e., areas designated for off-street parking and loading, landscaping, building area, or stormwater management). Applicants requesting this tree credit shall demonstrate through the proposed site plan and application that special consideration in site design was utilized to preserve the healthy heritage tree. Should the preserved heritage tree die within the one year maintenance period, the tree will be mitigated in adherence with the requirements for healthy heritage tree replacement in this section.

(c) When trees are removed with an approved tree removal permit for the construction of new residential dwellings or a substantially remodeled residential dwellings qualifying as housing sold to low- and moderate-income families, such trees will be replaced at a rate of 50 percent (one-half tree per tree removed). Projects certifying that 50 percent or more of the residential dwelling units qualify as housing sold to low- and moderate-income families will receive a tree credit for replacement of removed regulated trees at a replacement rate of 25 percent (one-quarter tree per tree removed). For the purposes of this subsection, the term "housing sold to low- and moderate-income families" means families earning less than 80 percent of the Alachua County median income.

(7) *Tree banking.*

(a) The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. <u>This may come in the form of a payment made to the City by a developer as a fee in lieu of installation or the developer installing trees off-site within adjacent residential developments under common control at the time of construction, where included in a Subdivider's Agreement and deemed acceptable by the City and consistent with Subsection 6.2.1(D)(4)(H) and Subsection 6.2.1(D)(4)(i).</u> Trees authorized for off-site mitigation shall be planted <u>in private developments as referred to above or</u> in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of state and county roads where an interlocal agreement authorizes such plantings.

(b) The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.

(c) The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of replacement trees required to fulfill mitigation requirements. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.
(d) Fees for off-site mitigation shall be determined and approved in accordance with the above Subsection (7)(c) by the City prior to any public hearing related to the proposed site plan or plat. Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit. Receipts for payment will be specifically marked for the off-site mitigation account.

Staff Commentary: The proposed amendments would provide flexibility in providing additional locations for trees required for tree mitigation. The language also clarifies that any trees provided for mitigation within proposed City right-of-ways will be maintained by the developer or successor home owner's association.

Sec. 6.5. Signage.

6.5.4 *Permanent signs allowed.* The following permanent signs are allowed:

(A) *In residential and agricultural districts*.

(1) For a residential use, not more than two freestanding permanent signs per lot, each of which shall be limited in size of no more than two square feet each and a height of no more than four feet. Messages, other than commercial messages, including but not limited to names of occupants, address, and expressions of opinions shall be allowed on such signs.
(2) *Residential neighborhood identification signs.* Residential neighborhood identification signs shall be permitted, subject to the following standards and conditions:
(a) Each neighborhood shall be allowed up to two signs, to be located within 200 feet of the primary entrance to such neighborhood from a collector or arterial street;
(b) Each such sign must identify a distinct subarea of the City and be located at the entrance to such neighborhood from a collector or arterial street;
(c) Each such sign must be located on private property in a common area of the neighborhood, controlled by the owner or manager of the area, where applicable, or by a property owners' association representing property owners within the neighborhood;
(d) Such sign may be located on a wall or other entrance feature or may be freestanding. If freestanding, such sign shall not exceed six feet in height and shall have continuous foundation or other support under it in the style of what is commonly called a monument sign;
(e) No such sign shall exceed 100 square feet in area;
(f) Lighting for such sign shall be limited to external, direct white light; indirect and internal lighting and changeable copy are expressly prohibited;
(g) The sign must bear no commercial message;
(h) Where the application for the sign relates to a neighborhood that has not been built, the approximate location and type of sign shall be shown on the preliminary plat for the neighborhood. Where the application for the sign relates to an existing neighborhood, the applicant shall submit an application for a sign permit. Said sign permit application will include information to demonstrate compliance with this section;
(i) The applicant for the sign must own or have the authority to represent the owners of at least 50 percent of the land area to be identified.

(j) *Timing.* The sign may be constructed at the entrance along public right-of-way that serves the residential development at the initiation of construction activity, provided that the phase connecting to an external road where the sign is to be located has received Final Plat approval, in order to allow for project visibility, provided that all applicable standards for location and size are met.

(3) *Institutional uses permitted in residential districts.* The following signs shall be allowed for an institutional use, such as a school or religious institution, lawfully located in a residential district:

(a) One freestanding sign, provided that such sign and its structure shall not exceed 50 square feet.

(b) One wall sign located on the front elevation of the building, provided that no such sign shall exceed 16 square feet.

(c) A changeable copy sign may occupy up to 25 square feet of the allowed freestanding sign.

Staff Commentary: The proposed amendments would provide clarity and flexibility in location and timing of neighborhood identification signs.

Sec. 7.4. Improvement guarantees for public improvements.

7.4.1 *Posting of surety device for public improvements.*

(A) ~~An infrastructure plan or a~~A final plat, if improvements are proposed to be proposed to be completed after final plat recordation, shall not be approved by the City Commission until a surety device in accordance with the forms as provided in in Section 6.10.2, Form of performance guarantees, has been posted.

(B) The surety device for public infrastructure improvements shall cover at least 120 percent of the estimated cost of all required improvements including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, stormwater management facilities, potable and reclaimed water facilities, wastewater facilities, electric facilities, natural gas lines, recreation, and other public improvements. The estimated cost for the installation of all public infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation, plus a minimum contingency of ten percent.

(C) The surety device shall be conditioned upon the faithful performance by the subdivider of all work required to complete all improvements and installations for the subdivision or phases thereof, in compliance with these LDRs, and the approved ~~infrastructure plan,~~ preliminary plat, construction plans, and final plat, as applicable. For subdivisions, all improvements shall be completed within a specified time as provided in the subdivider's agreement.

(D) The surety device shall be payable to, and for the indemnification of, the City Commission.

Sec. 7.8. Maintenance.

7.8.1 *Subdivider responsible for maintenance.*

(A) *Generally.* The subdivider shall maintain and repair all improvements which this article and these LDRs require the subdivider to construct in the subdivision for a period of one year after the completion and issuance by the City of a Certification of Completion of the

improvements, in accordance with the provisions of Section 2.4.10(G)(7), Inspection of public improvements, and Section 2.4.10(G)(8), Warranty period following passing inspection. Prior to the initiation of the warranty period, the subdivider shall posts a maintenance bond to cover at least ten percent of the estimated costs of all required improvements for a period of one year. All defects which occur within one year after completion and ~~acceptance~~ issuance by the City of a Certification of Completion of all required improvements shall be remedied and corrected at the subdivider's expense.

(B) *No City maintenance of improvements unless expressly accepted by City Commission.* Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utilities, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this article, these LDRs, and other City laws and ordinances, that are expressly accepted for maintenance by specific action of the City Commission.

(C) *Landscaping maintenance.* The homeowners' association or entity responsible for common areas shall be responsible for the maintenance of all landscape areas to present a healthy, neat and orderly appearance at all times and to replace dead plant materials according to the standards set forth in Section 6.2.2, Landscaping standards.

(D) *Signs.* The homeowners' association or entity responsible for nonpublic (i.e., subdivision) signs shall be responsible for the maintenance of all signs approved in accordance with these LDRs.

(E) *Fences.* The homeowners' association or entity responsible for fencing shall be responsible for the maintenance of all fencing in common areas approved in accordance with these LDRs.

Staff Commentary: This amendment is related to the proposed changes within Section 2.4.10 and would provide for an alternative process for recording plats and posting of surety devices.

This section clarifies that after issuance of Certificate of Completion by the City, the developer must post a surety device in the amount of 10% of the cost of improvements to cover any defects that occur with 1 year of the certificate of completion.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

VISION ELEMENT

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

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

development by reducing costs to developers and allowing greater flexibility in obtaining maximum density afford under a property's future land use designation.

- Vision Element, Goal 4: Economic Development states: "The City of Alachua recognizes that residential development is tied to growth and employment opportunities and supports a diversity of housing types in order to enhance the City's physical and social fabric. The City will encourage the provision of housing types to serve a wide range of people, from those moving to Alachua to work and/or to raise families to those seeking senior housing and assisted living options. The City supports the provision of safe, affordable housing for all income levels. The City will encourage the construction of housing types including single-family conventional dwelling units, duplexes and quadraplexes, apartments and town homes, traditional mixed use neighborhood planned development, live/work units, conservation subdivisions, and other innovative housing options that respond to societal changes and needs and are appropriate for the character of the City. The City supports enhancements that strengthen and upgrade improve existing neighborhoods, thereby maintaining a livable community for all demographics". The proposed amendment encourages the provision of additional housing and creates standards by which any negative impacts that arise from additional development will be mitigated.

Evaluation & Findings: The applicant contends that the proposed amendment will result in additional economic development opportunities and flexibility for residential development.

ECONOMIC ELEMENT

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

- Economic Element, Objective 1.6 states, "The City shall encourage the development of quality workforce housing, proximate to employment locations, at affordable prices to create opportunities for corporate investment in the City of Alachua."

Evaluation & Findings: The applicant contends that the proposed amendment promotes the provision of additional housing and reductions in regulatory costs through more efficient process alternatives.

FUTURE LAND USE ELEMENT

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

- Future Land Use Element, Objective 1.2: Residential states, "The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development". The proposed amendment encourages the development of a variety of housing options, while also creating standards that will ensure orderly growth.
- Future Land Use Element, Policy 2.4.e, Tree Protection: Residential states **"**Removal and Mitigation – Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through

the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate".

Evaluation & Findings: The applicant contends that the proposed amendment will provide greater flexibility to allow for additional tools and flexibility in the development process which will facilitate residential growth. The amendment will also not conflict with the Policy establishing tree banking and tree mitigation requirements.

HOUSING ELEMENT

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

- Housing Element, Objective 1.1 states, "Provision of Safe, Affordable, Quality Housing: The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods." The proposed amendment promotes the provision of affordable housing and mixed-income neighborhoods.
- Housing Element, Policy 1.1.a states, "The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes, and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type." The proposed amendment will allow for greater variety of housing types within the City of Alachua.

Evaluation & Findings: The applicant contends that by creating additional flexibility for residential development further residential growth will be facilitated and encouraged, which will meet the Goals, Objectives, and Policies of the Housing Element.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

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

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

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

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

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

Evaluation & Findings: The applicant contends that the housing stock shortage is a changed condition warranting an amendment to the City's Land Development Regulations.

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

Evaluation & Findings: The applicant contends many workers in the community are not able to find suitable housing opportunities within the City of Alachua and must travel from areas outside the City. At the state and national level, there is an existing shortage of housing being constructed. This amendment seeks to reduce regulatory barriers in providing the needed housing stock.

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

Evaluation & Findings: The proposed amendments will create greater compatibility between uses by requiring similar size lots and landscape buffers between residential lots that are different in size and in different zone districts.

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

Evaluation & Findings: The proposed amendment will allow for greater flexibility in provision of housing to meet the maximum densities allowed under each future land use map designation. At time of future land use map amendment and/or zoning map amendment adoption, considerations of compatibility, logical and orderly development patterns were considered. The applicant contends that while the City has had success in attracting numerous non-residential developments, additional residential development is needed to not only provide housing for the current workforce, but also to attract additional non-residential development.

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

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

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

Evaluation & Findings: The proposed amendment will likely lead to greater opportunities for residential development within the City. Other requirements such as potable water and wastewater service areas, as well as concurrency requirements will ensure provision of adequate public facilities.

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

City of Alachua
Land Development Regulations Text Amendment Application

For proposed amendments to the text of the City Land Development Regulations

A. APPLICANT

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 Avenue, South Tower, Ste. 300

City: Gainesville State: Florida ZIP: 32601

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

B. LDR Section(s) Proposed for Amendment (Section # and heading or title):

Amendments to LDR Sec. 2.4.9, Sec. 2.4.10, Sec. 3.4.2, Sec. 4.3.1, Sec. 5.1, Sec. 6.2, Sec. 6.5 & Sec. 7.4 – 7.8.

C. Brief description of request:

Please see attached Justification Report.

D. ATTACHMENTS

1. Proposed text changes shown in strikethrough/underline format
2. Explanation of need and justification for change
3. Demonstration of consistency with the Comprehensive Plan

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

Signature of Applicant

Signature of Co-applicant

Clay Sweger, Dir. 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 December, 2022 by Clay Sweger, who is/are personally known to me, or who has/have produced _____ as identification.

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

Signature of Notary Public, State of Florida

LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT BACKGROUND

The City of Alachua Land Development Regulations (LDR's) were adopted in 2006. Since the time of the LDR adoption approximately 16 years ago, the City has adopted a host of LDR amendments to address changes in law, advances in technology and industries, improvements in regulatory frameworks, and improved flexibility in development standards and processes, among other solutions. These adoptions have demonstrated the City's approach to ensure the LDRs are a living document that evolves in a careful and measured fashion. These amendments, some of which were privately initiated and others publicly initiated by City planning staff, have always resulted in improved regulations that were found to provide an overall benefit to the City.

This is typical for a set of local government regulations. As mentioned earlier, these regulations can be considered to be a living document, that should be reviewed and amended from time to time, when issues are identified that can be addressed to result in improved requirements for development. These amendments should be considered when they benefit the City, the citizens who live there and the applicants who wish to invest in the City by bringing forward development that will add to the tax base, provide additional housing stock and build in the areas in which the City's Comprehensive Plan promotes quality development.

The amendments proposed in this privately initiated LDR text amendment are drafted to provide improvements to the Code in the same spirit as described above and as previously approved by the City Commission from time to time. These amendments, as described in more detail below in this report, will provide more flexibility and tools for developers to successfully bring projects to the City that are in line with the overall vision of the Comprehensive Plan, make the City more economically competitive with peer communities in Alachua County and all the while not reducing the quality of required development within the City, which is an important consideration.

PROPOSED LDR TEXT AMENDMENT SUMMARY

The following is a summary of the proposed text amendments included in this application:

- **Amend Article 2, Sec. 2.4.9 & 2.4.10 (Infrastructure Plans & Subdivision Regulations) & Article 7, Sec. 7.4 & 7.8 (Subdivision Standards)**

  Proposed amendments related to the process for subdivision review and approval by the City to allow additional options and flexibility as it relates to the process to simulate regulations in some peer communities. Specific changes include the length of time that development permits are valid, modifications to administrative changes to approved plans, modifications to Infrastructure Plan requirements and provision of options related to when construction occurs related to the recordation of a final plat.

- **Amend Article 4, Sec. 4.3.1(A)(3)&(4)(d) (Residential Use Specific Standards)**

  Proposed amendments related to design standards for certain residential unit types.

- **Amend Article 3, Sec. 3.4.2 (Residential Districts) & Article 5, Sec. 5.1 (Dimensional Standards)**

  Proposed amendments related to dimensional standards (lot sizes, setbacks, FAR, etc.) for multiple residential zoning districts to allow additional design options and flexibility related to the provision of new residential units within the City.

- **Amend Article 6, Sec. 6.2 (Tree Protection & Landscape Standards)**

  Proposed amendments to allow flexibility (additional options) related to the requirements of tree replacement and tree banking.

- **Amend Article 6, Sec. 6.5 (Signage)**

  Proposed amendments related to the timing of when freestanding signs must be shown on applications for approval (construction plans, not preliminary plat) and also modifying the timing of when a freestanding sign can be constructed in relation to project development/construction.

PROPOSED TEXT AMENDMENTS TO LAND DEVELOPMENT REGULATIONS

Attached are underline and strikethrough versions of the proposed amendments, including the entire code section in which the amendments are included.

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

LDR Section 2.4.1(E)(1) Analysis

Section 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, "Amending the text of these LDRs is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or deny the proposed amendment, the City Commission shall consider and weight the relevance of the following factors:"

The eight factors are listed below, followed by related evaluation and findings.

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

Evaluation & Findings: Please refer to 'Consistency with Comprehensive Plan' section of this report.

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

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

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

Evaluation & Findings: There are changed conditions that warrant the proposed amendments to the Land Development Regulations. There is a housing shortage locally, regionally, statewide and, nationally that is impacting the ability of communities to provide housing. Florida continues to attract nearly 1,000 new residents daily, exacerbating this issue. This is not unique to the City of Alachua. The City has robust and diverse commercial enterprises that depend upon a workforce to sustain these industries. The proposed amendments build upon the development processes the City has in place to provide flexibility and respond to the housing needs of the community and supporting the workforce needs of commercial industries.

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

Evaluation & Findings: The City of Alachua has openly shared its focus on increasing residential opportunities. The City's residential inventory in both for sale and for rent products is limited and in high demand, as a result of the housing climate regionally, statewide and nationally (see 'Changed Conditions' section). This dynamic increases the cost for housing in the community, which runs counter to the City's housing goals. The Comprehensive Plan (see 'Consistency with Comprehensive Plan' section) outlines housing goals for affordable and workforce housing. The proposed amendments improves the regulatory environment to facilitate residential growth. Additionally, the City serves as a net exporter of jobs, with a host of employment centers and opportunities. Many workers in the community are not able to find housing opportunities in Alachua, which leads to increased commuter traffic through the City and missed opportunities to invest those payroll dollars in the community. The proposed amendment addresses this need through an improved regulatory environment that provides additional tools and flexibility that facilitates residential growth, which helps bring additional community amenities and increases housing availability.

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

Evaluation & Findings: The proposed LDR text amendments are consistent with the purpose and intent of the zone district as currently adopted in the LDR's. There is no proposed text language that will affect the permitted uses in various zoning districts, nor do the amendments lessen the regulations or overall quality of development allowed within the City. Rather, the amendments, if approved, will provide for more streamlined and efficient approaches to implementing development standards while not sacrificing standards or development pattern of the community

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

Evaluation & Findings: The proposed amendments focus on residential development, which would be required to occur on properties with residential underlying future land use designations. Therefore, any residential development would only occur on properly entitled properties, which the City has established via its Future Land Use Map, ensuring a logical and orderly development pattern.

In order to cultivate a logical and orderly development pattern, a community needs private sector investment to occur. The City's regulatory structure serves a critical role in how it attracts private investment, implementing the City's vision, as outlined in its Comprehensive Plan, and as decided by the City's elected leaders. In order to have a logical and orderly development pattern, a community needs a variety of industries and uses – especially a balance in commercial and residential uses. The City has worked diligently to promote a logical and orderly development pattern through its Future Land Use Map and zoning designations, which has resulted in both commercial and residential development occurring and being appropriately located. To help carry out the City's planned development pattern, the proposed amendments provide additional tools and flexibility in the development process.

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

Evaluation & Findings: The proposed text amendments do not impact the natural environment as the existing City regulations provide protection of significant natural resources and the amendments will not impact or change any LDR related to the protection of the natural environment.

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

Evaluation & Findings: The proposed text amendments will not change impact on public facilities.

CONSISTENCY WITH COMPREHENSIVE PLAN

VISION ELEMENT

III. GOALS TO IMPLEMENT THE VISION

GOAL 4: *The City of Alachua recognizes that residential development is tied to growth and employment opportunities and supports a diversity of housing types in order to enhance the City's physical and social fabric. The City will encourage the provision of housing types to serve a wide range of people, from those moving to Alachua to work and/or to raise families to those seeking senior housing and assisted living options. The City supports the provision of safe, affordable housing for all income levels. The City will encourage the construction of housing types including single-family conventional dwelling units, duplexes and quadraplexes, apartments and town homes, traditional mixed use neighborhood planned development, live/work units, conservation subdivisions, and other innovative housing options that respond to societal changes and needs and are appropriate for the character of the City. The City supports enhancements that strengthen and upgrade improve existing neighborhoods, thereby maintaining a livable community for all demographics.*

Evaluation & Findings: Goal 4 of the City's Vision Element focuses specifically on the necessity of residential development and a variety of housing types to serve the community population. In order to implement this Comprehensive Plan goal, the City's regulatory structure, including Land Development Regulations, must facilitate residential development. The proposed amendments are consistent with the Vision Element by improving the regulatory structure with additional tools and flexibility in development processes, which help encourage residential development. Importantly, the proposed amendments accomplish this facilitation of residential development while not sacrificing the quality of the City's development standards. Furthermore, the Vision Element recognizes the symbiotic relationship between residential growth and employment opportunities. The proposed amendments help to locally mitigate the housing shortage being experienced locally, regionally, statewide and nationally, which will help support the workforce needs of the community's commercial industries.

ECONOMIC ELEMENT

Objective 1.6: *Mixed Use, Workforce Housing*

The City shall encourage the development of quality workforce housing, proximate to employment locations, at affordable prices to create opportunities for corporate investment in the City of Alachua. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Evaluation & Findings: Objective 1.6 of the Economic Element relates to workforce housing. Importantly, the objective recognizes quality workforce housing at affordable prices. A community's regulatory environment directly contributes to the affordability of housing. The proposed amendments are consistent with the Economic Element by enhancing the City's regulatory structure for residential development, improving the land development regulations while not sacrificing the quality of development standards, because the proposed amendments are largely process focused and not changes to standards. The proposed amendments will result in reductions in the regulatory costs of land owners to develop residential properties in the community, because the proposed amendments add alternatives and flexibility for development that lead to efficiencies.

FUTURE LAND USE ELEMENT

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

Evaluation & Findings: Objective 1.2 of the Future Land Use Element provides for residential land use categories. The objective explicitly acknowledges that the residential land use categories are to be established to "ensure an orderly urban growth pattern…" The proposed amendments are consistent with this objective, because the proposed amendments provide additional tools and flexibility in development processes to facilitate residential growth. The proposed amendments improve the City's ability to meet this objective, because by facilitating residential development, the City will be able to ensure an orderly urban growth pattern.

Policy 2.4.e *Tree Protection: Removal and Mitigation – Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.*

Evaluation & Findings: Policy 2.4.e of the Future Land Use Element relates to tree protection. The proposed amendments are consistent with this policy by providing enhanced options for the City to approve tree protection for residential developments. This policy states that the City may plant landscaping through mitigation efforts that provide "flexibility for re-planting

trees." The proposed amendment provides flexibility for the City to consider mitigation for residential development, thereby meeting this policy.

HOUSING ELEMENT

Goal 1: To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, cultural diversity, and protecting the interests of special needs groups, as well as very low, low, and moderate-income households.

Objective 1.1: *Provision of Safe, Affordable, Quality Housing: The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods*

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

Evaluation & Findings: The Housing Element provides overarching guidance to the City in its approach to facilitate housing in the community. Language consistently found within Goal 1, Objective 1.1 and Policy 1.1.a, includes the words "facilitate" and "encourage" as it relates to housing. The proposed amendments are consistent with the Housing Element, because the proposed amendments improve the City's regulatory structure for residential development. In fact, the proposed amendments do exactly what the Housing Element desires to achieve – facilitate and encourage residential growth. This is accomplished while preserving the quality of development standards in the community as the proposed amendments are largely focused on processes.

Sec. 2.4. Specific requirements for applications for development permits.

2.4.9 *Minor site plans, site plans, and infrastructure plans.*

(A) *Purpose.* Minor site plan, site plan, or infrastructure plan review is required to ensure that the layout and general design of proposed development is compatible and harmonious with surrounding uses and complies with the applicable standards of Article 6, Development Standards, Article 7, Subdivision Standards, and all other applicable provisions of these LDRs.

(B) *Applicability.* All development, unless exempted in accordance with Section 2.4.9(C), Exemptions, or subject to review in accordance with Section 2.4.10, Subdivision, shall be required to have a minor site plan, site plan, or infrastructure plan approved in accordance with this section prior to issuance of a building permit or prior to the commencement of construction of any infrastructure approved in accordance with this section.

(1) *Minor site plans.* The following development and activities shall be reviewed in accordance with Section 2.4.9(D)(2)(a), Review and action by LDR Administrator, on application for minor site plan. One or more of the following actions may be proposed as a part of an application for a minor site plan:

(a) The addition of 1,000 square feet or less of total gross floor area to existing nonresidential buildings or mixed-use development.

(b) The addition of 2,500 square feet or less of unenclosed building area.

(c) The addition of impervious area to an existing nonresidential or mixed-use development which consists of ten percent or less of existing impervious area and does not exceed 5,000 square feet of new impervious area.

(d) The reconfiguration of existing parking and loading areas, such as re-striping an existing parking lot area to reconfigure the on-site vehicular circulation pattern or designated parking and loading areas, which does not propose any new impervious surface area.

(e) Change-outs of exterior light fixtures.

(f) The addition of an accessory use or structure which affects the layout and configuration of a site.

(2) *Site plan consisting of building less than 80,000 square feet in area.* Applications for a site plan consisting of a building less than 80,000 square feet in area shall be reviewed in accordance with the Section 2.4.9(D)(2)(b), Review and action by PZB on application for site plan consisting of building less than 80,000 square feet in area.

(3) *Site plan consisting of building greater than or equal to 80,000 square feet in area.* Applications for a site plan consisting of a building greater than or equal to 80,000 square feet in area shall be reviewed in accordance with the Section 2.4.9(D)(2)(c), Review and recommendation by PZB and review and action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.

(4) *Infrastructure plan.* Development which is comprised of public or private infrastructure, including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems, shall be reviewed in accordance with Section 2.4.9(D)(2)(d), Review and action by City Commission on application for infrastructure plan.

(C) *Exemptions.* The following development shall be exempted from the requirements of this section (but is not exempted from Section 2.4.15, Certificate of LDR compliance, or the need to obtain a building permit):

(1) *Single-family development.* Single-family development on a single lot.

(2) *Two-family to four-family development.* Two-family to four-family dwelling development on a single lot.

(3) *Residential subdivisions.* Minor and major subdivision (Section 2.4.10) for single-family residential subdivisions and two-family to four-family dwelling subdivisions.

(4) *Wireless antennas.* Collocation of wireless antennas on an existing tower per F.S. § 365.172(12)(a)(1) and as further set forth in Section 4.3.2(I)(1)(f).

(5) *Minor utilities.* Minor utilities as described in Section 10.2 of these LDRs.

(6) *Accessory uses added to existing development.* Accessory uses as permitted in Section 4.4 which do not affect the layout or configuration of the site shall be subject to this exemption and shall be reviewed and approved in accordance with Section 2.4.15, Certificate of LDR Compliance. The application for a Certificate of LDR Compliance shall include a sketch plan as a supplement and must provide sufficient information to demonstrate that the accessory use complies with the provisions of Section 4.4, Accessory uses and structures, and any other applicable provisions of these LDRs.

(D) *Procedures.*

(1) *Submission and review of application.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.

(2) *Review, recommendation, and action on application for minor site plan, site plan, or infrastructure plan.*

(a) *Action by LDR Administrator on application for minor site plan.* The LDR Administrator shall review the application in accordance with Section 2.2.13, Review by LDR Administrator.

(b) *Review and action by PZB on application for site plan consisting of building less than 80,000 square feet in area.* After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building less than 80,000 square feet in area, the PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public hearing. After the close of the public hearing, the PZB shall approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(1), Minor site plan and site plan standards.

(c) *Review and recommendation by PZB and review and action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.*

(i) *Review and recommendation by PZB on application for site plan consisting of building greater than or equal to 80,000 square feet in area.* After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building greater than or equal to 80,000 square feet in area, the PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public

hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(1), Minor site plan and site plan standards. The PZB shall then forward the report to the City Commission.

(ii) *Review and action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.* After receipt of the report from the PZB, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building greater than or equal to 80,000 square feet in area, the City Commission shall consider the application during a public hearing in accordance with Section 2.4.1, Quasi-judicial public hearings. At the public hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(1), Minor site plan and site plan standards.

(d) *Review and action by City Commission on application for infrastructure plan.* After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for an infrastructure plan, the City Commission shall consider the application during a public hearing in accordance with Section 2.4.1 of this section, Quasi-judicial public hearings. At the public hearing, the City Commission shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public hearing. After the close of the public hearing, the City Commission shall either approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(2)(a)—(e), Infrastructure plan standards.

(E) *Minor site plan, site plan, and infrastructure plan standards.* Minor site plans, site plans, and infrastructure plans shall comply with the standards below.

(1) *Minor site plan and site plan standards.* A minor site plan or site plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(a) *Consistency with Comprehensive Plan.* The development and uses proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.

(b) *Use allowed in zone district.* The use is allowed in the zone district in accordance with Article 4, Use Regulations.

(c) *Zone district use specific standards.* The development and uses proposed by the minor site plan or site plan comply with Section 4.3, Use specific standards.

(d) *Development and design standards.* The development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.

(e) *Subdivision standards.* In cases where a subdivision has been approved or is pending, the development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 7, Subdivision Standards.

(f) *Complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations.* The proposed development and use complies with all other relevant City laws, ordinances, regulations, requirements, and with all State and Federal laws and regulations.

(2) *Infrastructure plan standards.* An infrastructure plan shall be approved only upon a finding the applicant demonstrates the standards set forth in Sections 2.4.9(E)(2)(a)—(e) are met:

(a) *Consistency with Comprehensive Plan.* The infrastructure plan complies with all applicable goals, objectives and policies of the Comprehensive Plan.

(b) *Development and design standards.* The infrastructure plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.

(c) *Subdivision standards.* The infrastructure plan complies with all applicable layout and design and standards in Article 7, Subdivision Standards, including but not limited to block layout, street arrangement and design, and utility improvements.

(d) *Complies with all other relevant laws, ordinances, regulations and local requirements.* The proposed infrastructure plan complies with all other relevant City laws, ordinances, regulations, and requirements, and with all State and Federal laws and regulations.

~~(e) *Improvement guarantee.* Prior to the review and action by the City Commission on an application for an infrastructure plan, the developer shall post a surety instrument in a form as set forth in Section 6.10, Improvement guarantees for private improvements, and Section 7.4, Improvement guarantees for public improvements to cover the estimated cost of all public and private infrastructure improvements, including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems. The estimated cost for the installation of all public and private infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation.~~

~~(f)~~(e) *Dedication of public right-of-way.* Public right-of-way shall be conveyed to the City by deed. The conveyance of public right-of-way shall be approved by the City Commission upon a finding that:

(i) All public and private infrastructure improvements have been completed in accordance with the approved infrastructure plan, all City laws, ordinances, and design standards, and are functional; and

~~(ii) A surety instrument for the warranty period has been provided to the City as set forth in Section 2.4.9(D)(2)(g), Warranty period following completion of infrastructure. The surety instrument shall be in a form as set forth in Section 6.10.2, Form of performance guarantees.~~

~~(g) *Warranty period following completion of infrastructure.* Following completion of all required improvements and concurrently with the approval by the City Commission of the conveyance of public right-of-way as set forth in Section 2.4.9(D)(2)(f), Dedication of public right-of-way, a one-year warranty period shall commence. During the warranty period, the developer shall be responsible for all improvements for a period of one year from the approval of the infrastructure plan, other than routine maintenance. Following the warranty period, the developer shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection, the Public Services Director shall provide the developer with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined that no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the developer shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been~~

~~constructed in accordance with the infrastructure plan and no further repairs are needed to the improvements, as-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.~~

~~(h) *Acceptance of public infrastructure improvements.* Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public improvements. Following the acceptance of public infrastructure, the City shall return to the developer the balance of the surety instrument provided for the warranty period. Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.~~

(F) *Conditions of approval.* In approving a minor site plan, site plan, or infrastructure plan, the LDR Administrator, PZB, and City Commission, as applicable, may impose appropriate conditions on the permit approval in accordance with Section 2.2.14, Conditions of approval.

(G) *Expiration.*

(1) *Generally.* The LDR Administrator, PZB, and City Commission, as applicable, may prescribe a time limit within which development shall begin or be completed, or both. Failure to begin and/or complete such development within the time specified shall void the minor site plan, site plan, or infrastructure plan. A change in ownership of the land does not affect the timeframes related to minor site plan, site plan, or infrastructure plan expiration. Unless specified by the LDR Administrator, PZB, or City Commission, as applicable, a minor site plan, site plan, or infrastructure plan approval shall automatically expire:

(a) At the end of 12 months after the date of its approval if a building permit for at least one building in the development proposed in the minor site plan or site plan is not approved; or

(b) If a building permit for any other building associated with the minor site plan or site plan is not obtained within three years after the date of its approval; or

(c) At the end of 12 months after the date of infrastructure plan approval if the construction of infrastructure associated with the infrastructure plan has not commenced.

(2) *Extension.* Upon written application submitted by the applicant at least 30 days prior to the expiration of the minor site plan, site plan, or infrastructure plan and upon a showing of good cause, the LDR Administrator, PZB, or City Commission, as applicable, may grant one extension not to exceed 12 months. The approval shall be deemed extended until the LDR Administrator, PZB, or City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the minor site plan, site plan, or infrastructure plan void.

(H) *Amendments.* A minor site plan, site plan, or infrastructure plan may be amended or extended only in accordance with the procedures and standards established for its original approval. Minor structural, material, or dimensional modifications, including but not limited to the relocation or substitution of landscaping materials, limited architectural modifications, minor deviations in the size of a structure, or minor deviations of the dimensions of improvements (i.e., parking, drive aisle width, etc.) may be administratively granted by the LDR Administrator or designee. Such modifications shall meet the requirements of these LDRs, in the sole discretion of the LDR Administrator or designee, and shall not affect any condition of the minor site plan, site plan, or infrastructure plan approval. Any proposed modifications to a minor site plan, site plan, or infrastructure plan deemed by the LDR Administrator, in

his or her sole discretion, to be inconsistent with the procedures for administrative modification shall be amended in accordance with the procedures and standards established for its original approval.

(I) *Appeal of decision on application for minor site plan or for site plan consisting of building less than 80,000 square feet in area.*

(1) *Appeal of LDR Administrator decision on application for minor site plan.* Any person aggrieved or affected by a decision of the LDR Administrator regarding an application for a minor site plan may appeal such decision to the Board of Adjustment in accordance with Section 2.4.20, Appeal of interpretations or decisions by LDR Administrator.

(2) *Appeal of PZB decision on application for site plan consisting of building less than 80,000 square feet in area.* Any person aggrieved or affected by a decision of the PZB regarding an application for a site plan consisting of a building less than 80,000 square feet in area may appeal such decision to the City Commission in accordance with Section 2.4.21, Appeal of decisions of the Planning and Zoning Board.

(J) *Limitation on frequency of minor site plan approval.* Following the approval of a minor site plan, no additional minor site plans shall be approved for any other development on the subject property for a period of 12 months from the date of the approval of the minor site plan.

2.4.10 *Subdivision.*

(A) *Purpose.* The purpose of this section and Article 7, Subdivision Standards, are to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by:

(1) *Orderly growth and development.* Providing for the orderly growth and development of the City, and discourage haphazard, premature, or scattered development.

(2) *Coordinating streets and roads with City's planned street system and other public facilities.* Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities.

(3) *Right-of-way for streets and utilities.* Providing adequate right-of-way easements for streets and utilities.

(4) *Safe and convenient transportation.* Encouraging the proper arrangement of streets in relation to existing or planned streets to provide safe and convenient movement for all modes of transportation.

(5) *Open space and recreation facilities.* Ensuring there is adequate open space and recreation facilities to serve development.

(6) *Proper land records.* Ensuring there is proper recordation of landownership records.

(7) *Prevent flooding.* Preventing periodic and seasonal flooding by providing adequate flood control and drainage facilities while minimizing development in floodprone areas.

(8) *Protect health, safety, and welfare.* Ensuring the provision of such other matters as the City Commission may deem necessary in order to protect the general health, safety and welfare of the City.

(B) *Applicability.*

(1) *Generally.* The following development, unless exempted in accordance with Section 2.4.10(B)(3), Exemptions, is required to have land subdivided in accordance with the procedures and standards of this section prior to the transfer of title or sale of any lots, or the issuance of a building permit for development.

(a) The division of land into three or more lots, building sites, or other divisions for the purpose of immediate or future sale, lease, or building development;

(b) All divisions of land involving a new street or change in existing streets;

(c) Resubdivision involving the further division or relocation of lot lines of any lot or lots within an already approved subdivision; and

(d) The combination or consolidation of lots of record.

(2) *Overview of development permits required.*

(a) Every subdivision of land is classified as either:

(1) A minor subdivision; or

(2) A major subdivision.

A final plat shall be approved by the City Commission and recorded in the Official Records of Alachua County for a subdivision prior to the transfer of title or sale of any lots for the land subject to subdivision.

(b) For nonresidential subdivisions, an application for a site plan (Section 2.4.9 of this section) approval may run concurrently with an application for construction plans or an application for a final plat. A nonresidential subdivision is not required to show the division of any land into lots or parcels, but shall show all streets and other required public and private infrastructure improvements.

(3) *Exemptions.* The following development shall be exempt from the requirements of this section:

(a) *Lot split.* A lot split, consisting of a division of a lot of record into no more than two lots, as long as the lot area complies with the dimensional standards of these LDRs. This exemption does not apply to lots within an existing platted subdivision.

(b) Land for widening or opening streets. The public acquisition by purchase of strips of land for the widening or opening of new streets.

(c) *Partition of land by court.* The partition of land by court decree.

(d) *Transfer by sale or gift.* The transfer of property without subdivision by sale, gift, succession, or for the purposes of dissolving tenancy in common among tenants.

(e) *Nonresidential and/or multifamily development.* A development consisting of multifamily uses, nonresidential uses, or mixed-use which requires site plan review pursuant to Section 2.4.9 of these LDRs. Such development shall not conflict with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a)—(d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development. This exemption shall not preclude a developer from subdividing a nonresidential, mixed-use, or multifamily development pursuant to this Section 2.4.10.

(f) *Development of public or private infrastructure only.* Development which is comprised of public or private infrastructure, including but not limited to streets, sidewalks, multiuse trails or paths, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems, as set forth in Section 2.4.9(B)(4). Such development shall not propose the creation of any lots, shall not conflict with the requirements of Chapter 177, Part 1, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a)—(d).

(g) *Existing nonresidential and/or multifamily development.* Existing nonresidential, mixed-use, or multifamily development when the development:

(1) Has received approval of a site plan or infrastructure plan pursuant to Section 2.4.9 of these LDRs;

(2) All public and private utility infrastructure approved by the site plan or infrastructure plan has been constructed; and

(3) All public utility infrastructure has been approved and accepted by the applicable entity.

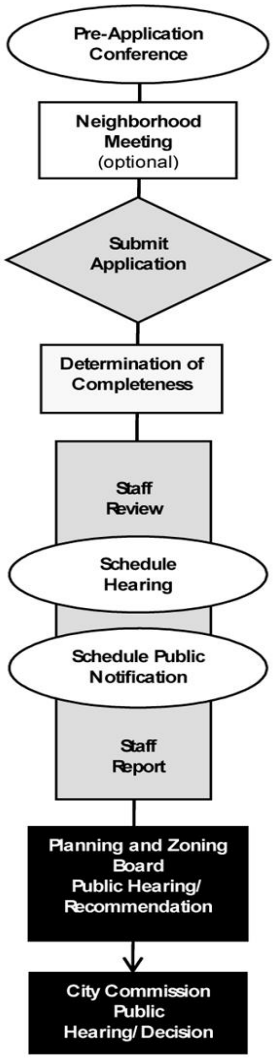
(h) *Roadway improvement projects identified in long range transportation plan.* Roadway improvement projects involving the creation, relocation, or extension of a street or modifications to streets that are identified in the adopted City of Alachua Long Range Transportation Plan, provided however that when the roadway improvement will be performed by an entity other than the City of Alachua, Alachua County, or State of Florida, a surety device in accordance with Section 7.4. Improvement guarantees for public improvements, or Section 6.10, Improvement guarantees for private improvements, as applicable, shall be posted with the City.

(i) *Residential development in the CP zoning district.* Residential development in the Corporate Park (CP) zoning district which shall remain in common ownership shall be reviewed pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, of these LDRs. Such development shall not conflict with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a)—(d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.

(C) *Subdivision name.* Every subdivision shall be given a name by which it shall be legally known. Such name shall not be the same or similar to a subdivision name appearing on another recorded plat within the County so as to confuse the records or to mislead the public as to the identity of the subdivision, except when the subdivision is subdivided as an additional unit or section by the same subdivider or the subdivider's successors in title. The name of the subdivision shall be shown in the dedication and shall coincide exactly with the subdivision name. The City Commission shall have final authority to approve the names of subdivisions.

(D) *Vacation or annulment.*

(1) *Generally.* The vacation and annulment of plats shall be in accordance with the requirements of Chapter 177, Part 1, Florida Statues. If a replat has been filed, a plat vacation under this section is not required.



Minor Subdivision

(2) *Required findings.* Vacation of a subdivision shall be based on a finding by the City Commission that the proposed vacation and reversion to acreage of subdivided land is consistent with the Comprehensive Plan and furthers the interest of the public.

(3) *Retention of access.* No owner of land in a subdivision shall be deprived by the vacation of reasonable access to existing development in the subdivision. Plat vacation shall not result in the landlocking of any developed properties.

(E) *Preparation of plats.* All final plats shall be prepared by a surveyor registered in the State of Florida and preliminary plats and construction plans and specifications for required improvements shall be prepared by an engineer registered in the State of Florida. The subdivider shall present documentation to the LDR Administrator certifying that the subdivider has employed a registered surveyor and a registered engineer in the preparation of these documents.

(F) *Minor subdivision.*

(1) *Generally.* Excluding subdivisions exempted by Subsection 2.4.10(B)(3) of this section, Exemptions, minor subdivisions constitute:

(a) The subdivision of land into six or fewer lots, provided that:

(i) No new streets, alleys, or other public ways are created;

(ii) No changes are made to the existing rights-of-way of any streets, alleys or other public ways;

(iii) No new utilities are required to serve the subdivided land;

(iv) The division of land complies with the standards of Article 7, Subdivision Standards;

(v) No flag lot is created; and

(vi) The lots have direct access onto an improved street that has been accepted for maintenance by the appropriate jurisdiction or is maintained by a Property Owners Association.

(b) Revisions of single lots within an existing platted subdivision.

(c) The subdivision of land into 50 or fewer single-family detached or attached lots where a minimum of 25 percent of the lots are restricted for affordable housing for low-income residents.

(2) *Procedure.* Minor subdivisions shall be exempted from the requirements for a preliminary plat (Section 2.4.10(G)(3)), and construction plans (Section 2.4.10(G)(4)) but shall be required to obtain final plat approval in accordance with the procedure below:

(a) *Preapplication conference, application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.

(b) *Review and recommendation by PZB.* After preparation of a staff report, public notification, and the scheduling of the public hearing, the application shall be referred to the PZB by the LDR Administrator. The PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, the testimony given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Section 2.4.10(F)(3), Minor subdivision standards. The PZB shall then forward the report to the City Commission.

(c) *Review and action by City Commission.* After receipt of the report from the PZB, public notification, and the scheduling of the public hearing, the City Commission shall consider the application during a public hearing conducted in accordance with Section 2.3.1, Quasi-judicial public hearings. At the hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve the application for a minor subdivision, modify or approve the application with conditions, or deny the application, based on the standards of Section 2.4.10(F)(3), Minor subdivision standards.

(3) *Minor subdivision standards.* A minor subdivision shall be approved on a finding that the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

(4) *Recordation.*

(a) The subdivider shall file an approved minor subdivision with the Alachua County Clerk of Court for recording within 45 days after the date of approval and prior to the recording of

any individual deeds for the subdivided lots, or the minor subdivision approval shall be null and void.

(b) If the subdivider places restrictions on land in the subdivision greater than those required by these LDRs, such restriction shall be indicated in the documents recorded with the minor subdivision recorded with the Alachua County Clerk of Court.

(5) *Amendments.* A minor subdivision may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.

(G) *Major subdivision.*

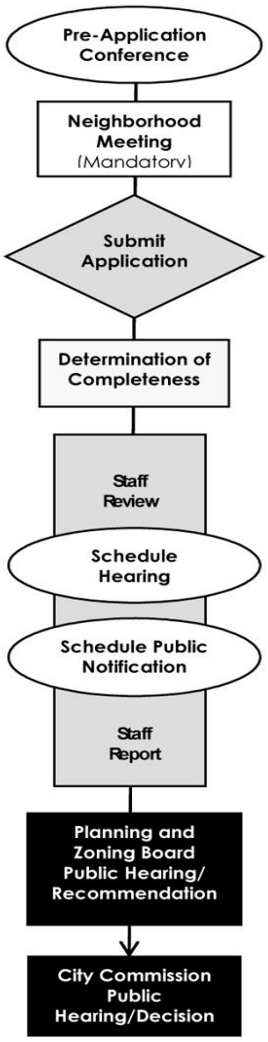
(1) *Applicability.* The standards and procedures of this subsection shall apply to all subdivision of land not exempted in accordance with Section 2.4.10(B)(3), Exemptions, or considered a minor subdivision in accordance with Section 2.4.10(F), Minor subdivision. It requires approval of a preliminary plat, construction plan and final plat.

(2) *Process.* A major subdivision shall be reviewed in three consecutive steps. The first step is review and approval of the preliminary plat (Section 2.4.10 (G)(2)). The second step is review and approval of the Construction Plans (Section 2.4.10(G)(4)). The third step is preparation of the subdivider's agreement and review and approval of the final plat (Sections 2.4.10(G)(4) and (5)). A final plat may be submitted and reviewed concurrently with the submittal and review of construction plans, but shall not be considered by the City Commission before the approval of construction plans.

(3) *Preliminary plat.*

(a) *Generally.* A preliminary plat establishes the general layout and design for the subdivision. Upon the approval of a preliminary plat, detailed plans for street construction, utility line installations, and similar approvals shall be prepared and approved for construction plans. Building permits may not be issued before approval of a final plat.

(b) *Preapplication conference, application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.



Major Subdivision Preliminary Plat

(c) *Review and recommendation by PZB.* After preparation of a staff report, public notification, and the scheduling of the public hearing, the application shall be referred to the PZB by the LDR Administrator. The PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, the testimony given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Section 2.4.10(G)(3)(e), Preliminary plat standards. The PZB shall then forward the report to City Commission.

(d) *Review and action by City Commission.* After receipt of the report from the PZB, public notification, and the scheduling of the public hearing, the City Commission shall consider the application during a public hearing conducted in accordance with Section 2.3.1, Quasi-judicial public hearings. At the hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve the application for a preliminary plat, modify or approve the application with

conditions, or deny the application, based on the standards of Section 2.4.10(G)(3)(e), Preliminary plat standards.

(e) *Preliminary plat standards.* A preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

(f) *Conditions.* In approving a preliminary plat, the City Commission may impose appropriate conditions on the permit approval in accordance with Section 2.2.14, Conditions of approval.

(g) *Effect of approval.* Approval of a preliminary plat shall constitute approval of the development with the general lot shapes and alignments of streets identified on the preliminary plat. Approval of a preliminary plat allows the subdivider to submit construction plans for review (Section 2.4.10(G)(4)). Approval of a preliminary plat does not constitute approval of a final plat. The preliminary plat shall run with the land.

(h) *Expiration.*

(i) **For subdivisions that are being developed in a single phase**, ~~T~~the approval of a preliminary plat shall be valid until the latter of:

~~(a)~~ **a.** Thirty-six months following **original** approval of the preliminary plat by the City Commission; **or,**

~~(b)~~ **b.** ~~Six~~ **Twelve** months following the approval of construction plans for all or a portion of the preliminary plat**.~~; or,~~**

~~(c) Twelve months following approval of a final plat that includes at least 20 percent of the number of lots approved by the preliminary plat.~~

(ii) For subdivisions that are being developed in more than one phase, the approval of a preliminary plat shall be valid until the latter of:

a. Thirty-six months following original approval of the preliminary plat by the City Commission;

b. Twelve months following the approval of construction plans for all or a portion of the preliminary plat; or,

c. Twenty-four months following approval of a final plat that includes at least 20 percent of the number of lots approved by the preliminary plat.

~~(ii)~~**(iii)** Notwithstanding the provisions of Section 2.4.10(G)(2)(i), a preliminary plat **for a subdivision being developed in a single phase** shall in no case be valid for a period of more than ~~six~~ **five** years from the original date of approval by the City Commission **and a preliminary plat for a subdivisions being developed in more than one phase shall in no case be valid for a period of more than eight years from the original date of approval by the City Commission**.

(i) *Extension.* Upon written application submitted at least 30 days prior to the expiration of the permit period by the applicant and upon a showing of good cause, the City Commission may grant ~~one~~ **up to two** extension**s** not to exceed 12 months **each**. The approval shall be deemed extended until the City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the preliminary plat void.

(j) *Amendment.* A preliminary plat may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval other than those minor amendments listed below, which may be approved by the Land

Development Regulations Administrator. Such amendments must meet all other requirements of the City's Land Development Regulations and Comprehensive Plan. Minor amendments to the preliminary plat include:

(i) Reduction **or increase** of total number of lots by not more than ~~three~~ **five** percent of original approved amount;

~~(ii) Increase in total number of lots by not more than two five percent of the original approved amount;~~

(ii)~~(iii)~~Modification to lot dimensions and sizes for no more than ~~ten~~ **fifteen** percent of the total number of approved lots; and

(iii)~~(iv)~~Shifts of right-of-way, streets, stormwater basins or other infrastructure not more than ~~25~~ **40** feet from original approved locations.

(4) *Construction plans.*

(a) *Generally.* Construction plans shall be submitted in accordance with this section. Construction plans are engineered drawings depicting the precise design, location, and profile of all public facilities proposed for development of the subdivision, including, but not limited to, streets, street markings, street signs, sidewalks, public pedestrian pathways or trails, potable water lines, sanitary sewer lines, public utility meter locations, storm drains, fire suppression systems, and locations of conduit crossings for private utilities. Construction plans shall be submitted 60 days prior to expiration of the preliminary plat.

(b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for construction plans are established in Section 2.2, Common development review procedures.

(c) *Review and action by LDR Administrator.* The LDR Administrator shall review and take action on the construction plans in accordance with Section 2.2.13, Review by LDR Administrator.

(d) *Construction plan standards.* Construction plans shall be in substantial conformance with the approved valid preliminary plat (Section 2.4.10(G)(3)), the standards in Article 7, Subdivision Standards, and City construction standards.

(e) *Effect of approval.* Approval of construction plans allows a subdivider to proceed with submittal of the final plat. If a final plat has been submitted and reviewed concurrently with the construction plans as provided for in Section 2.4.10(G)(2), Process, approval of the construction plans allows the final plat to proceed to consideration by the City Commission.

(f) *Amendment.* Construction plans may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.

(g) *Appeal to Board of Adjustment.* A decision on construction plans may be appealed to the Board of Adjustment in accordance with the procedures of Section 2.4.20, Appeal of interpretation or decision by LDR Administrator.

(5) *Subdivider's agreement.*

(a) Concurrent with the approval of a final plat, the City shall enter into an agreement with the subdivider. This subdivider agreement shall include, but not be limited to, provisions for installing the required construction and public and private infrastructure improvements to completion; the developing of the subdivision in phases, if applicable; and proportionate share costs of potable water facilities, wastewater facilities, transportation facilities, and stormwater management facilities which may be required to be installed at a larger size or capacity to serve the subdivision as well as a larger geographic area or population.

(b) The subdivider agreement shall include, but is not limited to, the following:

(i) The public and private infrastructure improvements to be done and the time specified for the installation of public and private infrastructure improvements, by the subdivider.

(ii) The variances, if any, approved by the City Commission to the subdivision regulations contained in Article 7.

(iii) The participation in the installation of infrastructure beyond the capacities needed by the subdivision, if any, by the City Commission and the time for completion of such work.

(iv) The agreement of the subdivider to post a surety device in accordance with Section 7.4, Improvement guarantees for public improvements~~,~~ **, if improvements are proposed to be completed after final plat recordation.**

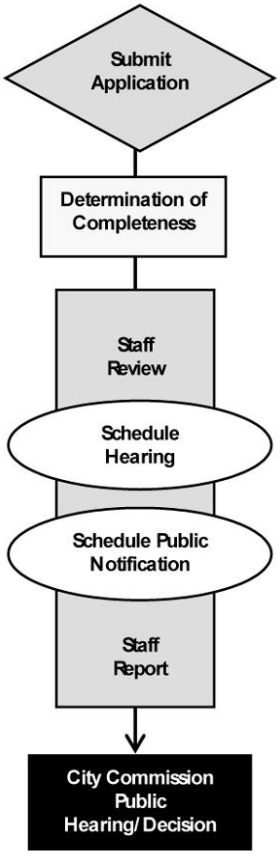
(v) The agreement of the subdivider to post a surety device in accordance with Section 6.10, Improvement guarantees for private improvements~~,~~ **, if improvements are proposed to be completed after final plat recordation.**

(vi) The agreement of the subdivider to maintain and repair all improvements which these LDRs require the subdivider to install in the subdivision for a period of one year after the completion of the same, in accordance with Section 6.10.4, Maintenance guarantees, and Section 7.8, Maintenance.

(vii) Anything else the City deems necessary to ensure compliance with the Comprehensive Plan, LDRs and other applicable rules and regulations.

(6) *Final plat.*

(a) *Generally.* Concurrent with the preparation of a subdivider agreement and the posting of a surety device for the private improvements in accordance with Section 6.10, Improvement guarantees for private improvements **if improvements are proposed to be completed after final plat recordation** and the posting of a surety device for the public improvements in accordance with Section 7.4, Improvement guarantees for public improvements, **if improvements are proposed to be completed after final plat recordation,** the subdivider shall submit a final plat for review in accordance with this section.



Major Subdivision Final Plat

(b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for final plat for subdivision are established in Sections 2.2, Common development review procedures.

(c) *Action by City Commission.* After public notification and the scheduling of the public hearing, the City Commission shall consider the application and approve or disapprove the application based on the standards of Section 2.4.10(G)(6)(d), Final plat standards.

(d) *Final plat standards.* The final plat for subdivision shall:

(i) Comply with the standards contained in Article 7, Subdivision Standards;

(ii) Be in substantial conformance with the valid preliminary plat, and the construction plans;

(iii) Be consistent with all other relevant provisions of these LDRs;

(iv) Be consistent with all other relevant City ordinances, regulations, and requirements;

(v) Address the provision of required public and private improvements in the following ways:

a. Preparation of a subdivider agreement in accordance with Section 2.4.10(G)(5), Subdivider agreement;

b. Provided to the City a surety device in accordance with Section 6.10, Improvement guarantees for private improvements, **if improvements are proposed to be completed after final plat recordation,** and provided to the City a surety device in accordance with Section 7.4, Improvement guarantees for public improvements~~,~~ **if improvements are proposed to be completed after final plat recordation.**

(vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:

a. Certificate of subdivider's surveyor;

b. Certificate of City's review surveyor;

c. Certificate of approval by County Health Department, if applicable;

d. Certificate of approval by the Attorney for the City;

e. Certificate of approval by the City Commission; and

f. Certificate of filing with the Alachua County Clerk of Court.

(e) *Recordation.* The subdivider shall file the approved final plat for subdivision with the Alachua County Clerk of Courts ~~**for recording within 180 days after the date of approval of the final plat or the final plat shall be null and void.**~~ **in accordance with the following requirements:**

(i) If the subdivider proposes to complete the improvements after final plat recordation, the subdivider shall file within five days of approval of the final plat or the final plat shall be null and void;

(ii) If the subdivider proposes to complete the improvements prior to final plat recordation, the subdivider shall file within 545 days after the date of approval of the final plat or the final plat shall be null and void. Upon showing of good cause by the subdivider, the City Commission may provide extensions. In no cases shall the extensions total more than 365 days.

(iii) No transfer of title or sale of any lots for the land subject to the subdivision shall occur until the final plat has been filed.

(f) *Completion of required public and private improvements prior to issuance of certificate of occupancy.* Public and private improvements shall be completed in accordance with the terms and conditions of the subdivider agreement, inspected, and approved in accordance with Section 2.4.10(G)(7), Inspection of public and private improvements, prior to the issuance of the first certificate of occupancy for development within the subdivision.

(g) *Effect of final plat.* The approval of a final plat shall not be deemed to constitute or affect the acceptance by the City of the dedication of any street, public utility line, or other public facility within or serving the subdivision. Upon satisfactory completion of the one-year warranty period (Section 2.4.10(G)(8)), streets, utility lines, and other public improvements shall be accepted by the City. However, the City may by resolution accept any dedication of lands or facilities for streets, parks, or public utility lines. The City has no obligation to improve any street even after acceptance of dedication.

(7) *Inspection of public and private improvements.*

(a) Following the execution of a subdivider agreement (Section 2.4.10(G)(5)), the subdivider may construct and install all required public and private improvements in accordance with the construction plans and the terms and conditions of the subdivider agreement.

Following construction, the subdivider shall submit a request for inspection of public and private improvements to the Public Services Director.

(b) The Public Services Director shall have 60 days after the request for inspection to cause the inspections to be performed and receive certification that the public and private improvements are constructed in accordance with the requirements of these LDRs or to provide the subdivider with a list specifying all defects, deficiencies, and required repairs.

(c) The subdivision's engineer of record shall submit a certified cost of construction for public and private improvements subject to inspection. This certified cost of construction shall be the basis for the amount of the surety device for the warranty period.

(8) *Warranty period following passing inspection.*

(a) Following approval of required public and private improvements in accordance with this section, a one-year warranty period begins. The subdivider shall be responsible for making all repairs so long as notice is sent or delivered to the subdivider within the one year warranty period. Following the warranty period, the subdivider shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection. The Public Services Director shall provide the subdivider with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the subdivider shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the construction plans and no further repairs are needed to the improvements, as-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.

(b) Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public infrastructure. Following the acceptance of the public infrastructure, the City shall return any the balance of the surety instrument provided for the warranty period.

(c) Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.

Sec. 3.4. Residential districts.

3.4.2 *List of residential districts and specific purposes.*

(A) *RSF-1, Residential Single-Family-1.* The RSF-1 district is established as a district in which the principal use of land is single-family residential development at a moderate density. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds are also allowed. The minimum lot area is 40,000 square feet and the maximum density allowed is one dwelling unit an acre.

(B) *RSF-3, Residential Single-Family-3.* The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The ~~minimum lot area is 10,000 square feet and the~~ maximum density allowed is three dwelling units an acre.

(C) *RSF-4, Residential Single-Family-4.* The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The ~~minimum lot area for single-family detached is 7,500 square feet and the~~ maximum density allowed is four dwelling units an acre.

(D) *RSF-6, Residential Single-Family-6.* The RSF-6 district is established as a district in which the principal use of land is single-family residential development at a medium density in areas served by water and sewer systems. The district also allows single-family attached and two- to four-family dwellings as permitted uses. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The ~~minimum lot area is 6,000 square feet and the~~ maximum residential density allowed is six dwelling units an acre.

(E) *RMH-5, Residential Mobile Home-5.* The RMH-5 district is established and intended to allow mobile homes and group living. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum residential density allowed is five units an acre with public utilities, and two units an acre without public utilities.

(F) *RMH-P, Residential Mobile Home Park.* The RMH-P district is established and intended to provide for mobile homes in a mobile home park setting designed to create an environment of residential character. The minimum size for a mobile home park development in the RMH-P district is ten acres. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum residential density allowed is eight dwelling units an acre with public utilities, and two units an acre without public utilities.

(G) *RMF-8, Residential Multiple Family District-8.* The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses,

two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.

(H) *RMF-15, Residential Multiple Family District-15.* The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.

Sec. 4.3. Use specific standards.

4.3.1 *Residential uses.*

(A) *Household living.*

(1) *Mobile home park.* A mobile home park located in the RMH-P district shall comply with the following standards:

(a) *Site area.* Be a minimum of ten acres in area.

(b) *Minimum park width.* Be a minimum width of 400 feet.

(c) *Minimum park area.* Include a minimum of 5,000 square feet for each mobile home unit.

(d) *Setback from perimeter of park.* Set back all development a minimum of 35 feet from the perimeter of the park.

(e) *Streets and driveways.* Construct all streets and driveways using generally accepted engineering practices to allow proper drainage of the entire park, and safe and adequate access to each mobile home site.

(i) *Pavement width.* All streets shall have a minimum pavement width of 20 feet.

(ii) *Right-of-way width.* In cases where streets in a mobile home park are public, they shall be built to the standards for residential streets. (See Section 7.3.1, Streets.)

(f) *Setback from streets.* Set back all homes a minimum of 20 feet from all streets or access points, as measured from the right-of-way edge.

(g) *Streetlighting.* Light all streets or driveways at night with electric lights providing a minimum illumination of 0.2 footcandles.

(h) *Parking.* Not allow parking on any mobile home park access or circulation drive.

(i) *Active recreation area.* Provide a minimum of 15 percent of the gross land area for active recreation uses, which will be credited against the open space set-aside standards of Section 6.7, Open space standards.

(j) *Mobile home stands.* Locate each mobile home within the park on a stand that is:

(i) A minimum of 3,500 square feet in area.

(ii) A minimum of 40 feet in width, on average.

(iii) Clearly defined by permanent markers that physically delineate its location within the park.

(iv) Designed so each mobile home will be adequately supported and anchored so as to comply with the State requirements for the anchoring of mobile homes.

(k) *Spacing between mobile home stands.* Space each mobile home stand a minimum of 20 feet apart.

(l) *Mobile home skirt.* Surround each mobile home with a skirt or apron that is placed between the bottom of the unit and the ground. (The skirt or apron shall be adequately maintained by the owner of the mobile home.)

(m) *State regulations.* Meet all applicable State laws and regulations.

(n) *Public water and wastewater.* Mobile home parks with densities over two dwellings per acre are required to be served by public water and wastewater systems.

(2) *Manufactured home dwelling.* A manufactured home dwelling shall comply with the following standards:

(a) *Permanent foundation and anchoring.* Be placed on a permanent foundation and anchoring, consistent with the requirement of State law and the F.A.C., as amended.

(b) *Permanently enclose underfloor.* Permanently enclose the underfloor area.

(c) *Remove transportation equipment.* Remove all transportation-related equipment.

(d) *Minimum width of unit.* Not be less than 20 feet in width.

(e) *Minimum roof pitch; minimum distance, eaves to ridge.* Design the pitch of the main roof to be not less than one foot of rise for each four feet of horizontal run and the minimum distance from eave to ridge to be one-half of the minimum horizontal dimension.

(f) *Roof materials.* Be constructed with roof material that is similar in texture, color and appearance to that of single-family detached dwellings in the surrounding area.

(g) *Roof overhang.* Have a roof overhang on all sides of at least six inches.

(h) *Exterior finish; light reflection.* Use materials for the exterior finish that is similar in texture, color and materials to detached single-family dwellings in the surrounding area in which it is located, and are applied in such a manner as to make the dwelling similar in appearance with surrounding single-family detached dwellings. (Reflection shall not be greater than from siding coated with clear, white, gloss exterior enamel.)

(i) *Single-family detached dwellings.* Shall comply with the orientation, building massing, building materials and architectural variability standards as per Subsection 4.3.1(A)(4) of this section.

(3) *Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings.* Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings shall comply with the following standards:

(a) *Permitted in the CI district as affordable housing.* Single-family attached, townhouse, two- to four-family, or multiple-family dwelling units may be permitted within the CI zone district provided that 50 percent or more of the dwelling units are deed-restricted affordable housing for low-income residents.

(b) *Orientation of buildings to street and open space.* To the maximum extent practicable, be oriented to the street or frame open space.

(c) *Building adjacent to single-family detached development.*

(i) Not allow the height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) exceed two stories.

(ii) Not allow the height of buildings located within 100 feet of an existing single-family attached development to exceed two stories.

(d) *Design features on side facades adjacent to single-family districts or single-family detached development.* When located adjacent to single-family detached development or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), incorporate a minimum of two design features (e.g., bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent side facades.

(e) *Off-street parking for multifamily uses, including townhouses.*

(i) Provide a minimum of 50 percent of off-street **surface** parking on the side **of the building, ~~or~~** rear of the building**~~,~~ or enclosed individual garage units that are integrated into individual residential units.**

(ii) Where off-street **surface** parking **~~areas~~ lots** are located adjacent to a public right-of-way, screen them with a completely opaque vegetative screen, fence or wall, a minimum of three feet in height.

(f) *Garages with multifamily buildings.* Design garages with multifamily development**~~,~~ ~~including townhouses,~~** as side or rear entry, located on the side or rear of the building, except no side entry garage door shall face an adjacent single-family detached development, or vacant land in a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6).

(g) *Garages with single-family attached, and two- to four-family dwellings.* In single-family attached, townhouses and two- to four-family development:

(i) Limit individual garage doors facing a street to no more than ten feet in width per door, with a maximum of two doors facing the street per dwelling, with a minimum separation of two feet between the doors**~~.~~; or limit individual garage doors facing a street to no more than eighteen feet in width per door, with a maximum of one door facing the street per dwelling.**

(ii) Design detached garages so as to be located at least four feet behind the front facade of the principal structure. (For the purposes of measurement, the front facade will be the front facade plane that is furthest from the front lot line.)

(iii) Design attached garages to not extend beyond the front façade line of any living area**~~.~~ or covered porch. The roof over the living area or covered porch shall extend to be equidistant to or project beyond the roofline of the garage.** For purposes of this section, the front façade line of any living area means the closest façade located between the front property line and air conditioned space intended for non-automotive uses.

(h) *Landscaped buffer adjacent to single-family detached development.* Provide a landscaped buffer adjacent to existing single-family detached development a minimum of 15 feet in width along the yard which the single-family detached development abuts.

(4) *Single-family detached dwellings.* Single-family detached dwellings shall comply with the following standards:

(a) *Orientation.* Be oriented so the primary entrances face the street.

(b) *Building massing.* If 30 feet or more in width, incorporate wall off-sets, or articulations, with a minimum depth of two feet, so no single wall expanse exceeds 25 feet in length.

(c) *Building materials.* Not use metal siding and exposed smooth-finished concrete block for any building elevations.

(d) *Architectural variability in developments with eight or more units.* If part of a subdivision built after February 27, 2006, includes a minimum of four distinctly different house designs within any one phase and not develop the same house design more than once every four building lots on the same side of the street. For the purposes of this section, the term "distinctly different" means a home's elevation must differ in other **~~homes elevations~~ exterior design features and components** in at least **~~four~~ five** of the following **~~seven~~ twelve** ways: at least a two-foot horizontal and/or vertical variation of the placement and/or size of all windows and doors on the front facade; **the use of bay or box windows; the use of shutters or awnings; the use of balconies, verandas, or railings; the use of different styles of porch entryway pillars, posts, or columns;** the use of different surface

materials; substantial variation in the location**,** ~~**and/or**~~ proportion~~**, and/or design**~~ of garages and garage doors **(which may include variations in paneling, molding, glazing and trim);** variation in the width of the front facade by two feet or more; the location**,** ~~**and**~~ proportion**, and articulation** of front porches; substantial variations in rooflines, pitches, and/or the angle of roof runs; ~~**or**~~ the use of roof dormers~~**,**~~**; or functional visible chimneys.** Mirror images of the same configuration do not meet the definition of distinctly different.

Sec. 5.1. Dimensional standards tables.

5.1.2 *Dimensional standards in Residential Districts.* All primary and accessory structures in the residential zoning districts are subject to the dimensional standards set forth in Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-2. Table of Dimensional Standards in the Residential Zoning Districts

District and Use	Lots		Minimum Yards and Setbacks				Max. Height (ft.)	Max. Lot Cover (including accessory structures)	Max. Gross Density (DU/acre) [3]
	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [4]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)			
RSF-1									
Dwelling, single-family, detached	40,000	100	30	15 for each	15	Sec. 5.2.2(B)	65	40%	1
All other uses	None	None	35	25 for each	35			35%	N/A
RSF-3 (District permitted only in areas with community water and sewer systems)									
Dwelling, single-family detached	10,000	50/75[1]	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	3
All other uses	None	None	35	25 for existing; 30 for new	35			50%	
RSF-4 (District permitted only in areas with community water and sewer systems) [5]									
Dwelling, single-family, detached	~~7,500~~ 6,000	50	20	~~7.5~~ 5 for each	15	Sec. 5.2.2(B)	65	~~45%~~ 65%	4
Dwelling, single-family attached	2,000	20	20	5 for each building side	15			75%	4
Dwelling townhouse, and two- to four-family	~~7,500~~ 4,000 per unit for the first 2 units; 2,000 per unit for each additional	~~50~~ 40 per unit for the first 2 units; 20 per unit for each additional	15	5 for each building side	10			~~60%~~ 75%	4
All other uses	None	None	35	25 for existing; 30 for new	35			60%	
RSF-6 (District permitted only in areas with community water and sewer systems) [5]									
Dwelling, single-family detached	~~6,000~~ 5,000	50	20	~~7.5~~ 5 for each	15	Sec. 5.2.2(B)	65	~~50%~~ 65%	6
Dwelling, single-family attached	2,000	20	20	5 for each building side	15			75%	6
Dwelling, ~~single-family~~	~~6,000~~ 2,500	~~40~~	15	5 for each	10			~~60%~~ 75%	6

~~attached,~~ townhouse, and two- to four-family	per unit for first 2 units; 2,000 per unit for each additional	25 per unit for the first 2 units; 20 per unit for each additional		building side					
All other uses	None	None	35	25 for existing; 30 for new	35			60%	
RMH-5									
Dwelling, mobile home	7,500 with public utilities; 20,000 without public utilities	50 with public utilities; 100 without public utilities	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	5 with public utilities; 2 without public utilities
All other uses	None	None	35	25 for each	35			35%; 40% for manufactured homes	
RMH-P									
Mobile home park[1], dwelling, mobile home	10 acres for park site; 5,445 per DU; 3,500 per park stand	400 for site; 40 average for park stand	35 at site perim.; 20 between homes and from access drives	25 at site perim.; 20 between homes and from access drives	15	Sec. 5.2.2(B)	65	30%	8
All other uses	None	None	35	25 for each	35			35%	N/A
RMF-8 [5]									
Dwelling, single-family detached	~~6,000~~ 5,000	50	20	~~7.5~~ 5 for each	15	Sec. 5.2.2(B)	65	~~40%~~ 65%	8
Dwelling, single-family attached	2,000	20	20	5 for each building side	15			75%	8
Dwelling, ~~single-family attached,~~ townhouse, and two- to four-family	~~10,000~~ 2,500 per unit for first 2 units; 2,000 per unit for each additional	~~40~~ 25 per unit for the first 2 units; 20 per unit for each additional	15	5 for each building side	10			75%	8
Dwelling, multiple-family, group living	16,335 for site	80	30 at site perim.	15 at site perim.; 20 between build-ings	20 at site perim.			75%	
All other uses	None	None	35	25 for each	35			35%	

RMF-15 [5]									
Dwelling, single-family detached	5,000	50	20	~~7.5~~ 5 for each	15	Sec. 5.2.2(B)	65	~~40%~~ 65%	15
Dwelling, single-family attached	**2,000**	**20**	**20**	**5 for each building side**	**15**			**75%**	**15**
Dwelling, single-family attached, townhouse, and two- to four-family	~~5,000~~ **2,500 per unit for first 2 units; 2,000 per unit for each additional**	~~40~~ **25 per unit for the first 2 units; 20 per unit for each additional**	15	5 for each building side	10			**75%**	**15**
Dwelling, multiple-family, group living	16,335 for site	80	30 at site perim.	15 between building and lot line; 20 between build-ings	20 at site perim.			**75%**	
All other uses	None	None	35	25 for each	35			35%	
PD-R									
See Section 3.6.3(A)									
[1] Minimum lot area and width standards may be reduced to the minimum extent necessary in the RSF-4, RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted affordable housing units.									
[2] Minimum yards and setbacks may be reduced to the minimum extent necessary in the RSF-4, RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted affordable housing units.									
[3] Maximum gross residential density may be increased by up to 20 percent in the RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted housing units designated as affordable for low income residents.									
[4] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).									
[5] Proposed platted lots within 100 feet of an existing residential platted subdivision in the Agriculture & RSF-1 zoning districts are limited to the 'Dwelling, single-family detached' unit type and shall have a minimum lot size of 10,000 square feet, minimum width of 100 feet, and a 10-foot wide Type D landscape buffer along the project perimeter. Proposed platted lots within 100 feet of an existing residential platted subdivision in the RSF-3 zoning district are limited to the 'Dwelling, single-family detached' unit type and shall have a minimum lot size of 7,500 square feet and a minimum width of 75 feet.									

[1] Note. Where the use of transitional swales is proposed for subdivisions with lots between 10,000 square feet and 20,000 square feet the minimum lot width shall be 75 feet.

[2] Note. There are also use-specific regulations for such parks found in Article 4.

Sec. 6.2. Tree protection and landscaping standards.

6.2.1 *Tree protection standards.*

(A) *Purpose.* The purpose of these tree protection standards is to limit the destruction of and ensure the survival of as many trees as possible in the City. The maintenance of existing trees and replanting of new trees in necessary to promote the value of property and the quality of life of its citizens; to ensure the stabilization of soil by prevention of erosion; to reduce stormwater runoff and the costs associated with it; to replenish groundwater supply; to cleanse the air of harmful pollutants; and to provide greenbelts and buffers to screen against noise pollution, artificial light, and glare. It is the intent of this section to prohibit the unnecessary clearing of land so as to achieve no net loss of trees and to preserve, as much as possible, the existing tree canopy.

(B) *Findings.* The City Commission finds that:

(1) The protection and preservation of trees on public and private property within the City is not only desirable for aesthetic value, but essential to present and future health, safety, and welfare of its citizens;

(2) Trees absorb carbon dioxide and return oxygen, a vital ingredient to life, to the environment;

(3) Trees are a valuable property asset that can affect an area economically; and

(4) A tree protection ordinance is necessary in order to promote community welfare through regulating the removal and destruction of trees prior to and during construction and occupancy.

(C) *Scope.* The terms and provisions of this section shall apply to all real property lying within the incorporated limits of the City, including publicly owned lands, rights-of-way and easements, subject to certain exemptions specifically provided for in this section.

(D) *Tree planting, relocation, replacement, credit, banking.*

(1) *New trees.* New trees shall be installed to replace healthy regulated trees removed pursuant to this section. Regulated trees shall be replaced on a one-for-one basis. Healthy heritage and champion trees removed as provided herein shall be replaced on an inch-for-inch basis. Replacement trees shall be graded Florida No. 1 or better, as outlined in the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Grades and Standards for Nursery Plants, Part II, Palms and Trees. The term "healthy," as stated herein, means "good" or better per the standard definition from the International Society of Arboriculture (ISA) stating the tree has no major structural problems, no significant damage due to disease or pests, no significant mechanical damage, a full balance crown, and normal twig condition and vigor for its species. Palm trees may be utilized as replacement trees but at an increased ratio of 3:1 replacement and shall be a minimum of eight feet tall at the time of planting.

(2) *During development.* During development or site alteration activities, the following standards shall be met:

(a) Protective barricades shall be placed to define a protective area around existing trees to remain. Barriers shall be placed around all regulated trees at a minimum of two-thirds of the area of the dripline of the tree or stand of trees or at six feet from the trunk of the tree, whichever is greater. Protective barricades shall be placed at the dripline of all heritage trees, champion trees, and regulated palm trees. Protective barricades shall be placed around all trees to be retained on the site and shall remain in place until site clearing and construction activities are complete, except where land alteration and construction

activities are approved within the protected area. If land alteration and construction activities are approved within the protected area, then the protective barricades shall only be removed when activities are occurring. Protective barricades shall be replaced upon completion of the activities within the protected area. Protective barricades shall be at least four feet high and constructed of either wooden corner posts at least four inches in width by four inches in depth by four feet in height buried one foot deep with at least two courses of wooden side slats at least two inches in width by four feet with colored flagging or colored mesh construction fencing attached or constructed of one inch angle iron corner posts with brightly colored mesh construction fencing attached.

(b) A minimum distance of ten feet shall be maintained from all retained regulated, heritage, and champion trees when installing underground utilities. If this results in unreasonable hardship, a soil auger shall be used to tunnel under the root systems.

(c) No attachments shall be secured to trees designated to remain on site.

(d) A three-inch layer of mulch shall be applied over the surface of any exposed roots of retained regulated, heritage, and champion trees and kept wet during the site clearing and construction phases.

(e) Raising or lowering of grade within the dripline of existing trees to remain shall not be permitted unless otherwise approved by the Land Development Regulations Administrator or appointee.

(f) During the site clearing or construction phases, the following activities shall be prohibited within the protective area unless approved with the appropriate protective strategies by the City during site plan or construction plan approval:

(1) The clearing of vegetation except by hand;

(2) The compaction, filling, or removal of soil deposits;

(3) The placement of debris;

(4) The placement or dumping of solvents or other chemicals;

(5) The placement or storage of construction materials, machinery or other equipment of any kind; and

(6) The use of concrete, asphalt, or other paving materials.

(g) Any retained or relocated tree shall be replaced in accordance with the requirements of Subsection 6.2.1 (D) (1), if the tree dies within one year after site clearing and construction.

(h) Any root pruning and/or pruning of retained regulated, heritage, and champion trees during the site clearing or construction phases shall be done in accordance with arboricultural standards and directly overseen by an ISA-certified Arborist.

(3) *Incentives for preservation.* The City may approve a transfer of development rights on lands preserved for tree preservation beyond the requirements in this section during the site plan or preliminary plat process.

(a) Developers preserving portions of tree protection areas within a development site will be authorized during the site plan or subdivision plat process for an on-site transfer of development rights at a density or intensity bonus rate of 3:1. For example, if a developer retains a contiguous five acre tract of quality tree protection area within their development site, and that property has a zoning density of three units per acre, then the developer

would be authorized to transfer 45 dwelling units to the developable portion of their site. (Five acres times three dwelling units per acre times three equals 45 dwelling units.)

(b) Any acreage used to calculate a credit for preservation shall be recorded as a permanent preservation area on the subdivision plat and in any covenants and deed restrictions and shall not be eligible for any future development rights.

(4) *Tree replacement.*

(a) When the applicant is required to replace a regulated or heritage, tree as a condition of approval for a tree removal, site plan or subdivision plat, the applicant shall select site appropriate trees~~. i~~If it is feasible, the regulated, heritage, or champion tree may be **relocated** ~~**related**~~ on the same parcel of land. When selecting replacement trees from the recommended tree list, the applicant shall choose from a similar species or category as the tree that is being removed. For example, a canopy tree should be replaced with a tree from the canopy or large tree list. **Trees proposed to be planted as replacement trees may be installed within the proposed development area, including proposed right-of-way areas within the development or existing right-of-way adjacent to the development consistent with Subsection 6.2.1(D)(4)(h) and Subsection 6.2.1(D)(4)(i). When trees are to be installed in the proposed right-of-way areas, the developer and successor homeowners' association shall be responsible for maintenance of the trees.**

(b) If the applicant is required to replace a regulated or heritage tree as a condition of approval for a tree removal, site plan or subdivision plat, up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of Subsection 6.2.1(D)(1).

(c) At least 50 percent of the total required replacement trees shall be shade trees and at least 75 percent of the total required trees shall be site-specific trees appropriate for the site.

(d) Trees must meet the minimum requirements found in Subsection 6.2.2(D)(9)(b)(ii).

(e) Trees from the recommended tree list used to meet the requirements of this section shall be graded Florida No. 1 or better, as outlined by the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Florida Grades and Standards for Nursery Plants.

(f) Trees shall be planted in accordance with xeriscaping principles and accepted arboricultural standards and practices.

(g) The pervious area or tree lawn provided around trees shall be sufficient to permit root growth and provide for longevity of the tree species planted. The height of the tree at maturity and root size shall be considered in the selection of the trees.

(h) Trees shall be planted in accordance with the City of Alachua Department of Public Services Requirements for Design and Construction, as amended.

(i) No tree shall be planted within ten feet of a fire hydrant or utility pole, within 15 feet of a driveway apron, within 20 feet of a traffic sign, or within 25 feet of an intersection in order to ensure adequate visibility.

(j) The owner of the parcel **(or if plantings are installed in the right-of-way or city property, the developer who installed the plantings and successor homeowners' association)** shall be responsible for the maintenance of all preserved, relocated, or replacement trees. All trees will be inspected by an arborist, forester, or registered landscape architect, hired by the owner, within six months after planting to ensure the trees are surviving in a healthy

condition. A certified report shall be provided to the land development regulations administrator describing the condition of trees. Trees found to be in declining condition shall be replaced by the owner of the parcel within 30 days of submittal of the report. If replacement is necessary, there shall be a reinspection report submitted within six months after the replacement replanting.

(k) Champion trees may not be removed except by resolution of the City Commission finding that the following conditions have been met:

(i) A report from a certified arborist documenting that:

a. The tree is dead; or

b. The tree is seriously diseased and treatment is not practical; or

c. The tree is significantly damaged and remedial pruning would not be effective in rehabilitating the tree.

(5) *Tree removal.*

(a) When protected trees are allowed to be removed during land alteration/site clearing, the trees shall be identified by red flagging.

(b) The rights-of-way of proposed roads, the corners of proposed buildings, the location of proposed drainage basins, manmade lakes, areas that require fill and other improvements shall be rough staked and protective barricades shall be installed around trees designated for protection prior to on-site inspection. If, on inspection, these areas have not been identified, a re-inspection will not be done until violations have been corrected.

(c) A copy of the tree removal permit shall be posted on the site during these activities.

(6) *Tree credits.*

(a) Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of "good" or better existing native trees, as defined in Subsection 6.2.2(D)(4). No credit will be given for the preservation of trees on the nuisance tree list. A table displaying a list of all trees claimed for credits under this subsection shall be included in the landscape plan; this table shall include common name, botanical name, caliper at DBH, health, number of tree credits being used, and reference number to location on tree survey provided as a part of the landscape plan.

(b) In addition to the tree credit in Subsection 6.2.1(D)6(a) of this section, a double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development (i.e., areas designated for off-street parking and loading, landscaping, building area, or stormwater management). Applicants requesting this tree credit shall demonstrate through the proposed site plan and application that special consideration in site design was utilized to preserve the healthy heritage tree. Should the preserved heritage tree die within the one year maintenance period, the tree will be mitigated in adherence with the requirements for healthy heritage tree replacement in this section.

(c) When trees are removed with an approved tree removal permit for the construction of new residential dwellings or a substantially remodeled residential dwellings qualifying as housing sold to low- and moderate-income families, such trees will be replaced at a rate of 50 percent (one-half tree per tree removed). Projects certifying that 50 percent or more of the residential dwelling units qualify as housing sold to low- and moderate-income families

will receive a tree credit for replacement of removed regulated trees at a replacement rate of 25 percent (one-quarter tree per tree removed). For the purposes of this subsection, the term "housing sold to low- and moderate-income families" means families earning less than 80 percent of the Alachua County median income.

(7) *Tree banking.*

(a) The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. **This may come in the form of a payment made to the City by a developer as a fee in lieu of installation or the developer installing trees off-site within adjacent residential developments under common control at the time of construction consistent with Subsection 6.2.1(D)(4)(H) and Subsection 6.2.1(D)(4)(i). In cases where off-site mitigation plantings are installed, a surety device shall be provided to the City in the amount of the mitigation payment that would otherwise be required. Such surety device may be used by the City as a tree mitigation payment if the developer fails to perform the required off-site landscape mitigation plantings, as prescribed in a Subdivider's Agreement.** Trees authorized for off-site mitigation shall be planted **in private developments as referred to above or** in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of state and county roads where an interlocal agreement authorizes such plantings.

(b) The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.

(c) The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of replacement trees required to fulfill mitigation requirements. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.

(d) Fees for off-site mitigation shall be determined and approved in accordance with the above Subsection (7)(c) by the City prior to any public hearing related to the proposed site plan or plat. Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit. Receipts for payment will be specifically marked for the off-site mitigation account.

(E) *Maintenance.*

(1) *Trees overhanging street right-of-way.* Every owner of any tree overhanging any street right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of eight feet above the surface of the sidewalk. The City shall have the right, but not the obligation, to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a streetlight or interferes with the visibility of any traffic control device or signs at intersections of streets.

(2) *Dead or diseased trees on private property.* The City shall have the right, but not the obligation, to cause the removal of any dead or diseased trees on private property within the City, when such trees constitute a hazard to life and property, or harbor insects or disease which constitutes a potential threat to other trees within the City. The owner of the land upon which such dead or diseased trees are standing or located shall be notified in writing by the Land Development

Regulations Administrator to remove such trees and the removal shall be done by said owner at the owner's expense within 30 days after the date of mailing of such notice. In the event of failure of the owner to comply with such provisions, the City shall have the authority to remove such trees and charge the cost of removal to the owners of the property through the action of the Special Magistrate.

(3) *Compliance by public agencies and utilities.* All public agencies and utilities shall comply with the permitting requirements of this section prior to commencing any pruning or removal of any regulated, heritage and champion trees. All public utilities, governmental agencies, and their subcontractors shall comply with the International Society of Arboriculture standards for pruning shade trees when pruning any trees on public property. Emergency removal requiring immediate action to protect the health and safety of the public are not subject to this section.

(4) *Property owner's responsibility.* It shall be the property owner's responsibility to adequately maintain the trees shown on an approved site plan or preliminary plan, to ensure healthy survival. Neglecting or abusing trees is a violation of this section.

(5) *Rights of the City.* The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the rights-of-way of all public streets, alleys, avenues, lanes and squares, parks, and any other public grounds, as may be necessary to ensure public safety or to preserve or enhance symmetry and beauty of such public grounds. The City may remove or cause to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewer, water and gas lines, or other public improvements, or is affected with any injurious fungus, insect or pest.

(F) *Tree removal application and permit.*

(1) *Exemptions.*

(a) Regulated trees, except for heritage or champion trees, on all lots and parcels of land with a single-family residential dwelling unit, not to include mixed-use portions of developments, are exempt from the requirements of this section. No person shall cut or remove any heritage or champion tree from any such lot or parcel of land without first obtaining a tree removal permit from the City.

(b) During any period of emergency, such as hurricanes, windstorms, floods, freezes, or other natural disasters, the requirements of this section may be waived for a definite period of time by the City Manager with respect to cutting and removing damaged trees in all areas affected by such disaster.

(c) Any tree determined to be in a hazardous condition by the Land Development Regulations Administrator, so as to endanger the health, safety, and welfare of persons and property, and require immediate removal shall be exempt from the requirement of this section. Such tree may be cut and removed upon verbal authorization by the City Manager, or in his or her absence, the Land Development Regulations Administrator. The International Association of Arboriculture publication, A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas, shall be used as a guide and reference for determining the condition of a tree.

(d) Agricultural lands. Lands that qualify for agricultural tax exemption by the Alachua County Property Appraiser and have an agriculture future land use designation on the City of Alachua Comprehensive Plan Future Land Use Map are exempt from the requirements of this section, except for the following:

(i) A tree removal permit shall be required for the removal of champion and heritage trees located within 50 feet of the property boundary line or within 400 feet of a public park; and

(ii) A notice of activity must be submitted to the Land Development Regulations Administrator no less than seven days prior to any cutting and removal of trees or the clearing of the land.

(e) Forestry. All bona fide commercial forestry operations are exempt from the requirements of this section where trees are grown for silviculture purposes or for intended sale in the course of business. However, owners of commercial forestry operations shall submit a notice of activity to the Land Development Regulations Administrator prior to the commencement of any timber harvesting, mechanical site preparation, or land clearing.

(f) The removal, trimming, pruning, or alteration of nonregulated trees or vegetation growing within the area of any public or private utility easement or drainage easement or right-of-way is exempt from the provisions of this section, provided such work is done by or under the control of the operating utility company, governmental agency, or entity responsible for the maintenance of said facility.

(g) Removal of nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended, is exempt from the terms and provisions of this section.

(G) *Site plan and subdivision plat requirements.*

(1) Site plans and construction plan shall include consideration of tree preservation and approval shall constitute the issuance of a tree removal permit consistent with the approved plan.

(a) Applicants for site plans and construction plans shall provide aerial or ground photographs of any regulated, heritage, or champion trees to be preserved. The applicant shall mark and reasonably locate upon the site plan or construction plan drawing, all champion, heritage, and other regulated trees to be retained, relocated or removed. The applicant shall mark and reasonably locate upon the site plan or construction plan all nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended. The tree location drawing shall conform to the following:

(i) Trees are to be identified by both common and scientific names.

(ii) Trees shown on the tree location drawing will be identified as to which trees will be saved, relocated or removed.

(iii) The tree location drawing is to be at the same scale as the site plan or construction plan.

(iv) The tree location drawing may be presented as a separate sheet within the site plan or construction plan; however, the trees must be included on one sheet of the site plan or construction plan that shows the location of the proposed buildings, driveways, off-street parking and loading facilities, stormwater management facilities, existing contours and finished elevations, overhead electric lines, underground utilities and any other proposed improvements that could potentially have a negative impact on existing trees.

(b) In the event that no champion, heritage or regulated trees are found, it shall be so noted on the site plan or construction plan and a tree location drawing shall not be required.

(c) A note shall be included that all vegetative materials identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended, shall be removed at time of development.

(H) *Administration, enforcement and appeal.* In addition to the general provisions of Article 9, the following provisions shall apply to this section:

(1) Except as specifically exempted in this section, it shall be unlawful for any person to cut or remove any regulated, heritage or champion tree from any lands within the City without first obtaining a tree removal permit from the LDR Administrator.

(2) No lands in the City, upon which are located regulated, heritage or champion trees, may be cleared, graded or developed, and no building permit shall be granted for such land without the owner or developer first applying for and receiving from the LDR Administrator a tree removal permit, except as exempted within this section.

(3) Removal of any regulated tree or any site work that is not done according to an approved tree removal permit is a violation of this section. When such violations occur prior to the final inspection of the project, the LDR Administrator will immediately issue a stop work order. Upon the issuance of such stop work order, all site work shall cease until a restoration plan is submitted by the applicant and approved by the LDR Administrator. The site stop work order shall remain in effect until the approved restoration plan has been implemented and completed. The owner, developer, subcontractor, or agent shall have 30 days to present a restoration plant to the LDR Administrator. If no restoration plan is presented within 30 days, the owner, developer, subcontractor, and agent shall be subject to all of the penalties, including fines, provided for violation of this section. No certificate of occupancy shall be issued until all trees and other vegetation shown on the approved restoration plan have been planted and grades restored.

(4) A list of fines for damaging trees by conduct in violation of this section will be adopted by the City Commission in a manner consistent with the adoption of other fees. Fines for such violations may be issued by Special Magistrate.

(5) Appeals to the issuance of a tree removal permit shall be as authorized by these LDRs.

(6) Violations of this section shall be heard by the Special Magistrate.

(7) For the purposes of this section, the following are provided as a list of references, in addition to those publications previously referenced:

(a) The Florida Division of Forestry's Tree Protection Manual for Builders and Developers shall serve as the primary reference, whenever there is a question regarding tree protection standards, unless another publication is specifically referenced.

(b) The most current International Society of Arboriculture (ISA) standards shall be referenced for all public utilities, government agencies, and their subcontractors when pruning trees on public or private property and National Arborist Association Standards for Pruning Shade Trees when pruning regulated, heritage or champion trees.

(c) The Florida Division of Forestry's Silviculture Best Management Practices Manual shall be the reference used for the conducting of all commercial forestry operations.

(8) The Land Development Regulations Administrator may establish technical standards setting forth administrative guidelines governing the enforcement of this section, requirements not specifically addressed in this section, and any other information needed for the uniform and orderly administration of this section. Such standards may be published in a technical manual which shall be on file in the office of the City Clerk.

Sec. 6.5. Signage.

6.5.4 *Permanent signs allowed.* The following permanent signs are allowed:

(A) *In residential and agricultural districts*.

(1) For a residential use, not more than two freestanding permanent signs per lot, each of which shall be limited in size of no more than two square feet each and a height of no more than four feet. Messages, other than commercial messages, including but not limited to names of occupants, address, and expressions of opinions shall be allowed on such signs.

(2) *Residential neighborhood identification signs.* Residential neighborhood identification signs shall be permitted, subject to the following standards and conditions:

(a) Each neighborhood shall be allowed up to two signs, to be located within 200 feet of the primary entrance to such neighborhood from a collector or arterial street;

(b) Each such sign must identify a distinct subarea of the City and be located at the entrance to such neighborhood from a collector or arterial street;

(c) Each such sign must be located on private property in a common area of the neighborhood, controlled by the owner or manager of the area, where applicable, or by a property owners' association representing property owners within the neighborhood;

(d) Such sign may be located on a wall or other entrance feature or may be freestanding. If freestanding, such sign shall not exceed six feet in height and shall have continuous foundation or other support under it in the style of what is commonly called a monument sign;

(e) No such sign shall exceed 100 square feet in area;

(f) Lighting for such sign shall be limited to external, direct white light; indirect and internal lighting and changeable copy are expressly prohibited;

(g) The sign must bear no commercial message;

(h) Where the application for the sign relates to a neighborhood that has not been built, the **approximate** location and type of sign shall be shown on the preliminary plat for the neighborhood. Where the application for the sign relates to an existing neighborhood, the applicant shall submit an application for a sign permit. Said sign permit application will include information to demonstrate compliance with this section;

(i) The applicant for the sign must own or have the authority to represent the owners of at least 50 percent of the land area to be identified.

(j) *Timing.* The sign may be constructed at the entrance along public right-of-way that serves the residential development at the initiation of construction activity, provided that the phase connecting to an external road where the sign is to be located has received Final Plat approval, in order to allow for project visibility, provided that all applicable standards for location and size are met.

(3) *Institutional uses permitted in residential districts.* The following signs shall be allowed for an institutional use, such as a school or religious institution, lawfully located in a residential district:

(a) One freestanding sign, provided that such sign and its structure shall not exceed 50 square feet.

(b) One wall sign located on the front elevation of the building, provided that no such sign shall exceed 16 square feet.

(c) A changeable copy sign may occupy up to 25 square feet of the allowed freestanding sign.

(B) *In agricultural districts only.*

(1) Because agricultural districts in a growing community represent a blending of the business of agriculture and residential uses, it is necessary to provide for some types of signs that are not allowed in purely residential districts, but that serve the business of agriculture.

(2) For that reason, any agricultural or other business conducted lawfully in an agricultural district shall be allowed one freestanding sign not to exceed 100 square feet in size and not to exceed 16 feet in height.

(3) Institutional uses permitted in agricultural districts. The following signs shall be allowed for an institutional use, such as a school or religious institution, lawfully located in an agricultural district:

(a) One freestanding sign, provided that such sign and its structure shall not exceed 100 square feet.

(b) One wall sign located on the front elevation of the building, provided that no such sign shall exceed 16 square feet.

(c) A changeable copy sign may occupy up to 25 square feet of the allowed freestanding sign.

(C) *In business districts.*

(1) *Freestanding signs for single-tenant buildings or developments*. Except as otherwise provided in these LDRs, freestanding signs are permitted for single-tenant buildings or developments, subject to the following standards:

(a) Only one freestanding sign is allowed per lot, tract, or parcel, except that a parcel with more than 400 feet of frontage on one or more roads may have two freestanding signs, which must be separated from each other by at least 150 feet of road frontage.

(b) The maximum sign area for a freestanding sign and its structure shall not exceed 100 square feet. The maximum area of an individual sign face shall not exceed 50 square feet.

(2) *Freestanding signs for multi-tenant buildings or developments*. Except as otherwise provided within these LDRs, freestanding signs are permitted for multi-tenant buildings or developments, subject to the following standards:

(a) A multi-tenant building or development may have one freestanding sign per building/development, except when a building/development has more than 400 feet of frontage on a road, the building/development may have up to two freestanding signs along a road frontage, which must be separated from each other by at least 150 feet of road frontage. In the case of a multi-tenant buildings/development with frontage along more than one road, the building/development may have one additional freestanding sign along the secondary frontage, which must be separated from other freestanding signs by at least 150 feet of road frontage.

(b) Freestanding signs which are part of a multi-tenant development may be located on any lot or outparcel which is part of the development. For purposes of this section, a lot or outparcel shall be considered part of a multi-tenant development when:

(i) The lot/outparcel upon which a freestanding sign is located is in common ownership with other lots/outparcels which are part of the same multi-tenant development;

(ii) The lot/outparcel upon which a freestanding sign is located is subject to a master association with one or more lots/outparcels which are part of the same multi-tenant development;

(iii) The lot/outparcel upon which a freestanding sign is located is afforded ingress and egress from a shared access drive connecting between a road, the lot/outparcel upon which the freestanding sign is located, and one or more lots/outparcels which are part of the same multi-tenant development;

(iv) The freestanding sign is located on a lot or outparcel which is part of the development and is included within a master sign plan for a Planned Development that has been approved pursuant to Section 3.6.3(A)(5), Section 3.6.3(B)(5)(c), Section 3.6.3(C)(5), or Section 3.6.3(D)(5) of these LDRs; or

(v) The freestanding sign is located on a lot or outparcel which is part of the development as shown on a Site Plan (Section 2.4.9) and is included within a sign plan approved as part of a Site Plan. A freestanding sign approved in accordance with this section shall have continuous foundation or other support under it in the style of what is commonly called a monument sign.

(c) Signage permitted in accordance with Section 6.5.4(C)(2)(b) shall not be considered off-site signage.

(d) For freestanding signs which are part of a multi-tenant building or development, the maximum sign area of a freestanding sign and its structure shall not exceed 150 square feet. The maximum area of an individual sign face shall not exceed 100 square feet.

(e) When a freestanding sign which is part of a multi-tenant building or development includes sign area for individual tenants within the building/development, the total sign area dedicated to individual tenants of the building/development shall not exceed 66 percent of the area of the sign and its structure.

(f) In addition to the freestanding signage permitted pursuant Sections 6.5.4(C)(2)(a)—(e), one freestanding sign may be permitted on a developed outparcel, subject to the following:

(i) The outparcel shall have a minimum lot area of 40,000 square feet;

(ii) The maximum area of the freestanding sign and its structure shall not exceed 50 square feet;

(iii) The maximum height of the freestanding sign shall not exceed ten (10) feet;

(iv) Such signs shall be not be located within 100 feet of other freestanding signage.

(3) *Wall signs*. Wall signs are permitted, subject to the following standards:

(a) Each wall sign shall be attached to the building and supported throughout its entire length by the facade of the building.

(b) The sign area shall not be greater than ten percent of the square footage of the front elevation of the building on which they are located, with a maximum of 350 square feet in sign area. In the case of corner lots, wall signs shall be permitted along both road frontages. The sign area along each frontage shall not be greater than ten percent of the

square footage of the front elevation upon which the signage is located, with a total maximum sign area on all building elevations of 350 square feet in sign area.

(c) In the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises. Such signage shall be subject to the maximum sign area provisions established in Section 6.5.4(C)(3)(b).

(d) Wall signs shall not be erected above the roofline of the building, except that, where there is a parapet, a wall sign may extend to the top of the parapet. Such sign shall not be considered a roof sign.

(4) *Canopy and awning signs*. In any business district, a canopy or awning sign may be permitted in addition to or in lieu of a wall sign. If the canopy or awning is permitted in additional to a wall sign, the canopy or awning sign area shall be incorporated into the overall sign area total, provided however that the canopy or awning sign area shall not exceed 32 square feet. If the canopy or awning sign is permitted in lieu of a wall sign, the canopy or awning sign area shall not exceed 32 square feet.

(5) *Changeable copy*. A changeable copy sign, including a sign on which the copy can be changed electronically, may be used for up to one half of the allowed square footage for any freestanding sign, subject to the limitations of Subsection 6.5.4(E) of this section.

(6) *Interstate-75 corridor signage*. In addition to the freestanding signage permitted by Subsection 6.5.4(C)(1)—(2), one additional freestanding sign shall be permitted for a development which abuts Interstate-75, subject to the following standards:

(a) The maximum height of the sign shall not exceed 24 feet;

(b) The maximum area of the sign and its structure shall not exceed 150 square feet and the maximum sign area of such signage shall not exceed 100 square feet;

(c) Such signage shall be located and oriented to achieve a view-shed from Interstate-75;

(d) Such signage shall be located within 100 feet of the Interstate-75 right-of-way; and,

(e) The total sign area of all freestanding signs which are part of the development shall not exceed 300 square feet.

(D) *General standards for permanent freestanding signs in residential, agricultural and business districts*.

(1) *Sign height, width and depth*.

(a) Except as otherwise provided in these LDRs, the maximum height of a freestanding sign and its structure accessory to a residential use in a residential or agricultural district is four feet.

(b) Except as otherwise provided in these LDRs, the maximum height of a freestanding sign and its structure in a business district is 16 feet.

(c) The maximum width of a freestanding sign in any district shall not exceed the maximum height allowed for such sign.

(d) The maximum depth (thickness) of a sign and its structure shall not exceed 48 inches.

(2) *Design limitations along the U.S. 441 Corridor.*

(a) *Applicability.* The provisions of this subsection 6.5.4(D)(2) shall apply to the following signs located within 200 feet of the right-of-way of U.S. 441, except that those properties with road frontage on U.S. 441 within a distance of 1,000 feet on either side of the I-75 overpass

as measured from the outer edge of the I-75 overpass shall follow the standards for signage in business districts.

(i) Any freestanding sign located in a business district;

(ii) Any freestanding sign located in an agriculture district;

(iii) Any freestanding sign accessory to an institutional use in a residential district.

(b) *Design and support.* Any such sign that has a height of more than six feet or that is more than six square feet in area shall be designed as a monument or ground sign meeting the following standards:

(i) There shall be a continuous support between the ground and the bottom of the sign; and

(ii) The support system shall be composed of materials identical to or similar in appearance, color and texture to the materials used in the building to which the sign is accessory.

(3) *Setbacks and obstruction of vision.*

(a) A sign or advertising structure shall be set back at least five feet from the nearest lot line; any freestanding sign or advertising exceeding six feet in height or 32 square feet in area shall be set back from any lot line abutting property zoned for residential use by at least ten feet.

(b) No sign shall be located within public rights-of-way. No portion of any sign shall overhang a public right-of-way, except for wall signage located within the CBD zoning district, which shall project no greater than two feet into the public right-of-way and shall comply with Section 6.5.7(H).

(c) Signs shall not be located within the vision triangle of an intersection as required under Section 7.2.6, Visibility clearance. Signs shall not be located in such a way as to obstruct the vision of vehicular, bicycle, or pedestrian traffic.

(d) No sign shall be located within ten feet of any water or electric system infrastructure or within 15 feet of any stormwater or wastewater infrastructure. No portion of any sign shall overhang within ten feet of any public infrastructure.

(4) *Address*. The E-911 address of an agricultural use, institutional use, or business use may be included on the sign face or on the sign structure. Inclusion of the E-911 address will not be included in the calculation of the maximum area of the sign face, nor will it cause the sign structure to be included in the calculation of the maximum area of the sign face.

(E) *Changeable copy signs*. Where changeable copy signs are permitted, an electronic message board or other sign on which the message can be changed electronically may be used as the changeable copy sign, provided that such sign shall be programmed so that it will not change the message more often than one time per minute. Changeable copy signs shall be prohibited from scrolling, rolling, fading, flashing, or otherwise transitioning text and graphics displayed upon the changeable copy sign area.

(F) *Signs in the public rights-of-way.* The following permanent signs are allowed in the public rights-of-way:

(1) Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic.

(2) Bus stop signs erected by a public transit company authorized to operate in the City.

(3) Informational signs of a public utility regarding its poles, lines, pipes or other facilities.

(4) Other signs appurtenant to a use of public property permitted under a franchise or lease agreement with the City.

(5) Within the boundaries of an approved Planned Development zoning district (PD-R, PD-TND, PD-EC, PD-COMM, or PUD), one (1) directional sign shall be permitted at each ingress/egress to the Planned Development zoning district. Such signs shall be subject to all other applicable regulations for freestanding signs, as provided in Section 6.5.4, unless otherwise regulated by a Planned Development Agreement or a master sign plan approved pursuant to Section 3.6.3(A)(5), Section 3.6.3(B)(5)(c), Section 3.6.3(C)(5), or Section 3.6.3(D)(5) of these LDRs. Signs permitted in accordance with this section shall not be considered off-site signs.

(G) *Welcome signs*. Signs identifying entry into the corporate limits of the City which are located on public property, in easements granted to the City, or in the public rights-of-way shall not exceed 150 square feet and shall be subject to the provisions of Section 6.5.4(D).

Article 7 SUBDIVISION STANDARDS[1]

Sec. 7.4. Improvement guarantees for public improvements.

7.4.1 *Posting of surety device for public improvements.*

(A) ~~An infrastructure plan or a~~A final plat**, if improvements are proposed to be proposed to be completed after final plat recordation,** shall not be approved by the City Commission until a surety device in accordance with the forms as provided in in Section 6.10.2, Form of performance guarantees, has been posted.

(B) The surety device for public infrastructure improvements shall cover at least 120 percent of the estimated cost of all required improvements including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, stormwater management facilities, potable and reclaimed water facilities, wastewater facilities, electric facilities, natural gas lines, recreation, and other public improvements. The estimated cost for the installation of all public infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation, plus a minimum contingency of ten percent.

(C) The surety device shall be conditioned upon the faithful performance by the subdivider of all work required to complete all improvements and installations for the subdivision or phases thereof, in compliance with these LDRs, and the approved ~~infrastructure plan,~~ preliminary plat, construction plans, and final plat, as applicable. For subdivisions, all improvements shall be completed within a specified time as provided in the subdivider's agreement.

(D) The surety device shall be payable to, and for the indemnification of, the City Commission.

Sec. 7.8. Maintenance.

7.8.1 *Subdivider responsible for maintenance.*

(A) *Generally.* The subdivider shall maintain and repair all improvements which this article and these LDRs require the subdivider to construct in the subdivision for a period of one year after the completion **and issuance by the City of a Certification of Completion** of the improvements, in accordance with the provisions of Section 2.4.10(G)(7), Inspection of public improvements, and Section 2.4.10(G)(8), Warranty period following passing inspection. Prior to the initiation of the warranty period, the subdivider shall posts a maintenance bond to cover at least ten percent of the estimated costs of all required improvements for a period of one year. All defects which occur within one year after completion and ~~acceptance~~ **issuance by the City of a Certification of Completion** of all required improvements shall be remedied and corrected at the subdivider's expense.

(B) *No City maintenance of improvements unless expressly accepted by City Commission.* Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utilities, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this article, these

[1]State law reference(s)—Provisions to regulate the subdivision of land required, F.S. § 163.3202(2)(a).

LDRs, and other City laws and ordinances, that are expressly accepted for maintenance by specific action of the City Commission.

(C) *Landscaping maintenance.* The homeowners' association or entity responsible for common areas shall be responsible for the maintenance of all landscape areas to present a healthy, neat and orderly appearance at all times and to replace dead plant materials according to the standards set forth in Section 6.2.2, Landscaping standards.

(D) *Signs.* The homeowners' association or entity responsible for nonpublic (i.e., subdivision) signs shall be responsible for the maintenance of all signs approved in accordance with these LDRs.

(E) *Fences.* The homeowners' association or entity responsible for fencing shall be responsible for the maintenance of all fencing in common areas approved in accordance with these LDRs.

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 14, 2023, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by Clay Sweger, AICP, LEED AP, of eda, inc. to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 2.4.9 (E) regarding infrastructure plan standards; Section 2.4.10 regarding subdivision standards; Section 3.4.2 regarding specific purposes of residential districts; Section 4.3.1 (A) regarding use-specific standards for residential uses; Section 5.1.2, amending Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts; Section 6.2.1 (D) regarding tree planting, relocation, replacement, credit, and banking standards; Section 6.5.4 (A) regarding permanent signage within residential and agricultural districts; Section 6.5.4 (D) regarding general standards for permanents freestanding signs in residential, agricultural and business districts; Section 6.5.4 (F) regarding signs in the public right-of-way; Section 6.5.7 regarding prohibited signs; Section 7.4.1 regarding posting of surety devices for public improvements; and, Section 7.8.1 regarding subdivider responsibility for maintenance of improvements.

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 - November 2, 2023)

Sec. 6.2. Tree protection and landscaping standards.

6.2.1 *Tree protection standards.*

A

(A) *Purpose.* The purpose of these tree protection standards is to limit the destruction of and ensure the survival , including maintenance, of as many trees and accessory plants as possible, and to allow the removal and replacement of unhealthy trees, plants, and landscaping throughout ~~in~~ the City. The maintenance of existing trees and replanting of new trees in necessary to promote the value of property and the quality of life of its citizens; to ensure the stabilization of soil by prevention of erosion; to reduce stormwater runoff and the costs associated with it; to replenish groundwater supply; to cleanse the air of harmful pollutants; and to provide greenbelts and buffers to screen against noise pollution, artificial light, and glare. It is the intent of this section to prohibit the unnecessary clearing of land so as to achieve no net loss of trees and to preserve, as much as possible, the existing tree canopy.

(B) *Findings.* The City Commission finds that:

(1) The protection and preservation of trees on public and private property within the City is not only desirable for aesthetic value, but essential to present and future health, safety, and welfare of its citizens;

(2) Trees absorb carbon dioxide and return oxygen, a vital ingredient to life, to the environment;

(3) Trees are a valuable property asset that can affect an area economically; and

(4) A tree protection ordinance is necessary in order to promote community welfare through regulating the removal and destruction of trees prior to and during construction and occupancy.

(C) *Scope.* The terms and provisions of this section shall apply to all real property lying within the incorporated limits of the City, including publicly owned lands, rights-of-way and easements, subject to certain exemptions specifically provided for in this section.

(D) *Tree planting, relocation, replacement, credit, banking.*

(1) *New trees.* New trees shall be installed to replace healthy regulated trees removed pursuant to this section. Regulated trees shall be replaced on a one-for-one basis. Healthy heritage and champion trees removed as provided herein shall be replaced on an inch-for-inch basis. Replacement trees shall be graded Florida No. 1 or better, as outlined in the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Grades and Standards for Nursery Plants, Part II, Palms and Trees. The term "healthy," as stated herein, means "good" or better per the standard definition from the International Society of Arboriculture (ISA) stating the tree has no major structural problems, no significant damage due to disease or pests, no significant mechanical damage, a full balance crown, and normal twig condition and vigor for its species. Palm trees may be utilized as replacement trees but at an increased ratio of 3:1 replacement and shall be a minimum of eight feet tall at the time of planting.

(2) *During development.* During development or site alteration activities, the following standards shall be met:

(a) Protective barricades shall be placed to define a protective area around existing trees to remain. Barriers shall be placed around all regulated trees at a minimum of two-thirds of the area of the dripline of the tree or stand of trees or at six feet from the trunk of the tree, whichever is greater. Protective barricades shall be placed at the dripline of all heritage trees, champion trees, and regulated palm trees. Protective barricades shall be placed

around all trees to be retained on the site and shall remain in place until site clearing and construction activities are complete, except where land alteration and construction activities are approved within the protected area. If land alteration and construction activities are approved within the protected area, then the protective barricades shall only be removed when activities are occurring. Protective barricades shall be replaced upon completion of the activities within the protected area. Protective barricades shall be at least four feet high and constructed of either wooden corner posts at least four inches in width by four inches in depth by four feet in height buried one foot deep with at least two courses of wooden side slats at least two inches in width by four feet with colored flagging or colored mesh construction fencing attached or constructed of one inch angle iron corner posts with brightly colored mesh construction fencing attached.

(b) A minimum distance of ten feet shall be maintained from all retained regulated, heritage, and champion trees when installing underground utilities. If this results in unreasonable hardship, a soil auger shall be used to tunnel under the root systems.

(c) No attachments shall be secured to trees designated to remain on site.

(d) A three-inch layer of mulch shall be applied over the surface of any exposed roots of retained regulated, heritage, and champion trees and kept wet during the site clearing and construction phases.

(e) Raising or lowering of grade within the dripline of existing trees to remain shall not be permitted unless otherwise approved by the Land Development Regulations Administrator or appointee.

(f) During the site clearing or construction phases, the following activities shall be prohibited within the protective area unless approved with the appropriate protective strategies by the City during site plan or construction plan approval:

(1) The clearing of vegetation except by hand;

(2) The compaction, filling, or removal of soil deposits;

(3) The placement of debris;

(4) The placement or dumping of solvents or other chemicals;

(5) The placement or storage of construction materials, machinery or other equipment of any kind; and

(6) The use of concrete, asphalt, or other paving materials.

(g) Any retained or relocated tree shall be replaced in accordance with the requirements of Subsection 6.2.1 (D) (1), if the tree dies within one year after site clearing and construction.

(h) Any root pruning and/or pruning of retained regulated, heritage, and champion trees during the site clearing or construction phases shall be done in accordance with arboricultural standards and directly overseen by an ISA-certified Arborist.

(3) *Incentives for preservation.* The City may approve a transfer of development rights on lands preserved for tree preservation beyond the requirements in this section during the site plan or preliminary plat process.

(a) Developers preserving portions of tree protection areas within a development site will be authorized during the site plan or subdivision plat process for an on-site transfer of development rights at a density or intensity bonus rate of 3:1. For example, if a developer retains a contiguous five acre tract of quality tree protection area within their development

site, and that property has a zoning density of three units per acre, then the developer would be authorized to transfer 45 dwelling units to the developable portion of their site. (Five acres times three dwelling units per acre times three equals 45 dwelling units.)

(b) Any acreage used to calculate a credit for preservation shall be recorded as a permanent preservation area on the subdivision plat and in any covenants and deed restrictions and shall not be eligible for any future development rights.

(4) *Tree replacement.*

(a) When the applicant is required to replace a regulated or heritage, tree as a condition of approval for a tree removal, site plan or subdivision plat, the applicant shall select site appropriate trees. ~~I~~If it is feasible, the regulated, heritage, or champion tree may be **relocated** ~~related~~ on the same parcel of land. When selecting replacement trees from the recommended tree list, the applicant shall choose from a similar species or category as the tree that is being removed. For example, a canopy tree should be replaced with a tree from the canopy or large tree list. **Trees proposed to be planted as replacement trees may be installed within the proposed development area, provided, however, there must be prior approval of the City before any trees may be placed within the** ~~including~~ **proposed right-of-way areas within the development or existing right-of-way adjacent to the development consistent with Subsection 6.2.1(D)(4)(h) and Subsection 6.2.1(D)(4)(i). When trees are to be installed in the proposed right-of-way areas, the developer and successor homeowners' association shall be responsible for maintenance of the trees.**

B

(b) If the applicant is required to replace a regulated or heritage tree as a condition of approval for a tree removal, site plan or subdivision plat, up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of Subsection 6.2.1(D)(1).

(c) At least 50 percent of the total required replacement trees shall be shade trees and at least 75 percent of the total required trees shall be site-specific trees appropriate for the site.

(d) Trees must meet the minimum requirements found in Subsection 6.2.2(D)(9)(b)(ii).

(e) Trees from the recommended tree list used to meet the requirements of this section shall be graded Florida No. 1 or better, as outlined by the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Florida Grades and Standards for Nursery Plants.

(f) Trees shall be planted in accordance with xeriscaping principles and accepted arboricultural standards and practices.

(g) The pervious area or tree lawn provided around trees shall be sufficient to permit root growth and provide for longevity of the tree species planted. The height of the tree at maturity and root size shall be considered in the selection of the trees.

(h) Trees shall be planted in accordance with the City of Alachua Department of Public Services Requirements for Design and Construction, as amended.

(i) No tree shall be planted within ten feet of a fire hydrant or utility pole, within 15 feet of a driveway apron, within 20 feet of a traffic sign, or within 25 feet of an intersection in order to ensure adequate visibility.

(j) The owner of the parcel **(or if plantings are installed in the right-of-way or city property, the developer who installed the plantings and successor homeowners' association)** shall be responsible for the maintenance of all preserved, relocated, or replacement trees. All

trees will be inspected by an arborist, forester, or registered landscape architect, hired by the owner, within six months after planting to ensure the trees are surviving in a healthy condition. A certified report shall be provided to the land development regulations administrator describing the condition of trees. Trees found to be in declining condition shall be replaced by the owner of the parcel within 30 days of submittal of the report. If replacement is necessary, there shall be a reinspection report submitted within six months after the replacement replanting.

(k) Champion trees may not be removed except by resolution of the City Commission finding that the following conditions have been met:

(i) A report from a certified arborist documenting that:

a. The tree is dead; or

b. The tree is seriously diseased and treatment is not practical; or

c. The tree is significantly damaged and remedial pruning would not be effective in rehabilitating the tree.

(5) *Tree removal.*

(a) When protected trees are allowed to be removed during land alteration/site clearing, the trees shall be identified by red flagging.

(b) The rights-of-way of proposed roads, the corners of proposed buildings, the location of proposed drainage basins, manmade lakes, areas that require fill and other improvements shall be rough staked and protective barricades shall be installed around trees designated for protection prior to on-site inspection. If, on inspection, these areas have not been identified, a re-inspection will not be done until violations have been corrected.

(c) A copy of the tree removal permit shall be posted on the site during these activities.

(6) *Tree credits.*

(a) Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of "good" or better existing native trees, as defined in Subsection 6.2.2(D)(4). No credit will be given for the preservation of trees on the nuisance tree list. A table displaying a list of all trees claimed for credits under this subsection shall be included in the landscape plan; this table shall include common name, botanical name, caliper at DBH, health, number of tree credits being used, and reference number to location on tree survey provided as a part of the landscape plan.

(b) In addition to the tree credit in Subsection 6.2.1(D)6(a) of this section, a double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development (i.e., areas designated for off-street parking and loading, landscaping, building area, or stormwater management). Applicants requesting this tree credit shall demonstrate through the proposed site plan and application that special consideration in site design was utilized to preserve the healthy heritage tree. Should the preserved heritage tree die within the one year maintenance period, the tree will be mitigated in adherence with the requirements for healthy heritage tree replacement in this section.

(c) When trees are removed with an approved tree removal permit for the construction of new residential dwellings or a substantially remodeled residential dwellings qualifying as housing sold to low- and moderate-income families, such trees will be replaced at a rate of

50 percent (one-half tree per tree removed). Projects certifying that 50 percent or more of the residential dwelling units qualify as housing sold to low- and moderate-income families will receive a tree credit for replacement of removed regulated trees at a replacement rate of 25 percent (one-quarter tree per tree removed). For the purposes of this subsection, the term "housing sold to low- and moderate-income families" means families earning less than 80 percent of the Alachua County median income.

(7) *Tree banking.*

(a) The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. **This may come in the form of a payment made to the City by a developer as a fee in lieu of installation or the developer installing trees off-site within adjacent residential developments under common control at the time of construction consistent with Subsection 6.2.1(D)(4)(H) and Subsection 6.2.1(D)(4)(i). In cases where off-site mitigation plantings are installed, a surety device shall be provided to the City in the amount of the mitigation payment that would otherwise be required. Such surety device may be used by the City as a tree mitigation payment if the developer fails to perform the required off-site landscape mitigation plantings, as prescribed in a Subdivider's Agreement.** Trees authorized for off-site mitigation shall be planted **in private developments as referred to above or** in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of state and county roads where an interlocal agreement authorizes such plantings.

(b) The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.

(c) The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of replacement trees required to fulfill mitigation requirements. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.

(d) Fees for off-site mitigation shall be determined and approved in accordance with the above Subsection (7)(c) by the City prior to any public hearing related to the proposed site plan or plat. Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit. Receipts for payment will be specifically marked for the off-site mitigation account.

(E) *Maintenance.*

(1) *Trees overhanging street right-of-way.* Every owner of any tree overhanging any street right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of eight feet above the surface of the sidewalk. The City shall have the right, but not the obligation, to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a streetlight or interferes with the visibility of any traffic control device or signs at intersections of streets.

(2) *Dead or diseased trees on private property.* The City shall have the right, but not the obligation, to cause the removal of any dead or diseased trees on private property within the City, when such trees constitute a hazard to life and property, or harbor insects or disease which constitutes

a potential threat to other trees within the City. The owner of the land upon which such dead or diseased trees are standing or located shall be notified in writing by the Land Development Regulations Administrator to remove such trees and the removal shall be done by said owner at the owner's expense within 30 days after the date of mailing of such notice. In the event of failure of the owner to comply with such provisions, the City shall have the authority to remove such trees and charge the cost of removal to the owners of the property through the action of the Special Magistrate.

(3) *Compliance by public agencies and utilities.* All public agencies and utilities shall comply with the permitting requirements of this section prior to commencing any pruning or removal of any regulated, heritage and champion trees. All public utilities, governmental agencies, and their subcontractors shall comply with the International Society of Arboriculture standards for pruning shade trees when pruning any trees on public property. Emergency removal requiring immediate action to protect the health and safety of the public are not subject to this section.

(4) *Property owner's responsibility.* It shall be the property owner's responsibility to adequately maintain the trees shown on an approved site plan or preliminary plan, to ensure healthy survival. Neglecting or abusing trees is a violation of this section.

(5) *Rights of the City.* The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the rights-of-way of all public streets, alleys, avenues, lanes and squares, parks, and any other public grounds, as may be necessary to ensure public safety or to preserve or enhance symmetry and beauty of such public grounds. The City may remove or cause to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewer, water and gas lines, or other public improvements, or is affected with any injurious fungus, insect or pest.

(F) *Tree removal application and permit.*

(1) *Exemptions.*

(a) Regulated trees, except for heritage or champion trees, on all lots and parcels of land with a single-family residential dwelling unit, not to include mixed-use portions of developments, are exempt from the requirements of this section. No person shall cut or remove any heritage or champion tree from any such lot or parcel of land without first obtaining a tree removal permit from the City.

(b) During any period of emergency, such as hurricanes, windstorms, floods, freezes, or other natural disasters, the requirements of this section may be waived for a definite period of time by the City Manager with respect to cutting and removing damaged trees in all areas affected by such disaster.

(c) Any tree determined to be in a hazardous condition by the Land Development Regulations Administrator, so as to endanger the health, safety, and welfare of persons and property, and require immediate removal shall be exempt from the requirement of this section. Such tree may be cut and removed upon verbal authorization by the City Manager, or in his or her absence, the Land Development Regulations Administrator. The International Association of Arboriculture publication, A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas, shall be used as a guide and reference for determining the condition of a tree.

(d) Agricultural lands. Lands that qualify for agricultural tax exemption by the Alachua County Property Appraiser and have an agriculture future land use designation on the City of Alachua Comprehensive Plan Future Land Use Map are exempt from the requirements of this section, except for the following:

(i) A tree removal permit shall be required for the removal of champion and heritage trees located within 50 feet of the property boundary line or within 400 feet of a public park; and

(ii) A notice of activity must be submitted to the Land Development Regulations Administrator no less than seven days prior to any cutting and removal of trees or the clearing of the land.

(e) Forestry. All bona fide commercial forestry operations are exempt from the requirements of this section where trees are grown for silviculture purposes or for intended sale in the course of business. However, owners of commercial forestry operations shall submit a notice of activity to the Land Development Regulations Administrator prior to the commencement of any timber harvesting, mechanical site preparation, or land clearing.

(f) The removal, trimming, pruning, or alteration of nonregulated trees or vegetation growing within the area of any public or private utility easement or drainage easement or right-of-way is exempt from the provisions of this section, provided such work is done by or under the control of the operating utility company, governmental agency, or entity responsible for the maintenance of said facility.

(g) Removal of nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended, is exempt from the terms and provisions of this section.

(G) *Site plan and subdivision plat requirements.*

(1) Site plans and construction plan shall include consideration of tree preservation and approval shall constitute the issuance of a tree removal permit consistent with the approved plan.

(a) Applicants for site plans and construction plans shall provide aerial or ground photographs of any regulated, heritage, or champion trees to be preserved. The applicant shall mark and reasonably locate upon the site plan or construction plan drawing, all champion, heritage, and other regulated trees to be retained, relocated or removed. The applicant shall mark and reasonably locate upon the site plan or construction plan all nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended. The tree location drawing shall conform to the following:

(i) Trees are to be identified by both common and scientific names.

(ii) Trees shown on the tree location drawing will be identified as to which trees will be saved, relocated or removed.

(iii) The tree location drawing is to be at the same scale as the site plan or construction plan.

(iv) The tree location drawing may be presented as a separate sheet within the site plan or construction plan; however, the trees must be included on one sheet of the site plan or construction plan that shows the location of the proposed buildings, driveways, off-street parking and loading facilities, stormwater management facilities, existing contours and finished elevations, overhead electric lines, underground utilities and any other proposed improvements that could potentially have a negative impact on existing trees.

(b) In the event that no champion, heritage or regulated trees are found, it shall be so noted on the site plan or construction plan and a tree location drawing shall not be required.

(c) A note shall be included that all vegetative materials identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended, shall be removed at time of development.

(H) *Administration, enforcement and appeal.* In addition to the general provisions of Article 9, the following provisions shall apply to this section:

(1) Except as specifically exempted in this section, it shall be unlawful for any person to cut or remove any regulated, heritage or champion tree from any lands within the City without first obtaining a tree removal permit from the LDR Administrator.

(2) No lands in the City, upon which are located regulated, heritage or champion trees, may be cleared, graded or developed, and no building permit shall be granted for such land without the owner or developer first applying for and receiving from the LDR Administrator a tree removal permit, except as exempted within this section.

(3) Removal of any regulated tree or any site work that is not done according to an approved tree removal permit is a violation of this section. When such violations occur prior to the final inspection of the project, the LDR Administrator will immediately issue a stop work order. Upon the issuance of such stop work order, all site work shall cease until a restoration plan is submitted by the applicant and approved by the LDR Administrator. The site stop work order shall remain in effect until the approved restoration plan has been implemented and completed. The owner, developer, subcontractor, or agent shall have 30 days to present a restoration plant to the LDR Administrator. If no restoration plan is presented within 30 days, the owner, developer, subcontractor, and agent shall be subject to all of the penalties, including fines, provided for violation of this section. No certificate of occupancy shall be issued until all trees and other vegetation shown on the approved restoration plan have been planted and grades restored.

(4) A list of fines for damaging trees by conduct in violation of this section will be adopted by the City Commission in a manner consistent with the adoption of other fees. Fines for such violations may be issued by Special Magistrate.

(5) Appeals to the issuance of a tree removal permit shall be as authorized by these LDRs.

(6) Violations of this section shall be heard by the Special Magistrate.

(7) For the purposes of this section, the following are provided as a list of references, in addition to those publications previously referenced:

(a) The Florida Division of Forestry's Tree Protection Manual for Builders and Developers shall serve as the primary reference, whenever there is a question regarding tree protection standards, unless another publication is specifically referenced.

(b) The most current International Society of Arboriculture (ISA) standards shall be referenced for all public utilities, government agencies, and their subcontractors when pruning trees on public or private property and National Arborist Association Standards for Pruning Shade Trees when pruning regulated, heritage or champion trees.

(c) The Florida Division of Forestry's Silviculture Best Management Practices Manual shall be the reference used for the conducting of all commercial forestry operations.

(8) The Land Development Regulations Administrator may establish technical standards setting forth administrative guidelines governing the enforcement of this section, requirements not specifically addressed in this section, and any other information needed for the uniform and orderly administration of this section. Such standards may be published in a technical manual which shall be on file in the office of the City Clerk.

City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board
Minutes
November 14, 2023

Chair Sandy Burgess
Vice-Chair Joe Hancock
Member Virginia Johns
Member William "Bill" Menadier
Member Keith Vermillion
School Board Member Tina Certain

City Manager Mike DaRoza

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

Meeting Date: November 14, 2023

Meeting Location: James A. Lewis Commission Chambers

DRAFT

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

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Joe Hancock, Vice Chair 6:00 p.m.
Sandy Burgess, Chair – Absent
Tina Certain, School Board Member - Absent

INVOCATION

Led by Virginia Johns, Member

PLEDGE TO THE FLAG

Led by Johns, Member

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of PZB Meeting Minutes- October 10,2023

Member Bill Menadier moved to approve the minutes from the October 10, 2023 meeting; seconded by Member Johns.

Motion passed by 4-0 vote.

B. Preliminary Plat – Farmlands: A request by Claudia Vega, P.E., of eda, inc., applicant and agent for JTFA, LLC, property owner, for consideration of the Preliminary Plat/ Final PD Plan of the Farmlands Subdivision, which proposes the subdivision of a ±172.33 acre subject property into a total of 246 single family lots, with associated common areas and right-of-way, generally located south of US 441, east of NW 188th Street, and west of Santa Fe Ford dealership; Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 (Quasi-Judicial Hearing).

Adam Hall, Principal Planner – presentation provided.

Clay Sweger, EDA Consultants – presentation provided.

Member Menadier moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat/ Final PD Plan of the Farmlands Subdivision to the City Commission, with a recommendation to approve, subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the Staff Report; seconded by Member Johns.

Motion passed 4-0 by a roll call vote.

C. Site Plan – Tomoka Hills Fire Station: A request by Randy Olney, P.E., of CHW, Inc., applicant and agent for Alachua County, property owner, for consideration of a Site Plan to construct a ±11,500 square foot fire station with associated site improvements on a ±2.00 acre subject property; Tax Parcel Number 03055-001-000 (Quasi-Judicial Hearing).

Carson Crockett, Planner – presentation provided.

Randy Olney, CHW – presentation provided.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Alachua County, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the November 14, 2023 Staff Report to the Planning & Zoning

DRAFT

Board; seconded by Member Keith Vermillion.

Motion passed 4-0 by a roll call vote.

D. Site Plan – 441 Road Rangers: A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for First Coast Road Rangers, LLC, property owner, for consideration of a Site Plan to construct a ±3,500 square foot building with associated site improvements on a ±0.97 acre portion of a ±8.00 acre subject property; Tax Parcel Number 03042-050-003 (Quasi-Judicial Hearing).

Justin Tabor, Principal Planner – presentation provided.

Chris Gmeur, Gmeur Engineering – presentation provided.

Member Menadier moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for First Coast Road Rangers, LLC, subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the November 14, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion passed 4-0 by a roll call vote.

E. LDR Text Amendment: A request by Clay Sweger, of eda, inc., to amend the following sections of the City of Alachua Land Development Regulations: Section 2.4.9 (E) regarding infrastructure plan standards; Section 2.4.10 regarding subdivision standards; Section 3.4.2 regarding specific purposes of residential districts; Section 4.3.1 (A) regarding use-specific standards for residential uses; Section 5.1.2, amending Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts; Section 6.2.1 (D) regarding tree planting, relocation, replacement, credit, and banking standards; Section 6.5.4 (A) regarding permanent signage within residential and agricultural districts; Section 6.5.4 (D) regarding general standards for permanents freestanding signs in residential, agricultural and business districts; Section 6.5.4 (F) regarding signs in the public right-of-way; Section 6.5.7 regarding prohibited signs; Section 7.4.1 regarding posting of surety devices for public improvements; and, Section 7.8.1 regarding subdivider responsibility for maintenance of improvements. (Legislative).

Member Johns moved that this Board finds that the proposed text amendments to the Land Development Regulations are consistent with the City of Alachua Comprehensive Plan and transmits the proposed text amendments to the Land Development Regulations to the City Commission with a recommendation to approve; Seconded by Member Menadier.

Citizens comments: Tamra Robbins
Busy Shires
Rudy Rothseiden
Sayed Mouhktara

Member Johns amended her motion to include the recommendation for the Commission to consider the recommendations of the City Attorney; seconded by Member Vermillion.

DRAFT

Motion passed 3-1 by a roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Vice Chair Hancock adjourned the meeting. 8:29 p.m.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

DRAFT

Israel finds 'concrete evidence'

IDF has yet to release details of hospital fortress findings

John Bacon
USA TODAY

Israeli special forces sweeping through the Gaza Strip's largest hospital Wednesday found "concrete evidence" Hamas was using the hospital as a military compound, multiple media outlets reported, citing Israeli military sources.

A senior military official, speaking on condition of anonymity, told the Times of Israel that Hamas weapons and other evidence were found at the sprawling Al-Shifa campus where the U.N. estimates at least 2,300 staff, patients and displaced Gaza civilians have taken refuge.

The Israel Defense Force would soon publicly reveal some details of the discoveries, Lt. Col. Richard Hecht told CNN. He added that no exchange of gunfire had taken place on hospital grounds.

Israeli officials said in a statement the military brought medical teams, incubators, baby food and medical supplies to ensure that "no harm is caused to the civilians being used by Hamas as human shields."

But Munir al-Boursh, a senior official with Gaza's Health Ministry, said Israeli forces had ransacked the basement and other buildings at Al-Shifa.

Israeli forces have been rolling through Gaza since Hamas militants stormed into Israeli border communities Oct. 7 on a violent rampage that left more than 1,200 people dead, most of them civilians, and more than 240 people taken hostage. The Gaza Health Ministry says more than 11,000 Palestinians have died in the ensuing Israeli offensive aimed at freeing the hostages and crushing Hamas.

Israel has claimed for weeks that Hamas was hiding militants and assets in Al-Shifa and other Gaza hospitals. The White House said this week it had intelligence confirming the claim, which Hamas leaders have repeatedly denied.

White House national security spokesman John Kirby said Wednesday that Israeli military operations in Gaza, including at Al-Shifa hospital, are planned and executed without prior approvals from the Biden administration. But he said the U.S. does believe hospitals should be protected. That means no attacks from the air and redoubled efforts to keep civilians, patients and medical staff from becoming victims of crossfire between Hamas and Israeli forces.

Additionally, Kirby said he understands Israel's urgent need to push forward.

"We know that Hamas uses hospitals like Al-Shifa for command and control for storage facilities, even sometimes, as a barracks of sort for their fighters," Kirby said.



Smoke rises during an Israeli military bombardment of the northern Gaza Strip on Wednesday. Thousands of civilians, both Palestinians and Israelis, have died since Oct. 7, after Palestinian Hamas militants based in the Gaza Strip entered southern Israel in an unprecedented attack triggering a war declared by Israel on Hamas. FADEL SENNA/AFP VIA GETTY IMAGES

Palestinian authorities are calling for a cease-fire to evacuate three dozen newborns and other patients from Al-Shifa. On Tuesday, a U.N. agency said only one hospital, the Al-Ahli, remains operational in the battered north Gaza.

United Nations humanitarian chief Martin Griffiths has also called for an immediate cease-fire, and that combatants in the war respect international law. Israeli officials have repeatedly said they won't stop fighting until all 240 hostages have been released.

"As the carnage in Gaza reaches new levels of horror every day, the world continues to watch in shock as hospitals come under fire, premature babies die, and an entire population is deprived of the basic means of survival," Griffiths said. "This cannot be allowed to continue."

Humanitarian aid staffers imperiled in Gaza

The global humanitarian aid organization Mercy Corps says it is concerned for the safety of 70 staff members and their families in Gaza, spokesperson Milena Murr says. In an email to USA TODAY, Murr said staffers report an "increasingly desperate situation" that includes empty grocery stores, five-hour lines for bread that costs $30 for five pieces, and cooking on wood or coal because there is no fuel. Internet and communication services could come to a halt as soon as tomorrow, Murr said.

"Our colleagues are making great effort to share their stories and the humanitarian catastrophe they are witnessing and experiencing," Murr said.

The head of UNRWA, the U.N. relief agency for Palestinian refugees, confirmed Wednesday that it has received 6,000 gallons of fuel that crossed into Gaza via the Rafah crossing but said much more is needed. The agency has been trying to provide basic services to more than 600,000 people sheltering in south Gaza amid Israeli military operations and a ban on fuel imports.

UNRWA says about 200,000 people have fled south over the past 10 days due to fighting between Israeli troops and Palestinian militants in northern Gaza. More than two-thirds of Gaza's population of 2.3 million have left their homes since the war began.

The Israeli military said it had gained control of the Hamas legislative and government building, the Hamas police headquarters and an engineering facility used for weapons production and development.

Israel's Knesset approved legislation granting honorary Israeli citizenship to non-citizens killed in the fighting, the Times of Israel reported, while several hundred demonstrators protested outside the Israeli parliament Tuesday night and demanded the resignation of Prime Minister Benjamin Netanyahu, saying he is unfit for office. The protesters carried signs blaming Netanyahu for the Oct. 7 attack.

Reuters, citing three unnamed sources, reported that Iranian supreme leader Ayatollah Ali Khamenei recently told Hamas chief Ismail Haniyeh that Iran will not enter the war in support of the militant group. That is encouraging news for the U.S. and Israel, which have worked to keep the war from spreading.

FBI warns of attacks on U.S. soil, Jewish students sue NYU

Less encouraging for the U.S. was congressional testimony Wednesday from FBI Director Christopher Wray, who said Hamas or another foreign terrorist organization may exploit the current conflict in Gaza to conduct attacks on U.S. soil.

Wray, testifying before the House Committee on Homeland Security, cited a "rogue's gallery" of foreign terrorist organizations including Hamas calling for attacks against Americans and U.S. allies since Oct. 7. Immediate concerns include "lone wolf" individuals or small groups inspired by events in the Middle East, he said.

"While this is certainly a time for heightened vigilance, it is by no means a time to panic," Wray said. "Americans should continue to be alert and careful, but they shouldn't stop going about their daily lives."

In New York, three Jewish students filed an antisemitism lawsuit against New York University accusing the school of civil rights violations that created a hostile educational environment in which Jewish students are subjected to "pervasive acts of hatred, discrimination, harassment and intimidation."

Bird flu outbreak isn't over, but less severe

Josh Funk
ASSOCIATED PRESS

OMAHA, Neb. – Nearly 5 million chickens, turkeys and other birds have been slaughtered this year because of a persistent bird flu outbreak that began in 2022, but as big as that number may sound, it's far less than the number of birds killed last year, which means consumers aren't seeing as much impact on poultry and egg prices.

The 4.6 million birds killed this year compares to the nearly 58 million birds the U.S. Department of Agriculture said were slaughtered last year in the first year of the outbreak. While that decline is welcome news, the fact that infections continue is a worrisome indication that unlike earlier outbreaks, the current virus has found a way to survive through the summers, and poultry will likely always be at risk of the disease.

The key problem with bird flu is that the highly contagious virus is spread easily by wild birds through droppings and nasal discharges, and it mutates over time. Despite the best efforts of farmers, it is hard to keep the virus out.

"The industry is definitely on really high alert," said veterinarian Denise Heard with the U.S. Poultry & Egg Association trade group.

As geese and ducks have started to head south for the winter, cases of bird flu have predictably begun popping up primarily at farms in Minnesota, Iowa and South Dakota along one of the major flyways for migrating birds. Most of those cases involve only tens of thousands of birds, but 1.2 million birds at one Iowa egg farm and 940,000 chickens at one Minnesota egg farm had to be slaughtered last week after the disease was found.

Still, only a small portion of the total flock nationwide has been affected this year, allowing prices to fall closer to where they were before the outbreak began.

Egg prices peaked at a nationwide average of $4.82 per dozen in January – more than double the $1.93 per dozen charged a year earlier before the first bird flu case was confirmed in Indiana in February 2022. They remained at $2.07 per dozen last month, according to new numbers released Tuesday.

Turkey and chicken prices also spiked over the past two years, but bird flu wasn't the only factor as feed, fuel and labor costs also soared as part of the widespread inflation that weighed on the entire economy.

The average price per pound of a whole chicken has climbed pretty steadily since it was at $1.62 in January 2022, according to the U.S. Bureau of Labor Statistics' latest consumer price data. But it was only at $1.93 per pound in October, up from $1.86 a year ago. Chickens raised for meat haven't been hit as hard by bird flu because that industry is focused in the Southeast, where there haven't been as many cases, and because those chickens don't live as long before they're killed for meat so there's less chance of infection.

Retail turkey prices aren't tracked the same way, but USDA reports show that wholesale frozen turkey prices averaged $1.15 per pound in October, down from last year's $1.79 per pound and the previous year's $1.35 per pound. And many of this year's turkeys are already in cold storage, so even if more turkey farms get hit by the virus the current holiday supply won't be affected.



The fact that bird flu infections continue is a worrisome indication that unlike earlier outbreaks, the current virus has found a way to survive through the summers. CHARLIE NEIBERGALL/AP FILE

Plus, as the National Turkey Federation trade group points out, many retailers like to discount turkey prices heavily in the hopes that consumers will buy the rest of their Thanksgiving fixings at their stores, so consumers might find even lower prices.

"We're in a really good spot for Thanksgiving turkeys," said Jada Thompson, an agricultural economist at the University of Arkansas. "I think there should be a lot of relief coming in the holiday season."

A combination of factors contributed to the sharp drop in bird flu cases this year. Perhaps the most important is that the number of virus cases the USDA has been finding among wild birds has dropped precipitously, suggesting that some ducks and geese may be developing immunity. But farmers also redoubled efforts to keep the virus from infecting their flocks by tightening up biosecurity practices.

Farmers have gone to great lengths by requiring workers to shower and change clothes before entering barns, sanitizing trucks that enter a farm and investing in separate sets of tools for every barn. Some farms have even upgraded barn ventilation and installed laser systems to discourage wild birds from congregating.

"The biggest thing, of course, that we would stress from here is biosecurity, biosecurity, biosecurity," Heard said.

The USDA says the response to the outbreak has cost the government $757 million so far, with most of that going to compensate farmers who have to destroy their flocks. Agriculture economists estimate that the industry has also suffered at least another $1 billion in damage from lost sales and other costs, though the total cost to the industry hasn't been tallied 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 November 27, 2023 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 24-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVEVELOPMENT REGULATIONS; ARTICLE 2, SECTIONS 2.4.9(E) AND SECTION 2.4.10 (G), REGARDING INFRASTRUCTURE PLAN AND SUBDIVISION STANDARDS; ARTICLE 3, SECTION 3.4.2, REGARDING SPECIFIC PURPOSES OF RESIDENTIAL DISTRICTS; ARTICLE 4, SECTION 4.3.1 (A), REGARDING USE-SPECIFIC STANDARDS FOR RESIDENTIAL USES; ARTICLE 5, SECTION 5.1, AMENDING TABLE 5.1-2, TABLE OF DIMENSIONAL STANDARDS IN THE RESIDENTIAL ZONING DISTRICTS; ARTICLE 6, SECTION 6.2.1 (A), REGARDING PURPOSE OF TREE MITIGATION STANDARDS, SECTION 6.2.1 (D) REGARDING TREE PLANTING, RELOCATION, REPLACEMENT, CREDIT, AND BANKING STANDARDS, SECTION 6.5.4 (A) REGARDING PERMANENT SIGNAGE WITHIN RESIDENTIAL AND AGRICULTURAL DISTRICTS; AND ARTICLE 7, SECTION 7.4 REGARDING POSTING OF SURETY DEVICES FOR PUBLIC IMPROVEMENTS, AND 7.8 REGARDING SUBDIVIDER RESPONSIBILITY FOR MAINTENANCE OF IMPROVEMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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decorations, wreaths and more plus slightly used items, 9 a.m. – 2 p.m. behind High Springs City Hall. Vendors can go to HighSprings.com/News and Events for applications. Coffee, hot chocolate and Danish will be served to vendors at 8 a.m.

- Nov. 18: 2023 Newberry Main Street Fall Festival – sponsored by the Newberry Main Street Organization. Place in the Newberry Historic District, 9 a.m. – 4 p.m. This event will offer a wide variety of arts and crafts vendors. Also included will be children's activities, live entertainment and a great selection of food trucks and concessions.
- Nov. 19: Thanksgiving in the Park at Lois Forte Park, 120 N.W. 260 Street, Newberry, is sponsored by CLF Church, 19817 W. Newberry Road, Newberry. All are invited to this free event to celebrate Thanksgiving in Newberry, at 11 a.m. with worship, free meal, grocery giveaway and free turkey vouchers to families in need of a turkey for Thanksgiving. Expect to hear an inspiring message, live music and enjoy a bounce house. For questions call CLF Church at 352-472-5433.
- Nov. 24-25: A. L. Mebane High School Alumni Association, Inc. Homecoming Celebration. Friday, Nov. 24 at 6 p.m., Ms. Alumni Pageant, Live Auction and Green and Gold Social at the High Springs Civic Center. Donation $15. Saturday, Nov. 25, Vendor Setup 10 a.m. at A.L. Mebane Middle School; Parade Registration & Lineup 11 a.m. at Lees' Preschool, SR 241N. Parade at 12 noon, starting from North Main Street through downtown Alachua and returning to A.L. Mebane Middle School after parade. 1:30 P.M. A. L. Mebane Middle School Campus Opening Ceremony Presentation of Ms. Alumni and Court Special Class Recognition 1957, 1958, 1963, 1968 & 1973. Vendors 3 p.m. Tour of A. L. Mebane High School Museum.

popcorn, pizza, and more.

- **Dec. 2: Christmas Tree Lighting in High Springs** – Sponsored by the High Springs Chamber of Commerce, this event starts at 5 p.m. at the location is the corner of High Springs Main Street and Railroad Avenue. If you come, in addition to the tree lighting you will experience carolers, Christmas story time, Christmas crafts and a live nativity scene. Come and warm up with hot chocolate, apple cider and coffee, along with roasted chestnuts.
- **Dec. 2-3: Christmas in High Springs Light Display** – This is a free event provided as a gift to the citizens of High Springs and surrounding areas by Friends of High Springs. After the tree lighting on Dec. 2, head over to 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. 2: Newberry 5th Annual Christmas Tree Lighting** – Sponsored by the City of Newberry, this takes place at 25440 W. Newberry Road, Newberry, from 6 – 8 p.m. In addition to the Tree Lighting, visitors can expect to find streets lined with Christmas lights, a Vintage Christmas Market, which is being sponsored by the Main Street Organization, hot cocoa, Christmas Carolers and a visit from Santa Claus. This event is being held to help kick off the Christmas season in Newberry. For more information and other Christmas-related events in Newberry, go to ChristmasCapitalofAlachuaCounty.com.
- **Dec. 9: Alachua Christmas Parade** sponsored by the Alachua Chamber of Commerce. This year's theme is Dec. 10 from 1 – 4 p.m. Free admission.

City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on November 27, 2023 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 24-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVEVELOPMENT REGULATIONS; ARTICLE 2, SECTIONS 2.4.9(E) AND SECTION 2.4.10 (G), REGARDING INFRASTRUCTURE PLAN AND SUBDIVISION STANDARDS; ARTICLE 3, SECTION 3.4.2, REGARDING SPECIFIC PURPOSES OF RESIDENTIAL DISTRICTS; ARTICLE 4, SECTION 4.3.1 (A), REGARDING USE-SPECIFIC STANDARDS FOR RESIDENTIAL USES; ARTICLE 5, SECTION 5.1, AMENDING TABLE 5.1-2, TABLE OF DIMENSIONAL STANDARDS IN THE RESIDENTIAL ZONING DISTRICTS; ARTICLE 6, SECTION 6.2.1 (A), REGARDING PURPOSE OF TREE MITIGATION STANDARDS, SECTION 6.2.1 (D) REGARDING TREE PLANTING, RELOCATION, REPLACEMENT, CREDIT, AND BANKING STANDARDS, SECTION 6.5.4 (A) REGARDING PERMANENT SIGNAGE WITHIN RESIDENTIAL AND AGRICULTURAL DISTRICTS; AND ARTICLE 7, SECTION 7.4 REGARDING POSTING OF SURETY DEVICES FOR PUBLIC IMPROVEMENTS, AND 7.8 REGARDING SUBDIVIDER RESPONSIBILITY FOR MAINTENANCE OF IMPROVEMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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(Published: Alachua County Today - November 16, 2023)

rtland Places of Worship

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

ORDINANCE 24-01
AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVEVELOPMENT REGULATIONS; ARTICLE 2, SECTIONS 2.4.9(E) AND SECTION 2.4.10 (G), REGARDING INFRASTRUCTURE PLAN AND SUBDIVISION STANDARDS; ARTICLE 3, SECTION 3.4.2, REGARDING SPECIFIC PURPOSES OF RESIDENTIAL DISTRICTS; ARTICLE 4, SECTION 4.3.1 (A), REGARDING USE-SPECIFIC STANDARDS FOR RESIDENTIAL USES; ARTICLE 5, SECTION 5.1, AMENDING TABLE 5.1-2, TABLE OF DIMENSIONAL STANDARDS IN THE RESIDENTIAL ZONING DISTRICTS; ARTICLE 6, SECTION 6.2.1 (A), REGARDING PURPOSE OF TREE MITIGATION STANDARDS, SECTION 6.2.1 (D) REGARDING TREE PLANTING, RELOCATION, REPLACEMENT, CREDIT, AND BANKING STANDARDS, SECTION 6.5.4 (A) REGARDING PERMANENT SIGNAGE WITHIN RESIDENTIAL AND AGRICULTURAL DISTRICTS; AND ARTICLE 7, SECTION 7.4 REGARDING POSTING OF SURETY DEVICES FOR PUBLIC IMPROVEMENTS, AND 7.8 REGARDING SUBDIVIDER RESPONSIBILITY FOR MAINTENANCE OF IMPROVEMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

[1] See Section 166.041(4)(c), Florida Statutes.

☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): The proposed ordinance would amend the City of Alachua Land Development Regulations, which govern the urban growth and development of the City. The Land Development Regulations are designed to: implement the Comprehensive Plan, and ensure that all approved development is consistent with the Comprehensive Plan; preserve and enhance the present advantages that exist in the City; encourage the most appropriate use of land, water, and natural resources, consistent with the public interest; overcome present handicaps, and deal effectively with future problems that may result from the use and development of land; facilitate the adequate and efficient provision of transportation, water, sewage, drainage, solid waste and parks; conserve, develop, utilize and protect natural resources; protect human, environmental, social and economic resources; maintain, through orderly growth and development, the community character and stability of present and future land uses and development in the City; establish comprehensive and consistent standards and procedures for the review and approval of all proposed development of land; and ensure that the development review, approval, and permitting processes be efficient, effective, and equitable, in terms of consistency with established regulations and procedures, respect for the rights of landowners, and consideration of the interests of the citizens of the City.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.
None- no change.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

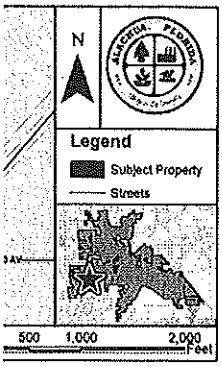
Directly Impacted: 11

4. Additional information the governing body deems useful (if any):
[*You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses*).

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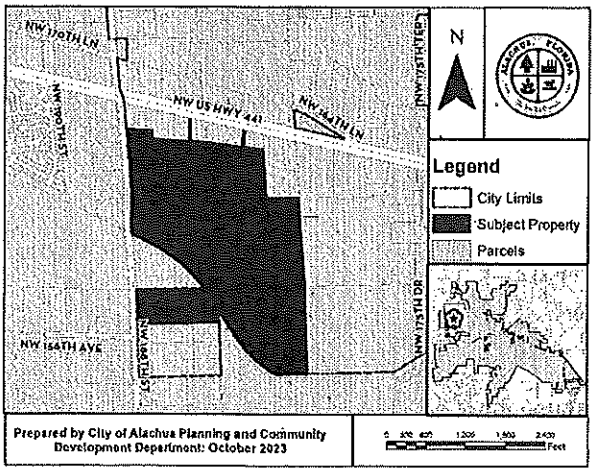
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City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on December 11, 2023, 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 Claudia Vega, P.E., of eda consultants, inc., applicant and agent for JTFA, LLC, property owner, for consideration of the Preliminary Plat and Final PD Plan for the Farmlands subdivision, which proposes the subdivision of a ±172.33 acre property into a total of 246 single family lots, with associated common areas and right-of-way. The subject property is located south of US 441 and east of NW 188th Street; Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000; Future Land Use Map (FLUM) Designations: Commercial, Community Commercial, Moderate Density Residential, and Low Density Residential; Zoning: Commercial Intensive (CI), PD-R (Planned Development- Residential), and Community Commercial (CC).



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 - November 30, 2023)

City of ALACHUA

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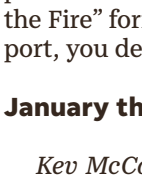
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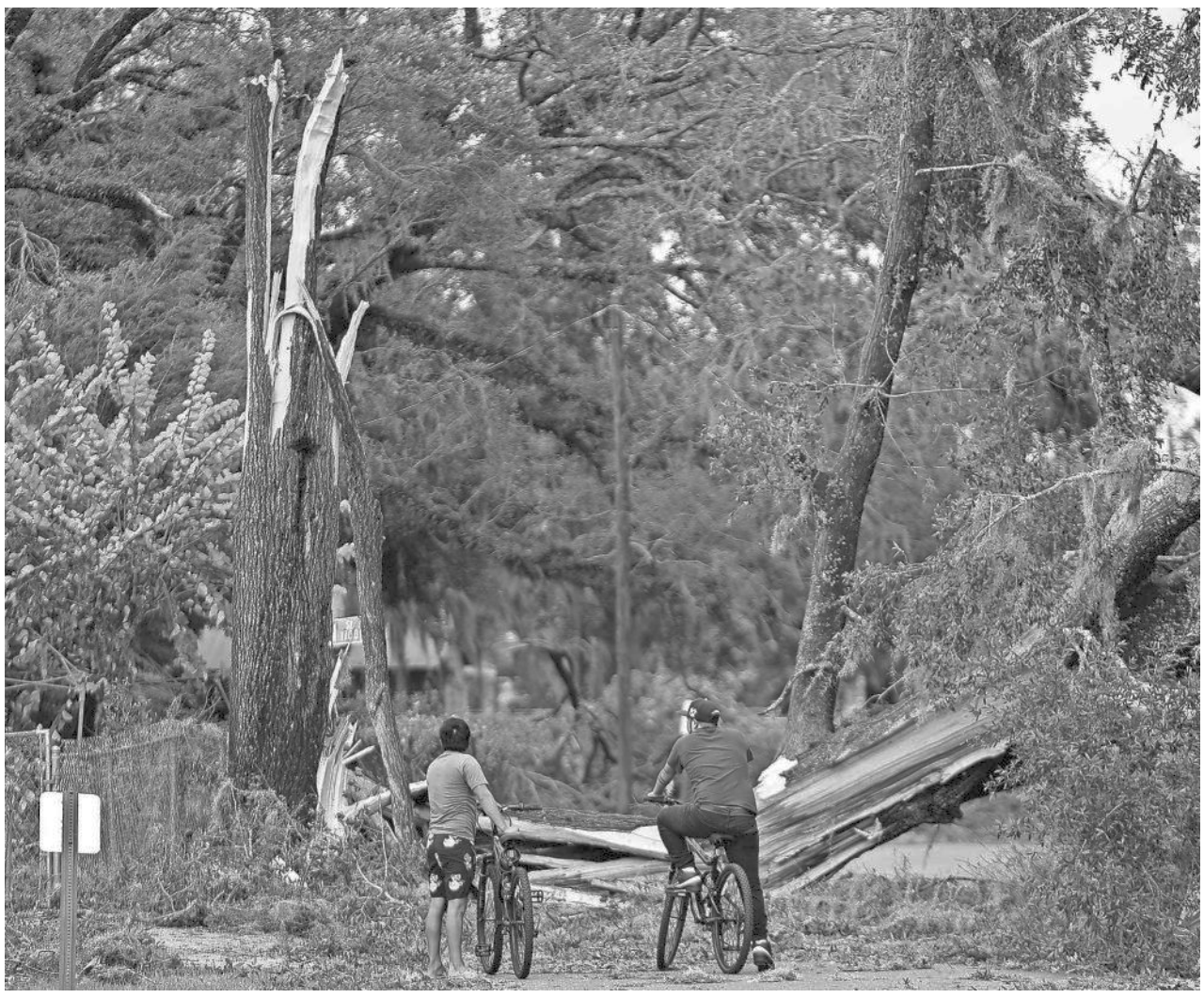
ANALYSIS 2023 HURRICANE SEASON

Did we start the Cat 4 fire?

Blow-by-blow account of the most active season ever in El Niño year – with a warning for the future



WeatherTiger
Ryan Truchelut
Guest columnist



People look at a downed tree in Perry, Fla. on Aug. 30, after Hurricane Idalia landed Wednesday as a Category 3 along Florida's Big Bend area, leaving some homes and businesses destroyed. MEGAN SMITH/USA TODAY

Did we start the fire? The question has echoed down the halls of history since time immemorial, or at least since 1989, when Mr. William Joel denied all incendiary culpability. However, in the Year of Our Lord 2023, pervasive wildfires, historic heat, and blazing ocean temperatures across the globe called that contention into serious dispute.

In the Tropics, the 2023 Atlantic hurricane season burned through nearly the whole list of storm names and seared Florida's Big Bend with an unprecedented major hurricane landfall. While the cumulative U.S. impact of 2023's twenty storms — fourth-most on record — fell short of recent hyperactive hurricane seasons, it nonetheless massively overperformed expectations. The 2023 hurricane season may not have been a cocaine bear, but it was at least a caffeine bear, keeping forecasters' heads on a swivel until the bitter end.

Befitting 2023's chaotic zeitgeist (and to cleanse the palate from a disappointing updated version by Fall Out Boy), WeatherTiger's season-in-review is hereby presented in loosely chronological, "We Didn't Start the Fire" format. Who, in fact, started the fire? We report, you decide. Hit it, Pianoman!

January through July

Kev McCarthy, record warmth, unnamed subtropical storm, Reedy Creek, La Niña's weak, Chinese spy balloon,

Bed Bath goes to the Great Beyond, Samuel Bankman-Fraud, Bud Light, alt-right, several more balloons,

David statue has no pants, so-called aliens, Netflix passwords, writers' strike, LK-99,

Powerful El Niño forms, MDR has two June storms, Trainwreck in East Palestine, mayhem on the airlines,

Barbenheimer, Musk v. Zuck, mortgage rates going up, Taylor's version, Mario, Wagner Group, dense smoke,

Orlando leper hotspot, Hunter Biden laptop, Orca whales sinking boats, zany submarine implodes,

Shear didn't stop the season. No, the storms kept turning while the world was burning,

El Niño didn't stop the season, They just kept on forming with Atlantic warming.

January storm sets tone for 'deeply weird year'

For the eighth time since 2015, the 2023 season got underway before its official start date, with a January subtropical storm reaching Nova Scotia setting the tone for a deeply weird year. As winter rolled into spring, the three-year reign of La Niña ended, and warming waters in the Central Pacific blossomed into a full-blown El Niño by early June.

Normally, El Niño increases the odds of an inactive Atlantic hurricane season by promoting strong wind shear over the Gulf and Caribbean. This time, however, WeatherTiger and other seasonal forecasters weren't so sure, as key regions of the Atlantic were unusually toasty entering summer. Following Andrea's inconsequential arc across the Gulf, Bret and Cindy developed between West Africa and the Antilles, the first time two tropical cyclones formed in the Atlantic's Main Development Region in June.

These two systems were an ill portent that 2023 would not be a typical El Niño season. Though sea surface temperature anomalies rose further in the Atlantic and reached Jacuzzi-esque heights in the Florida Straits, July was quiet other than open-ocean Hurricane Don. Still, the year got off to a quick start, with over three times normal tropical activity through July 31st—but no U.S. landfalls. Yet.

August: 2023 Hurricane season's worst month

TikTok Cat 6, no one calls Twitter "X," Hawaii fire,
Santos, friendship bracelets, Eras Tour,
Rich men north of Richmond, Rudy buys bail bonds,
Idalia is a Cat 4, I can't take it anymore...

Hurricane Idalia: A 24-hour leap from Cat 1 to monster Cat 4

WeatherTiger's August seasonal outlook update posited that a busy peak season lay ahead, but "development may focus on the eastern half of the Atlantic" and "storms would also have to negotiate a potential trough in the central Atlantic... before threatening the U.S. coast, which history shows is a tall order." As 16 of the year's 20 storms remained safely east of 72°W, this was a solid forecast.

With one exception.

Following a calm first two-thirds of August, four storms — Emily, Franklin, Gert, and Harold — developed within 48 hours of each other. Franklin became 2023's first major hurricane; Harold winged southern Texas as a tropical storm. And as much of Florida smashed all-time monthly average temperature records, Idalia emerged from the Caribbean to convert 90°F Gulf waters into a furious major hurricane.

A 24-hour leap from Category 1 to Category 4 intensity on approach to North Florida made Idalia the first-ever major hurricane to make landfall in Apalachee Bay when it struck eastern Taylor County on the morning of August 30th.

Thanks to a last-minute eyewall replacement cycle, Idalia's maximum sustained winds declined a bit before reaching land, but still caused extensive structural and agricultural destruction in the Big Bend and southern Georgia as it raced inland at 20 mph. Storm surge of 6-10' overspread the Gulf Coast from Taylor County south to Cedar Key, and reached up to 4' in Tampa Bay.

Thankfully, accurate and heeded warnings from the NHC prevented even a single death from occurring due to surge during Idalia, a plenty bad hurricane that narrowly escaped being much worse.

September through November

Lauren Boebert, Betelgeuse, probably a few more balloons, generative AI, Lee heads for the Maritimes,

Margot, Nigel, Philippe, October storms go out-to-sea, Menendez gold bar money, Xi Jinping: Blood and Honey,

Israel under attack, sixteen-dollar Big Mac, worthless debts, Talking Heads, Gaetz, Kev, Smash Mouth dead,

Purple streetlights, feral hogs, Milei has some cloned dogs, RFK mRNA, what else do I have to say?

Shear didn't stop the season, no, the storms kept turning while the world was burning,

El Niño didn't stop the season, they just kept on forming with Atlantic warming... on and on and on and on...

A quiet end to hurricane season 2023

Hurricane season kept rolling into fall, though deep, persistent troughing in the western Atlantic steered almost all activity away from the continental U.S. coast. The primary tropical intrigue in September was Lee, which attained Category 5 intensity prior to menacing New England as an immense Category 1, eventually swerving east of Maine as a potent post-tropical cyclone.

The only U.S. landfall was Ophelia, which nearly reached hurricane strength as it made a short-fused rush into eastern North Carolina. Elsewhere, Jose, Katia, Margot, Nigel, and Philippe elbowed each other for space in the eastern Atlantic and contributed to a record 13 named storm formations between August 20th and September 30th.

Two atypically late storms developed in the Main Development Region in October: harmless Sean and Category 1 Tammy, which brought flooding to the northern Lesser Antilles. Dry air kept a lid on Caribbean tropical threats in the late season, though South Florida took a hard hit from a non-tropical, frontal low juiced by Gulf warmth and moisture in mid-November.

One alarming takeaway from what became the most active season ever during a moderate or strong El Niño

Overall, 2023 was a year of zany sub engineering, and the consequences of zany sub engineering. ChatGPT passed and some political candidates failed the Turing Test. Fires raged, irrespective of cause. Oceans rose. Records fell. History failed to provide much context for what went down, weatherwise and otherwise.

The 145 units of Accumulated Cyclone Energy accrued by Atlantic storms in 2023 is more activity than about 75% of hurricane seasons since 1950, and about 50% above the long-term average of 100 ACE units. This is a remarkable outcome, given years with strong peak season El Niños average about 50 ACE units, making 2023 the most active season ever during a moderate or strong Niño.

Extreme ocean warmth across the Tropical Atlantic, which had never co-existed with El Niño prior to 2023, gave Atlantic storms extra thermodynamic zhuzh and kept wind shear at bay. However, El Niño likely exercised an influence on the steering patterns that kept most hurricanes away from land, with a few notable exceptions.

One alarming takeaway from 2023 is that El Niño can no longer be counted on to predictably reduce Atlantic hurricane risks. Hurricane scientists really didn't know how a clash of a robust El Niño and anomalous Tropical Atlantic warmth would play out: now we've at least seen one outcome, and the result wasn't all that reassuring.

Even so, El Niño events rarely last for two consecutive hurricane seasons. The five strongest fall El Niños since 1950 all dissipated in the following 6 to 12 months; 60% of subsequent years were above average or hyperactive hurricane seasons.

We'll dig into the early 2024 prognosis more rigorously in December at weathertiger.com, though no one knows what next year will bring except the world's foremost hurricane forecasting mastermind, George Santos.

Thanks for reading this season, and I hope WeatherTiger's forecasts helped you make more informed and rational weather decisions in 2023. I'll be back in the spring to help you begin navigating the psychological and meteorological minefield that surely lies ahead in 2024. In the meantime, try not to start additional conflagrations, and keep watching the skies.

Dr. Ryan Truchelut is chief meteorologist at WeatherTiger, a Tallahassee company providing forensic meteorology and expert witness services, and customized agricultural weather and hurricane consulting solutions. Get in touch at ryan@weathertiger.com or *visit weathertiger.com to discover how to put our expertise to work for you.*

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 December 11, 2023 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 24-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVEVELOPMENT REGULATIONS; ARTICLE 2, SECTIONS 2.4.9(E) AND SECTION 2.4.10 (G), REGARDING INFRASTRUCTURE PLAN AND SUBDIVISION STANDARDS; ARTICLE 3, SECTION 3.4.2, REGARDING SPECIFIC PURPOSES OF RESIDENTIAL DISTRICTS; ARTICLE 4, SECTION 4.3.1 (A), REGARDING USE-SPECIFIC STANDARDS FOR RESIDENTIAL USES; ARTICLE 5, SECTION 5.1, AMENDING TABLE 5.1-2, TABLE OF DIMENSIONAL STANDARDS IN THE RESIDENTIAL ZONING DISTRICTS; ARTICLE 6, SECTION 6.2.1 (A), REGARDING PURPOSE OF TREE MITIGATION STANDARDS, SECTION 6.2.1 (D) REGARDING TREE PLANTING, RELOCATION, REPLACEMENT, CREDIT, AND BANKING STANDARDS, SECTION 6.5.4 (A) REGARDING PERMANENT SIGNAGE WITHIN RESIDENTIAL AND AGRICULTURAL DISTRICTS; AND ARTICLE 7, SECTION 7.4 REGARDING POSTING OF SURETY DEVICES FOR PUBLIC IMPROVEMENTS, AND 7.8 REGARDING SUBDIVIDER RESPONSIBILITY FOR MAINTENANCE OF IMPROVEMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

GF-37994165

Green = Language added/ deleted by Staff for Second Reading

Red = Language as proposed in First Reading Draft

(7) *Tree banking.*

(a) The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation~~.~~ ~~This may~~ by one or more of the following:

(i) The developer may pay the City ~~come in the form of a payment made to the City by a developer as~~ a fee in lieu of installation calculated in accordance with Section 6.2.1 (D)(7)(c), which shall be paid at the time of the approval of the site plan or final plat for the project. The approved construction plans shall depict the location of all trees proposed to be removed. ~~or~~

(ii) ~~the~~The developer ~~installing~~ may install trees off-site within adjacent residential developments under common control at the time of construction ~~consistent with Subsection 6.2.1(D)(4)(H) and Subsection 6.2.1(D)(4)(i).~~, provided, however, prior to the approval of the final plat for the project, the developer shall enter into a right of entry agreement, in a form acceptable to the City, to allow the City access to the property where the replacement trees will be located for inspection in accordance with Section 6.2.1(D)(4)(j). The right of entry agreement shall be recorded in the Public Records of Alachua County at the expense of the developer at time of the approval of the final plat.

(iii) The developer may, with prior City approval, install trees in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City.

~~In cases where off-site mitigation plantings are~~ Where (ii) or (iii) above for off-site mitigation are utilized, the developer shall provide a surety device in a form acceptable to the City, in the amount of the mitigation payment calculated in accordance with Section 6.2.1 (D)(7) (c).~~installed, a surety device shall be provided to the City in the amount of the mitigation payment that would otherwise be required~~. Such surety device ~~may be~~shall be used by the City as a tree mitigation payment if the developer fails to perform the required off-site ~~landscape~~ tree mitigation planting(s), as ~~prescribed in~~ required in this section and any agreement entered into between the City and the Developer.

~~a Subdivider's Agreement~~. ~~Trees authorized for off-site mitigation shall be planted in private developments as referred to above or in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of state and county roads where an interlocal agreement authorizes such plantings.~~

(b) The City ~~will establish~~shall maintain a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent ~~solely for the planting and~~

~~maintenance of new trees~~ in accordance with the purposes set forth in Section 6.2.1 (A) ~~this section.~~

(d) Fees for off-site mitigation shall be determined and approved in accordance with the above Subsection (7)(c) by the City prior to any public hearing related to the proposed site plan or plat. Fees for off-site mitigation shall be paid to the City prior to: the approval of a final plat, ~~-~~issuance of any tree removal permit or building permit. Receipts for payment will be specifically marked for the off-site mitigation account.

(e) The City may plant trees within the medians and rights-of-way of state and county roads where an interlocal agreement authorizes such plantings.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 12/11/2023
SUBJECT: Amendment to the Subdivider Agreement for Convergence Research Park Residential Phase 1
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

1. Approve the Amendment to the Subdivider Agreement for Convergence Research Park Residential Phase 1.
2. Authorize the Mayor and City Attorney to sign the Amendment to the Subdivider Agreement for Convergence Research Park Residential Phase 1.
3. Accept the Common Law Performance Bond from Lennar Homes, LLC, in the amount of $251,964.00 as the surety for the installation of sidewalks along lot frontages.

Summary

On June 13, 2022 the City Commission approved the Subdivider Agreement and Final Plat for Convergence Research Park Residential Phase 1 (the Project). The required public and private improvements for the Project (the Improvements) have been completed in accordance with the approved Construction Plans and in accordance with the terms of the Subdivider Agreement. Accordingly, a Certificate of Completion for the Improvements was issued by the Public Services Department on December 22, 2022.

The Subdivider Agreement provides for the installation of sidewalks along lot frontages as the development of each lot occurs. The Developer, San Felasco Research Ventures, LLC, and purchaser of the lots within the Project, Lennar Homes, LLC, wish to amend the Subdivider Agreement to allow Lennar to be substituted for the Developer's obligations and warranties pertaining to the construction and installation of the sidewalks along lot frontages as well as the one (1) year maintenance period and to release the Developer from obligations pertaining thereto.

Lennar has provided the City with a Common Law Performance Bond in the amount of $251,964.00 which is the full amount of the surety instrument for the construction of sidewalks along lot frontages as set forth in Paragraph 15.b. of the Subdivider Agreement. Following completion of all sidewalks along lot frontages Lennar will be

obligated to provide a Common Law Performance Bond for the one (1) year maintenance period as also set forth in Paragraph 15.b. of the Subdivider Agreement.

ATTACHMENTS:

Description

- Amendment to Subdivider Agreement for Convergence Research Park Residential Phase 1
- Subdivider Agreement for Convergence Research Park Residential Phase 1
- Certification of Completion of Convergence Research Park Residential Phase 1 Infrastructure Improvements

AMENDMENT TO SUBDIVIDERS AGREEMENT FOR CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

This AMENDMENT TO SUBDIVIDERS AGREEMENT for Convergence Research Park Residential Phase 1 (the "Amended Agreement") is made this ____ day of December 2023,

BETWEEN

DEVELOPER: San Felasco Research Ventures, LLC,
a Florida limited liability Company ("Developer")
Whose address is: P.O Box 238
Lake Butler, FL 32054

AND

CITY: CITY OF ALACHUA, a municipality in Alachua County, FL ("City")
Whose Address is: P.O. Box 9
Alachua, FL 32616

AND

SUBSTITUTED PARTY: Lennar Homes, LLC, A Florida Limited Liability Corporation ("Lennar")
Whose Address is: 7411 Fullerton Street, Suite 220
Jacksonville, FL 32256

R E C I T A L S:

WHEREAS, the DEVELOPER is developing a residential subdivision in the City of Alachua, Alachua County, Florida, known as Convergence Research Park Residential Phase 1 (the "Project"), legally described in Exhibit "A" (the "Property" or "Land") to that certain Subdividers Agreement for Convergence Research Park Residential Phase 1 recorded in Official Records Book 5016, page 323 of the public records of Alachua County, Florida ("Subdividers Agreement") and further described in the Plat for Convergence Research Park Residential Phase 1 as set forth in Plat Book 38, page 9 of the Public Records of Alachua County (the "Plat"), a copy of which is attached to the Subdividers Agreement as Exhibit "B";

WHEREAS, lots 1 through 86 as shown on the Plat which constitute Phase 1 of the Project are owned by Lennar Homes, LLC, a Florida Limited Liability Corporation Company ("Lennar");

WHEREAS, Developer entered into the Subdividers Agreement with the City as part of the City's site specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, Developer and Lennar, request the City modify the terms of the Subdividers Agreement to allow Lennar to be substituted for all of the Developer's obligations and warranties solely as to the construction and installation and one (1) year maintenance period for the House Sidewalks along homesite frontages as set forth in paragraphs 3, 7, and 15 of the Subdividers Agreement, including providing a Common Law Surety Bond for the maintenance period and for the City to release the Developer from all obligations for maintenance of the House Sidewalks along homesite frontages as set forth in paragraphs 3, 7, and 15 and releasing the Developer from the obligation of providing a Common Law Performance Bond for the maintenance period for the House Sidewalks along homesite frontages required by the Subdividers Agreement;

WHEREAS, the City agrees to the request of Developer and Lennar set forth in the preceding paragraph subject to the terms and conditions in this Amended Agreement;

WHEREAS, Lennar has provided the City with a Common Law Performance Bond for the warranty period for the House Sidewalks along homesite frontages that is in a form acceptable to the City;

WHEREAS, Developer and Lennar acknowledge that this Amended 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, Developer and Lennar acknowledge that this Amended Agreement is governed by the City's LDRs and, as such, Developer and Lennar must utilize the administrative procedures contained in the Land Development Regulations (the "LDRs") in the event there is any dispute regarding or in any way arising out of this Amended Agreement;

WHEREAS, Developer and Lennar acknowledge that this Amended Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer and Lennar shall not have and hereby waive any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Amended Agreement;

WHEREAS, it is in the best interest of the City to enter into this Amended Agreement in order to foster the orderly development of property located within the City;

NOW THEREFORE, in consideration of the foregoing RECITALS, Developer, City and Lennar, (individually, "Party" or jointly as "Parties") 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 Amended Agreement by reference.

2. **Recording**: The City will record this Amended Agreement immediately after it is executed by all of the Parties. Lennar agrees that it shall be responsible for reimbursing the City for the cost of this recording within 10 days of the City providing Lennar the cost for recording.

3. **Run with the Land:** This Amended Agreement shall run with the land.

4. **Compliance:** Lennar warrants that all House Sidewalks along homestead frontages shall be constructed in accordance with the approved Plans and Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, and rules.

5. **Non-Interest-Bearing Account:** All cash deposits made by Developer or Lennar to the City under this Amended Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

6. **No Inordinate Burden on Land:** Developer and Lennar each agree that the requirements under this Amended Agreement in no way inordinately burden any existing use of the Land or vested right for the specific use of the Land described in Exhibit "A" to the Subdividers Agreement and set forth in the Plat.

7. **Withholding Permits:** The City may, in its sole and reasonable 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 compliance by Developer or Lennar with any of the terms of the Subdividers Agreement or this Amended Agreement.

8. **Compliance with Other Laws:** Nothing contained in this Amended Agreement shall relieve the Developer or Lennar or any of their 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.

9. **Police Powers:** In the event Lennar, including its agents, contractors, subcontractors, or anyone else acting on the behalf of Lennar, including, but not limited to, contractors or subcontractors, may be liable or responsible for failing to comply with any applicable ordinance, law, rule or regulation solely for Lennar's obligations under the Subdividers Agreement or this Amended Agreement 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, shall have 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.

10. **Indemnity:** Lennar shall indemnify and hold harmless the City, its officers, agents, employees, attorneys, or anyone's actions directly or indirectly on behalf of the City ("City Indemnitees"), from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, to the extent 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 Lennar, or Lennar's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of Lennar for whose acts Lennar or its agent, contractors, or subcontractors may be liable or responsible. Lennar further agrees that Lennar shall not insulate itself from liability or responsibility to the City Indemnitee for a default or failure to perform any of Lennar's responsibilities under the terms of this Amended Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. Lennar's liability to the City Indemnitees shall be limited to any claim for which a City Indemnitee provides written notice to Lennar within one (1) year from the date of City's acceptance of the House Sidewalks which are the subject of the claim.

11. **Payments:** Any payments due from Lennar 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 13 below.

12. **Default by Lennar:** Should Lennar default and fail to comply with its obligations under this Amended Agreement, the City shall be entitled to make immediate demand upon the Common Law Performance Bond Number 024269078 issued by Liberty Mutual Insurance Company and provided by Lennar to City. The City shall also be entitled to any other remedies allowed by law. The City's rights to declare a default hereunder are cumulative and the City's failure to declare a default at any time shall not waive the City's right to declare a future default.

13. **Notices:** Except as otherwise provided in this Amended Agreement, any notice, request, or approval, from any Party to any other Party shall 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:	To: San Felasco Research Ventures, LLC c/o Roberts Capital Ventures, LLC **Attn: C. Austen Roberts, Manager**

Via Hand Delivery:	12469 W State Road 100 Lake Butler, FL 32054
Via U.S. Mail:	P.O. Box 238 Lake Butler, FL 32054
Copy to:	SMITH HULSEY & BUSEY One Independent Drive, Suite 3300 Jacksonville, FL 32202 **Attn: Bryan L. Putnal, Esq.**
Substitute Party:	Lennar Homes, LLC, a Florida Limited Liability 7411 Fullerton Street, Suite 220 Jacksonville, FL 32256 **Attn: Melanie Raub, Vice President**

14. **Binding Effect:** The City, Developer and Lennar each bind the others and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Amended Agreement.

15. **Severability:** If any provision of this Amended Agreement is declared void by a court of competent jurisdiction, all other provisions of this Amended Agreement shall remain in full force and effect.

16. **Not Assignable Without Approval:** This Amended Agreement shall not be assigned by Lennar without the written approval of the City Commission of the City of Alachua ("Commission").

17. **Enforcement:** The failure of either City or Lennar to exercise any right under this Amended Agreement shall not waive such right in the event of any future default or non-compliance with this Subdividers Agreement or this Amended Agreement.

18. **Jurisdiction and Venue:** This Amended Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Amended Agreement shall be in the Circuit Court in Alachua County, Florida.

19. **Amendment:** This Amended Agreement may only be amended by mutual written agreement by the City, the Developer and Lennar with the approval of the Commission.

20. **Legal Advice:** The Developer, Lennar and the City, have each had the advice of their respective attorneys before entering into this Amended Agreement, including all exhibits hereto.

21. **Joint Preparation:** This Amended Agreement has been drafted with participation of the City, Developer and Lennar, and shall not be construed against any of them on account of draftsmanship.

22. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Amended Agreement.

23. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Amended Agreement.

24. **Entire Agreement:** This Amended Agreement is incorporated by reference into the Subdividers Agreement. The Subdividers Agreement and this Amended Agreement shall constitute the entire agreement among the City, Developer and Lennar and shall supersede all prior written or oral agreements, understandings or representations. Should there be any inconsistency between the terms of this Amended Agreement and the Subdividers Agreement, the terms of this Amended Agreement shall govern. Nothing in this Amended Agreement shall waive or excuse the Developer from any terms or conditions of the Subdividers Agreement unless it is specifically set forth in this Amended Agreement.

25. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Amended Agreement, the sole and exclusive remedy of the Developer or Lennar against the City, after Developer or Lennar exhaust all administrative remedies in the City's LDRs, shall be an action in circuit court for declaratory or injunctive relief. Lennar specifically waives all other remedies either at law or in equity it may have against the City in law or in equity. In no event shall Developer or Lennar have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Amended Agreement or the Subdividers Agreement.

26. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Amended 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.

27. **Defined Terms:** Any terms used in the Amended Agreement that are defined in the Subdividers Agreement shall have the same meaning in this Amended Agreement as the word is defined and used in the Subdividers Agreement.

28. **Effective Date:** This Amended Agreement shall be effective on the date the last Party signs it.

29. **Counterparts:** This Amended Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the City, Developer and Lennar have hereunto set their hands at the dates set forth below.

Attest: CITY OF ALACHUA

_____ By:_____
Mike DaRoza, City Manager/Clerk Gib Coerper, Mayor

Date:_____

Approved as to form:

_____
Marian B. Rush, City Attorney

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING AMENDMENT TO SUBDIVIDERS AGREEMENT FOR CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1 was acknowledged before me this _____ day of _____ 2023, 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]

Witnesses:

(sign) Gabrielle Pastor

(print) Gabrielle Pastor

DEVELOPERS/OWNERS

San Felasco Research Ventures, LLC,
a Florida Limited Liability Company
By: Roberts Capital Ventures, LLC, a manager
By: _____
C. Austen Roberts, a Manager

Date: 11/30/23

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING AMENDMENT TO SUBDIVIDERS AGREEMENT FOR CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1 was acknowledged before me this 30th day of November 2023, by C. Austen Robert, who is personally known to me or who produced _____ as identification.

Linda C. Boles
Notary Public, State of Florida at large
Commission No.:
Expiration:

[SEAL]

LINDA C. BOLES
MY COMMISSION # HH 073032
EXPIRES: April 16, 2025
Bonded Thru Notary Public Underwriters

[signatures continue on next page]

Witnesses:

(sign) _____

(print) Andrea M. Agha

SUBSTITUTE PARTY

Lennar Homes, LLC,
a Florida Limited Liability Company

By: _____
Melanie Raub, Vice President

Date: 11/30/23

STATE OF FLORIDA
COUNTY OF Duval

THE FOREGOING AMENDMENT TO SUBDIVIDERS AGREEMENT FOR CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1 was acknowledged before me this 30th day of Nov. 2023, by Melanie Raub, who is personally known to me or who produced _____ as identification.

_____
Notary Public, State of Florida at large
Commission No.: HH054522
Expiration: 2/6/2025 [SEAL]

Gina Melton
Notary Public
State of Florida
Comm# HH085452
Expires 2/6/2025

END

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3428045 25 PG(S)
6/23/2022 8:09 AM
BOOK 5016 PAGE 323
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1091486
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $0.00
Intang. Tax: $0.00

SUBDIVIDERS AGREEMENT FOR CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

This SUBDIVIDERS AGREEMENT for Convergence Research Park Residential Phase 1 (the "Agreement") is made this 13th day of June, 2022.

BETWEEN

DEVELOPER: San Felasco Research Ventures, LLC,
a Florida limited liability Company ("Developer")
Whose address is: P.O Box 238
Lake Butler, FL 32054

AND

CITY: CITY OF ALACHUA, a municipality in Alachua County, FL ("City")
Whose Address is: P.O. Box 9
Alachua, FL 32616

RECITALS:

WHEREAS, the DEVELOPER is developing a residential subdivision in the City known as Convergence Research Park Residential Phase 1 (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land") and further described in the Plat for Convergence Research Park Residential Phase 1 as set forth in Plat Book 38 page 49 of the Public Records of Alachua County, Florida (the "Plat"), a copy of which is attached hereto as Exhibit "B";

WHEREAS, the Property or Land which is described in the Plat for the Project is owned by San Felasco Research Ventures, LLC, a Florida limited liability Company ("San Felasco") whose mailing address is P.O. Box 238, Lake Butler, FL 32054.

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(4) 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. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **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 Plat which will be recorded for the Project] for the Project according to the specifications for MAJOR SUBDIVISIONS as set forth in the City's LDRs and in accordance with the design documents, including, but not limited to the Construction Plans prepared by the Developer's design engineer (the "Plans"), which were filed with the City by the Developer, and have been reviewed and approved by the City in accordance with the LDRs (all of the foregoing shall be jointly referred to as the "Improvements"). Developer agrees to proceed with the construction of the Improvements for the Project, with the exception of the sidewalks depicted on the Construction Plans which sidewalks abut or are immediately adjacent to a residential house lot depicted on the Plat (herein referred as "House Sidewalk" or "House Sidewalks" which are further addressed in paragraph 15 below), in a diligent manner, and Developer shall complete these Improvements on or before July 30, 2023.

4. **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.

5. **Fire Flow:** The Developer specifically acknowledges that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and

buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** All of the required public Improvements shall be conveyed to the City, however, 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 public Improvements. Acceptance of the House Sidewalks shall be as set forth in paragraph 15 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and Plat for the Project, City's LDRs, and all applicable regulations, ordinances, laws, and rules.

8. **Recording:** The Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, immediately after its approval by the Commission. The Developer shall record the Plat and provide the City with a certified copy of the recorded Plat within two (2) business days of the recording of the Plat. The City shall record this Agreement within five (5) business days of receiving the certified copy of the recorded Plat. The Developer shall pay all costs associated with the recording of this Agreement. The failure to record the Plat within one hundred and eighty (180) days of its approval by the Commission shall render the Plat null and void.

9. **Surety Devices:** With the exception of the construction of the House Sidewalks, and in order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer further warrants and agrees, as follows:

   a. Upon the approval of this Agreement and prior to the recordation of the Plat for the Project, Developer shall provide the City with a Common Law Performance Bond ("Bond") in a form acceptable to the City in the amount of $3,998,293.00 (120% of the $3,331,911.00 estimated construction costs as set forth in the Certification in attached Exhibit "D") as the surety instrument and guarantee of the satisfactory construction of all of the Improvements required for the Project in accordance with this Agreement. The Bond shall remain in full force and effect until 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 Improvement, and the Developer providing an acceptable maintenance surety instrument to the City in the amount of 10 percent of the certified value of the complete Improvements (approximately $331,191.10 as set forth in the Certification in attached Exhibit "D"), the City will return the $3,988,293.00 Original Common Law Performance Bond to the Developer, less any drawdowns received by the City for the completion of any Improvements.

10. **Inspections:** Upon the City's approval of the Plans, the Plat, 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 July 30, 2023 (with the exception of House Sidewalks – see paragraph 15 below). 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 the inspection services as set forth in this paragraph shall submit to the City the inspection reports. 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 business days of each inspection. City may, in its sole discretion, demand in writing, the correction of any discrepancies contained on any of the inspection reports within a reasonable period, not less than forty-five (45) days from the date on the written demand notice to Developer. If the correction is not completed in the timeframe in the demand, the City is authorized and has the right, but not the obligation, to make a demand on the Bond to obtain the funds required to correct the discrepancy and if such demand is made by the City, to correct the discrepancy promptly.

    Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record or the Professional Engineer performing the inspection services conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record

or the Professional Engineer performing the inspection services 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 sixty (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 inspection services as set forth in this section 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 inspection services shall submit a certified cost of construction for the completed Improvements. The Developer shall then provide a Maintenance Common Law Performance Bond in the amount of 10% of the certified cost of construction as the one-year maintenance surety to the City as set forth in Paragraphs 9.b. above and 12 below.

11. **No Final Inspections or Occupancy**: In the event the Developer conveys any interest, legal or equitable, to any property in the Project, notice hereby given to the Developer that the City shall not conduct a final inspection on any house nor will the City provide permanent City utility services to any house in the Project until the Improvements required in this Agreement have been completed and approved in accordance with this Agreement. The Developer is responsible for the repair of any Improvements damaged as a result of the construction of any single-family homes. Developer agrees that there is no reasonable business backed expectation that any purchasers of lots or houses will be able to occupy or inhabit houses in the Project until this approval of the Improvements has occurred.

12. **Warranty Period**: The Developer warrants all Improvements for the Project for a period of one year from the City's approval, ("Warranty Period") other than routine maintenance. Should the City, in the City's sole and reasonable discretion, deem repairs are needed to the Improvements, the City shall provide written notice to the Developer and the repairs shall be made within forty-five (45 days) from the date of the written notice. In the event the Project's Engineer of Record determines that a requested repair will take more than thirty (30) days to complete, the repair shall be completed in the additional time determined in the sole and reasonable 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 including any additional time for repairs determined by the City's Public Services Director. If the Developer does not complete the repairs within forty-five (45) days from the date of the City's notice or the date which includes any additional time to be allowed by the City's Public Services Director, it shall constitute a breach of this Agreement.

13. **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 public 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 sixty (60) days of the Public Services Director's approval, the Commission will formally accept maintenance of the public Improvements and release the Maintenance Common Law Performance Bond. The maintenance of the stormwater management system shall be the responsibility of the Developer and its successors.

14. **Maintenance of Landscape Improvements within City Rights-of-Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Construction Plans for the Project at its sole cost and expense. Should the Developer or successor fail to install or maintain the landscape improvements in accordance with the approved Construction Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within thirty (30) days following receipt of such notice, the Developer or successor homeowner's association shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor or assigns for such costs. The City will promptly bill the Developer, its successors or assigns. If the bill is not paid within thirty (30) days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the Bond.

15. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, deadlines and surety devices for the House Sidewalks shall be as follows:

    a. Construction Deadline: The Developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans and attached Exhibit E, including the dimensions set forth on the second page of Exhibit E. The construction of all of the House Sidewalks shall be completed on or before July 30, 2025. If Developer has not completed all of the House Sidewalks by July 30, 2025, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described in paragraph b. below, for completing as many of the remaining sidewalks as possible with this money. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.
    b. Surety Devices: In order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer shall provide the City with a Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond

shall be $251,964.00 ($209,970.00 x 120% of the certified estimated cost of completion in attached Exhibit E). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer shall provide the City with a House Sidewalk Maintenance Common Law Performance Bond in the amount of $20,977.00 ($209,970.00 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer in writing of any deficiencies, in the City's sole discretion. The Developer shall have forty-five (45) days to cure these deficiencies. If the Developer does not cure these deficiencies within forty-five (45) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Maintenance Common Law Performance Bond to pay for the remedial work. Once the remedial work is complete, the House Sidewalks will be submitted to the Commission for acceptance. After the Commission's acceptance of the House Sidewalks, the House Sidewalks Maintenance Common Law Performance Bond will be released and returned to the Developer.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to, claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the Commission has officially accepted the House Sidewalks.

16. **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.

17. **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 right to specific use of the Land described in Exhibit "A" and set forth in the Plat to be recorded for the Project, attached hereto as Exhibit "B".

18. **Withholding Permits:** The City may, in its sole and reasonable 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.

19. **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.

20. **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.

21. **Indemnity:** The Developer shall indemnify and hold harmless the City, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City ("City Indemnitees"), 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 Indemnitee 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 Indemnitees notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contractor, subcontractors, or other agent or employee. Developer's liability to the City Indemnitees shall be limited to any claim for which a City Indemnitee provides written notice to Developer within one (1) year from the date of City's acceptance of the Improvements which are the subject of the claim.

22. **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 25 below.

23. **Agreement Runs with Land:** This Agreement shall be recorded in the Official Public Records of Alachua County, Florida and shall run with the Land.

24. **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 the 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.

25. **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: To: San Felasco Research Ventures, LLC
c/o Roberts Capital Ventures, LLC
Attn: C. Austen Roberts, Manager

Via Hand Delivery: 12469 W State Road 100
Lake Butler, FL 32054

Via U.S. Mail: P.O. Box 238
Lake Butler, FL 32054

Copy to: SMITH HULSEY & BUSEY
Attn: Bryan L. Putnal, Esq.
One Independent Drive, Suite 3300
Jacksonville, FL 32202

26. **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.

27. **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.

28. **Not Assignable Without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the Commission.

29. **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.

30. **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.

31. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the Commission.

32. **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.

33. **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.

34. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

35. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

36. **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.

37. **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.

38. **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.

39. **No Future Representations:** The City's approval of this Subdividers Agreement for Convergence Research Residential Park Phase 1 does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of Convergence Research Residential Park.

40. **Effective Date:** This Agreement shall be effective on the date the last Party signs it.

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

Attest:

Mike 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 SUBDIVIDERS AGREEMENT FOR CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1 was acknowledged before me this 13 day of June 2022, 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]*

LeAnne Williams
Notary Public
State of Florida
Comm# HH237308
Expires 7/1/2026

[signatures continue on next page]

Witnesses:

(sign) _____

(print) _____

DEVELOPERS/OWNERS

San Felasco Research Ventures, LLC,
a Florida Limited Liability Company
By: Roberts Capital Ventures, LLC, a manager
By: _____
C. Austen Roberts, a Manager

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING SUBDIVIDERS AGREEMENT FOR CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1 was acknowledged before me this 6th day of June 2022, by C. Austen Robert, who is personally known to me or who produced _____ as identification.

_____
Notary Public, State of Florida at large
Commission No.:
Expiration: *[SEAL]*

TERESA ANN LLOYD
MY COMMISSION # HH 074963
EXPIRES: January 4, 2025
Bonded Thru Notary Public Underwriters

LEGAL DESCRIPTION

DATE: February 16, 2022
CLIENT: San Felasco Research Ventures, LLC
PROJECT NO: 21-0105
DESCRIPTION FOR: Convergence Research Parcel – Residential Phase 1

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26; THENCE NORTH 88°11'56" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 40.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE SOUTH 02°05'16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 327.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11419.16 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 3°39'24" EAST, 630.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC LENGTH OF 630.26 FEET TO THE END OF SAID CURVE; THENCE SOUTH 5°14'16" EAST, A DISTANCE OF 370.10 FEET TO THE SOUTH LINE OF SAID LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88°16'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 435.44 FEET; THENCE NORTH 88°20'20" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1092.95 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE SAID SOUTH LINE, NORTH 15°55'58" WEST, A DISTANCE OF 293.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1595.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 88°17'10" EAST, 404.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°33'44", AN ARC LENGTH OF 405.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 8°59'43" EAST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1710.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 82°48'07" WEST, 107.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°35'39", AN ARC LENGTH OF 107.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 5°24'03" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 896.43 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 285.00 FEET; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 255.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" WEST, 28.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 273.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (HAVING A RIGHT OF WAY WIDTH THAT VARIES); THENCE NORTH 88°18'04" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°41'56" EAST, A DISTANCE OF 273.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42

FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°18'04" WEST, 28.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 167.06 FEET; THENCE NORTH 80°31'37" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 64°58'42" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 49°25'47" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 37°28'24" EAST, A DISTANCE OF 26.98 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 195.94 FEET; THENCE NORTH 83°06'52" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 69°15'52" EAST, A DISTANCE OF 27.85 FEET; THENCE NORTH 54°49'12" EAST, A DISTANCE OF 85.03 FEET; THENCE NORTH 61°41'40" EAST, A DISTANCE OF 69.77 FEET; THENCE NORTH 82°34'14" EAST, A DISTANCE OF 82.70 FEET; THENCE SOUTH 74°44'59" EAST, A DISTANCE OF 95.78 FEET; THENCE SOUTH 40°51'48" EAST, A DISTANCE OF 42.14 FEET; THENCE SOUTH 32°47'35" EAST, A DISTANCE OF 131.03 FEET; THENCE SOUTH 62°07'47" EAST, A DISTANCE OF 95.02 FEET; THENCE SOUTH 71°52'40" EAST, A DISTANCE OF 99.51 FEET; THENCE SOUTH 82°31'05" EAST, A DISTANCE OF 64.66 FEET; THENCE SOUTH 0°17'52" EAST, A DISTANCE OF 143.74 FEET TO THE NORTH LINE OF LOT 22, SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°11'56" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 202.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 2°05'34" EAST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 903.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF AFOREMENTIONED LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 1322.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.418 ACRES, MORE OR LESS.

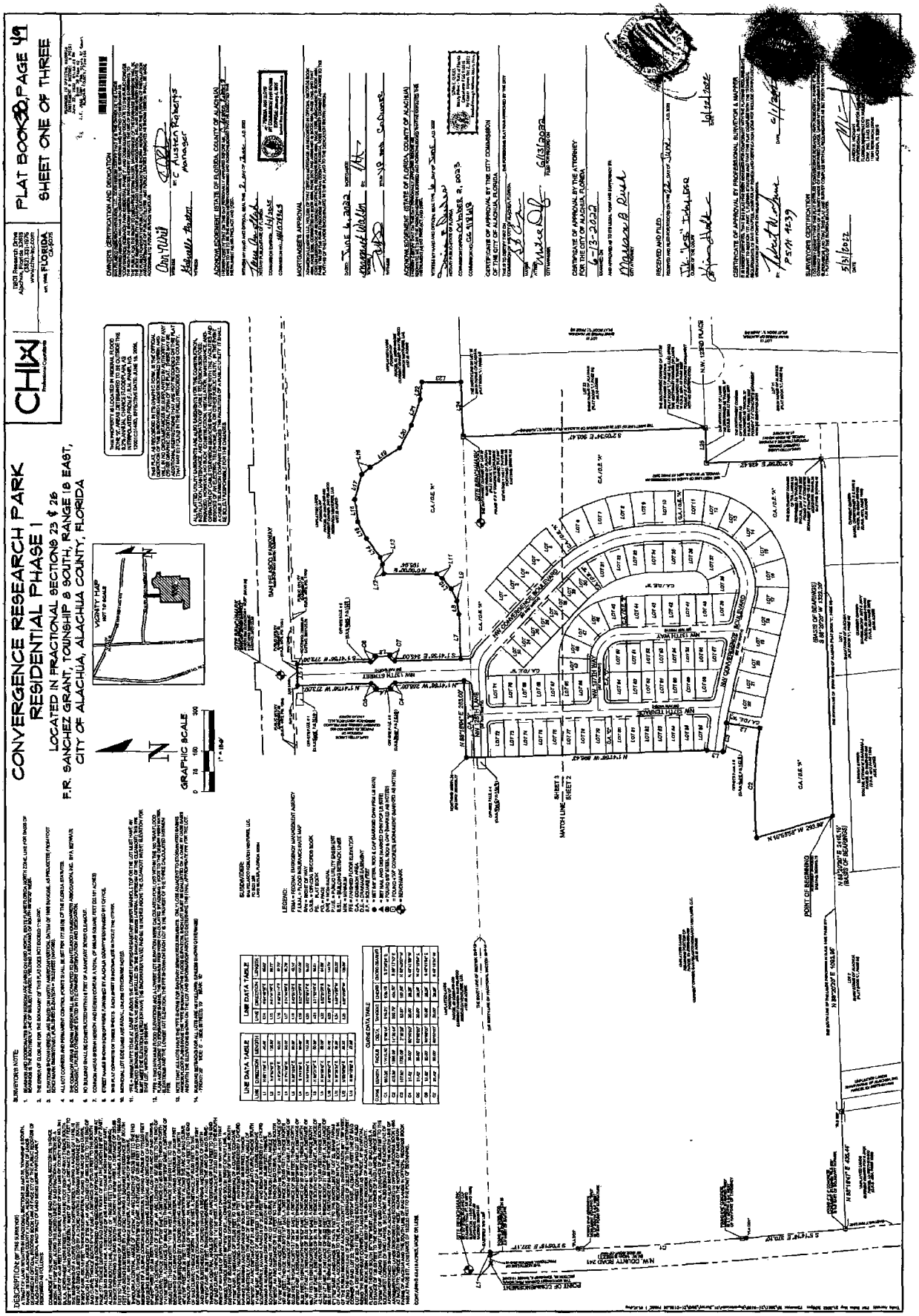
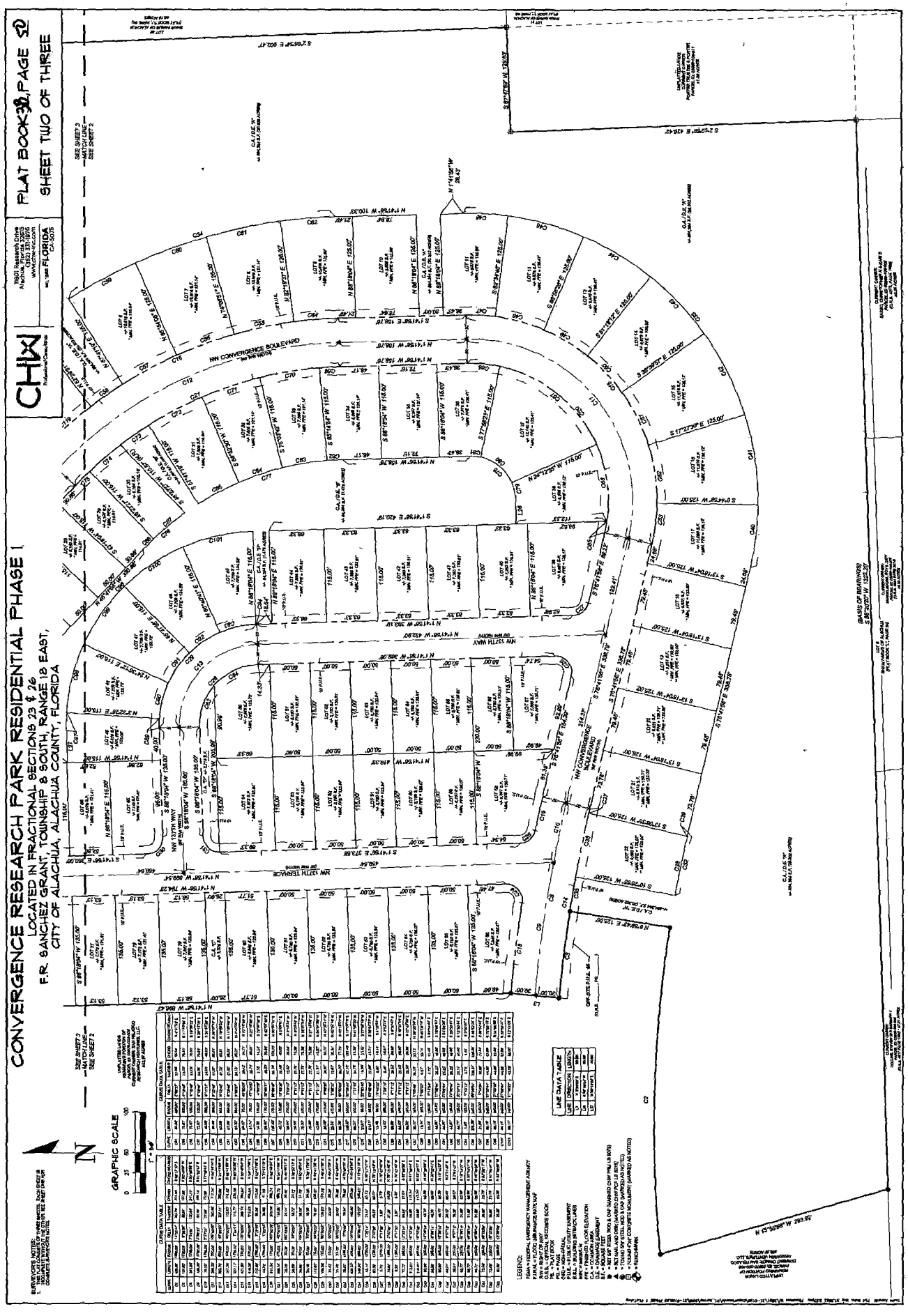
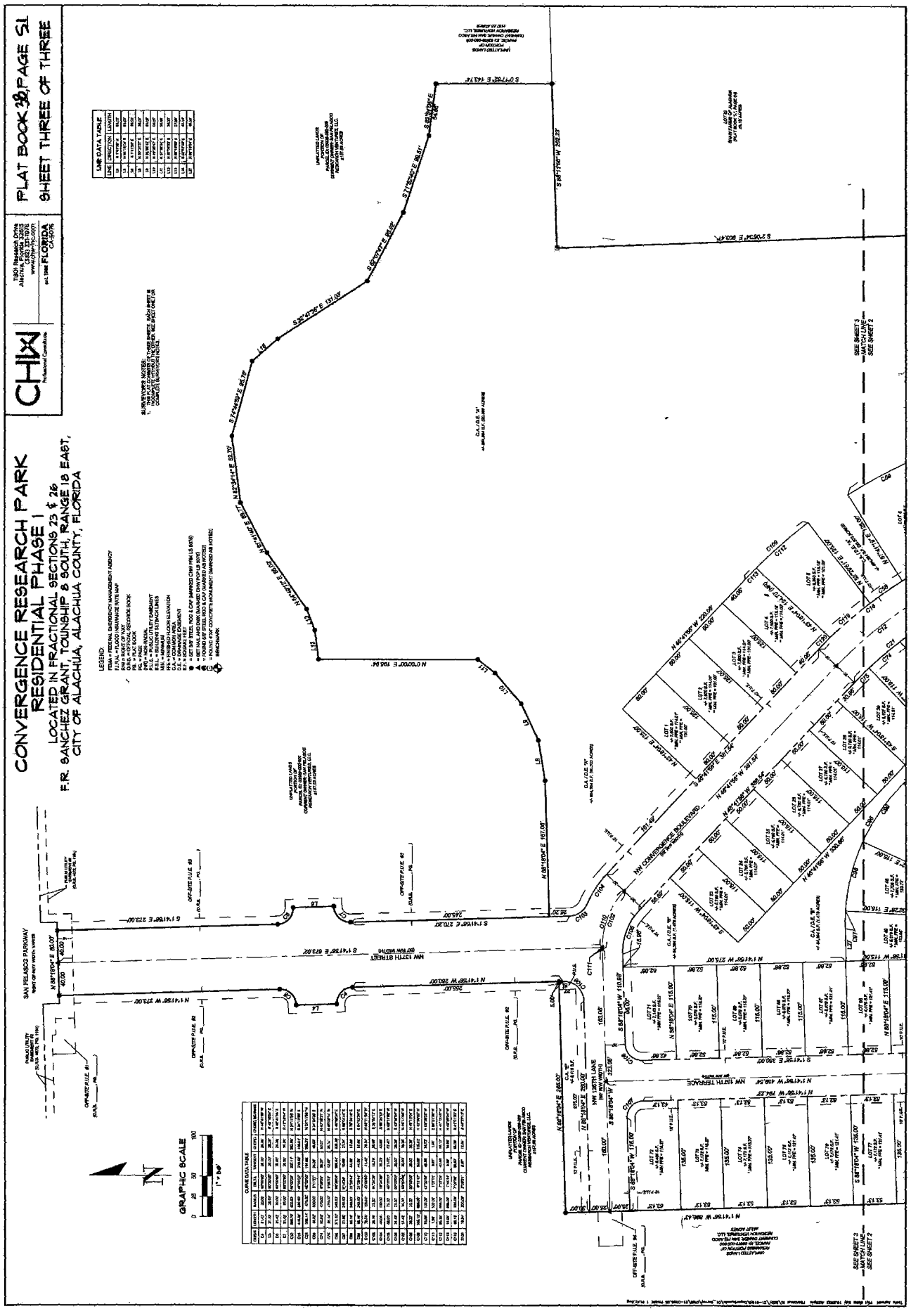


Exhibit B to Subdividers Agreement
for Convergence Research Park
Residential Phase 1


CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE I
LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
PLAT BOOK 38, PAGE 50
SHEET TWO OF THREE
CHW
NW CONVERGENCE BOULEVARD
NW 137TH WAY
NW 137TH TERRACE
GRAPHIC SCALE
LEGEND:
CURVE DATA TABLE
LINE DATA TABLE


PLAT BOOK 38, PAGE 51
SHEET THREE OF THREE
CHW
Professional Consultants
7980 Research Drive
Alachua, FL 32615
(386) 418-3310
www.chw-inc.com
FLORIDA
CA-30016
CONVERGENCE RESEARCH PARK
RESIDENTIAL PHASE 1
LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SURVEYOR'S NOTES:
LEGEND:
GRAPHIC SCALE
SAN FELASCO PARKWAY
NW 157TH STREET
NW 155TH LANE
NW 154TH TERRACE
NW COMMERCE BOULEVARD
SEE SHEET 1 MATCH LINE SEE SHEET 2
SEE SHEET 3 MATCH LINE SEE SHEET 2

CERTIFICATE OF CONCURRENCY COMPLIANCE FOR CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1

This Certificate of Concurrency Compliance (also referred to as "Certificate") is hereby issued to San Felasco Research Ventures, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida, and the ("Developer") of the Project as identified and defined below by City of Alachua, Florida ("City") this 13th day of June, 2022.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the City known as Convergence Research Park Residential Phase 1 (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land");

WHEREAS, the Property or Land for the Project is owned by San Felasco Research Ventures, LLC, a Florida Limited Liability Company;

WHEREAS, the Developer has secured a Subdivider Agreement for the Project from the City dated the 13th day of June, 2022, (herein "Subdivider Agreement") as part of the City's site-specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that the Project have a subdivision final plat in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Corporate Park ("CP");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 86 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer acknowledges that this Certificate of Concurrency Compliance is a valid exercise 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 this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of development permits for the Project and, as such, Developer has no claim for monetary damages against the City. In the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING INFORMATION AND RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals and information are true and correct and are incorporated as material portions of this Certificate of Concurrency Compliance by reference.

2. The City will reserve 21,500 gallons per day (86 lots x 250 gallons per day) of wastewater capacity for the 86 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 23,650 gallons per day (86 lots x 275 gallons per day) of water capacity for the 86 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 86 units proposed in the Project as defined by applicable development permits, including construction plans and Subdividers Agreement, on file with the City: Segment 13 (CR 241 from CR 235 to the South City Limit): 905 Average Annual Daily Trips ("AADT") and 88 Peak Hour Trips.

5. The City will reserve 1.10 acres (2.55 persons per household x 86 units x 5 acres per 1,000 persons) of recreation capacity for the 86 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 160.09 tons per year (0.73 tons per capita per year x 2.55 persons per household x 86 units) of solid waste capacity for the 86 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

7. The City will reserve 10 student stations in the Northwest Elementary School Concurrency Service Area (SCSA), five (5) student stations in the Mebane Middle SCSA, and eight (8) student stations in the Santa Fe High SCSA, for the 86 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between Developer/Owner and the City.

9. This Certificate of Concurrency Compliance shall be incorporated into and considered a part of the Subdividers Agreement for the Project. The failure of the Developer to comply with the term of the Subdivider Agreement shall be a default under the Subdividers Agreement and shall result in the termination of the reservations in this Certificate.

10. If either Developer or City cannot perform any of its obligations under this Agreement due to events beyond either of their control, the time provided for

performing such obligations shall be extended by a period of time equal to the duration of such events. Events beyond the control of either the Developer or City fault include, but are not limited to, Acts of God, war, civil commotion or riot, labor disputes, terrorism, internet service interruption or cyber-attacks or vandalism, or other casualty.

11. The City's issuance of this Certificate does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of Convergence Research Park Residential. Approval of this Certificate of Concurrency Compliance for the Project does not in any way infer, imply or otherwise represent that a Certificate of Concurrency Compliance will be granted for any other phase of Convergence Research Park Residential.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 13 day of June, 2022, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

Mike DaRoza, City Manager/Clerk/
Land Development Regulations Administrator

By: The Hon. Gib Coerper, Mayor

Approved as to form:

Marian B. Rush, City Attorney

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR CONVERGENCE RESEARCH PARK RESDIENTIAL PHASE 1 was acknowledged before me, **by means of ☐ physical presence or ☐ ~~online notarization~~,** on this 13 day of June, 2022, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as ~~identification~~).

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

LeAnne Williams
Notary Public
State of Florida
Comm# HH237308
Expires 7/1/2026

[SIGNATURES CONTINUE ON NEXT PAGE]

Witnesses:

(sign) Gabrielle Pastor

(print) Gabrielle Pastor

DEVELOPERS/OWNERS

San Felasco Ventures, LLC,
a Florida Limited Liability Company
By: Roberts Capital Ventures, LLC, a manager
By: _____
C. Austen Roberts, a Manager

STATE OF FLORIDA

COUNTY OF Alachua

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 1 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this 6th day of June, 2022, by C. AUSTEN ROBERTS, who is (personally known to me) OR (who has produced _____ as identification).

Teresa Ann Lloyd

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

TERESA ANN LLOYD
MY COMMISSION # HH 074963
EXPIRES: January 4, 2025
Bonded Thru Notary Public Underwriters

CHW
Professional Consultants

April 27, 2022

City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Convergence Research Park Residential Phase 1
Engineer's Certification

To Whom it May Concern:

This letter shall serve as the Engineer's Certification of Costs for the referenced project.

I hereby certify that the cost of construction applicable to surety left to build is as follows:

Infrastructure	$3,306,911.00 (with 10% contingency)
+ Survey Monumentation	$25,000.00
Total:	**$3,331,911.00**

The above costs are itemized in the attachments to this letter.

The surety value per City of Alachua ULDC requirements is as follows:

Construction Value x 120%

($3,006,283 + 10% contingency) x 120%	=	$3,968,293.00
+ 25,000 x 120%	=	$30,000.00
Total	=	**$3,998,293.00**

If you or staff should have any questions or concerns, please do not hesitate to contact me.

Sincerely,
CHW, Inc.

ROBERT JUSTIN WALPOLE LICENSE No. 59206 STATE OF FLORIDA PROFESSIONAL ENGINEER

Robert Walpole, P.E.
President/CEO

Exhibit D to Subdividers Agreement
for Convergence Research Park
Residential Phase 1

CHW
Professional Consultants

PLANNING DESIGN SURVEYING ENGINEERING CONSTRUC

March 16, 2022

City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Convergence Research Park Residential Phase 1 Sidewalk
Engineer's Certification

To Whom it May Concern:

This letter shall serve as the Engineer's Certification of Costs for the referenced sidewalk project.

I hereby certify that the cost of construction applicable to surety left to build is as follows:

Sidewalk Construction $209,970.00

The surety value per City of Alachua ULDC requirements is as follows:

Construction Value x 120%
$209,970.00 x 120% = **$251,964.00**

If you or staff should have any questions or concerns, please do not hesitate to contact me.

Sincerely,
CHW, Inc.

ROBERT JUSTIN WALPOLE ★ LICENSE ★ No. 58206 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER
3/10/22

Robert Walpole, P.E.
President/CEO

Exhibit E to Subdividers Agreement
for Convergence Research Park
Residential Phase 1 (2 pages)

Zimbra ju_tabor@cityofalachua.org

RE: Second Completeness Review - Convergence Research Park Residential Phase 1 Final Plat

From : Robert Walpole <walpole@chw-inc.com> Mon, Apr 04, 2022 12:14 PM

Subject : RE: Second Completeness Review - Convergence Research Park Residential Phase 1 Final Plat

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : Aaron Hickman <AaronH@chw-inc.com>, Kelly Bishop <KellyB@chw-inc.com>, Brian Crawford <brian@conceptcompanies.net>

Yes

For sidewalks to be built with the homes.

6' wide = 3,275 (6' x 3,275' = 19,650 SF)
5' wide = 3,069 (5' x 3,069' = 15,345 SF)
Total Cost: 34,995 SF x $6.00 per SF = $209,970.00

ROBERT J. WALPOLE, PE | CEO/President
d: (386) 518-5164 | c: (352) 339-2859
e: walpole@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, April 4, 2022 12:13 PM
To: Robert Walpole <walpole@chw-inc.com>
Cc: Aaron Hickman <AaronH@chw-inc.com>; Kelly Bishop <KellyB@chw-inc.com>; Brian Crawford <brian@conceptcompanies.net>
Subject: Re: Second Completeness Review - Convergence Research Park Residential Phase 1 Final Plat

Robert,

I should have asked, do you have a report for the sidewalks, or can you provide the linear feet/total area of sidewalks?

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DEPARTMENT

December 22, 2022

Mr. Austin Roberts
San Felasco Research Venture, LLC
P.O. Box 238
Lake Butler, FL 32054

RE: CERTIFICATION OF COMPLETION OF CONVERGENCE RESEARCH PARK RESIDENTIAL SUBDIVISION PHASE 1 INFRASTRUCTURE IMPROVEMENTS

Dear Mr. Austin Roberts:

In accordance with the Subdividers Agreement for the Convergence Research Park Residential Phase 1, Section 10 Inspections, this correspondence certifies the Improvements have been completed in accordance with the requirements of the Land Development Regulations. San Felasco Research Venture, LLC has demonstrated the repairs outlined in the enclosed *Convergence Research Park Residential Phase 1 - Substantial Completion Inspection Punch List,* which details identified defects, deficiencies and required repairs – have been completed, other than sidewalks, which are subject to Section 15 of the Subdividers Agreement.

Therefore, per Section 9(b) of the Agreement, San Felasco Research Venture, LLC is required to make a cash deposit of 10 percent of the certified value of the Improvements as the maintenance surety. Such surety deposit value is approximately $331,191.10. Please remit the surety and certification of value of the improvements, preferred by hand delivery to:

City of Alachua
Attn: Mike DaRoza
15100 NW. 142nd Terrace
Alachua, FL 32615

The one (1) year maintenance period, as described in Section 12 of the Agreement, shall commence December 22, 2022. Consistent with the Agreement, it is the responsibility of San Felasco Research Venture, LLC to make any repairs of the Improvements, as deemed necessary by the City, during the maintenance period. After the maintenance period, San Felasco Research Venture, LLC shall submit a final certification to the City requesting acceptance of the Improvements by the City Commission. Upon the City Commission acceptance, the surety instrument will be released by the City.

Thank you for your attention in this matter and please contact me should you have any questions.

Sincerely,

Rodolfo Valladares, P.E.
Public Services Director

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

DATE: **December 22, 2022**

FROM: **Ted Williams**
Public Services Project Manager

RE: **Convergence Research Park Residential Phase 1 - Substantial Complete Inspection Punch List**

On December 20th, the City of Alachua, CHW, CTE, Miller, Theory and O'Steen Brothers Construction performed the Substantial Completion Inspection walkthrough for Convergence Residential Park. The intent of this punch list is to identify items that do not conform to the contract provisions.

NO.	COMMENTS
1	Stormwater: Inverts need to be added to all precast storm structures. (FDOT Index 425-001). **[COMPLETED]**
2	Stormwater: Storm System needs to be cleaned and flushed including inlets. **[COMPLETED]**
3	Stormwater S-19: Grout around storm pipe.  **[COMPLETED]**

NO.	COMMENTS
4	<u>Stormwater:</u> S-14: Needs grout around pipe to cover bricks, clean out bottom of structure.  **[COMPLETED]**
5	<u>Stormwater</u> S-15: Need to grout around storm pipe.  **[COMPLETED]**
6	<u>Stormwater</u> S-43: Remove steel stake, concrete & clean bottom of structure.  **[COMPLETED]**

NO.	COMMENTS
7	<u>Stormwater</u> S-44: Grout base of structure & clean.  **[COMPLETED]**
8	<u>Stormwater</u> S-34: Fix invert and clean-up around piping.  **[COMPLETED]**
9	<u>Stormwater</u> S-31: Remove water bottle and ram-nek.  **[COMPLETED]**

NO.	COMMENTS
10	<u>Stormwater</u> S-35: No slot in structure and clean bottom.  **[COMPLETED]**
11	<u>Stormwater</u> S-9: Exposed mesh on mitered end needs grouting.  **[COMPLETED]**
12	<u>Stormwater</u> S-23: needs base of structure grouted, bricks in bottom.  **[COMPLETED]**

NO.	COMMENTS
13	<u>Stormwater</u> S-21: Grout around pipes inside structure.  **[COMPLETED]**
14	<u>Public Works</u> S-18: curb spalled, patch in valley and top of curb.  **[COMPLETED]**
15	<u>Public Works</u> Ponding at corner of NW 126th Lane & NW 137th Terrace.  **[COMPLETED]**

NO.	COMMENTS
16	<u>Public Works</u> S-29: curb spalled, patch in valley and top of curb.  **[COMPLETED]**
17	<u>Gravity Sewer</u> MH-14: PVC pipe coming into Manhole is busted and coating is peeling off.   **[COMPLETED]**
18	<u>Gravity Sewer</u> MH-26: Re-mud inside of ring.  **[COMPLETED]**

NO.	COMMENTS
19	<u>Gravity Sewer</u> MH-20: Clean out main sewer pipe.  **[COMPLETED]**
20	<u>Gravity Sewer</u> MH-13: Interior coating is peeling off.  **[COMPLETED]**
21	<u>Gravity Sewer</u> MH-12: PVC pipe is broken and coating is peeling.  **[COMPLETED]**
22	<u>Gravity Sewer</u> MH-10: Interior coating is peeling off of concrete. **[COMPLETED]**

NO.	COMMENTS
23	<u>Gravity Sewer</u> MH-8: Patch bottom crack.   **[COMPLETED]**
24	<u>Gravity Sewer</u> MH-5: PVC pipe is broken and patch crack along ring.  **[COMPLETED]**
25	<u>Gravity Sewer</u> MH-4: Mud around pipe at bottom of structure **[COMPLETED]**
26	<u>Gravity Sewer</u> MH-4: Remove putty knife that is stuck in side of wall.  **[COMPLETED]**

NO.	COMMENTS
27	<u>Water</u> Blow off needs box replaced by MH-29.  **[COMPLETED]**
28	<u>Water</u> Lot-71: Missing valve for meter box.  **[COMPLETED]**
29	<u>Water</u> Lot-73: Fix check valve.  **[COMPLETED]**

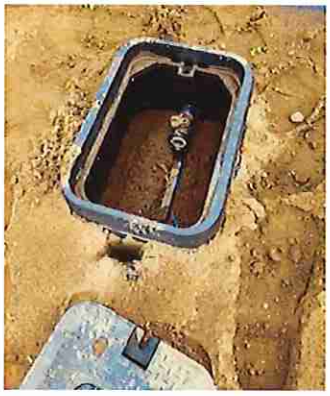
NO.	COMMENTS
30	<u>Water</u> Lot-78: Fix check valve  **[COMPLETED]**
31	<u>Water</u> Lot-79: Fix curb stop.  **[COMPLETED]**
32	<u>Water</u> Lot-80: Missing valve for meter box.  **[COMPLETED]**

NO.	COMMENTS
33	<u>Water</u> Lot-82: Straighten valve box.  **[COMPLETED]**
34	<u>Water</u> Lot-84: Straighten valve box.  **[COMPLETED]**
35	<u>Water</u> Lot-86: Straighten valve box.  **[COMPLETED]**

NO.	COMMENTS
36	<u>Water</u> Lot-57: Straighten valve box.  **[COMPLETED]**
37	<u>Water</u> Lot-86: Blow off needs 45  **[COMPLETED]**
38	<u>Water</u> Lot-58: Straighten valve box.  **[COMPLETED]**

NO.	COMMENTS
39	<u>Water</u> Lot-57: Meter needs to be reset.  **[COMPLETED]**
40	<u>Water</u> Lot-52: Straighten valve. **[COMPLETED]**
41	<u>Water</u> Lot-54 & 55: Meter boxes need to be cleaned out.  **[COMPLETED]**
42	<u>Water</u> Lot-50: Straighten valve by MH-25. **[COMPLETED]**
43	<u>Water</u> Lot-18: Replace meter box.  **[COMPLETED]**

NO.	COMMENTS
44	<u>Water</u> Lot-36: Re-center valve box. **[COMPLETED]**
45	<u>Water</u> Lot-15: Fix check valve **[COMPLETED]**
46	<u>Water</u> Lot-9: Replace meter box. **[COMPLETED]**
47	<u>Water</u> Lot-5: Move meter box out of sidewalk. **[COMPLETED]**
48	<u>Water</u> Lot-29 & 30: Raise meter boxes. **[COMPLETED]**  **[COMPLETED]**
49	<u>Water</u> Lot-3 & 4: Raise meter boxes. **[COMPLETED]**
50	<u>Water</u> Lot-27: Raise meter box and fix check valve. **[COMPLETED]**
51	<u>Water</u> Lot-27: Center valve box and change out concrete collar. **[COMPLETED]**

NO.	COMMENTS
52	<u>Water</u> Lot-2: Fix curb stop.  **[COMPLETED]**
	END OF COMMENTS

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 12/11/2023
SUBJECT: Resolution 24-02 Construction and Maintenance Agreement City and DOT 441 Medians
PREPARED BY: Corey King, Contracts Manager, Compliance and Risk Management

RECOMMENDED ACTION:
Adopt Resolution 24-02. Authorize and direct the Mayor and City Manager to execute the Construction and Maintenance Agreement with the *FDOT.*

Summary

In 1999 and 2007 the City of Alachua entered into Agreements with the Florida Department of Transportation (FDOT) for the beautification of property within the right of way on US 441.

The City of Alachua has received from the Florida Department of Transportation the attached third proposed Construction and Maintenance Agreement (Agreement).

The FDOT agrees to update landscaping and irrigation in the US 441 medians between the west side of the County Road 2054 bridge overpass and NW 147th Drive in the City of Alachua.

The Agreement requires that FDOT fund the cost of the project and that the City maintain, operate and repair the improvements after installation is complete.

The FDOT documents require that the City enact this resolution authorizing the Agreement.

FINANCIAL IMPACT: Yes

BUDGETED: No

AMOUNT: To be determined in future FYs

FUNDING SOURCE: General Fund

COMMISSION GOALS

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

ATTACHMENTS:

Description

- Resolution 24-02 Construction and Maintenance Agreement City and DOT 441 Medians

RESOLUTION 24-02

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; AUTHORIZING THE EXECUTION OF A CONSTRUCTION AND MAINTENANCE AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE CITY TO MAINTAIN IRRIGATION AND LANDSCAPING TO BE INSTALLED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION IN THE US 441 CORRIDOR BETWEEN THE WEST SIDE OF THE COUNTY ROAD 2054 BRIDGE OVERPASS AND NW 147TH DRIVE; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, the City of Alachua desires beautification of the US 441 "gateway" corridor in Alachua; and

WHEREAS, the Florida Department of Transportation (FDOT) has completed an irrigation and landscaping design for US 441 between the west side of the County Road 2054 bridge overpass and NW 147th Drive and FDOT has funding to construct and install the irrigation and landscaping; and

WHEREAS, upon execution of a Construction and Maintenance Agreement (Agreement) between FDOT and the City of Alachua, FDOT intends to construct and install irrigation and landscaping in accordance with the irrigation and landscaping plans; and

WHEREAS, upon execution of the Agreement, the City of Alachua agrees to maintain the irrigation and landscaping once it is installed; and

WHEREAS, maintenance of the proposed irrigation and landscaping by the City of Alachua benefits the community;

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

Section 1. Findings.

The Commission finds, determines, and declares that the above recitals are true and correct and are hereby incorporated into this resolution by reference.

Section 2. Approval of Construction and Maintenance Agreement

The City of Alachua will enter into a Construction and Maintenance Agreement with the Florida Department of Transportation for maintenance of the US 441 irrigation and landscaping proposed for installation by the Florida Department of Transportation between the west side of the County Road 2054 bridge overpass and NW 147th Drive in Alachua.

This Resolution shall take effect immediately upon passage and approval.

DULY ADOPTED in regular session, this 11th day of December, 2023.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 12/11/2023
SUBJECT: Resolution 24-03 - Revision to Terms of Members of Education Task Force
PREPARED BY: David Wisener, Economic Development Manager

RECOMMENDED ACTION:
The City Commission adopts Resolution 24-03.

Summary

The Education Task Force was established by Resolution 23-07 at the Regular City Commission meeting on July 24, 2023. Resolution 24-03 seeks to amend Resolution 23-07, providing for revision to the terms of members of the Education Task Force, specifically, three (3) successive unexcused or unexplained absences from any meeting of the Education Task Force shall be in effect a resignation for which a successor may forthwith be appointed.

FINANCIAL IMPACT: No

BUDGETED: No

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

ATTACHMENTS:

Description

- Resolution 24-03

RESOLUTION NO. 24-03

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, AMENDING RESOLUTION 23-07, PROVIDING FOR REVISION TO THE TERMS OF MEMBERS OF THE EDUCATION TASK FORCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Alachua adopted Resolution 23-07 establishing the Education Task Force on July 24, 2023;

WHEREAS, members of the Education Task Force are expected to serve three (3) year terms;

WHEREAS, members of the Education Task Force are expected as part of their membership to regularly attend Task Force meetings and maintain contact with the City Staff Liaison;

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

Section 1. Three (3) successive unexcused or unexplained absences from any meeting of the Education Task Force shall be in effect a resignation for which a successor may forthwith be appointed.

PASSED and **ADOPTED** this 11th day of December 2023.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 12/11/2023
SUBJECT: Purchase of 2024 Mack Vacuum/Industrial Tank Truck
PREPARED BY: Donna Smith, Purchasing Coordinator

RECOMMENDED ACTION:
1) Accept the quote received from National Truck Center in the amount of $144,400.00 with the transport option of $1,200.00.
2) Authorize the City Manager to issue a Purchase Order not to exceed $150,000.00 and to execute any necessary documents to proceed with the purchase of one (1) 2024 Mack MD7 Vacuum/Industrial Tank Truck.

Summary

On September 25, 2023, the City of Alachua FY 2023-2024 Budget was adopted by the City Commission.

The Public Services Department, Wastewater Division approved budget included the purchase of one (1) new Vacuum/Industrial Tank Truck not to exceed $150,000.00.

The following quotes were received:

1. National Truck Center - $144,400.00 with a transport option of $1,200.00.
2. TruckPaper.com - $145,000.00
3. Commercial Truck Trader - $151,799.00

The purchase of the new Vacuum/Industrial Tank Truck will enhance the ability of the City to continue to provide reliable and efficient services to the citizens of the City of Alachua.

Per the Purchasing and Sales Policy and Regulations Manual, General Guidelines, Section 1, G. 5. Category V - Purchases greater than $100,000 require approval by the City Commission.

Staff recommends moving forward with the purchase of the Vacuum/Industrial Tank Truck from National Truck Center.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

AMOUNT: Amount not to exceed $150,000.00.

FUNDING SOURCE: Waste Water Fund

COMMISSION GOALS:
Quality of Life, Community Enhancement

ATTACHMENTS:

	Description
🗋	Quote 1 - National Truck Center
🗋	Quote 2 - TruckPaper.com
🗋	Quote 3 - Commerical Truck Trader

Quote 1

National Truck Center
EST. 1981

NEW TRUCK SPEC SHEET

DATE: 11/15/2023

SALESMAN:	PURCHASER:
Juan Garcia	City of Alachua

VEHICLE PRICE	CUSTOM OPTIONS	F.E.T.	SALES TAX	TOTAL VEHICLE PRICE
$140,000.00	$4,000.00		,	144,400.00

TAG & REGISTRACION =400

YEAR	MAKE	MODEL	
2024	MACK	MD7	
VIN		ODOMETER READING	CAB COLOR
1M2MDBABXES074394			WHITE
ENGINE MAKE		ENGINE MODEL	
CUMMINS		ISB	
ENGINE HORSEPOWER		ENGINE BRAKE	
280HP		✓ YES	___ NO

TRANSMISSION

☑ Automatic ☐ 5-speed ☐ 6-speed ☐ 7-speed
☐ 8 LL ☐ 9-speed ☐ 10-speed ☐ 13-speed

SUSPENSION

☐ Air Ride ☑ Spring Ride

LOCKING DIFFERENTIALS

☑ Interlock ☐ Differential Lock

FRAME

☑ Single Frame Chassis ☐ Double Frame Chassis

WHEEL OPTIONS

☐ Steel ☑ Aluminum

FRONT AXLE

☐ 7,500 Lbs.
☐ 8,000 Lbs. ☑ 12,000 Lbs. ☐ 14,000 Lbs.
☐ 16,000 Lbs. ☐ 18,000 Lbs. ☐ 20,000 Lbs.

Buyer Initials_____

REAR AXLE

☐ 15,500 Lbs. ☐ 17,500 Lbs. ☑ 21,000 Lbs. ☐ 40,000 Lbs. ☐ 44,000 Lbs. ☐ 46,000 Lbs.

GROSS VEHICLE WEIGHT RATING

☐ 23,500 GVW*

☐ 25,500 GVW*	☑ 33,000 GVW	☐ 52,000 GVW	☐ 56,000 GVW
☐ 58,000 GVW	☐ 60,000 GVW	☐ 70,000 GVW	☐ 73,250 GVW

*23,000 GVW & *25,500 GVW is under CDL

ADDITIONAL CHASSIS OPTIONS

INTERMEDIATE AXLE

☐ 13,250 lb. Steerable + $9,200 ☐ 20,000 lb. Stationary + $8,300 ☐ 20,000 lb. Steerable + $11,000

REAR BUMPER

☐ Heavy Duty Tow Bumper with Receiver + $1,650
☐ Heavy Duty Tow Bumper with Pintle Hook + $1,900
☐ Air Brake Line to Bumper $820

*Chain Hooks and Electrical Included with Heavy Duty Tow Bumper

STANDARD EQUIPMENT ON NON-CODE VACUUM TANKS

- ¼" Carbon Steel or Aluminum Plates
- Aluminum Diamond Plated Hose trays
- 4" or 6" Discharge
- 2 Rear Work Lights Equipped
- Vacuum & Pressure Relief Valves
- Tank Mounted on Skirt Board Between Frames
- 2 Rear Hose Hooks
- 3" or 4" Intake Riser Pipe Standard with Deflector Plate
- Aluminum Diamond Plated tank side protectors
- Full Internal Head Baffles with Large cutouts for product flow
- All LED lights equipped
- 20" Top manway with primary Shut-off
- Sight glasses
- 25" or 36" Large rear Manway
- 5 Year Warranty with U.S. Tanks (See warranty manual for details)

TANK

☐ Aluminum Tank ☑ Carbon Steel Tank

TANK SIZE

☐ 1400 GAL. ☐ 1500 GAL. ☐ 1800 GAL. ☐ 2000 GAL. ☐ 2200 GAL. ☑ 2500 GAL.
☐ 3200 GAL. ☐ 3600 GAL. ☐ 4000 GAL. ☐ 4200 GAL. ☐ 4650 GAL. ☐ 5000 GAL. ☐ _____ GAL.

Buyer Initials_____

STANDARD INTAKE & DISCHARGE

1500-2500 GAL.: ☑ 3" Intake ☑ 4" Discharge
3200-5000 GAL.: ☐ 4" Intake ☐ 6" Discharge

REAR VACUUM VIEW OPTIONS

☐ Sight Tube ☑ Three 5" Sight Glasses

VALVES

☑ Lever Valves ☐ Butterfly Valves ☐ Ball Valves

TANK COLOR OPTIONS

Tank Color: White Accent Color:

ADDITIONAL TANK OPTIONS

DUMP TANK OPTIONS

☐ Dump / Hoist Tank + $9,600

COMPARTMENTS

☐ Water Compartment + $2,800 ☐ 2nd Vacuum Compartment + $5,500

TANK COMPARTMENT SEPARATION

Front Compartment (Gallons): Rear Compartment (Gallons):

FRONT COMPARTMENT VIEW OPTIONS

☐ Two 5" Sight Glasses ☐ Sight Tube
LOCATION: ☐ Driver Side ☐ Passenger Side

EXTERNAL WATER COMPARTMENT

☐ 100 GAL. + $1,650 ☐ 200 GAL. + $3,300

ADDITIONAL INTAKE & DISCHARGE OPTIONS

☐ ( ) 2" Intake + $480 ☐ ( ) 3" Intake + $520
☐ ( ) 4" Intake + $620 ☐ ( ) 6" Discharge Upgrade + $700
LOCATION: ☐ Front Passenger Side ☐ Rear Driver Side

Buyer Initials_____

REAR MANWAY OPTION

1500-2500 GAL. Rear Manway: ☑ 25" (Standard) ☐ 36" + $750
3200-5500 GAL. Rear Manway: ☐ 36" (Standard)

HEATED VALVES

☐ 3" + $450 EACH ☐ 4" + $675 EACH ☐ 6" + $855 EACH

PUMP OPTIONS FOR 1500-2000 GAL. TANKS

☐ Jurop PN58 Razor- Pak (230 CFM) (Standard)
☐ Masport HXL75 Plug & Play System (230 CFM) + $2,500
☐ Jurop PN84 Razor- Pak (317 CFM) + $2,500
☐ Jurop R-260 Razor- Pak (363 CFM) + $3,500
☐ Masport Viper Plug & Play (350 CFM) + $3,500
☐ Jurop LC-420 Liquid-Cooled Razor- Pak (425 CFM) + $5,500
☐ Jurop DL-180 Blower Package (620 CFM) + $13,000

PUMP OPTIONS FOR 2200-2500 GAL. TANKS

☐ Jurop PN84 Razor- Pak (317 CFM) (Standard)
☐ Jurop R-260 Razor- Pak (363 CFM) + $2,500
☐ Masport Viper Plug & Play (350 CFM) + $2,500
☑ Jurop LC-420 Liquid-Cooled Razor- Pak (425 CFM) + $4,000
☐ Masport Titan Plug & Play System (407 CFM) + $5,500
☐ Jurop DL-180 Blower Package (620 CFM) + $12,000

PUMP OPTIONS FOR 3200-3600 GAL. TANKS

☐ Jurop R-260 (363 CFM) (Standard)
☐ Jurop LC-420 Liquid-Cooled Razor- Pak (425 CFM) + $3,000
☐ Masport Titan Plug & Play System (407 CFM) + $4,500
☐ NVE 887 PRO Challenger Pump (520 CFM) + $9,500
☐ Jurop DL-180 Blower Package (620 CFM) + $11,000
☐ NVE 4310 Blower Package (940 CFM) + $18,000

PUMP OPTIONS FOR 4000-5500 GAL. TANKS

☐ Jurop LC-420 Liquid-Cooled Razor- Pak (425 CFM) (Standard)
☐ Masport Titan Plug & Play System (407 CFM) + $2,500
☐ NVE 887 PRO Challenger Pump (520 CFM) + $8,000
☐ Jurop DL-180 Blower Package (620 CFM) + $9,500
☐ NVE 4307 Blower Package (560 CFM) + $13,500
☐ NVE 4310 Blower Package (940CFM) + $19,500
☐ NVE 1600 ProPak Blower Package (1600 CFM) + $31,500

TOOLBOX

☑ 24" (Standard) ☐ Additional 24" + $600 ☐ Upgrade to 36" + $420
☐ Additional 36" + $900 ☐ 2-14" + $750

Buyer Initials_____

JETTER

☐ AMT Washdown Pump (58 GPM @ 49 PSI) + $1,800

☐ P.T.O. Driven General Water Pump (5.6 GPM @ 3500 PSI) + $6,500

☐ P.T.O. Driven General Water Pump (10 GPM @ 3000 PSI) + $8,200

☐ 5 GPM Toolbox Jetter (Includes: Polished Aluminum Toolbox (24 x 24 x 48), 5 GPM @ 3000 PSI Water Pump w/ Pulsator, Electric Engine Start, Remote Fuel Tank, Electric Rewind Reel with 200' of 3/8" Hose, Chrome Guide Rollers on Reel, Wash Down Gun with (4) Quick Connect Tips - 0°, 15°, 25° and 40°, Jet Nozzle – Flushing Stainless Tool Rack) + $7,800

☐ Advance JT1030 (Includes: Polished Aluminum Toolbox (28 x 28 x 48), 10 GPM @ 3000 PSI Water Pump with Pulsator, PTO Drive Standard, Air Rewind Reel with 200' of 1/2" Hose, Chrome Guide Rollers on Reel, Wash Down Gun with (4) Quick Connect Tips - 0°, 15°, 25° and 40°, Jet Nozzle – Flushing, Bucket Fill/Drain, Stainless Tool Rack, Includes Mounting Brackets) + $10,600 ☐ w/ Automatic Transmission + $1,850

☐ w/ Hydraulic + $4,000

HOSE & REEL OPTIONS

☐ Manual Hannay Reel + $975 ☐ Electric Hannay Reel + $1,225 ☐ Jetter Hose (200 ft – 3/8") + $675

LOCATION: ☐ Passenger Side ☐ Rear Bumper

PORTABLE TOILET EXTRAS

☐ Portable Toilet Kit which includes 2 30' Hoses with Wands, 2 Bucket Fill, 1 Heavy Duty Washdown Pump 56 GPM 35 PSI, and 1 Spring Rewind Hose Reel 50' of 5/8 Hose + $4,000

☐ Portable Toilet Rack + $2,900

MISC. OPTIONS

☐ Shovel Tray + $1,450 ☐ Beacon light + $280 ☐ Tire Chain Hangers + $250

☐ See Level Electronic Gauge + $3,400 ☐ Vibrator + $1,150

☐ Rear View Camera + $1,125

ADDITIONAL OPTIONS

Transport $1,200

Buyer Signature: _____

Buyer Initials_____

Quote 2



Photos (9)



2024 MACK MD7 ☐ Compare

Vacuum / Industrial Tank Trucks

♡ View My Watch List

USD **$145,000**

Financial Calculator

Email Seller

National Truck Center
Truck Location: 3001 E 11th Ave Miami, Florida 33013

Seller Information

View Seller Information

Seller Information

National Truck Center

Contact: Sales

Phone: (305) 831-7025

Hialeah, Florida 33013

(305) 831-7025

Video Chat

Email Seller

Video Chat

FREIGHTSTAR Get Shipping Quotes

CURRENCY. Apply for Financing

General

Year	2024
Manufacturer	MACK
Model	MD7
Condition	New
Description	2024 Mack MD7 Heavy Duty Truck, Cummins ISB (300HP), Allison Automatic, Chrome Package(bumper and Mirrors) Engine Brake, Differential Lock, Heated Mirrors, New 2500 Gallon Tank manufactured by U.S. Tanks Industry With 5 Year Warranty, New Jurop PN-84 Vacuum Pump (317CFM) Aluminum Hose Trays, Aluminum Toolbox, Aluminum Side Guards on Tank, LED lights, LED Flood Lights, Heavy Duty Rear Bumper

Engine

Horsepower	285 HP
Engine Manufacturer	CUMMINS

Engine Model	ISB
Fuel Type	Diesel
Dual Breathers	Yes

Powertrain

Transmission	Automatic
Transmission Manufacturer	ALLISON

Chassis

Drive	4x2
Number of Rear Axles	Single
Gross Vehicle Weight Rating	Class 8: 33,001 pounds or greater
Gross Vehicle Weight	33,000 lb
Front Axle Weight	12,000 lb
Rear Axle Weight	21,000 lb

Interior

Drive Side	Left Hand Drive

Capacities

Capacity	1,800 gal

See All Vacuum / Industrial Tank Trucks From Seller

See All Trucks & Trailers From Seller

*Notice: Financing terms available may vary depending on applicant and/or guarantor credit profile(s) and additional approval conditions. Assets aged 10-15 years or more may require increased finance charges. Financing approval may require pledge of collateral as security. Applicant credit profile including FICO is used for credit review. Commercial financing provided or arranged by Express Tech-Financing, LLC pursuant to California Finance Lender License #60DBO54873. Consumer financing arranged by Express Tech-Financing, LLC pursuant to California Finance Lender License #60DBO54873 and state licenses listed at this link. Consumer financing not available for consumers residing in Nevada, Vermont, or Wisconsin. Additional state restrictions may apply. Equal opportunity lender.

Quote 3



New 2024 MACK Vacuum Truck, Septic
MD7

$151,799

Engine and Accessory, Inc.

Popularity Stats

- **Seen 34 times** *(last 30 days)*
- Saved by 4 people
- The price has not decreased recently

Commercial Truck Trader

Description

300 Hp. Mack MD7, (300 HP.) Cummins ISB, Allison Auto, Diff Locks, Air Ride Suspension, Chrome Bumper and Grille. 2000 Alum. Tank, 2 Rear LED work lights, factory Lifetime warranty Masport HXL75 230 cfm , 24" Alum Box. Don't get fooled by other companies and get a under power or under equiped Mack. Carb Compliant with 5 year warranty for California, New Jersey, PA. and many more states on all DEF system Inclueded in price Call direct for more Info RJ 786-328-9330 or Roger 305-409-8603, George 954-558-0816 ***www.Liquidtrucksolutions.com*** ***https://www.eamtanktrucks.com***

Message From Engine And Accessory, Inc.

Setting the Standards in Custom Chassis and Tank Truck Manufacturing.

Detailed Specifications

Condition:	New
Year:	2024
Make:	MACK
Model:	MD7
Class:	CLASS 8 (GVW 33001 - 150000)
Category:	Vacuum Truck, Septic
Cab Type:	STANDARD CAB
Location:	Miami, FL
Horse Power:	300 - 400
Max Horse Power:	300
Fuel Type:	Diesel/BioDiesel
Suspension:	Air
Front Axle:	12,000
Rear Axle:	21,000
Brake Type:	Air
Engine Manufacture:	Cummins
Engine Model:	ISB
Engine Size:	6.7L
Transmission Make:	Allison
Transmission Speed:	6
Transmission Type:	Automatic
Color:	White

Options: Air Brakes, Air Conditioning, Air Ride Suspension, Air Seat, Aluminum Wheels, AM/FM Radio, Autoshift Transmission, Block Heater, Bluetooth, Chrome Package/Appearance Group, Exhaust Brake, Locking Differential, Power Locks, Power Steering, Power Windows, Single Axle, Tilt Steering Wheel, Turbo

See more Trucks from this dealer

Featured

$158,500

2024 MACK MD7 Vacuum Truck
Engine and Accessory, Inc.

$165,435

2024 MACK MD7 Vacuum Truck
Engine and Accessory, Inc.

$144,000

2025 MACK MD6 Vacuum Truck
Engine and Accessory, Inc.

$145,000

2025 MACK MD6 Va
Engine and Accessory, I

Engine And Accessory, Inc.

Setting the Standards in Custom Chassis and Tank Truck Manufacturing.

Call 1-877-675-3107

Disclaimers

Commercial Truck Trader Disclaimer: The information provided for each listing is supplied by the seller and/or other third parties. CommercialTruckTrader.com is not responsible for the accuracy of the information. Please refer to the Commercial Truck Trader Terms of Use for further information.

Commercial Truck Trader™

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Commission Agenda Item

MEETING DATE: 12/11/2023
SUBJECT: November 27, 2023, City Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Approve the minutes.

Summary

November 27, 2023, City Commission Meeting Minutes.

ATTACHMENTS:

Description

Minutes

Regular City Commission Meeting
Minutes
November 27, 2023

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: November 27, 2023

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: Bobi Frank, Matthew Frank, Lillian Domls, Mark Rizzotto, Julie Smith, Silvia Moukhtara, Sayed Moukhtara, Gail Hursey, Art Hursey, Carolyn Eirbar, Rudy Rothseiden, John Brown, Teddy Sanchez, Michele Lee, Tom Hubbard, Julie Butterfield, Stephanie Hornbuckle. STAFF ATTENDING: Adam Hall, Tara Malone, Damon Messina, Jesse Sandusky, Justin Tabor, Rodolfo Valladares, LeAnne Williams, Cap Wilson, Kathy Winburn.

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

PLEDGE TO THE FLAG

Gib Coerper, Mayor

APPROVAL OF THE AGENDA

Commissioner Jennifer Blalock moved to approve the agenda; seconded by Commissioner Edward Potts.

Citizen Comment:
Tamara Robbins

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

LeAnne Williams, Staff Liaison, Youth Advisory Council
Rudy Rothseiden
Mark Rizzotto
Tamara Robbins

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A. Senior Resources Advisory Board (SRAB) Appointments

Commissioner Shirley Green Brown moved to appoint Allen Jones and Tom Hubbard to the SRAB with terms ending October 2, 2026; seconded by Commissioner Blalock.

Passed 5-0 by roll call.

IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Ordinance 24-01, First Reading: Land Development Regulations (LDRs) Text Amendment: A request by Clay Sweger, of eda, inc., to amend the following sections of the City of Alachua Land Development Regulations: Section 2.4.9 (E) regarding infrastructure plan standards; Section 2.4.10 regarding subdivision standards; Section 3.4.2 regarding specific purposes of residential districts; Section 4.3.1 (A) regarding use-specific standards for residential uses; Section 5.1.2, amending Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts; Section 6.2.1 (A), regarding purpose of tree mitigation standards; Section 6.2.1 (D) regarding tree planting, relocation, replacement, credit, and banking standards; Section 6.5.4 (A) regarding permanent

signage within residential and agricultural districts; ; Section 7.4.1 regarding posting of surety devices for public improvements; and, Section 7.8.1 regarding subdivider responsibility for maintenance of improvements. (Legislative).

Vice Mayor Miller moved to approve Ordinance 24-01 on the first reading and schedule the second and final reading for December 11, 2023 and direct City staff to make minor changes and/or add additional language as to right of entry and otherwise clarify the requirements in Sections 6.2.1d4a; seconded by Commissioner Blalock.

Citizen Comments:
Sayed Moukhtara
Rudy Rothseiden
Tamara Robbins

Passed 4-1 by roll call with Commissioner Potts dissenting.

V. AGENDA ITEMS

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

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

Passed by unanimous consent.

The meeting adjourned at 7:35 p.m.

CONSENT AGENDA

CONSENT AGENDA ITEMS

A. Reduction of Code Enforcement Lien

B. October 23, 2023, City Commission Meeting Minutes

C. November 13, 2023, City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____

_____

Mike DaRoza, City Manager/Clerk

Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 12/11/2023
SUBJECT: Mutual Aid Agreement for Combined Operational Assistance and Voluntary Cooperation between the Alachua County Sheriff and City of Alachua
PREPARED BY: Jesse J. Sandusky - Chief of Police

RECOMMENDED ACTION:
Authorize the Mayor, Chief of Police and City Attorney to execute the Mutual Aid Agreement with the Alachua County Sheriff's Office.

Summary

General Counsel for the Alachua County Sheriff's Office submitted the proposed Mutual Aid Agreement - Combined Operational Assistance and Voluntary Cooperation between the Alachua County Sheriff and the City of Alachua for consideration. The term for this proposed agreement will extend to January 7, 2025, and permits the parties to, "...enter into a combined mutual aid agreement for law enforcement service which: (1) Permits voluntary cooperation and assistance of a routine law enforcement nature across jurisdictional lines, and; (2) Provides for rendering of assistance in a law enforcement emergency as defined in section 252.34, F.S."

FINANCIAL IMPACT: No

BUDGETED: No

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

ATTACHMENTS:

Description

- Mutual Aid Agreement ASO/APD

ALACHUA COUNTY SHERIFF AND CITY OF ALACHUA COMBINED OPERATIONAL ASSISTANCE AND VOLUNTARY COOPERATION

MUTUAL AID AGREEMENT

THIS AGREEMENT, by and between EMERY GAINEY, Sheriff of Alachua County, hereinafter referred to as "Sheriff," and the **CITY OF ALACHUA** Police Department, hereinafter referred to as "APD;" is entered into this _____ day of _____, 2023.

W I T N E S S E T H:

WHEREAS, the subscribed law enforcement agencies are so located in relation to each other that it is to the advantage of each to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to intensive situations including but not limited to emergencies as defined under section 252.34, F.S. as well as continuing, multi-jurisdictional law enforcement problems, so as to protect the public peace and safety, and preserve the lives and property of the people; and

WHEREAS, the Sheriff and Alachua have the authority under section 23.1225, F.S. et seq., the Florida Mutual Aid Act, to enter into a combined mutual aid agreement for law enforcement service which:

(1) Permits voluntary cooperation and assistance of a routine law enforcement nature across jurisdictional lines, and;

(2) Provides for rendering of assistance in a law enforcement emergency as defined in section 252.34, F.S.,

NOW, THEREFORE, the parties agree as follows:

SECTION I: PROVISIONS FOR VOLUNTARY COOPERATION

Each of the aforesaid law enforcement agencies hereby approve and enter into this Agreement whereby each of the agencies may request and render law enforcement assistance to the other in dealing with any violation of Florida Statutes to include, but not limited to, investigating homicides, sex offenses, robberies, assaults, burglaries, disturbances, arson, motor vehicle thefts, other criminal or

suspected criminal activity, and backup services during patrol activities.

SECTION II: PROVISIONS FOR OPERATIONAL ASSISTANCE

Each of the aforesaid law enforcement agencies hereby approve and enter into this Agreement whereby each of the agencies may request and render law enforcement assistance to the other to include, but not necessarily limited to, dealing with civil disturbances, large protest demonstrations, aircraft disasters, fires, natural or manmade disasters, sporting events, concerts, parades, escapes from detention facilities, incidents requiring utilization of specialized units, and other major law enforcement problems and emergencies as defined in s. 252.34, F.A.

SECTION III: PROCEDURE FOR REQUESTING ASSISTANCE

3.1 In the event that the Sheriff is in need of APD's assistance within any area of Alachua County, an authorized representative of the Sheriff shall notify the APD's designee. The APD's authorized agency representative shall evaluate the situation and the APD's available resources, consult with his/her supervisors if necessary, and will respond/render assistance in a manner he/she deems appropriate. The Sheriff or her designee may determine who is authorized to lend assistance, for how long such assistance is authorized and for what purpose such authority is granted. This authority may be granted either verbally or in writing as the particular situation dictates.

3.2 In the event that APD is in need of the Sheriff's assistance within APD's territorial jurisdiction, an authorized representative of the APD shall notify the Sheriff or her designee. The Sheriff or authorized agency representative shall evaluate the situation and the agency's available resources, consult with his/her supervisor if necessary and will respond/render assistance in a manner he/she deems appropriate.

3.3 Should a sworn APD officer be in the unincorporated area of Alachua County for matters of a routine nature, such as traveling through the jurisdiction on routine business, attending a meeting, or transporting a prisoner, and a violation of Florida Statutes occurs in the presence of said officer, representing his/her respective agency, he/she shall be empowered to render enforcement assistance and act in accordance with law. Should enforcement action be taken, said officer shall immediately notify the Sheriff or her designee and upon the latter's arrival, turn the situation over to the Sheriff's representative and offer any assistance requested, including but not limited to a follow-up written report

documenting the event and the actions taken. This provision so prescribed in this paragraph is not intended to grant general authority to conduct investigations, serve warrants and/or subpoenas, but is intended to address critical, life-threatening or public safety situations, prevent bodily injury to citizens, or secure apprehension of criminals whom the law enforcement officer may encounter.

3.4 In the event that it is necessary for APD to take any planned law enforcement related action within the unincorporated areas of Alachua County, an authorized representative of APD shall notify the Sheriff or her designee prior to taking such action. The Sheriff or her authorized representative shall evaluate the situation and ACSO's available resources, consult with his/her supervisors if necessary and will respond/render assistance in a manner he/she deems appropriate. No APD officer shall be empowered under this paragraph to operate in the unincorporated areas of Alachua County without prior request and approval of the Sheriff or her designee as heretofore provided. The Sheriff's decision in these matters shall be final.

SECTION IV: COMMAND AND SUPERVISORY RESPONSIBILITY

4.1 The personnel and equipment that are assigned by the assisting agency head shall be under the immediate command of a supervising officer designated by the assisting agency head. Such supervising officer shall be under the direct supervision and command of the agency head or his/her designee of the department requesting assistance.

4.2 Supervising officers rendering assistance pursuant to 3.4 shall be under the command of the Sheriff or her designee.

4.3 Whenever a deputy sheriff or APD police officer is rendering assistance pursuant to this Agreement, the deputy sheriff or APD police officer shall abide by and be subject to the rules and regulations, personnel policies, general orders and standard operating procedures of his/her own employing agency. If any such rule, regulation, personnel policy, general order or standard operating procedure is contradicted, contravened or otherwise in conflict with a direct order of a supervising deputy sheriff/officer of the requesting agency, then such rule, regulation, personnel policy, general order or standard operating procedure shall control and shall supersede the direct order.

SECTION V: LIABILITY

Each party engaging in any mutual cooperation and assistance, pursuant to this agreement, agrees with respect to any suit or claim for damages resulting from any and all acts, omissions, or

conduct of such party's own employees occurring while engaging in rendering aid pursuant to this agreement to assume full responsibility for same, subject to provisions of section 768.28, F.S., where applicable, and provided such party shall have control of the defense of any suit or claim to which said assumption or responsibility applies.

SECTION VI: POWERS, PRIVILEGES, IMMUNITIES AND COSTS

6.1. APD officers, when actually engaging in mutual cooperation and assistance outside of their normal jurisdictional limits but inside this state, under the terms of this agreement, shall, pursuant to the provisions of section 23.127(1), F.S. have the same powers, duties, rights, privileges and immunities as if the employee was performing duties inside the City of Alachua. Any APD officer acting within the unincorporated areas of Alachua County, without the request or approval of the Sheriff or her designee, shall not be covered by this Agreement.

6.2. Each party agrees to furnish necessary equipment, resources and facilities and to render services to the other party to the agreement; provided however, that no party shall be required to deplete unreasonably its own equipment, resources, facilities, and services in furnishing mutual aid.

6.3. The agency that furnishes equipment pursuant to this part must bear the cost of loss or damage to that equipment and must pay any expense incurred in the operation and maintenance of that equipment.

6.4. The agency furnishing aid pursuant to this section shall compensate its appointees/employees during the time such aid is rendered and shall defray the actual travel and maintenance expenses of its employees while they are rendering such aid, including any amounts paid or due for compensation due to personal injury or death while such employees are engaged in rendering such aid.

6.5. The privileges and immunities from liability, exemption from laws, ordinances and rules, and all pension, insurance, relief, disability, workers' compensation, salary, death and other benefits that apply to the activity of any employee of an agency when performing the employee's duties within the territorial limits of the employee's agency apply to the employee to the same degree, manner, and extent while engaged in the performance of the employee's duties extraterritorially under the provisions of this mutual aid agreement. The provisions of this section shall apply with equal effect to paid, volunteer, and reserve employees.

6.6. Nothing herein shall prevent the requesting agency from requesting supplemental appropriations from the governing authority having budgeting jurisdiction to reimburse the assisting agency for any actual costs or expenses incurred by the assisting agency performing hereunder.

SECTION VII: INSURANCE

Each party shall carry liability insurance in an amount which is at least adequate to cover the risk to which that party may be exposed. Should the insurance coverage, however provided, of any party be canceled or undergo material change, that party shall notify the other party of such change within ten (10) days of receipt of notice or actual knowledge of such change.

SECTION VIII: SHERIFF, DESIGNEE OR AUTHORIZED AGENCY REPRESENTATIVE

7.1. The Sheriff and his designee or authorized agency representative as pertains to this Agreement shall be the following persons:

i. Sheriff
ii. Major
iii. Captain
iv. Shift or Watch Commander

7.2. The APD's designee or authorized agency representative as it pertains to this Agreement shall be the following persons:

i. Chief
ii. Deputy Chief
iii. Lieutenant
iv. Sergeant

SECTION IX: EFFECTIVE DATE

This Agreement shall take effect upon approval and execution by the hereinafter named officials. This Agreement shall continue in full force and effect through January 7, 2025, unless terminated prior thereto by any or both parties hereto, or if a Sheriff other than the undersigned takes office.

SECTION X: CANCELLATION

Any party may withdraw from participation in this agreement upon delivery or written notice to the other party.

WHEREFORE, the parties hereto cause these presents to be signed by their duly authorized officers as of the date first above written.

ALACHUA COUNTY SHERIFF

Emery Gainey, Sheriff Date

Approved as to Form and Legality:

Cynthia M. Weygant
General Counsel

CITY OF ALACHUA

Gib Coerper, Mayor Date

RECOMMENDED:

Jesse Sandusky
Chief of Police
Alachua Police Department

Approved as to Form:

City Attorney

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 12/11/2023
SUBJECT: Mutual Aid Agreement for Voluntary Cooperation for Traffic Control between the Alachua County Sheriff and City of Alachua
PREPARED BY: Jesse J. Sandusky - Chief of Police

RECOMMENDED ACTION:
Authorize the Mayor, Chief of Police and City Attorney to execute the Mutual Aid Agreement for Traffic Control with the Alachua County Sheriff's Office.

Summary

General Counsel for the Alachua County Sheriff's Office submitted the proposed Voluntary Cooperation Mutual Aid Agreement for Traffic Control between the Alachua County Sheriff and the City of Alachua for consideration. The term for this proposed agreement will extend through and including January 27, 2025, and provides for Alachua Police Department officers to enforce Florida traffic laws and conduct crash investigations on specified roadways located outside the City's corporate boundaries, but still within Alachua County.

FINANCIAL IMPACT: No

BUDGETED: No

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

ATTACHMENTS:

Description

- Mutual Aid Agreement for Traffic Control ASO/APD

10/23-1/25

ALACHUA COUNTY SHERIFF AND CITY OF ALACHUA VOLUNTARY COOPERATION MUTUAL AID AGREEMENT FOR TRAFFIC CONTROL

THIS AGREEMENT, by and between EMERY GAINEY, Sheriff of Alachua County, Florida, hereinafter referred to as "Sheriff," and the **CITY OF ALACHUA** by and for its Police Department, hereinafter referred to as "APD," is entered into this _____ day of _____, 2023.

WITNESSETH:

WHEREAS, the City of Alachua has a number of boundaries that intersect various major roadways which lie within the County; and

WHEREAS, there are continuing traffic problems on said roadways; and

WHEREAS, APD personnel have no authority outside the boundaries of the City of Alachua; and

WHEREAS, the Sheriff and the APD agree that a cooperative effort between the two agencies will be mutually advantageous and will allow for a smoother flow of traffic on these roadways;

NOW, THEREFORE, the Sheriff and the APD agree as follows:

1. Should an APD sworn law enforcement officer be outside the boundaries of the City of Alachua, but still within Alachua County for matters of a routine nature, such as traveling through the jurisdiction on routine business, attending a meeting, going to or from work, or responding to a call, said officer shall have authority to enforce the traffic laws of this state and conduct crash investigations on the following roadways:

US 441	**FROM NW 188th ST to 8910 NW 13 ST**	**4 LANE HIGHWAY**
CR 235A	**FROM US 441 TO SR 93 NORTH**	**2 LANE ROADWAY**
CR 235A	**FROM US 441 TO CR 235 SOUTH**	**2 LANE ROADWAY**
CR 241	**FROM INTERSECTION OF CR 235/241 SOUTH TO MILLHOPPER ROAD**	**2 LANE ROADWAY**
CR 235	**FROM US 441 NORTH TO NW 121 TER**	**2 LANE ROADWAY**

CR 241	**FROM INTERSECTION OF CR 235/241 NORTH TO NW 199 AVE**	**2 LANE ROADWAY**
CR 25A	**FROM US 441 TO CR 237 ENTERING FROM N.B. OR S.B.**	**2 LANE ROADWAY**

2. APD personnel performing traffic enforcement and crash investigations shall be under the immediate command of a supervising officer with the City of Alachua. Should enforcement action be taken pursuant to this Agreement, said officer shall notify the Sheriff. In the event a deputy responds, the investigation will be turned over to the Sheriff. The APD officer will complete a report indicating his/her involvement and will ensure a copy of the report is sent to the Sheriff.

3. The Sheriff and the APD agree to furnish personnel, equipment and other resources to each other in furtherance of performing the functions heretofore stated, provided, however, that no party shall be required to deplete unreasonably its own personnel, equipment or other resources in furnishing such mutual aid.

4. Whenever the aforementioned APD personnel are rendering aid outside the boundaries of the City of Alachua, but still within Alachua County, and pursuant to this agreement, such personnel shall have the same powers, duties, rights, privileges, and immunities as if they were performing their duties within the jurisdiction of their employing agency.

5. The agency which furnishes any equipment pursuant to this agreement shall bear all loss or damage such equipment may sustain and shall pay any expense incurred in the operation and maintenance thereof. Furthermore, the agency furnishing aid pursuant to this agreement shall retain full responsibility for the compensation of its personnel during the time of rendering such aid, including but not limited to salary, retirement, insurance and any amounts paid or due for compensation of its personnel during the time of rendering such aid, including but not limited to salary, retirement, insurance and any amounts paid or due for compensation due to personal injury or death while such personnel are engaged in rendering such aid. The agency furnishing aid pursuant to this agreement shall also provide law enforcement liability insurance with adequate coverage being applicable whenever and wherever its personnel are rendering aid.

6. Nothing in this Voluntary Cooperation Agreement shall be construed so as to require any individual or entity acting or failing to act pursuant to this agreement to perform or not perform any act or thing which would be in contravention of any requirement or provision of any applicable rule, regulation, ordinance, statute or law.

7. This agreement is not intended to provide any extension of authority to any member of the City of Alachua Police Department not assigned to the traffic control detail.

8. This agreement shall be in effect from the date above first written through and including January 7, 2025, unless sooner terminated. This agreement may be renewed or extended by written agreement only.

9. Either party to this agreement may withdraw from this agreement by giving written notice thereof to the other party. Upon receipt of such notice, this agreement shall be terminated.

WHEREFORE, the parties hereto cause these presents to be signed by their duly authorized officers as of the date first above written.

ALACHUA COUNTY SHERIFF

_____
Emery Gainey, Sheriff Date

Approved as to Form and Legality:

_____
Cynthia M. Weygant, General Counsel
Alachua County Sheriff's Office

CITY OF ALACHUA

_____
Gib Coerper, Mayor Date

RECOMMENDED:

_____
Jesse Sandusky
Chief of Police

Approved as to Form:

_____
Marian Rush, City Attorney